DIRECTOR'S HEARING

MEETING AGENDA
THURSDAY, SEPTEMBER 17, 2026
5:00 P.M.

Moorpark City Hall **323 Science Drive**

All items listed are heard and acted upon by the Moorpark Planning Division unless otherwise noted.

1. CALL TO ORDER:

2. ROLL CALL:

3. PUBLIC COMMENTS:

4. PUBLIC HEARINGS:

A. **Consider adopting a Resolution CD-2026-01, approving Residential Planned Development permit CD-RPD-2024-0011, a request to approve the development of planning area 3 of the Hitch Ranch Specific Plan, consisting of 105 detached single-family dwellings, 48 detached/cluster single-family dwellings, and 86 attached single-family dwellings (totaling 239 residential units), amenities, and associated improvements , and making a determination that the project is within the scope of the certified Hitch Ranch Specific Plan final Environmental Impact Report (State Clearinghouse No. 2019070253) and no further environmental documentation is required pursuant to the California Environmental Quality Act (CEQA) guidelines sections 15168(c) and 15162, on the application of Ben O'Neal on behalf of Lennar Homes. (Staff: Areli Perez, Associate Planner)**

5. ADJOURNMENT:

Posted: September 10, 2026.

All writings and documents provided for all agenda items are available for public inspection at the City Hall public counter located at 323 Science Drive during regular business hours. The agendas and agenda reports for meetings are available on the City's website at **www.moorparkca.gov**.

In compliance with the Americans with Disabilities Act, if you need special assistance to review an agenda or participate in this meeting, including auxiliary aids or services, please contact the Community Development Department at (805) 517-6200. Upon request, the agenda can be made available in appropriate alternative formats to persons with a disability. Any request for disability-related modification or accommodation should be made at least 48 hours prior to the scheduled meeting to assist the City staff in assuring reasonable arrangements can be made to provide accessibility to the meeting (28 CFR 35.102-35.104; ADA Title II).

CHRIS R. ENEGREN Mayor | RENEE DELGADO Councilmember | CHRIS BARRETT Councilmember | TOM MEANS Councilmember | DR. ANTONIO CASTRO Councilmember

MOORPARK DIRECTOR'S HEARING
AGENDA REPORT

TO: **Doug Spondello, Community Development Director**

FROM: **Areli Perez, Associate Planner**

DATE: **09/17/2026**

SUBJECT: **Consider Adopting a Resolution CD-2026-01, Approving Residential Planned Development Permit CD-RPD-2024-0011, a Request to Approve the Development of Planning Area 3 of the Hitch Ranch Specific Plan, Consisting of 105 Detached Single-Family Dwellings, 48 Detached/Cluster Single-Family Dwellings, and 86 Attached Single-Family Dwellings (Totaling 239 Residential Units), Amenities, and Associated Improvements , and Making a Determination that the Project is Within the Scope of the Certified Hitch Ranch Specific Plan Final Environmental Impact Report (State Clearinghouse No. 2019070253) and No Further Environmental Documentation is Required Pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15168(c) and 15162, on the Application of Ben O'Neal on behalf of Lennar Homes**

STAFF RECOMMENDATION

1. Open the public hearing, accept public testimony, and close the public hearing; and

2. Adopt Resolution CD-2026-01 approving Residential Planned Development Permit (RPD) CD-RPD-2024-0011, including two minor modifications, and making a determination that the project is within the scope of the Hitch Ranch Specific Plan Final Environmental Impact Report [(EIR) / State Clearinghouse No. 2019070253] pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15168(c) and 15162.

BACKGROUND AND PROJECT DESCRIPTION

On June 15, 2022, the City Council adopted the Hitch Ranch Specific Plan (Specific Plan 2019-01), associated Tentative Tract Map (TTM) 5708, Final EIR (State Clearinghouse No. 2019070253) and a Mitigation Monitoring and Reporting Program. The Hitch Ranch Specific Plan establishes the land use framework, development standards, design guidelines, and infrastructure program for a 277.3-acre master-planned residential community. The Specific Plan encompasses up to 755 residential dwelling units, approximately 29 acres of natural open space, a 6.77-acre active public park, a 7.23-acre passive park/detention basin, and associated roadway and utility infrastructure.

The Specific Plan area is organized into four distinct Planning Areas. Planning Area 3 (PA-3) is located in the northeastern quadrant of the Specific Plan area, bounded by North Hills Parkway to the north, Casey Road to the south, and Street A to the west. Figure 1 illustrates the location of PA-3 within the overall Hitch Ranch Specific Plan boundary. PA-3 comprises approximately 32.8 gross acres and is identified with a land use designation of RPD-8U in the Specific Plan for "Single-Family & Attached Residential" (RPD-8U) development. Within this area, permitted development includes detached and attached single-family dwellings, private neighborhood recreation amenities, and related site improvements.



Figure 1: Hitch Ranch Specific Plan Land Use Plan with Planning Areas

Pursuant to Chapter 6, Section 6.4 (Specific Plan Administration) of the Hitch Ranch Specific Plan, the approval of new development within each Planning Area is processed as a Residential Planned Development Permit (RPD) subject to the administrative approval of the Community Development Director, with public noticing and appeal procedures conducted consistent with Chapter 17.44 of the Moorpark Municipal Code. The Director's decision is determined based upon the proposed development's substantial conformance with the approved Hitch Ranch Specific Plan. That evaluation involves multiple factors, including detailed site planning, architectural and landscaping design, infrastructure improvements.

On June 24, 2024, Lennar Homes (applicant) submitted an application for RPD Permit CD-RPD-2024-0011 for PA-3. The project proposes the construction of 239 residential dwelling units, amenities, and associated site improvements. Three distinct housing product types are proposed, including:

- Detached Single-Family Dwellings: 105 units on standard single-family lots (47' x 69');
- Cluster/Detached Single-Family Dwellings: 48 units arranged in shared-motor-court clusters; and
- Attached Single-Family Dwellings: 86 units configured in duplex layouts.

EXISTING AND SURROUNDING LAND USES

PA-3 site is currently vacant and characterized by rough graded terrain and rolling hills. PA-3 is designated as Specific Plan (SP-1) in the Moorpark 2050 General Plan and is zoned Residential Planned Development, 8 Units per Acre (RPD-8U), as established in Chapter 5 of the Hitch Ranch Specific Plan.

The land use designations identified in the General Plan, Hitch Ranch Specific Plan, and zoning classifications immediately surrounding PA-3 are summarized in Table 1 below and depicted on the maps provided in Attachment 1:

Table 1: Existing Land Uses

Direction/Location	Existing Land Use	General Plan Designation	Specific Plan / Zoning Designation
Project Site (PA-3)	Vacant / Rough Graded	Specific Plan 1– Hitch Ranch Specific Plan	RPD-8U (Hitch Ranch Specific Plan PA-3)
North (Across Meridian Hills Dr.)	Vacant/ Rough Graded	Specific Plan 1 – Hitch Ranch Specific Plan	RPD-2U (PA-1)
South (Across Casey Rd. / High St.)	Vacant / Rough Graded/ School	Specific Plan 1 – Hitch Ranch Specific Plan Public/ Institutional/ School (S)	RPD-2OU (PA-4), Institutional (I)
East (Adjacent)	Single-family residential, and vacant land	Neighborhood High (NH), Neighborhood Low (NL)	Multifamily Residential (R-3), R-1
West (Within Specific Plan / Across Street A)	Vacant / Rough Graded	Specific Plan 1– Hitch Ranch Specific Plan	RPD-2U (PA-1) and RPD-4U (PA-2) (Hitch Ranch Specific Plan)

ANALYSIS

The proposed development associated with PA-3 has been evaluated for consistency with the adopted Hitch Ranch Specific Plan, which defines the overarching land use framework, development standards, and design guidelines associated with the site. The proposed development aligns with the Specific Plan's applicable land use and development provisions for PA-3, as detailed in the following sections.

Development Standard Compliance with the Specific Plan

The proposed RPD has been reviewed for consistency with the development standards established in Chapter 5 of the Hitch Ranch Specific Plan. The project introduces three distinct residential product types, each subject to specific development standards identified in the Specific Plan.

The tables below compare the Hitch Ranch Specific Plan requirements for PA-3 against the proposed development. As noted below, the proposed development complies with the applicable standards of the Specific Plan.

Table 2: Detached Single-Family Product

Development Standard/ Element	Specific Plan Requirement	Proposed	Complies Y/N
Minimum Lot Area	2,400 sq. ft.	3,243 sq. ft. (47' x 69')	Y
Minimum Lot Width (min)	40'	47'	Y
Minimum Lot Depth (min)	60'	69'	Y
Front Setback to: Porch Living Space Garage	 6' 8' 19'	 12' 8' 19'	Y
Side Setback Corner Lot Side Yard Setback	5' (both sides) 10'	5' to 7' (both sides) 10'	Y
Rear Yard Setback to Living Space	10'	10'	Y
Building Height (max)	35' (not to exceed 3 stories)	33' (not to exceed 3 stories)	Y
Lot Coverage (max)	60%	47% for Plan 1 48% for Plan 2 49% for Plan 3	Y
Drive Aisle (curb to curb)	24' (stub alley condition only)	24' (stub alley condition only)	Y

Table 3: Cluster/Detached Single-Family Product

Development Standard/ Element	Specific Plan Requirement	Proposed	Complies Y/N
Minimum Lot Area	N/A	Varies by plan	N/A
Minimum Lot Width (min)	N/A	Varies by plan	N/A
Minimum Lot Depth (min)	N/A	Varies by plan	N/A
Front Setback to: Porch Living Space/ Garage	 3' 3' 3'	 5' 5' 5'	Y
Side Setback/ Corner Lot Side Yard Setback	5' (both sides) 10'	5' (both sides) 11' to 14'	Y
Rear Yard Setback to Living Space (min)	5'	10'	Y
Building Height (max)	35'; not to exceed 3 stories	Varies by plan; does not exceed 35' and max of 2 stories	Y
Lot Coverage (max)	N/A	Varies by plan	N/A
Drive Aisle (curb to curb)	28' (inside of cluster only)	24' (inside cluster only)*	N*

*Note: *Substantial conformance and modification subject to approval by Community Development Director*

Table 4: Attached Single-Family Product- Building Setbacks (Minimum)

Development Standard/ Element	Specific Plan Requirement	Proposed	Complies Y/N
Property Line/ PA Boundary	10'	10'	Y
Front to Drive Aisle	5'	5'	Y
Garage to Drive Aisle	5'	5'	Y
Front to Back of Street Sidewalk	5'	5'	Y
Side to Back of Street Sidewalk	5'	5'	Y
Rear to back of Street Sidewalk	5'	5'	Y

Table 5: Attached Single-Family Product- Building Separation (Minimum)

Development Standard/ Element	Specific Plan Requirement	Proposed	Complies Y/N
Front to Front	26'	30'	Y
Low Wall to Low Wall	14'	n/a – not proposed at this time	N/A
Front to Side	18'	18'	Y
Side to Side	10'	10'	Y
Garage to Garage	30'	30'	Y
Rear to Rear	30'	30'	Y
Building Height (max)	45' (not to exceed 3 stories)	29'-33' (does not exceed 3 stories)	Y
Private Open Space	75 sq. ft.	100 sq. ft. to 400 sq. ft.	Y
Lot Coverage	70%	68%	Y
Drive Aisle Width (curb to curb)	26' (internal drive aisle only)	24'* (internal drive aisle only)	N*

*Note: *Substantial conformance and modification subject to approval by Community Development Director*

Architectural Design

The proposed architectural design for PA-3 has been evaluated against the design guidelines established in Section 4.6 (Architectural Styles) of the Hitch Ranch Specific Plan. The Specific Plan establishes "Early California" as the overarching architectural theme, identifying Spanish, Farmhouse, Traditional, and Cottage as the preferred styles for residential development. These styles serve as a palette of character-defining features intended to create authentic, distinct, and visually cohesive architecture.

The RPD proposal includes comprehensive architectural plans for the three residential product types proposed within PA-3: detached single-family (identified as 47'x69' lots), cluster/detached single-family, and attached single-family (duplex) development. Each product type offers four distinct plans, varying the architectural styles throughout the proposed site plan to ensure a diverse streetscape.

The proposed elevations have been reviewed for consistency with the character-defining elements identified for each Specific Plan style:

- Spanish: Incorporates traditional elements such as tile roofing, stucco wall treatments, defined and recessed entry features (porticos), shutters, wood trim, and appropriate ornamental detailing. (See Figure 2 and Attachment 2).

- Farmhouse: Reflects California's agrarian heritage utilizing gable and cross-gable roof forms, metal roof accents, stucco, vertical and horizontal siding, wood trim, and covered entry features. (See Figure 3 and Attachment 2).

- Traditional: Features simple roof forms, tile roofing, stucco and siding materials, louvered shutters, articulated entry features, traditional window treatments, and complementary accent materials and colors. (See Figure 4 and Attachment 2).

- Cottage: Utilizes simplified forms and architectural treatments, including gable roof forms, stucco and siding, vertically proportioned windows, simplified trim, covered entry features, and complementary color palettes. (See Figure 5 and Attachment 2).



Figure 2: Spanish



Figure 3: Farmhouse



Figure 4: Traditional



Figure 5: Cottage

Beyond adherence to individual styles, the proposed elevations implement the Specific Plan's broader objectives for architectural diversity and visual interest. The detached neighborhood guidelines encourage varied roof forms and heights, material and color variation, distinct architectural articulation, and clearly defined entries to mitigate building massing and visual repetition. The proposed plans successfully provide this variation and incorporate enhanced treatments at corner lots and visible edge conditions, ensuring strong architectural articulation where buildings are most prominent from the public right-of-way.

Landscaping

The proposed landscaping is consistent with the landscape design guidelines established in the Hitch Ranch Specific Plan. The Specific Plan's landscape concept is designed to unify the various Planning Areas through native and naturalized plant materials, drought-

tolerant landscaping, and informal, rural treatments that reflect the Early California character of the community.

The proposed landscape design incorporates a complementary mix of trees, shrubs, groundcover, and natural materials to support the residential architecture and provide visual continuity throughout PA-3. Plant species have been selected from the approved Hitch Ranch landscape palette. Landscaping is strategically utilized to enhance the streetscape, soften building and wall elevations, and create an appropriate visual transition between the residential development and surrounding open space.



Figure 6: Landscape Plan

Where applicable, fencing and wall treatments are integrated with the landscape design to maximize views, provide privacy, and maintain community character. Along the eastern boundary of PA-3, adjacent to the existing residential lots, the project proposes a tan low-slump masonry wall with dark-brown tubular-steel fencing. Six-foot-tall tan slump-block walls are proposed along Casey Road and Street A. Furthermore, the landscaping and plant materials have been designed to comply with applicable fuel modification and Very High Fire Hazard Severity Zone requirements.

Based on the proposed plans, the landscaping provides an appropriate and functional interface between the residential buildings, streets, pedestrian areas, and open space. The landscape plans have been reviewed and found acceptable subject to minor corrections by the City's third-party landscape consultant, with all remaining minor corrections to be addressed prior to the approval of final permit landscape plans, as required by the Conditions of Approval.

Site Planning, Circulation, and Parking

The proposed site plan is consistent with the approved Tentative Tract Map (TTM 5708) and implements the circulation framework established by the Hitch Ranch Specific Plan. The Specific Plan envisions a street network that provides efficient vehicular access to residential neighborhoods while simultaneously accommodating pedestrian and bicycle travel and connecting landscaped areas and open spaces throughout the community.

Within PA-3, the residential layout provides an internal circulation system that safely accommodates vehicular access and complies with the applicable development standards for each product type. The attached residential product incorporates internal drive aisles, building setbacks, and building separation dimensions that are consistent with the PA-3 standards established in Table 5-1 of the Specific Plan (with the exception of the minor drive aisle width modification noted above). The site plan successfully integrates pedestrian connections between the residential units, internal circulation areas, street sidewalks, and the surrounding community, fulfilling the Specific Plan's goal of linking neighborhoods via pedestrian pathways, landscaped streets, and open space.

Parking is provided in accordance with the requirements of Moorpark Municipal Code Chapter 17.32, as mandated by the Hitch Ranch Specific Plan. The proposed garage and driveway configurations ensure convenient access to individual dwelling units while maintaining the required clearances from internal drive aisles and adjacent buildings. Consistent with Specific Plan design guidelines, the parking areas are designed to be visually unobtrusive, appropriately screened by landscaping, and connected to dwellings by safe, convenient walkways.

General Plan Consistency

The proposed development within PA-3 is consistent with General Plan 2050. The General Plan designates the Hitch Ranch area as Specific Plan (SP-1), which authorizes the development of residential uses, public parks, associated infrastructure, open space, trails, and related improvements. The proposed development of PA-3 is located entirely within the boundaries of the approved Hitch Ranch Specific Plan and does not alter the boundaries or land use framework established for the site.

- Goal LU 1 (Development Capacity) – Policies LU 1.1, 1.2, 1.4, and 1.5: The proposed development accommodates population growth consistent with the land use categories and density/intensity standards depicted on the General Plan Land Use Diagram. Development will occur within the established SP-1 land use designation, providing a residential neighborhood that aligns with the planned development pattern for Hitch Ranch and complies with all applicable Specific Plan standards for the provision of public facilities and services.

- Goal LU 3 (Land Use Mix) – Policy LU 3.1 (Housing for all residents): PA-3 will provide 239 residential dwelling units, consisting of 105 single-family detached homes, 48 cluster/detached homes, and 86 attached single-family homes. This diverse mix of housing types and residential densities accommodates a wide range of household needs and directly supports the community's housing goals.

Substantial Conformance and Minor Modifications

Chapter 6 (Implementation) of the Hitch Ranch Specific Plan establishes procedures for plan administration, requiring that future development applications substantially conform to the adopted plan. Pursuant to Section 6.4.1 (Minor Modifications), certain deviations from the development standards may be approved administratively and considered to be in substantial conformance, provided they meet the intent of the Specific Plan.

The proposed development requests two minor modifications to the development standards regarding internal drive aisle widths:

1. Cluster/Detached Single-Family Drive Aisles: The Specific Plan establishes a 28-foot curb-to-curb width requirement for drive aisles inside the cluster/detached development (as noted in Table 5-1). The proposed project provides 24-foot curb-to-curb drive aisles within the cluster development, representing a four-foot reduction from the Specific Plan standard. The reduced drive aisle width allows for a more efficient site design by maximizing available front-yard areas and creating greater variation in building separation and the relationship between homes and internal drive aisles. The proposed 24-foot width is also consistent with Ventura County Fire Department standards for two-way fire apparatus access where on-street parking is not permitted. Therefore, while the proposed drive aisle width is reduced from the Specific Plan standard, the modification maintains required emergency access and supports the intended site-planning objectives of the cluster/detached product. The proposed modification is considered substantially conforming to the Hitch Ranch Specific Plan.

2. Attached Single-Family Drive Aisles: Similarly, the Specific Plan requires a 26-foot internal drive aisle width for the attached product (as noted in Table 5-1 of the Specific Plan). The project proposes a 24-foot internal drive aisle width to accommodate the required building separation distances between the residential structures. The proposed 24-foot width is also consistent with Ventura County Fire Department standards for two-way fire apparatus access where on-street parking is not permitted.

To approve these minor modifications, the Specific Plan requires seven findings to be made. The proposed modifications satisfy these findings as follows:

1. **The request substantially conforms with all applicable provisions of the Specific Plan and City ordinances, which do not conflict with the Specific Plan.**
   The minor reductions to the width of internal drive aisles allow the project to meet specific product type constraints. Although the proposed drive aisle widths are reduced from the Specific Plan standard, the modification maintains required emergency access and supports the intended site-planning objectives of the cluster/detached product as prescribed by the Specific Plan.

2. **The request will not adversely affect public health and safety.**
   The proposed 24-foot drive aisle widths continue to meet or exceed the minimum access width requirements established by the Ventura County Fire Department, ensuring safe emergency apparatus access and residential circulation. As a result, the request will not adversely affect public health and safety.

3. **The request will not adversely affect adjacent property.**
   The modifications apply exclusively to drive aisles internal to PA-3. They do not alter perimeter setbacks, building heights, nor the interface with adjacent properties.

4. **The request will not adversely affect community character.**
   Allowing slightly narrower internal drive aisles facilitates better building articulation, increased front-yard landscaping, and traffic calming within the clusters, directly supporting the Early California aesthetic and pedestrian-friendly character envisioned by the Specific Plan. Therefore, the proposed modifications will not adversely affect community character.

5. **The request will not adversely impact the amount or quality of the required Open Space within the Specific Plan area.**
   The modifications are confined to the paved internal circulation footprint of PA-3 and do not adversely impact any designated parks, passive basins, or natural open space areas.

6. **The request will preserve the open space linkages and significant ridgelines for the benefit of all Moorpark residents.**
   The internal drive aisle adjustments have no bearing on the project's topography, external trail network, or ridgeline preservation efforts.

7. **The request will preserve the connectivity between Hitch Ranch and Downtown Moorpark.**
   The modifications do not alter the regional circulation framework, including Casey Road, Street A, or High Street, thereby fully preserving vehicular, pedestrian, and bicycle connectivity to Downtown Moorpark.

ENVIRONMENTAL DETERMINATION

The City of Moorpark certified the Final Environmental Impact Report (EIR) for the Hitch Ranch Specific Plan (State Clearinghouse No. 2019070253) in connection with the approval of the Specific Plan and associated entitlements. The certified Program EIR evaluated the environmental effects of developing the entire 277.30-acre Hitch Ranch site, including the individual Planning Areas, infrastructure, circulation improvements, open space, recreation areas, and manufactured slopes. The EIR analyzed a total of 755 residential dwelling units. Within PA-3 specifically, the EIR evaluated the development of up to 253 residential dwelling units (consisting of 160 single-family units and 93 multi-family units), along with associated recreation and site improvements.

The proposed RPD for PA-3 seeks approval for 239 residential dwelling units, which is within the maximum residential development intensity of 253 residential dwelling units evaluated for this area in the certified Program EIR.

Pursuant to CEQA Guidelines Section 15168(c), subsequent activities in the program must be examined in the light of the Program EIR to determine whether an additional environmental document must be prepared. If the agency finds that pursuant to CEQA Guidelines Section 15162, no subsequent EIR would be required, the agency can approve the activity as being within the scope of the project covered by the Program EIR.

Staff has evaluated the proposed RPD against the development assumptions and parameters of the certified Program EIR and approved Specific Plan. Pursuant to CEQA Guidelines Section 15162, the Community Development Director determined that no subsequent or supplemental EIR is required based on the following findings:

- No Substantial Project Changes: The proposed development does not propose substantial changes to the project analyzed in the certified EIR that would require major revisions to the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

- No Substantial Changes in Circumstances: There have been no substantial changes with respect to the circumstances under which the project is undertaken that will require major revisions to the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

- No New Information: There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified, showing that the project will have one or more significant effects not discussed in the previous EIR, or that significant effects previously examined will be substantially more severe than shown in the previous EIR.

Furthermore, pursuant to CEQA Guidelines Section 15168(c)(4), all applicable mitigation measures adopted in the Hitch Ranch Specific Plan Mitigation Monitoring and Reporting Program (MMRP) have been incorporated into the proposed development by reference and remain enforceable as conditions of approval.

Based on the foregoing, the Community Development Director finds that the proposed development is within the scope of the previously certified Hitch Ranch Specific Plan Final EIR, and no further environmental review under CEQA is required.

NOTICING

Public notice for this meeting was provided consistently with Moorpark Municipal Code Section 17.44.070 and the requirements of the Specific Plan, as follows:

1. Publication: The notice of the public hearing was published in the Ventura County Star on September 4, 2026.

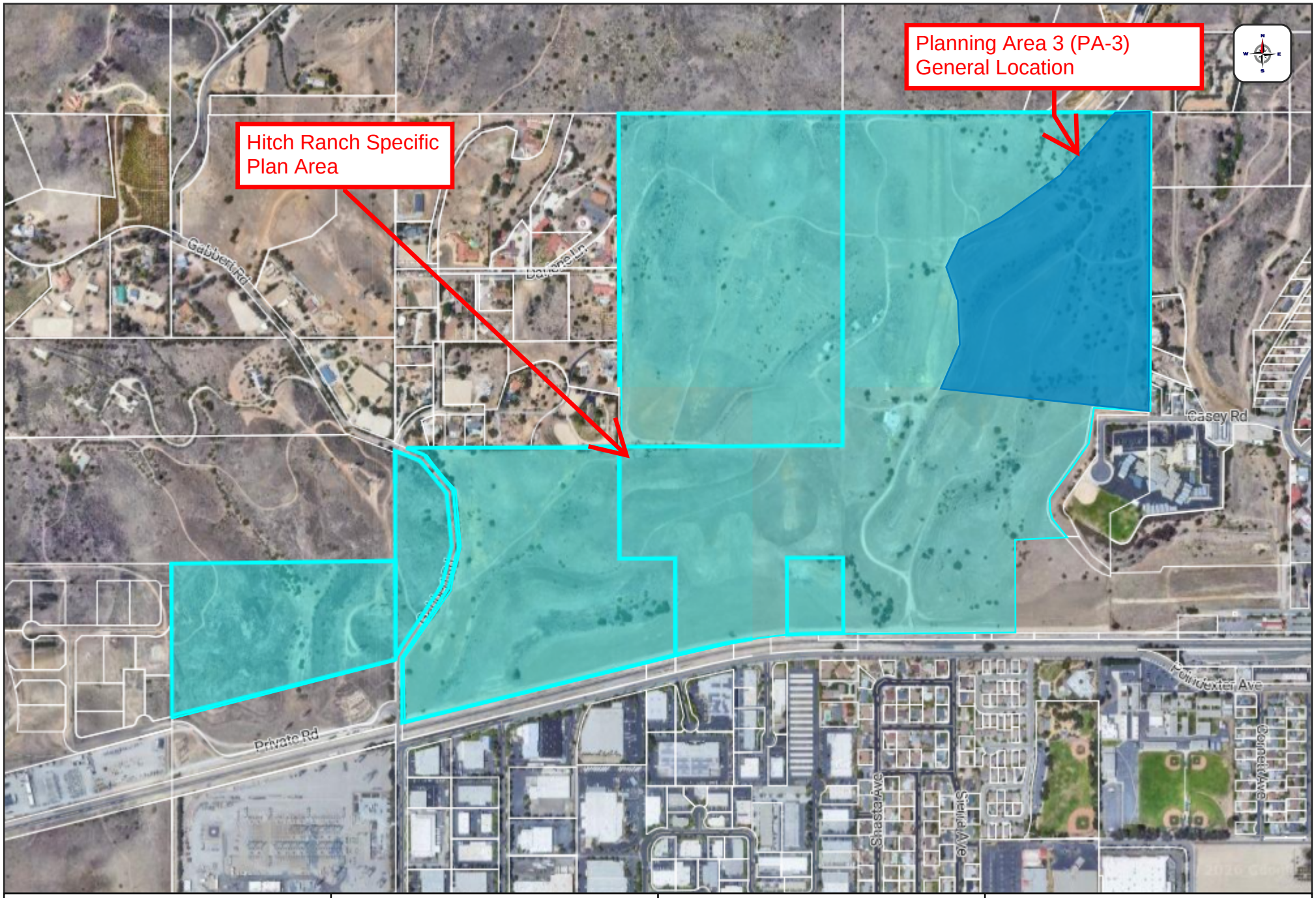
2. Mailing: The notice of the public hearing was mailed on September 3, 2026, to owners of real property—as identified on the latest adjusted Ventura County Tax Assessor Rolls—within 1,000 feet of the exterior boundaries of the assessor's parcel(s) subject to the hearing, as well as to an interested parties list established during the Hitch Ranch Specific Plan entitlement process.

3. Sign Posting: Two 32-square-foot signs were placed on the street frontages along Casey Road and Poindexter Avenue on September 4, 2026.

ATTACHMENTS

Attachment 1: Project Location Map
Attachment 2: Project Plans
Attachment 3: Resolution CD-2026-01

AERIAL MAP FOR PLANNING AREA 3 OF THE HITCH RANCH SPECIFIC PLAN



1" = 737 ft	**Residential Planned Development Permit (RPD)** **CD-RPD-2024-0011**	08/31/2026	

ATTACHMENT 1

This map may represent a visual display of related geographic information. Data provided here is not a guarantee of actual field conditions. To ensure complete accuracy, please contact the responsible staff for the most up-to-date information.



CONSULTANT TEAM

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SHEET INDEX

LANDSCAPE

L-1	Cover Sheet
L-2	Overall Site Plan
L-3	Neighborhood Preliminary Landscape Plan
L-4	Neighborhood Planting Plan
L-5	Neighborhood Site Plan
L-6	Typical Parkway Planting Plan Enlargement
L-7	Main Entry Enlargement
L-8	Main Entry Planting Plan Enlargement
L-9	Main Entry Elevation
L-10	Secondary Entry Enlargement
L-11	Secondary Entry Planting Plan Enlargement
L-12	Secondary Entry Elevation
L-13	Neighborhood Park Enlargement
L-14	Neighborhood Park Planting Plan Enlargement
L-15	Neighborhood Park Site Plan
L-16	Neighborhood Park Section and Elevation
L-17	Front Yard Planting Plan
L-18	Single Family Planting Plan Enlargement
L-19	Duplex Planting Plan Enlargement
L-20	Cluster Planting Plan Enlargement
L-21	Wall and Fence Plan with Details
L-22	Light Fixtures
L-23	Site Furnishings
L-24	Play Equipment Plan
L-25	Play Equipment Elevation
L-26	Shade Structure at Park
L-27	Wall Details

CIVIL

1	RPD - Prelim. Civil Site Plan
2	RPD - Prelim. Civil Plan
3	RPD - Prelim. Civil Plan
4	RPD - Prelim. Civil Phasing Plan
5	Tree Removal Site Plan

PA-3D - DUPLEX

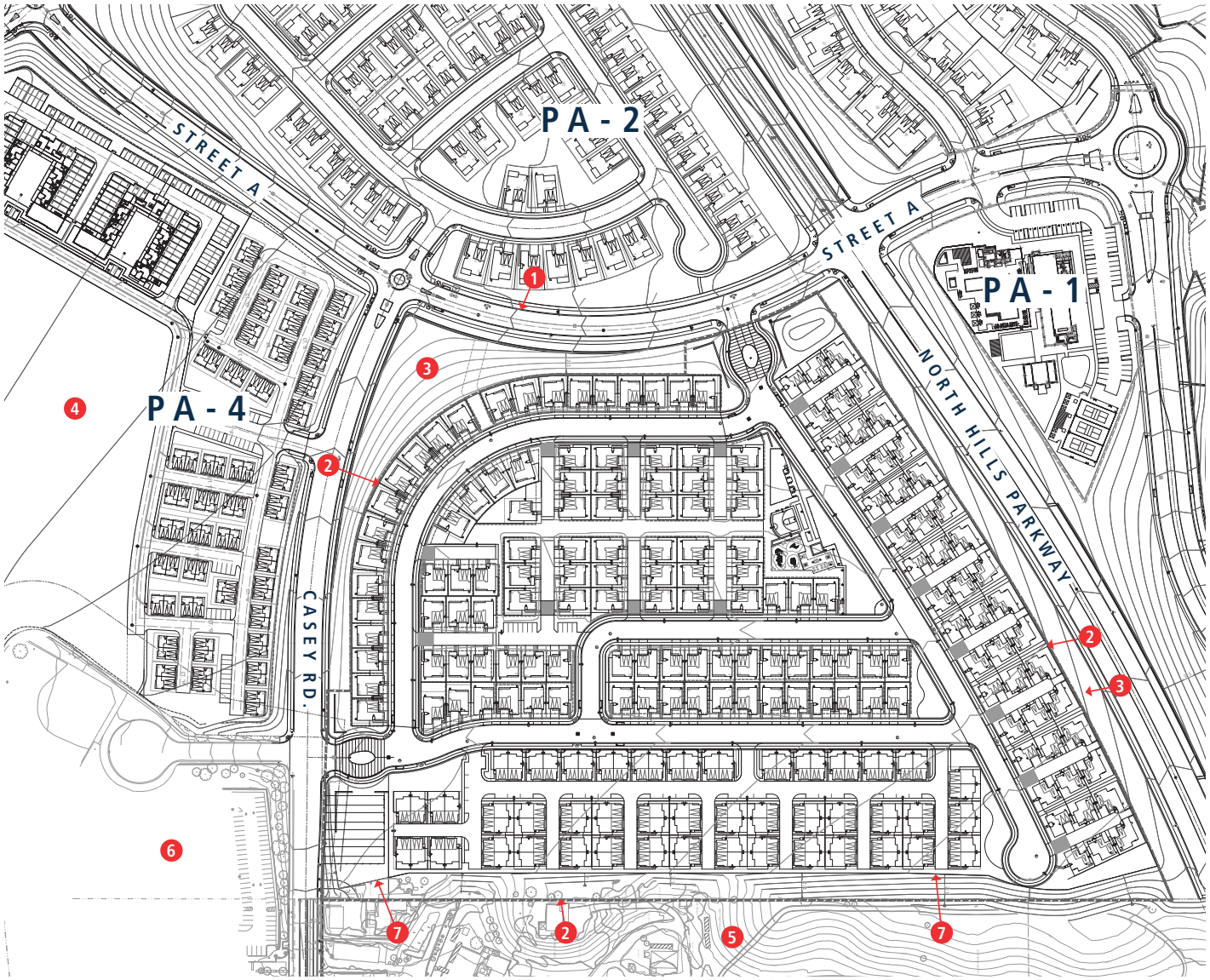
SS.1	Conceptual Street Scene
A1.1	Floor Plan
A1.2	Front Elevations
A1.3	SPANISH I Exterior Elevations
A1.4	FARMHOUSE I Exterior Elevations
A1.5	TRADITIONAL I Exterior Elevations
CM.1	Exterior Color & Materials

PA-3B - 47'x69' SINGLE FAMILY DEVELOPMENT

SS.2	Conceptual Street Scene
A2.1	Plan 1 I Floor Plan
A2.2	Plan 1 I Front Elevations
A2.3	Plan 1A I Exterior Elevations
A2.4	Plan 1B I Exterior Elevations
A2.5	Plan 1C I Exterior Elevations
A3.1	Plan 2 I Floor Plan
A3.2	Plan 2 I Front Elevations
A3.3	Plan 2A I Exterior Elevations
A3.4	Plan 2B I Exterior Elevations
A3.5	Plan 2C I Exterior Elevations
A4.1	Plan 3 I Floor Plan
A4.2	Plan 3 I Front Elevations
A4.3	Plan 3A I Exterior Elevations
A4.4	Plan 3B I Exterior Elevations
A4.5	Plan 3C I Exterior Elevations
CM.2	Exterior Color & Materials
CM.3	Exterior Light Fixtures

PA-3A - CLUSTER

A2.0 Elevations - Plan 1 Spanish
A2.1 Elevations - Plan 1 Farmhouse
A2.2 Elevations - Plan 1 Cottage
A2.3 Elevations - Plan 2 Spanish
A2.4 Elevations - Plan 2 Farmhouse
A2.5 Elevations - Plan 2 Cottage
A2.6 Elevations - Plan 3 Spanish
A2.7 Elevations - Plan 3 Farmhouse
A2.8 Elevations – Plan 3 Cottage
A2.9 Elevations - Plan 4 Spanish
A2.10 Elevations - Plan 4 Farmhouse
A2.11 Elevations - Plan 4 Cottage
A3.0 Unit Plans - Plan 1
A3.1 Unit Plans - Plan 2
A3.2 Unit Plans - Plan 3
A3.3 Unit Plans - Plan 4
A4.0 Custer Plan



LEGEND

1. Parcel Boundary
2. Limit of Work
3. Slope Landscape by Master Landscape Architect
4. Furture Affordable Housing Site - Not a Part of PA-3 RPD
5. Existing Residential
6. Existing School Site
7. Lot Line

COMSTOCK HOMES

HITCH RANCH PLANNING AREA 3 - OVERALL SITE PLAN

MOORPARK, CA

0 40' 80' 160'
Scale: 1" = 80'-0"

08.26.25

C2 Collaborative

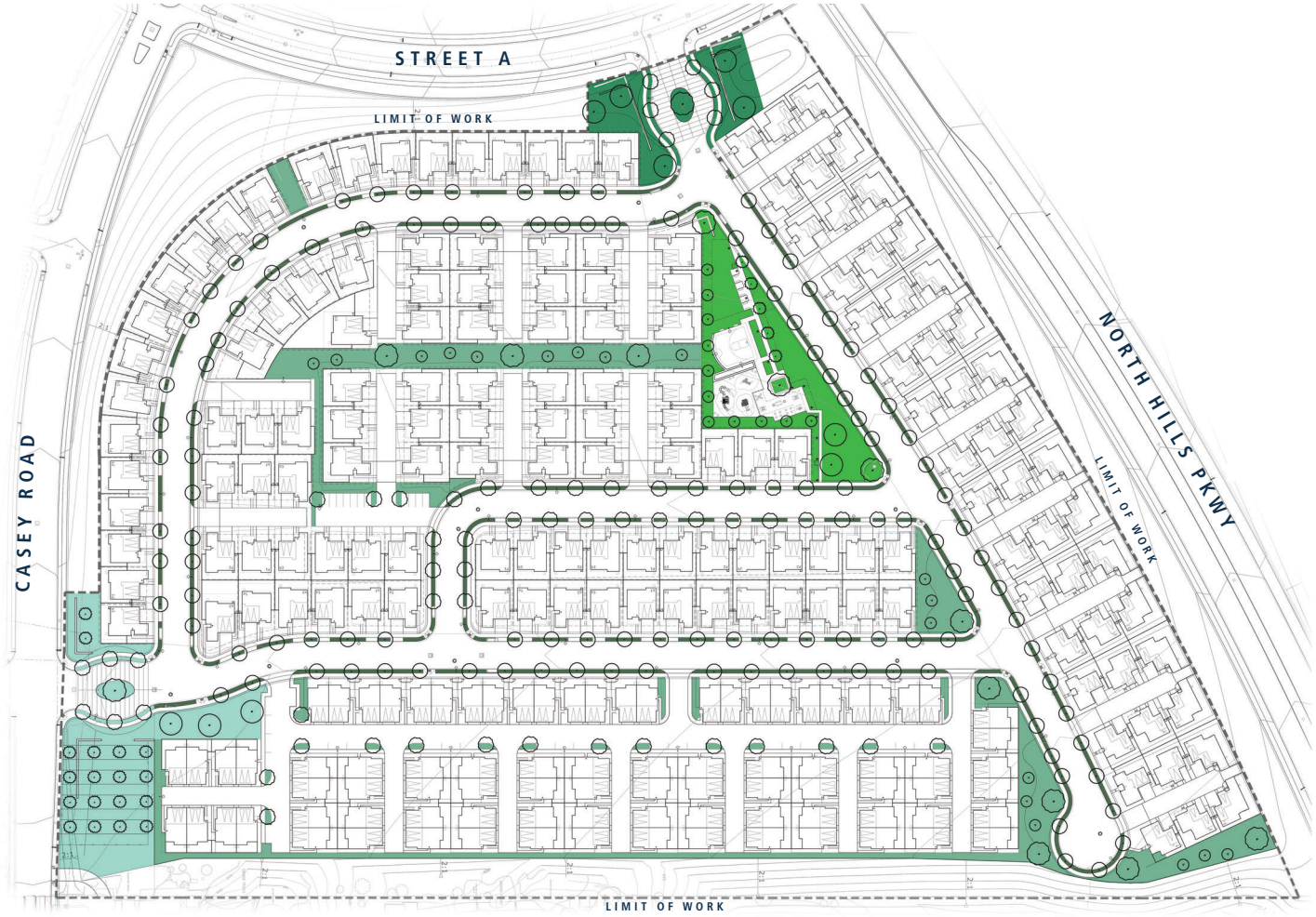


LEGEND

1. Concrete Sidewalk
2. Enhanced Paving at Entry
3. Neighborhood Monumentation and Signage
4. Neighborhood Park
5. Open Space with Lawn
6. Private Rear Yard Per Homeowner
7. Private Front Yard Maintained by HOA
8. Driveway per Civil Engineer
9. Parking per Civil Engineer
10. Lot Line
11. Slope Landscape per Master Landscape Architect

NOTES

Refer to L-21 for Neighborhood Wall and Fence Plan



CONCEPTUAL PLANT PALETTE

PARKWAY TREES

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE
Laurus nobilis	Bay Laurel	Low	24" Box
Arbutus u. 'Marina'	Marina Strawberry Tree	Low	24" Box

PARKWAY SHRUBS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Carissa m.' Green Carpet'	Natal Plum	Low	5 Gal	24" O.C.
Myoporum p. 'Putah Creek'	Creeping Myoporum	Low	1 Gal	30" O.C.

MAIN ENTRY TREES

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE
Arbutus u. 'Marina'	Marina Strawberry Tree	Low	24" Box
Lagerstroemia indica 'Natchez'	Crape Myrtle	Low	24" Box
Plantanus acerifolia 'CVolumbia'	Sycamore	Med.	24" Box
Quercus virginiana 'Heritage'	Southern Live Oak	Med.	24" Box

MAIN ENTRY SHRUBS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Agave a. 'Medio Picta Alba'	White Stripe Century Plant	Low	5 Gal	36" O.C.
Agave attenuata	Foxtail Agave	Low	5 Gal	36" O.C.
Arbutus unedo 'Oktoberfest'	Dwarf Strawberry Tree	Low	5 Gal	36" O.C.
Bougainvillea 'Oo-la-la'	Bougainvillea	Low	1 Gal	24" O.C.
Carissa m. 'Green Carpet'	Natal Plum	Low	1 Gal	24" O.C.
Grevillea 'Eternal Blaze'	Eternal Blaze	Low	5 Gal	30" O.C.
Lomandra l. 'Arctic Breeze'	Arctic Breeze	Low	1 Gal	36" O.C.
Melianthus major	Honey Flower	Low	1 Gal	24" O.C.
Muhlenbergia lindheimeri	Big Muhly Grass	Low	1 Gal	36" O.C.
Myoporum p. 'Putah Creek'	Creeping Myoporum	Low	1 Gal	30" O.C.
Pittosporum tobira 'Variegata'	Japanese Mock Orange	Low	5 Gal	30" O.C.
Rhaphiolepisumbellata 'Minor'	Yedda Hawthorn	Low	5 Gal	36" O.C.
Rosa spp. Flower Carpet	Rosa Flower Carpet	Low	1 Gal	24" O.C.
Sesleria autumnalis	Autumn Moor Grass	Med.	1 Gal	24" O.C.

SECONDARY ENTRY TREES

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE
Arbutus u. 'Marina'	Marina Strawberry Tree	Low	24" Box
Plantanus acerifolia 'Columbia'	Sycamore	Med.	24" Box
Quercus virginiana 'Heritage'	Southern Live Oak	Med.	24" Box

SECONDARY ENTRY SHRUBS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Agave a. 'Medio Picta Alba'	White Stripe Century Plant	Low	5 Gal	36" O.C.
Agave attenuata	Foxtail Agave	Low	5 Gal	36" O.C.
Aloe arborescens	Krantz Aloe	Low	1 Gal.	36" O.C.
Aloe ferox	Bitter Aloe	Low	1 Gal.	36" O.C.
Arbutus unedo 'Oktoberfest'	Dwarf Strawberry Tree	Low	5 Gal	36" O.C.
Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	Med.	1 Gal	24" O.C.
Carissa m. 'Green Carpet'	Natal Plum	Low	1 Gal.	36" O.C.
Carex tumulicola	Foothill Sedge	Low	1 Gal.	24" O.C.
Ceanothus 'Joyce Coulter'	Joyce Coulter Mountain Lilac	Low	1 Gal	36" O.C.
Heteromeles arbutifolia	Toyon	Low	5 Gal.	60" O.C.
Lavandula allardii 'Meerlo'	Meerlo Lavender	Low	1 Gal	24" O.C.
Lavandula stoechas 'Otto Quast'	Spanish lavender	Low	1 Gal	24" O.C.
Lomandra l. 'Arctic Breeze'	Arctic Breeze	Low	1 Gal	36" O.C.
Lomandra l. 'Platinum Beauty'	Variegated Dwarf Mat Rush	Low	1 Gal	36" O.C.
Melianthus major	Honey Flower	Low	1 Gal	24" O.C.
Miscanthus sinensis 'Condensatus'	Maiden Grass	Med.	1 Gal	36" O.C.
Muhlenbergia lindheimeri	Big Muhly Grass	Low	1 Gal	36" O.C.
Rosmarinus officinalis 'Huntington Carpet'	Huntington Carpet Rosemary	Low	1 Gal	30" O.C.
Salvia x. 'Amistad'	Friendship Sage	Low	1 Gal	24" O.C.
Salvia x. 'Bee's Bliss'	Bee's Bliss Sage	Low	1 Gal	24" O.C.
Sesleria autumnalis	Autumn Moor Grass	Med.	1 Gal	24" O.C.

NOTES

Landscaping will comply with the applicable City of Moorpark Landscape Standards.

Landscaping and Irrigation will comply with the City of Moorpark Water Efficient Landscape Ordinance (City Council Ordinance No. 383) and Landscape Water Conservation Standards.

Landscape will comply with Ventura County Fire Hazard Reduction Program

CONCEPTUAL PLANT PALETTE

NEIGHBORHOOD PARK TREES

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE
Lagerstroemia indica 'Natchez'	Crape Myrtle	Low	24" Box
Plantanus acerifolia 'Columbia'	Sycamore	Med.	24" Box
Quercus virginiana 'Heritage'	Southern Live Oak	Med.	24" Box
Tristania conferta	Brisbane box	Med.	24" Box

NEIGHBORHOOD PARK SHRUBS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Agave attenuata	Foxtail Agave	Low	5 Gal	36" O.C.
Agave x. 'Blue Glow'	Century Plant	Low	5 Gal	36" O.C.
Aloe spp.	Aloe	Low	5 Gal	24" O.C.
Arbutus unedo 'Oktoberfest'	Dwarf Strawberry Tree	Low	5 Gal	36" O.C.
Buddleja davidii	Butterfly Bush	Med.	1 Gal	30" O.C.
Ceanothus 'Joyce coulter'	Joyce Coulter Mountain Lilac	Low	1 Gal	36" O.C.
Cotylodon orbiculata 'Oblonga Flavida'	Finger Aloe	Low	1 Gal	24" O.C.
Festuca arundinacea	Marathon Fescue Turf	High	1 Gal.	SOD
Grevillea 'Eternal Blaze'	Eternal Blaze	Low	5 Gal	30" O.C.
Lavandula stoechas 'Otto Quast'	Spanish lavender	Low	1 Gal	24" O.C.
Ligustrum japonicum 'Texanum'	Japanese Privet	Med.	5 Gal.	36" O.C.
Lomandra l. 'Arctic Breeze'	Arctic Breeze	Low	1 Gal	36" O.C.
Melianthus major	Honey Flower	Low	1 Gal	24" O.C.
Miscanthus sinensis var. 'Condensatus'	Maiden Grass	Med.	1 Gal	30" O.C.
Muhlenbergia Lindheimeri	Big Muhly Grass	Low	1 Gal	36" O.C.
Pittosporum tobira 'Variegata'	Japanese Mock Orange	Low	5 Gal	30" O.C.
Rhaphiolepis umbellata 'Minor'	Yedda Hawthorn	Low	5 Gal	36" O.C.
Rosa spp. 'Flower Carpet'	Rosa Flower Carpet	Low	5 Gal	36" O.C.
Salvia x. 'Amistad'	Friendship Sage	Low	1 Gal	24" O.C.
Salvia x. 'Bee's Bliss'	Bee's Bliss Sage	Low	1 Gal	24" O.C.
Salvia leucantha	Mexican bush sage	Low	1 Gal	24" O.C.
Sedum spp.	Stone Crop	Low	1 Gal	18" O.C.
Senecio mandraliscae	Kleinia	Low	1 Gal	24" O.C.
Senecio 'Skyscraper'	Curio ficoides 'Mount Everest'	Low	5 Gal	30" O.C.
Sesleria autumnalis	Autumn Moor Grass	Med.	1 Gal	24" O.C.

COMMON AREA TREES

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE
Quercus virginiana 'Heritage'	Southern Live Oak	Med.	24" Box
Tristania conferta	Brisbane box	Med.	24" Box

COMMON AREA SHRUBS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Agave a. 'Medio Picta Alba'	White Stripe Century Plant	Low	5 Gal	36" O.C.
Agave attenuata	Foxtail Agave	Low	5 Gal	36" O.C.
Carissa m. 'Green Carpet'	Natal Plum	Low	1 Gal.	36" O.C.
Carex tumulicola	Foothill Sedge	Low	1 Gal.	24" O.C.
Festuca arundinacea	Marathon Fescue Turf	High	1 Gal.	SOD
Muhlenbergia lindheimeri	Big Muhly Grass	Low	1 Gal	36" O.C.
Pittosporum tobira	Japanese Mock Orange	Low	5 Gal	30" O.C.
Raphiolepis umbellata 'Minor'	Yedda Hawthorn	Low	5 Gal	30" O.C.
Sesleria autumnalis	Autumn Moor Grass	Med.	1 Gal	24" O.C.

COMSTOCK HOMES

HITCH RANCH PLANNING AREA 3 - NEIGHBORHOOD PLANTING PLAN

MOORPARK, CA

0 30' 60' 90'
Scale: 1" = 60'-0"

08.26.25

C2 Collaborative



LEGEND

1. Private Driveway
2. Curb and Gutter - by Civil Engineer
3. ADA Ramp - by Civil Engineer
4. Sidewalk - by Civil Engineer
5. On-Site Parking - by Civil Engineer
6. Enhanced Paving at Entry - Precast Pavers
   Color: Tan
7. Neighborhood Monument Wall - See Sheet L-9 and L-12
8. Enhanced Paving at Motorcourt - Precast Pavers
   Color: Tan

Bollard Light - See Sheet L-22

Down Light - See Sheet L-22

Street Light / Park Light - See Sheet L-22

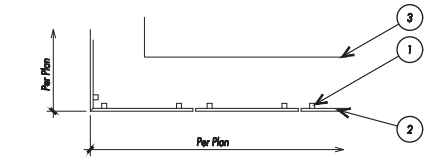
NOTES

Refer to L-21 for Neighborhood Wall and Fence Plan

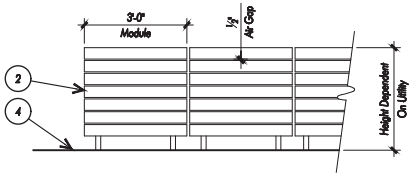
All Utilities to be screened with planting where allowable. Where planting is not allowable due to VCFD restrictions. A screen fence must be provided. See below for Conceptual Detail.

LEGEND

1. 1 ¾ sq. aluminum post.
2. 1 x 4 cement board. Attached with self tapping screw. Potty screw head.
3. Transformer or other utility to be screened.
4. Concrete pad.

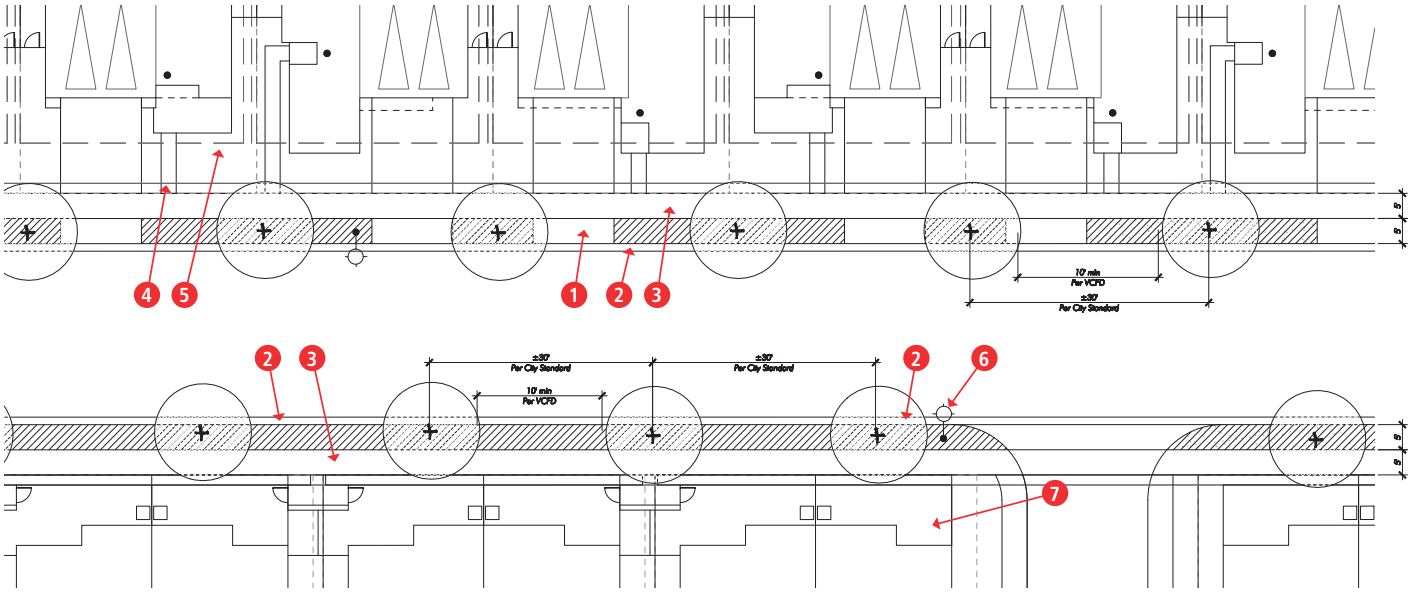


PLAN VIEW



ELEVATION

UTILITY SCREEN ELEVATION
N.T.S.



CONCEPTUAL PLANT PALETTE

PARKWAY TREES SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE
Laurus nobilis	Bay Laurel	Low	24" Box

PARKWAY SHRUBS SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Carissa m.' Green Carpet'	Natal Plum	Low	5 Gal	24" O.C.
Myoporum p. 'Putah Creek'	Creeping Myoporum	Low	1 Gal	30" O.C.

NOTES

Refer to L-4 Neighborhood Planting Plan for overall street tree plan.

LEGEND

1. Private Driveway
2. Curb and Gutter - by Civil Engineer
3. Sidewalk - by Civil Engineer
4. Unit Entry Walk
5. Front Yard Landscape - Maintained by H.O.A.
6. Street Light
7. Private Rear Yard - by Homeowner

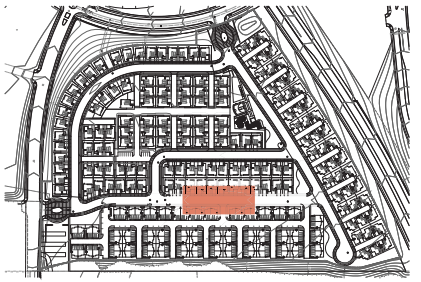
NOTES

Refer to Neighborhood Planting Plan for overall street tree plan.

Final Tree Location to be determined at Construction Document Phase once All utilities have been designed.

Refer to city of Moorpark Landscape Standards for spacing requirements.

KEYMAP



COMSTOCK HOMES

HITCH RANCH PLANNING AREA 3 - TYPICAL PARKWAY PLANTING PLAN ENLARGEMENT

MOORPARK, CA

0 10' 20' 40'
Scale: 1" = 20'-0"

08.26.25

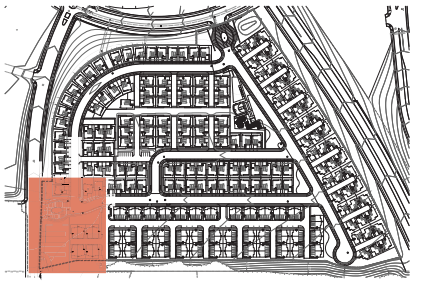
C2 Collaborative



LEGEND

1. Concrete Sidewalk
2. Enhanced Paving
3. Community Monumentation and Signage
4. Tall Background Shrubs
5. Accent Groundcover
6. Flowering Accent Tree
7. Street Tree
8. Canopy Tree
9. Access Driveway by Civil Engineer

KEYMAP



COMSTOCK HOMES

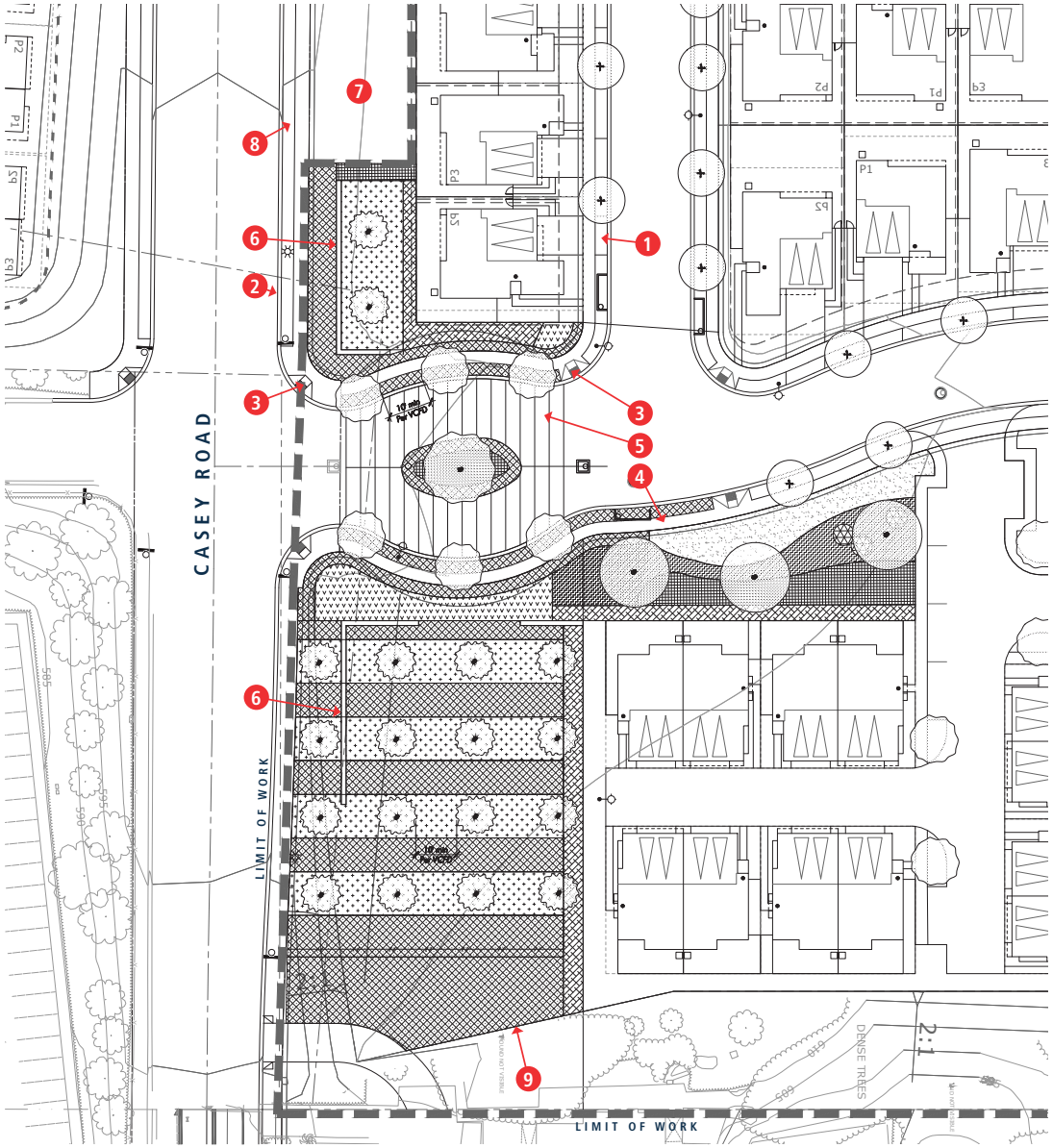
HITCH RANCH PLANNING AREA 3 - MAIN ENTRY ENLARGEMENT

MOORPARK, CA

Scale: 1" = 20'-0"

08.26.25

C2 Collaborative



LEGEND

1. Private Driveway
2. Curb and Gutter - by Civil Engineer
3. ADA Ramp - by Civil Engineer
4. Sidewalk - by Civil Engineer
5. Enhanced Paving
6. Entry Monumentation and Signage
7. Landscape by Master Landscape Architect
8. Parkway Landscape - by Master Landscape Architect
9. Lot Line

CONCEPTUAL PLANT PALETTE

MAIN ENTRY TREES SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE
Arbutus u. 'Marina'	Marina Strawberry Tree	Low	24" Box
Lagerstroemia indica 'Natchez'	Crape Myrtle	Med.	24" Box
Plantanus acerifolia 'Columbia'	Sycamore	Med.	24" Box
Quercus virginiana 'Heritage'	Southern Live Oak	Med.	24" Box

ACCENT GRASS SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Melianthus major	Honey Flower	Low	1 Gal	24" O.C.
Muhlenbergia lindheimeri	Big Muhly Grass	Low	1 Gal	36" O.C.
Sesleria autumnalis	Autumn Moor Grass	Med.	1 Gal	24" O.C.

ACCENT GRASS - SECONDARY SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Lomandra l. 'Arctic Breeze'	Arctic Breeze	Low	1 Gal	36" O.C.
Muhlenbergia lindheimeri	Big Muhly Grass	Low	1 Gal	36" O.C.
Sesleria autumnalis	Autumn Moor Grass	Med.	1 Gal	24" O.C.

ACCENT SUCCULENT SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Agave a. 'Medio Picta Alba'	White Stripe Century Plant	Low	5 Gal	36" O.C.
Agave attenuata	Foxtail Agave	Low	5 Gal	36" O.C.
Melianthus major	Honey Flower	Low	1 Gal	24" O.C.

BACKGROUND SHRUB SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Arbutus unedo 'Oktoberfest'	Dwarf Strawberry Tree	Low	5 Gal	36" O.C.
Pittosporum tobira 'Variegata'	Japanese Mock Orange	Low	5 Gal	30" O.C.
Rhaphiolepis umbellata 'Minor'	Yedda Hawthorn	Low	5 Gal	36" O.C.

FLOWERING GROUNDCOVER SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Hemerocallis hybrids	Daylily Hybrids	Low	1 Gal	24" O.C.
Rosa spp. Flower Carpet	Rosa Flower Carpet	Low	1 Gal	24" O.C.

FLOWERING SHRUB SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Carissa m. 'Green Carpet'	Natal Plum	Low	1 Gal	24" O.C.
Myoporum p. 'Putah Creek'	Creeping Myoporum	Low	1 Gal	30" O.C.

FOREGROUND SHRUB SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Rhaphiolepis indica 'Clara'	Indian Hawthorn	Low	5 Gal.	36" O.C.

TURF				
Tifway hybrid bermuda	Tifway	High	SOD	-

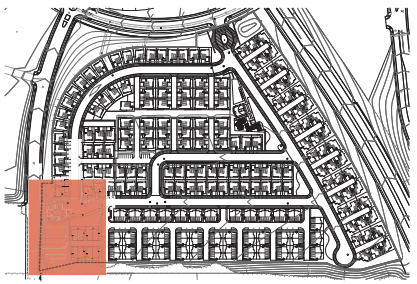
NOTES

Refer to Neighborhood Planting Plan for overall street tree plan.

Final Tree Location to be determined at Construction Document Phase once All utilities have been designed.

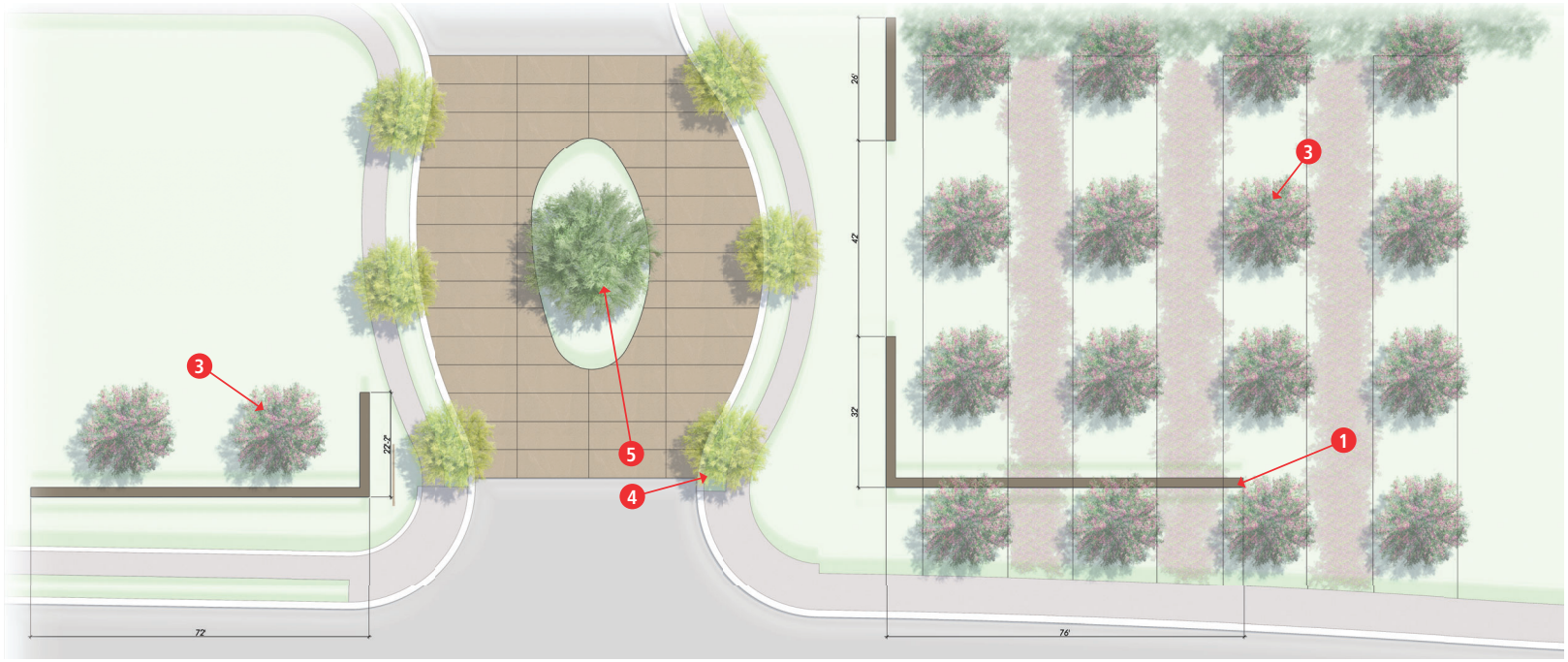
Refer to city of Moorpark Landscape Standards for spacing requirements.

KEYMAP

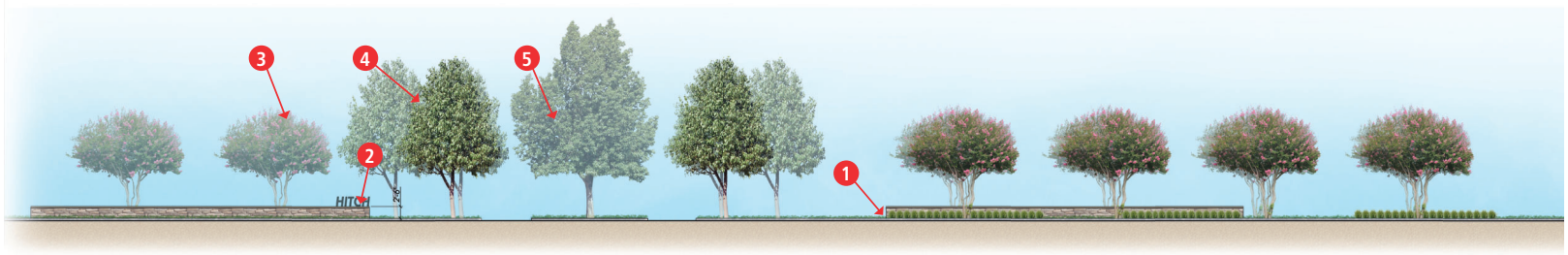


LEGEND

1. 2'-6" Stone Wall
2. Neighborhood Signage Location
3. Accent Tree per Planting Plan
4. Street Tree per Planting Plan
5. Canopy Tree per Planting Plan



ENTRY PLAN VIEW
SCALE: NTS



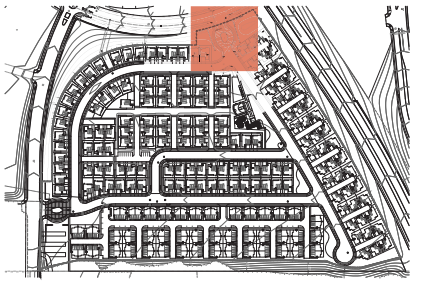
ENTRY ELEVATION
SCALE: NTS



LEGEND

1. Sidewalk
2. Enhanced Paving
3. Community Monumentation and Signage
4. Accent Tree
5. Street Tree
6. Canopy Tree
7. Detention Basin

KEYMAP



COMSTOCK HOMES

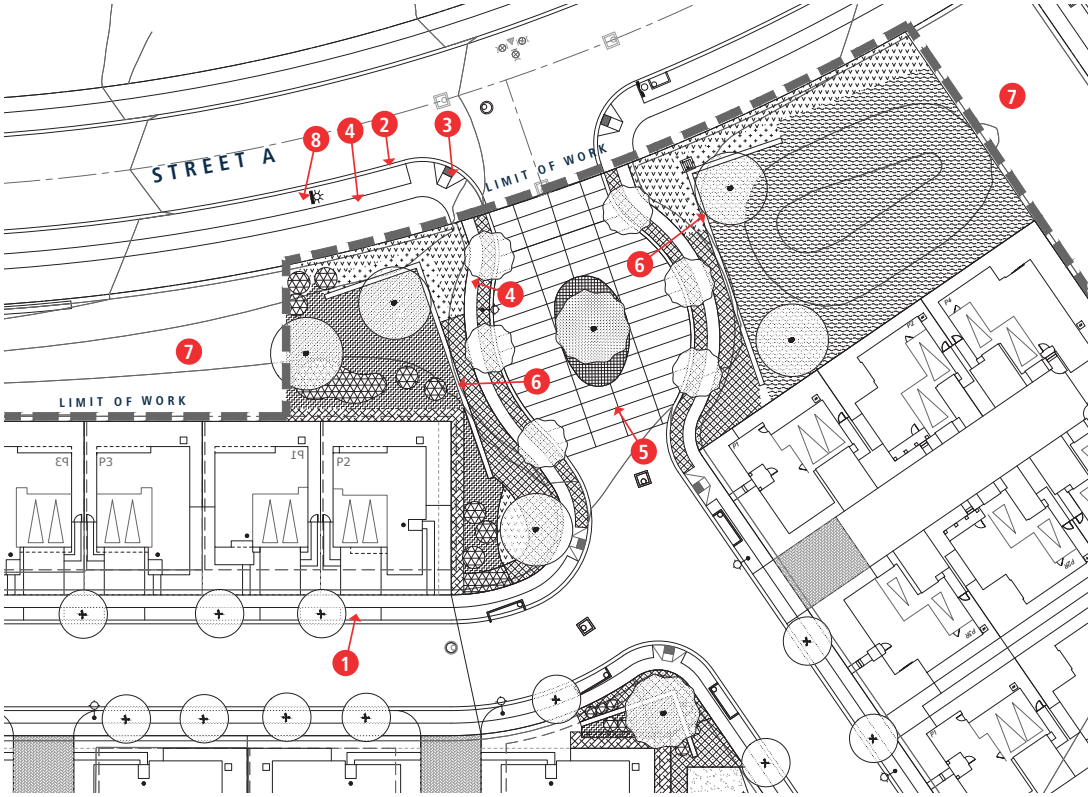
HITCH RANCH PLANNING AREA 3 - SECONDARY ENTRY ENLARGEMENT

MOORPARK, CA

Scale: 1" = 20'-0"

08.26.25

C2 Collaborative



LEGEND

1. Private Driveway
2. Curb and Gutter - by Civil Engineer
3. ADA Ramp - by Civil Engineer
4. Sidewalk - by Civil Engineer
5. Enhanced Paving
6. Entry Monumentation and Signage
7. Landscape by Master Landscape Architect
8. Parkway Landscape - by Master Landscape Architect

CONCEPTUAL PLANT PALETTE

SECONDARY ENTRY TREES

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE
Arbutus u. 'Marina'	Marina Strawberry Tree	Low	24" Box
Plantanus acerifolia 'Columbia'	Sycamore	Med.	24" Box
Quercus virginiana 'Heritage'	Southern Live Oak	Med.	24" Box

ACCENT GRASS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	Med.	1 Gal	24" O.C.
Lomandra l. 'Arctic Breeze'	Arctic Breeze	Low	1 Gal	36" O.C.
Miscanthus sinensis 'Condensatus'	Maiden Grass	Med.	1 Gal	36" O.C.
Muhlenbergia lindheimeri	Big Muhly Grass	Low	1 Gal	36" O.C.
Sesleria autumnalis	Autumn Moor Grass	Med.	1 Gal	24" O.C.

ACCENT GRASS - SECONDARY

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Lomandra l. 'Platinum Beauty'	Variegated Dwarf Mat Rush	Low	1 Gal	36" O.C.

ACCENT SUCCULENT

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Agave a. 'Medio Picta Alba'	White Stripe Century Plant	Low	5 Gal	36" O.C.
Aloe arborescens	Krantz Aloe	Low	1 Gal.	36" O.C.
Aloe ferox	Bitter Aloe	Low	1 Gal.	36" O.C.
Melianthus major	Honey Flower	Low	1 Gal	24" O.C.

BACKGROUND SHRUB

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Arbutus unedo 'Oktoberfest'	Dwarf Strawberry Tree	Low	5 Gal	36" O.C.
Heteromeles arbutifolia	Toyon	Low	5 Gal.	60" O.C.

GROUNDCOVER

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Carissa m. 'Green Carpet'	Natal Plum	Low	1 Gal.	36" O.C.
Carex tumulicola	Foothill Sedge	Low	1 Gal.	24" O.C.
Lavandula allardii 'Meerlo'	Meerlo Lavender	Low	1 Gal	24" O.C.

FLOWERING SHRUB

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Ceanothus 'Joyce Coulter'	Joyce Coulter Mountain Lilac	Low	1 Gal	36" O.C.
Lavandula stoechas 'Otto Quast'	Spanish lavender	Low	1 Gal	24" O.C.

FOREGROUND SHRUB

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Lavandula stoechas 'Otto Quast'	Spanish lavender	Low	1 Gal	24" O.C.
Hemerocallis hybrids	Daylily Hybrids	Low	1 Gal	24" O.C.

DETENTION BASIN SHRUBS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Cistus salviifolius 'Prostratus'	Sageleaf Rockrose	Low	5 Gal	48" O.C.
Festuca mairei	Atlas Fescue	Low	1 Gal.	24" O.C.
Juncus patens	California Gray Rush	Low	1 Gal.	24" O.C.
Lomandra spp.	Mat Rush	Low	1 Gal.	36" O.C.
Myoporum parvifolium	Creeping Myoporum	Low	1 Gal.	48" O.C.
Penstemon spp.	Beard Tongue	Low	1 Gal.	48" O.C.
Ribes viburnifolium	Catalina Currant	Low	1 Gal	48" O.C.
Sisyrinchium angustifolium	Blueeyed grass	Low	1 Gal.	24" O.C.

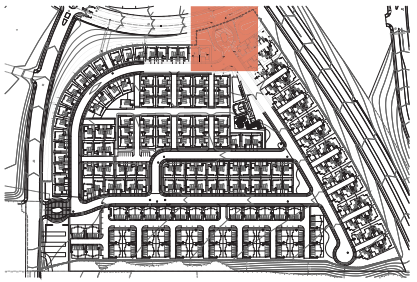
NOTES

Refer to Neighborhood Planting Plan for overall street tree plan.

Final Tree Location to be determined at Construction Document Phase once All utilities have been designed.

Refer to city of Moorpark Landscape Standards for spacing requirements.

KEYMAP



COMSTOCK HOMES

HITCH RANCH PLANNING AREA 3 - SECONDARY ENTRY PLANTING PLAN ENLARGEMENT

MOORPARK, CA

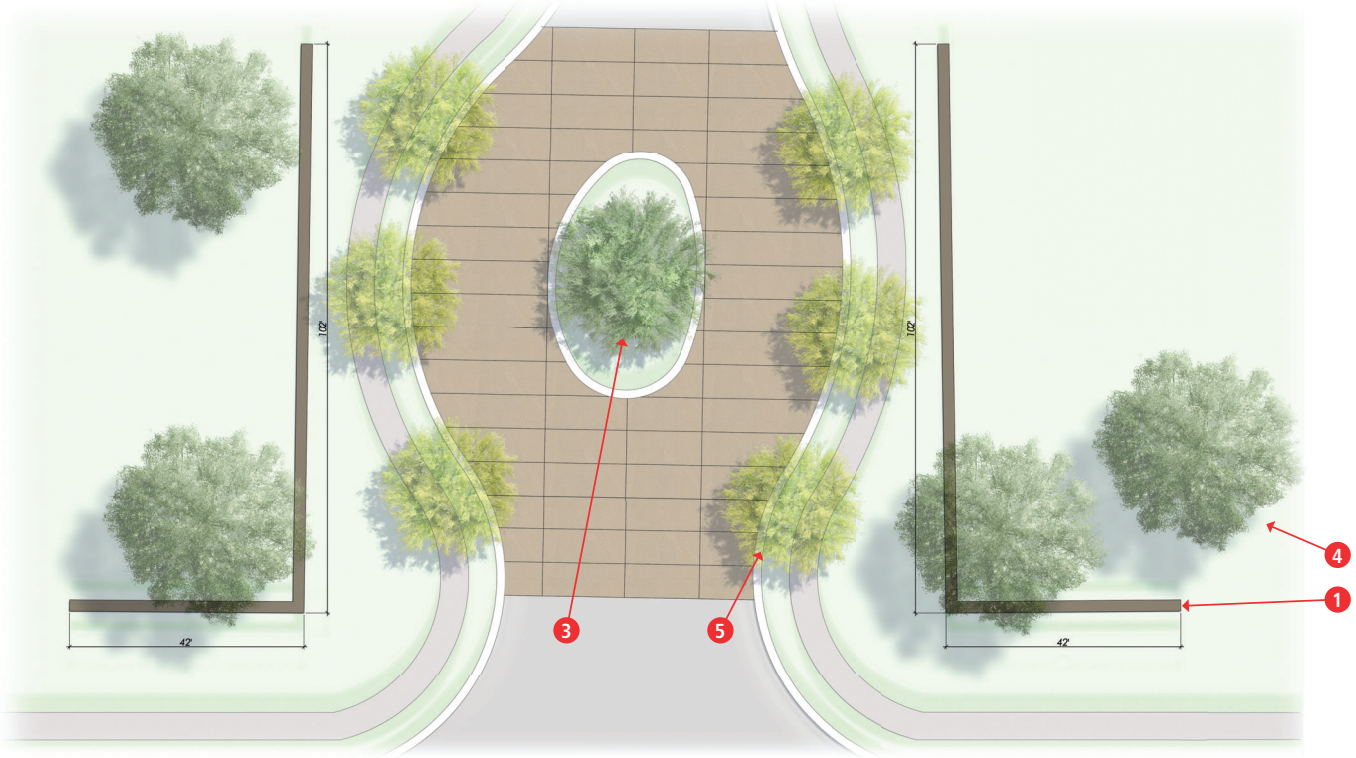
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Scale: 1" = 20'-0"

08.26.25

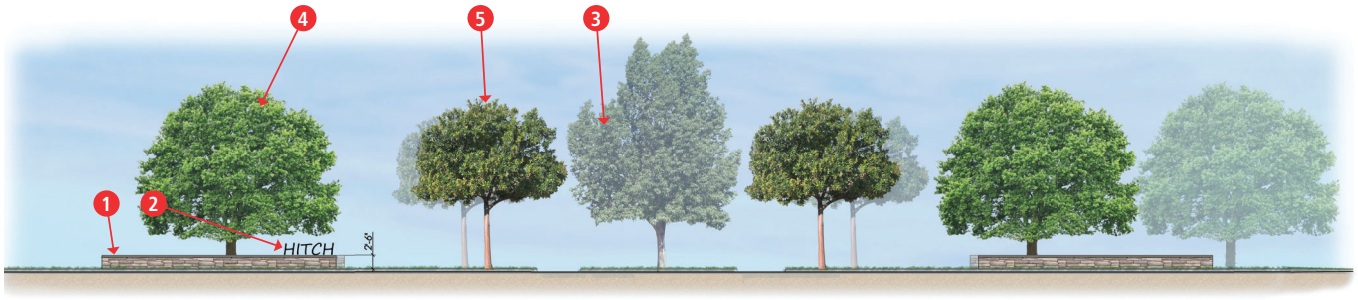
C2 Collaborative

LEGEND

1. 2'-6" Stone Wall
2. Neighborhood Signage Location
3. Canopy Tree per Planting Plan
4. Large Accent Tree per Planting Plan
5. Street Tree per Planting Plan



ENTRY PLAN VIEW
SCALE: NTS



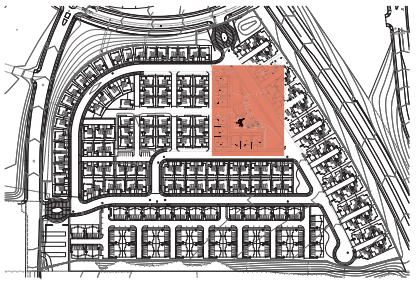
ENTRY ELEVATION
SCALE: NTS

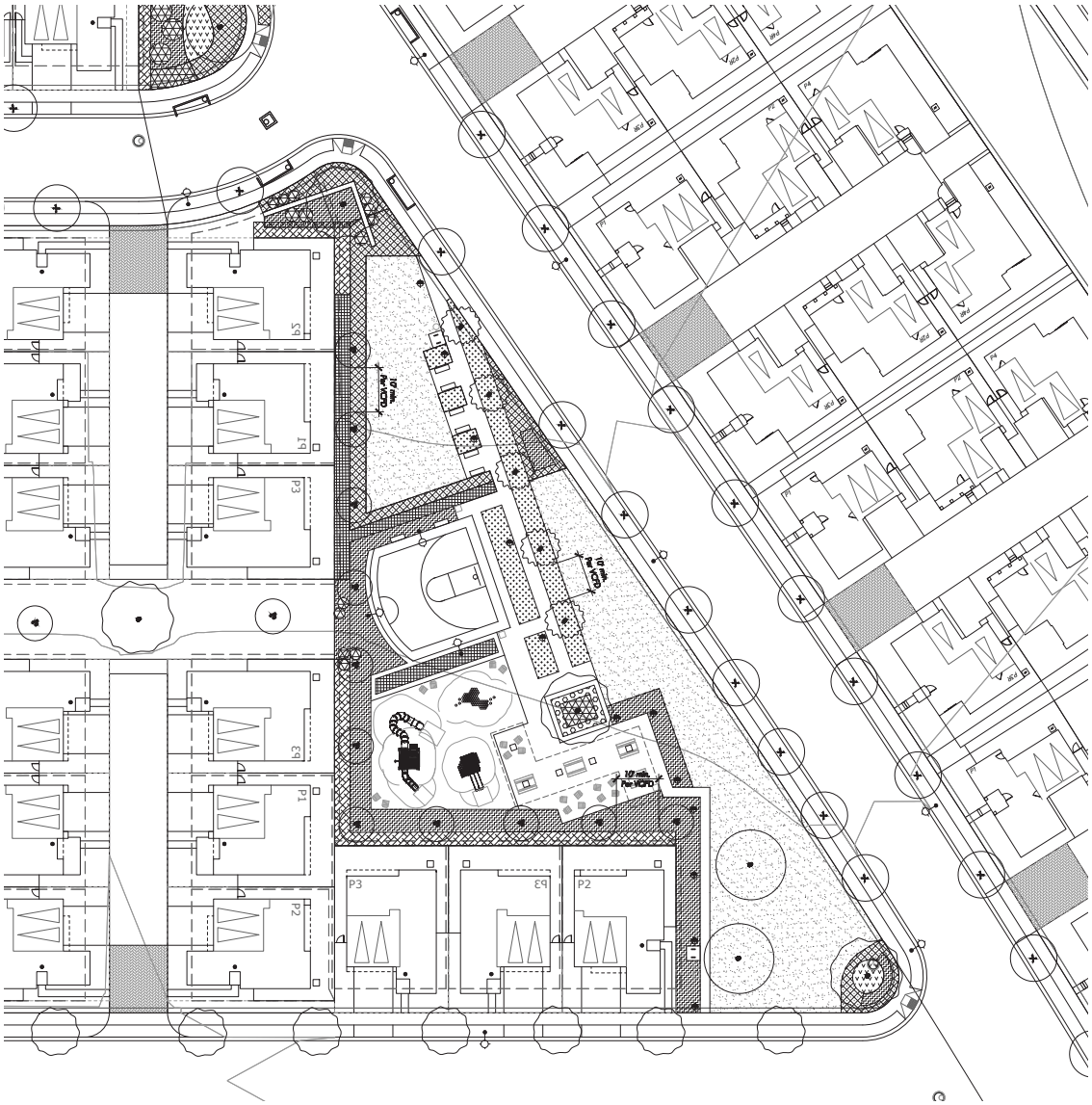


LEGEND

1. Concrete Sidewalk
2. Play Equipment with Safety Surfacing
3. 2'-6" Stone Wall
4. Half Court Basketball
5. Shade Structure with Picnic Seating
6. Bench Seating
7. Lawn Area
8. Accent Tree
9. Street Tree
10. 2'-0" Raised Stone Planter Wall
11. PIP Concrete Seat Wall

KEYMAP





CONCEPTUAL PLANT PALETTE

NEIGHBORHOOD PARK TREES

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE
Lagerstroemia indica 'Natchez'	Crape Myrtle	Med.	24" Box
Plantanus acerifolia 'Columbia'	Sycamore	Med.	24" Box
Quercus virginiana 'Heritage'	Southern Live Oak	Med.	24" Box
Tristania conferta	Brisbane box	Med.	24" Box

ACCENT GRASS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Ceanothus 'Joyce coulter'	Joyce Coulter Mountain Lilac	Low	1 Gal	36" O.C.
Miscanthus sinensis var. 'Condensatus'	Maiden Grass	Med.	1 Gal	30" O.C.
Muhlenbergia lindheimeri	Big Muhly Grass	Low	1 Gal	36" O.C.
Sesleria autumnalis	Autumn Moor Grass	Med.	1 Gal	24" O.C.

ACCENT GRASS - SECONDARY

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Lomandra l. 'Arctic Breeze'	Arctic Breeze	Low	1 Gal	36" O.C.

ACCENT SUCCULENT

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Agave attenuata	Foxtail Agave	Low	5 Gal	36" O.C.
Agave x. 'Blue Glow'	Century Plant	Low	5 Gal	36" O.C.
Aloe spp.	Aloe hybrida	Low	5 Gal	24" O.C.
Melianthus major	Honey Flower	Low	1 Gal	24" O.C.

BACKGROUND SHRUB

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Arbutus unedo 'Oktoberfest'	Dwarf Strawberry Tree	Low	5 Gal	36" O.C.
Rhaphiolepis umbellata 'Minor'	Yedda Harthorn	Low	5 Gal.	36" O.C.

FLOWERING GROUNDCOVER

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Ceanothus 'Joyce coulter'	Joyce Coulter Mountain Lilac	Low	1 Gal	36" O.C.
Grevillea 'Eternal Blaze'	Eternal Blaze	Low	5 Gal	30" O.C.
Lavandula stoechas 'Otto Quast'	Spanish lavender	Low	1 Gal	24" O.C.
Rosa spp. 'Flower Carpet'	Rosa flower carpet	Low	5 Gal	36" O.C.

FLOWERING SHRUB

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Ceanothus 'Joyce coulter'	Joyce Coulter Mountain Lilac	Low	1 Gal	36" O.C.

FOREGROUND SHRUB

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Olea europaea 'Montra'	Little Ollie Dwarf Olive	Low	5 Gal.	36" O.C.
Pittosporum tobira 'Variegata'	Japanese Mock Orange	Low	5 Gal	30" O.C.

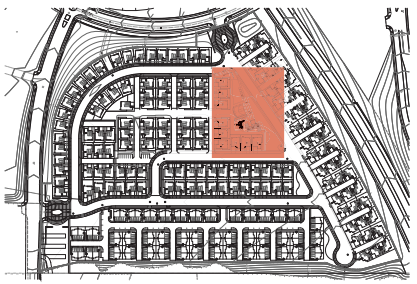
SUCCULENT MIX

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Aloe spp.	Aloe hybrida	Low	5 Gal	24" O.C.
Cotylodon orbiculata 'Oblonga Flavida'	Finger Aloe	Low	1 Gal	24" O.C.
Sedum spp.	Stone Crop	Low	1 Gal	18" O.C.
Senecio mandraliscae	Kleinia	Low	1 Gal	24" O.C.

TURF

Tifway hybrid bermuda	Tifway	High	SOD	-

KEYMAP



COMSTOCK HOMES

HITCH RANCH PLANNING AREA 3 - NEIGHBORHOOD PARK PLANTING PLAN ENLARGEMENT

MOORPARK, CA

0 10' 20' 40'
Scale: 1" = 20'-0"

08.26.25

C2 Collaborative



LEGEND

1. Play Equipment - See Sheet L-24 and L-25
2. Shade Structure - See Sheet L-26
3. Bench Seating - See Sheet L-23
4. Picnic Table - See Sheet L-23
5. Adirondack Seating Group - See Sheet L-23
6. Waste Receptacle - See Sheet L-23
7. Bike Rack - See Sheet L-23
8. 2'-6" High Stone Wall - See Sheet L-27
9. Pet Waste Station - See Sheet L-23
10. PIP Concrete Seat Wall - See Sheet L-27
    Color: Natural Grey with Acid Wash Finish
11. 2'-0" Stone Planter Wall - See Sheet L-27
12. Concrete Sidewalk
    Color: Natural Grey with Acid Wash Finish

Bollard Lighting - See Sheet L-22

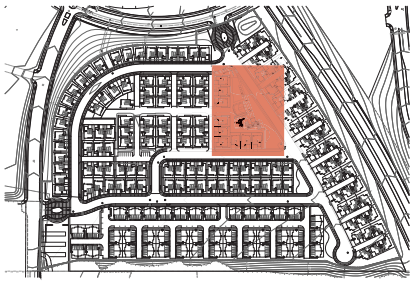
Down Light in Overhead Structure - See Sheet L-22

Park Lighting - See Sheet L-22

NOTES

See Sheet L-16 for Neighborhood Park Section and Elevation

KEYMAP



COMSTOCK HOMES

HITCH RANCH PLANNING AREA 3 - NEIGHBORHOOD PARK SITE PLAN

MOORPARK, CA

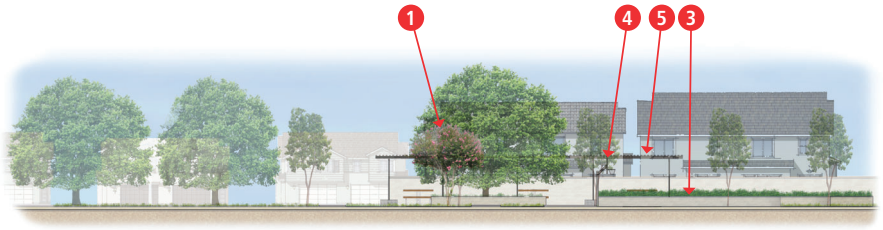
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08.26.25 L-15

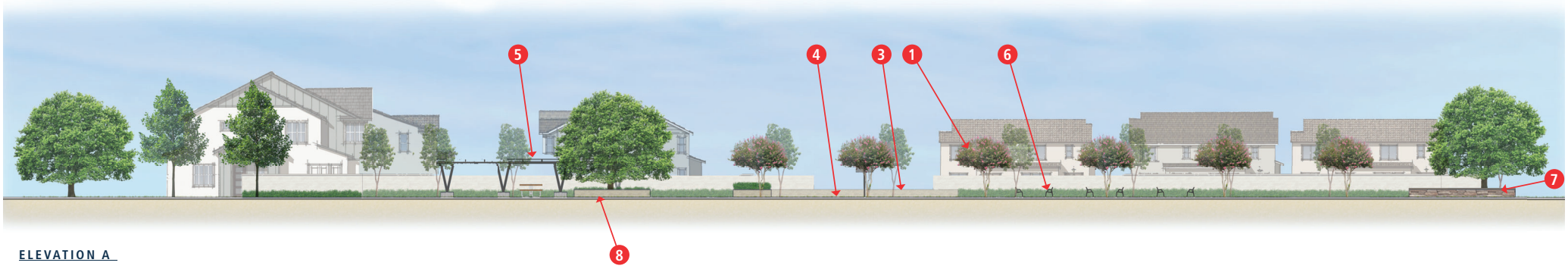
C2 Collaborative

LEGEND

1. Accent Tree
2. Play Equipment with Safety Surfacing
3. PIP Concrete Seat Wall
4. Half Court Basketball
5. Shade Structure with Picnic Seating
6. Bench Seating
7. 2'-6" Stone Wall
8. 2'-0" Raised Stone Planter Wall



SECTION A-A



ELEVATION A



CONCEPTUAL PLANT PALETTE

FARMHOUSE SHRUBS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	
Agave attenuata	Foxtail Agave	Low	5 Gal	36" O.C.
Dianella revoluta 'Little Rev'	Little Rev	Low	1 Gal.	30" O.C.
Hemerocallis spp.	Daylily	Med	1 Gal.	24" O.C.
Myoporum parvifolium	Creeping Boobialla	Low	1 Gal.	24" O.C.

TRADITIONAL / COTTAGE SHRUBS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Carissa m. 'Green Carpet'	Natal Plum	Low	1 Gal	24" O.C.
Lavandula stoechas 'Otto Quast'	Spanish lavender	Low	1 Gal	24" O.C.
Lomandra l. 'Platinum Beauty'	Variegated Dwarf Mat Rush	Low	1 Gal	36" O.C.
Rhaphiolepis indica 'Clara'	Indian Hawthorn	Low	5 Gal.	36" O.C.
Rosa spp. 'Flower Carpet'	Rosa Flower Carpet	Low	5 Gal	36" O.C.

SPANISH SHRUBS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Lomandra l. 'Breeze'	Dwart Mat Rush	Low	1 Gal	36" O.C.
Pittosporum tobira 'Wheeler's Dwarf'	Dwarf Pittosporum	Low	5 Gal	30" O.C.
Strelitzia reginae	Bird of Paradise	Med	5 Gal	36" O.C.
Trachelospermum jasminoides	Star Jasmine	Med.	5 Gal.	24" O.C.

CLUSTER A MOTORCOURT SHRUBS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Carex tumulicola	Foothill Sedge	Low	1 Gal.	24" O.C.
Dianella revoluta 'Little Rev'	Little Rev	Low	1 Gal.	30" O.C.
Dietes bicolor	Fortnight Lily	Low	1 Gal.	30" O.C.
Rhaphiolepis indica 'Clara'	Indian Hawthorn	Low	5 Gal.	36" O.C.
Trachelospermum jasminoides	Star Jasmine	Med.	5 Gal.	24" O.C.

CLUSTER B MOTORCOURT SHRUBS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Lavandula stoechas 'Otto Quast'	Spanish lavender	Low	1 Gal	24" O.C.
Lomandra l. 'Breeze'	Arctic Breeze	Low	1 Gal	36" O.C.
Myoporum p. 'Putah Creek'	Creeping Myoporum	Low	1 Gal	30" O.C.
Pittosporum tobira 'Wheeler's Dwarf'	Dwarf Pittosporum	Low	5 Gal	30" O.C.
Lantana spp.	Hybrid Lantana	Low	1 Gal.	24" O.C.
Rhaphiolepis indica 'Clara'	Indian Hawthorn	Low	5 Gal.	36" O.C.

NOTES

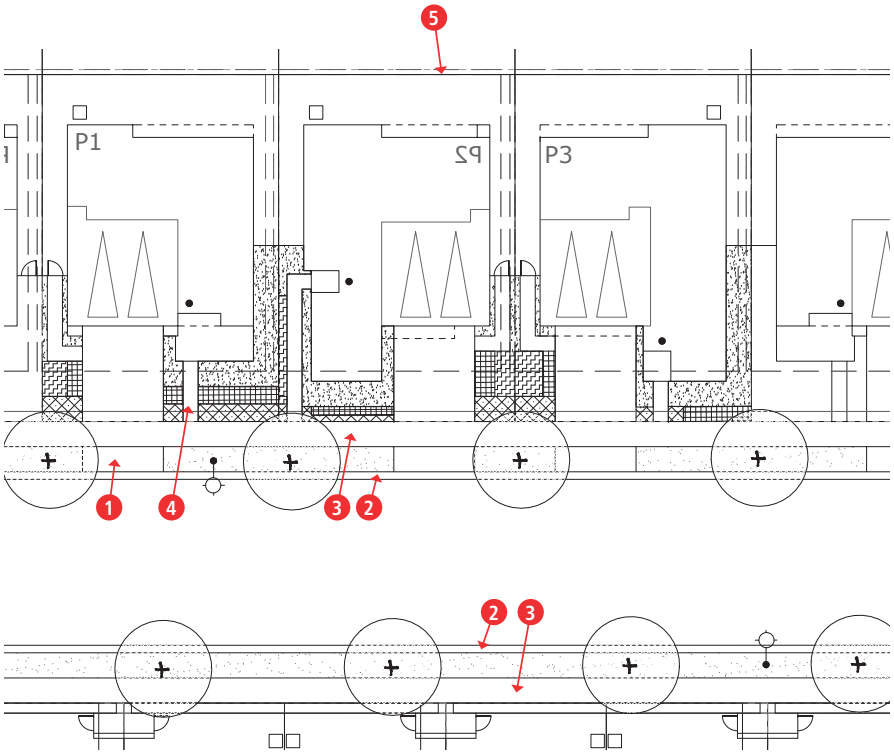
Landscaping will comply with the applicable City of Moorpark Landscape Standards.

Landscaping and Irrigation will comply with the City of Moorpark Water Efficient Landscape Ordinance (City Council Ordinance No. 383) and Landscape Water Conservation Standards.

Landscape will comply with Ventura County Fire Hazard Reduction Program

LEGEND

1. Single Family Product Type
2. Duplex Product Type
3. Cluster Product Type



LEGEND

1. Private Driveway
2. Curb and Gutter - by Civil Engineer
3. Sidewalk - by Civil Engineer
4. Unit Entry Walkway
5. Lot Line

CONCEPTUAL PLANT PALETTE

ACCENT GRASS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
FARMHOUSE				
Agave attenuata	Foxtail Agave	Low	5 Gal	36" O.C.
Dianella revoluta 'Little Rev'	Little Rev	Low	1 Gal.	30" O.C.
TRADITIONAL COTTAGE				
Lomandra l. 'Platinum Beauty'	Variegated Dwarf Mat Rush	Low	1 Gal	36" O.C.
Rosa spp. Flower Carpet	Rosa Flower Carpet	Low	1 Gal	24" O.C.
SPANISH				
Lomandra l. 'Breeze'	Dwarf Mat Rush	Low	1 Gal	36" O.C.
Strelitzia reginae	Bird of Paradise	Med	5 Gal	36" O.C.

FOREGROUND SHRUB

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
FARMHOUSE				
Hemerocallis spp.	Daylily	Med	1 Gal.	24" O.C.
TRADITIONAL / COTTAGE				
Lavandula stoechas 'Otto Quast'	Spanish lavender	Low	1 Gal	24" O.C.
SPANISH				
Pittosporum tobira 'Golf Ball'	Lawhiwhi 'Golf Ball'	Low	5 Gal	30" O.C.

GROUNDCOVER

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
FARMHOUSE				
Myoporum parvifolium	Creeping Boobialla	Low	1 Gal.	24" O.C.
TRADITIONAL / COTTAGE				
Carissa m. 'Green Carpet'	Natal Plum	Low	1 Gal.	36" O.C.
SPANISH				
Trachelospermum jasminoides	Star Jasmine	Med.	5 Gal.	24" O.C.

DECORATIVE GRAVEL - 0'-5' FROM BUILDING

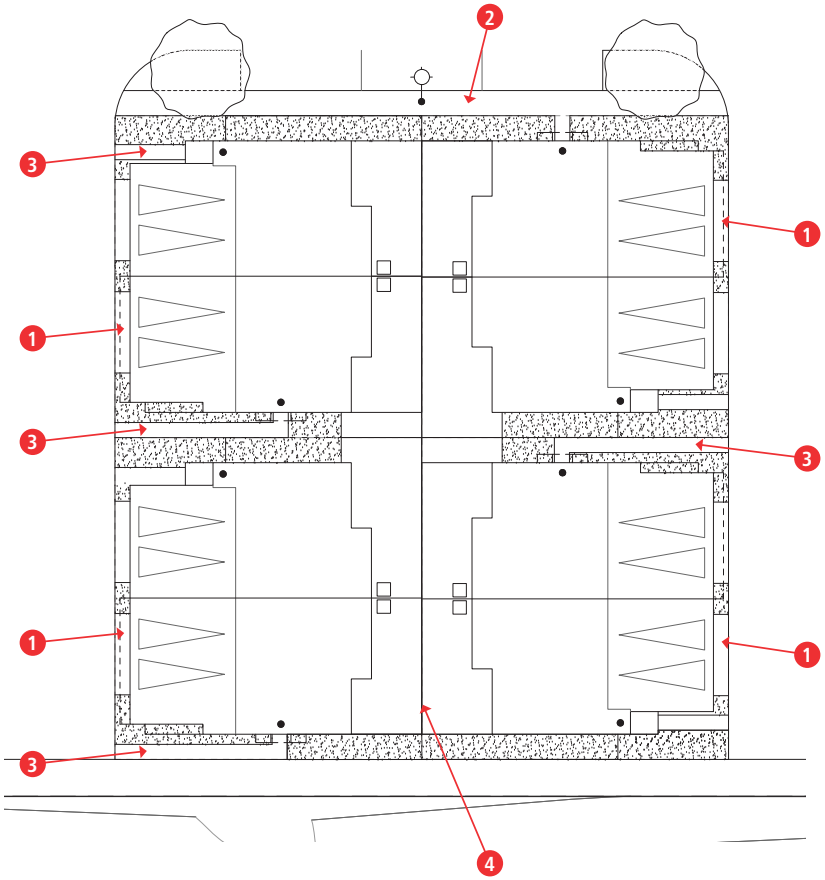
Color: TBD. Will be Specified in Construction Document Phase

NOTES

Refer to Neighborhood Planting Plan for overall street tree plan.

Final Tree Location to be determined at Construction Document Phase once All utilities have been designed.

Refer to city of Moorpark Landscape Standards for spacing requirements.



CONCEPTUAL PLANT PALETTE

DECORATIVE GRAVEL - 0'-5' FROM BUILDING

Color: TBD. Will be Specified in Construction Document Phase

NOTES

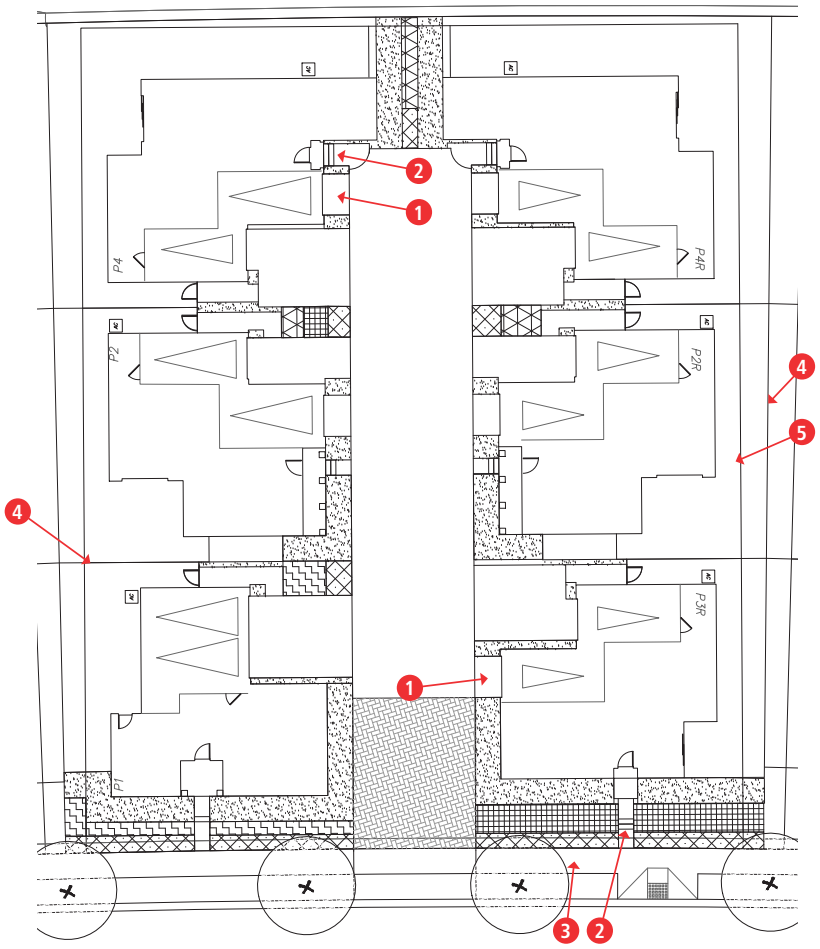
Refer to Neighborhood Planting Plan for overall street tree plan.

Final Tree Location to be determined at Construction Document Phase once All utilities have been designed.

Refer to city of Moorpark Landscape Standards for spacing requirements.

LEGEND

1. Private Driveway
2. Sidewalk - by Civil Engineer
3. Unit Entry Walkway
4. Lot Line



CONCEPTUAL PLANT PALETTE

ACCENT GRASS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
FARMHOUSE				
Dianella revoluta 'Little Rev'	Little Rev	Low/Med.	1 Gal.	30" O.C.
TRADITIONAL / COTTAGE				
Lomandra l. 'Platinum Beauty'	Variegated Dwarf Mat Rush	Low	1 Gal	36" O.C.
SPANISH				
Lomandra l. 'Breeze'	Dwarf Mat Rush	Low	1 Gal	36" O.C.
CLUSTER A MOTORCOURT PLANTING				
Dianella revoluta 'Little Rev'	Little Rev	Low/Med.	1 Gal.	30" O.C.
CLUSTER B MOTORCOURT PLANTING				
Lomandra l. 'Platinum Beauty'	Variegated Dwarf Mat Rush	Low	1 Gal	36" O.C.

ACCENT SHRUB

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
FARMHOUSE				
Lomandra l. 'Platinum Beauty'	Variegated Dwarf Mat Rush	Low	1 Gal	36" O.C.
TRADITIONAL COTTAGE				
Rosa spp. Flower Carpet	Rosa Flower Carpet	Low	1 Gal	24" O.C.
SPANISH				
Strelitzia reginae	Bird of Paradise	Med	5 Gal	36" O.C.

FOREGROUND SHRUB

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
FARMHOUSE				
Hemerocallis spp.	Daylily	Med	1 Gal.	24" O.C.
TRADITIONAL / COTTAGE				
Lavandula stoechas 'Otto Quast'	Spanish lavender	Low	1 Gal	24" O.C.
SPANISH				
Pittosporum tobira 'Wheeler's Dwarf'	Dwarf Pittosporum	Low	5 Gal	30" O.C.
CLUSTER A MOTORCOURT PLANTING				
Rhaphiolepis indica 'Clara'	Indian Hawthorn	Low	5 Gal.	36" O.C.
CLUSTER B MOTORCOURT PLANTING				
Pittosporum tobira 'Wheeler's Dwarf'	Dwarf Pittosporum	Low	5 Gal	30" O.C.

GROUNDCOVER

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
FARMHOUSE				
Myoporum parvifolium	Creeping Boobialla	Low	1 Gal.	24" O.C.
TRADITIONAL / COTTAGE				
Carissa m. 'Green Carpet'	Natal Plum	Low	1 Gal.	36" O.C.
SPANISH				
Trachelospermum jasminoides	Star Jasmine	Med.	5 Gal.	24" O.C.
CLUSTER A MOTORCOURT PLANTING				
Carex tumulicola	Foothill Sedge	Low	1 Gal.	24" O.C.
Trachelospermum jasminoides	Star Jasmine	Med.	5 Gal.	24" O.C.
CLUSTER B MOTORCOURT PLANTING				
Lavandula stoechas 'Otto Quast'	Spanish lavender	Low	1 Gal	24" O.C.
Myoporum p. 'Putah Creek'	Creeping Myoporum	Low	1 Gal	30" O.C.

DECORATIVE GRAVEL - 0'-5' FROM BUILDING

Color: TBD. Will be Specified in Construction Document Phase

NOTES

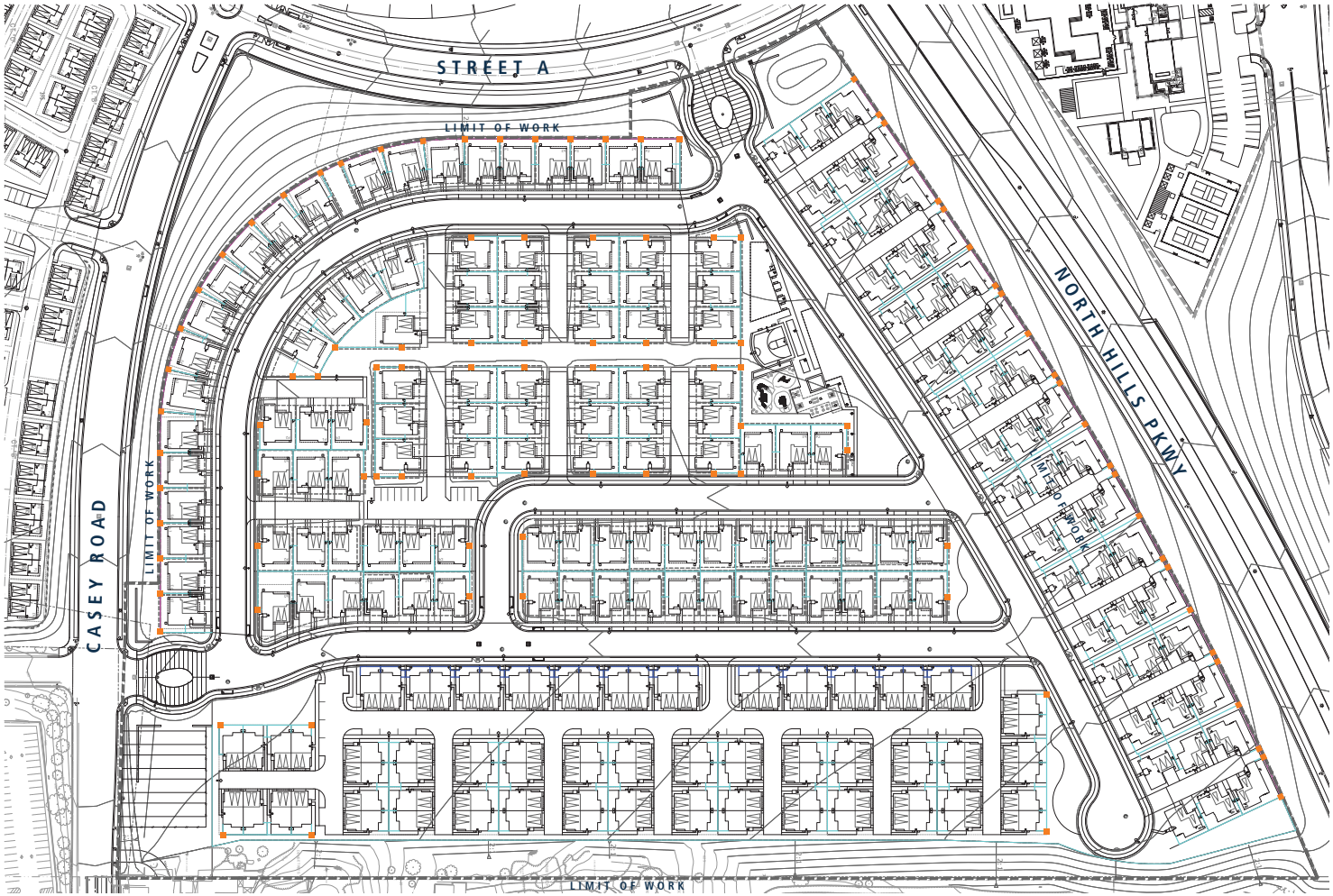
Refer to Neighborhood Planting Plan for overall street tree plan.

Final Tree Location to be determined at Construction Document Phase once All utilities have been designed.

Refer to city of Moorpark Landscape Standards for spacing requirements.

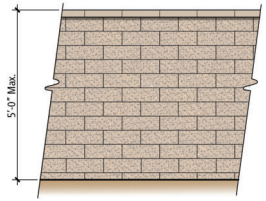
LEGEND

1. Private Driveway
2. Unit Entry Walkway
3. Sidewalk - by Civil Engineer
4. Lot Line
5. Rear Yard Landscape - by Homeowner

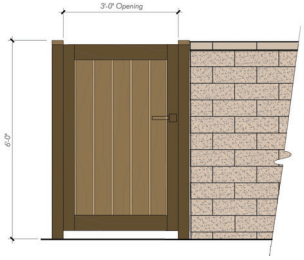


LEGEND

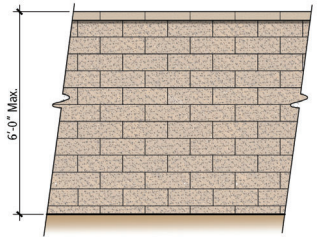
- Low Slump Wall with Tubular Steel Fence (5'-6" Tall)
  Wall Color: Tan Fence Color: Dark Brown
- Slump Block Wall (6'-0" Tall)
  Color: Tan
- Slump Block Wall (5'-0" Tall)
  Color: Tan
- Slump Block Pilaster with Precast Cap
  Color: Tan
- Side Yard Gate - Aluminum with Cement Fiber-Board
  Color: Tan / Dark Brown



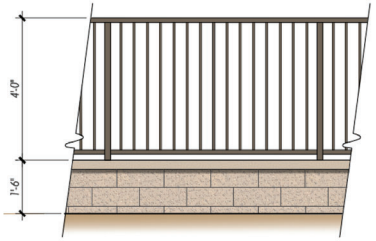
SLUMP BLOCK WALL
HEIGHT: 5'-0"



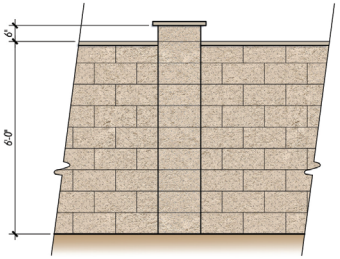
SIDE YARD GATE



SLUMP BLOCK WALL
HEIGHT: 6'-0"



LOW SLUMP WALL WITH TUBULAR STEEL FENCE
HEIGHT: 5'-6"



SLUMP BLOCK PILASTER WITH PRECAST CAP
HEIGHT: 6'-6"

COMSTOCK HOMES

HITCH RANCH PLANNING AREA 3 - WALL AND FENCE PLAN WITH DETAILS

MOORPARK, CA

Scale: 1" = 60'-0"

08.26.25 L-21

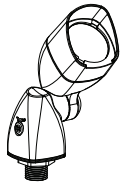
C2 Collaborative

PHILIPS
HADCO

Landscape

BL9
FlexScape LED

Accent Aluminum



Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Breaking new ground with optimal versatility, the FlexScape BL9 has zoomable optics (15° to 35°) & 60° by switching optic element. This adjustable luminaire also has the ability to switch light output in 4 steps.

Ordering guide

Example: L3AE1

Series	Lamping	CCT	Finish	Mount
BL9	D	–		S7
BL9 Low Voltage 9W Bullet Lighting	**D** LED	**W** Warm (3000K) **C** Cool (4000K)	**A** Black **H** Bronze	**S7** Stake

Features

1. Housing/Construction: A360° die-cast aluminum, tool-less twist off /on shroud. Teeth to lock aim the knuckle arm for accurate aiming secured by black oxide Phillips-head stainless steel screw and metal locking nut to provide durable mounting of the accent. A 360° die-cast aluminum housing for driver with thermal management creates continuity with housing by repeating similar shape. All gaskets are 100% molded silicone.
2. Electrical: 10W (on high setting) Input voltage range (VAC): 10 - 14. Pre-wired with a 3-ft. pigtail for easy hookup to the low voltage supply cable. Driver housed in injected molded case with electronics encapsulated. 12V class 2 driver with integral switch for 4 preset light levels.
3. LED Board and Array: Single Luxeon M LED.
4. Controls: 12 Volt Class 2 driver with integral switch provides simple customer access to the adjustment between 4 present light levels.
5. Optical Systems: Flat glass, low iron tempered clear glass, c-channel gasket slips onto lens without tools or RTV. Zoomable optic / Injection molded acrylic (PMMA) clear, highly polished molded with select surfaces textured. Zoomable lens provides Narrow 15° to Medium 35° beam pattern depending on the position, Inter-changeable lens provides Wide 60 flood output.
6. Mounting: 1/2"-14 NPSM male threads to screw onto mounting stake, or other mounting accessory, sold separately.

Finish

Thermoset polyester powder coat is electrostatically applied after a five-stage conversion cleaning process and bonded by heat fusion thermosetting.

Lamps

Integral LED module

Power Supply

Fixtures can be used with the HADCO Low Voltage Transformers series TC152, TS5, TC. Power supplies are available in 150W / 300W / 600W and 900W. Ask your Philips representative for a full list of options.

Watts Consumed /Needed to Drive	2.0 W	4.5 W	8.6 W	10.7 W
mA	230	600	1100	1500
3K 15°	113	241	429	567
3K 35°	132	284	505	669
3K 60°	111	241	428	561
4K 15°	131	269	477	602
4K 35°	155	316	562	710
4K 60°	131	268	477	598

IP66 Rating

Dust tight and sealed against direct jets of water.

Labels

ETL Listed to U.S. safety standards for wet locations. cETL listed to Canadian safety standards for wet locations. Manufactured to ISO 9001:2008 Standards. 5-year limited warranty.

DOWN LIGHTING




Asymmetric


Flat beam



Bollards
Surface washers

Surface washer bollards for the uniform illumination of ground surfaces. The luminaire housing is adjustable, allowing the light distribution to be adapted to the requirements of the installation site. Asymmetric light distribution is used for the spatial illumination of entrance areas and driveways. Asymmetrical flat beam light distribution allows the luminaires to be spaced far apart and is particularly suitable for illuminating footpaths.

Die-cast and extruded aluminum · Clear safety glass
Reflector made of pure anodized aluminum

LED color temperatures: 2700 K, 3000 K, 3500 K, 4000 K

BEGA luminaires offer a minimum service life of 60,000 hours, with suitable LED replacement modules guaranteed for up to 20 years after date of purchase. Further LED technical data including luminous flux, CRI, dimming and electrical characteristics are provided on the individual luminaire specification sheets, available at www.bega-us.com

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.

NRTL listed to North American standards · Suitable for wet locations
Protection class IP 65

BOLLARD LIGHTING



AREA & ROADWAY LIGHTING

DEZINER SERIES 8

Mid Sized Neoclassical, Domed Bell Luminaire

PROJECT NAME:
PROJECT TYPE:

Features
The NEW Dezíner Series is a flexible, configurable pedestrian scale decorative pendant luminaire with an 8.4" diameter upper housing of 0.125" thick formed aluminum with a large assortment of spun aluminum shades and ornamental options. Each lower housing is formed from a 0.080" thick spun aluminum reflector with an integrated LED module seal, thermal management for long LED life and a thermally isolated solid state power supply chamber. Tulevet ™ ball coupling.

PLED™ Optics
Emitters (LED's) are arrayed on a metal core PCB panel with each LED individually optically controlled by a precision molded refractor, an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the refractor redirects the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded W12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by the optical plate. Type 3 is a symmetrical pattern. LED emitters are field rotatable in 90° increments.

LED Emitters
High Power White LED's are driven between 350mA and 875mA for a maximum output of 2.5 Watts nominal. LED's are available in standard Warm White (2700K & 3000K), Neutral White (4000K), or Cool White (5000K) color temperatures with a minimum CRI of 70. Consult factory for other configurations. Lumen Maintenance of L70 at 100,000 hours (TM-21 calculated at 4x Test Time) for all LED options.

True Amber LED's TRA-True Amber LED's emit light in the amber spectral bandwidth centered on 585-594nm. True Amber has negligible blue light and is suitable for wildlife.

LED Driver
Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F/-40°C. Driver(s) to be UL and cUL recognized and mounted directly against the thermal plate for maximum heat sinking. Driver is accessible from above and to facilitate easy removal, Inline terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V (60Hz), 50/60Hz or 347V & 480V, 50-60Hz. 0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

Finish
Super TGIC polyester powder coating is applied onto a metal substrate this has been pretreated with a four-stage process for maximum adhesion and color retention. The top coat is baked at 400° F for maximum hardness and exterior durability.

The mid sized models within the Dezíner Series, offer 5 customizable styles available with optional Ambience® Low Luminance lens and uniit Banos.

U.S. Pole Company Inc. | 660 West Avenue O, Palmdale, CA 93551 | Phone (661) 233-3000 | www.uspfg.com

U.S. Listed for Use Location

2023129

USA | SUN VALLEY | U.S. ARCHITECTURAL

PENDANT MOUNTED ARM

XPL

PROJECT NAME:
PROJECT TYPE:

FEATURES

Arm
Durable corrosion resistant, cast aluminum construction.

Finish
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash of 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.

SCALE: ½"=1'

U.S. Pole Co Inc. | 660 West Avenue O, Palmdale, CA 93551 | Phone (661) 233-3000 | www.uspfg.com

USA | 2020309 | U.S. ARCHITECTURAL

SHAFTS / POLES

TAPERED

PROJECT NAME:
PROJECT TYPE:

Shaft
Spun tapered from seamless 6063 Alloy Aluminum. Shafts are intended to be paired with a decorative Sun Valley base.

Shaft Wall thickness .125 or .188 engineered to project requirements.

2020349

U.S. Pole Company Inc | 660 West Avenue O, Palmdale, CA 93551 | Phone (661) 233-3000 | www.uspfg.com

USA | SUN VALLEY

STREET / PARK LIGHTING



ADIRONDACK CHAIR (COMPOSITE)

Charcoal Grey



BENCH

Grey Frame with IPE Slats



PICNIC TABLE

Grey Frame with IPE Slats



WASTE RECEPTACLE DUAL STREAM

Grey Frame with IPE Slats



CLUSTER MAILBOX

Black



BIKE RACK

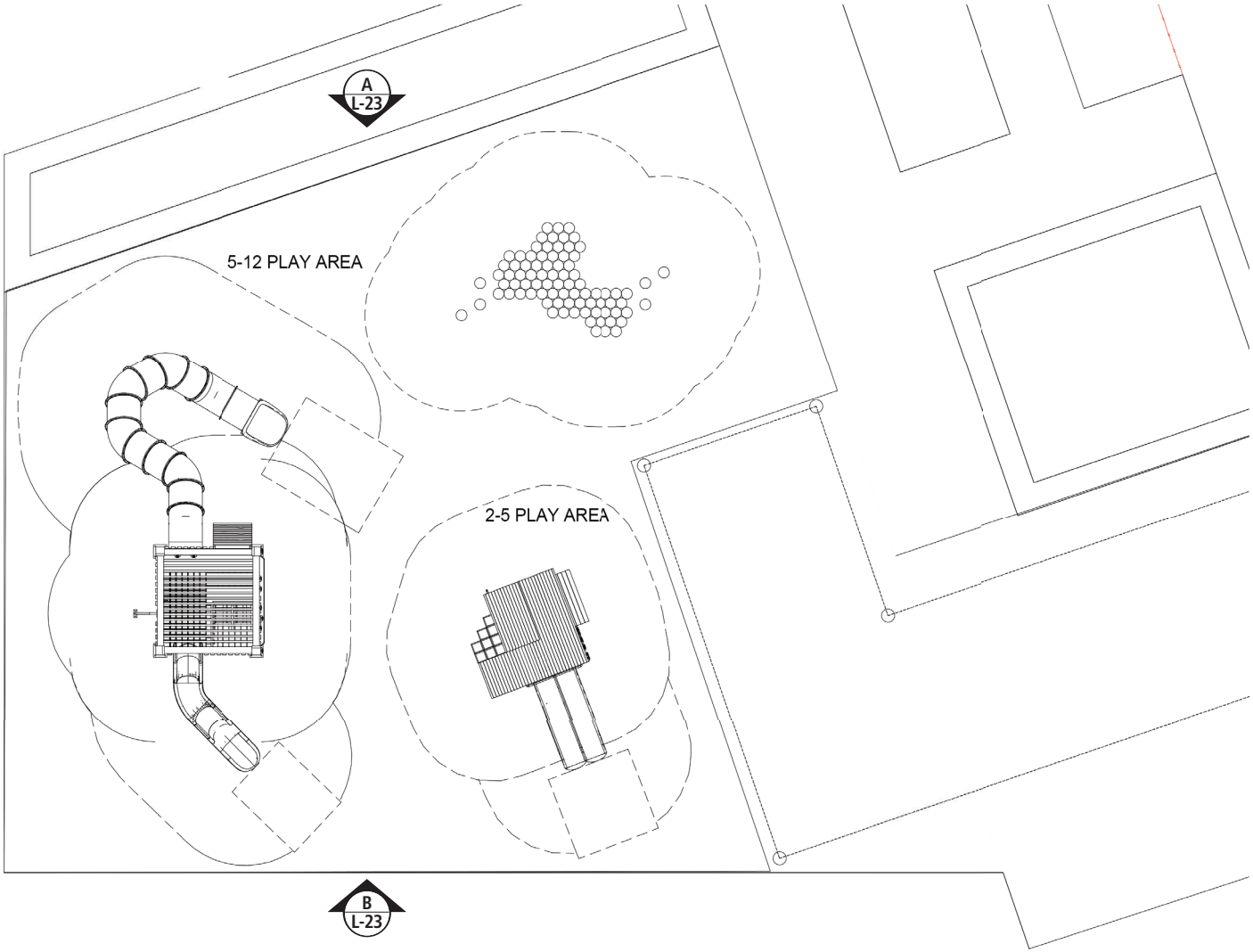
Grey



PET WASTE STATION

Green

Note: Conceptual imagery shown for design intent. Actual manufacturer and model to be specified in Construction Documents


A
L-23
5-12 PLAY AREA
2-5 PLAY AREA
B
L-23



ELEVATION A
SCALE: NTS



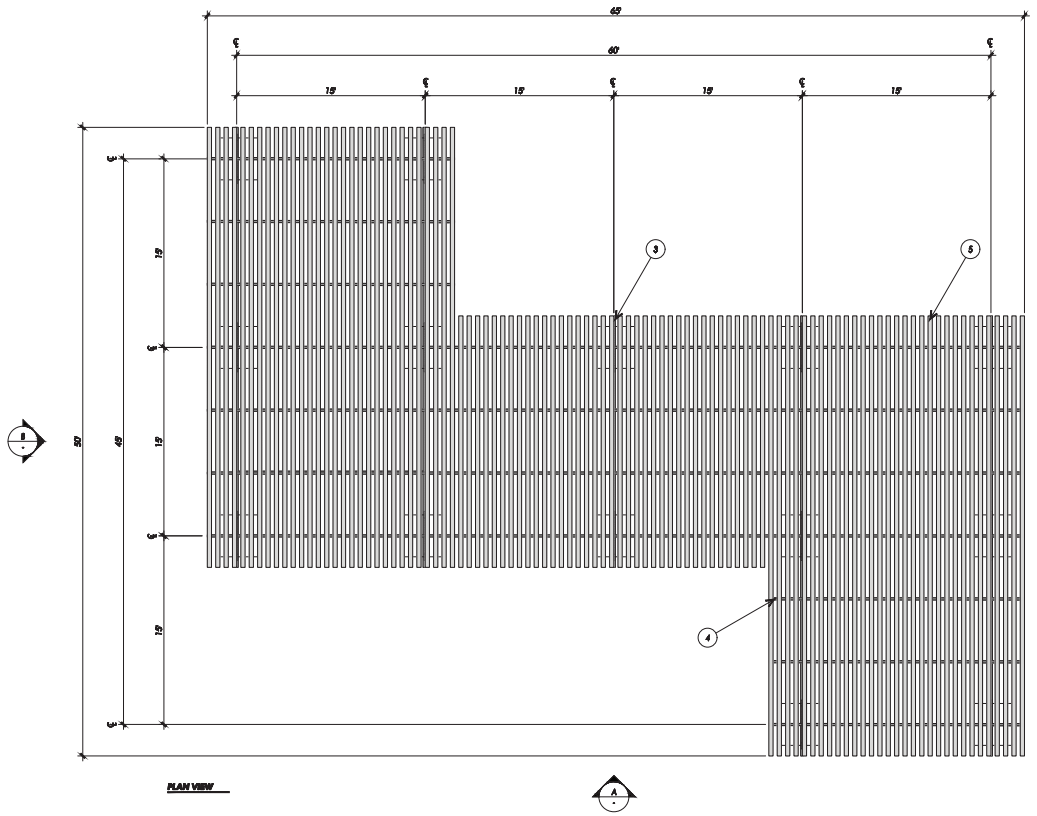
ELEVATION B
SCALE: NTS

LEGEND

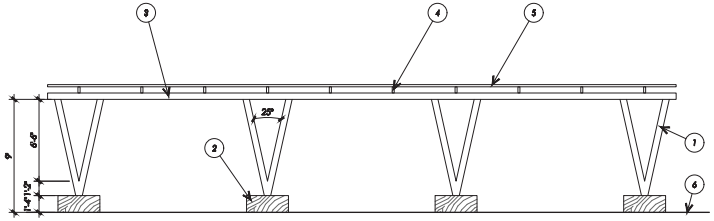
1. 2" x 6" tubular steel posts.
2. PIP concrete raised post footing with enhanced finish.
3. 3" x 6" tubular steel beam.
4. 2" x 6" tubular steel beam.
5. 2" x 4" tubular steel lattice laid flat.
6. Finish surface.

NOTES

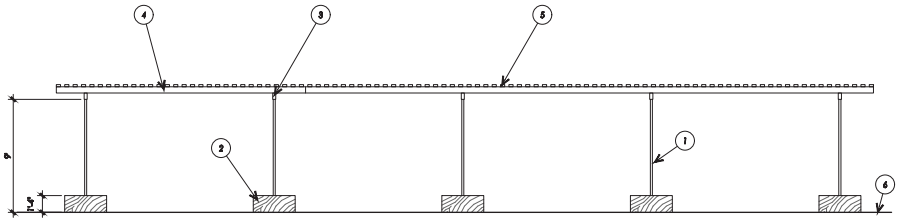
A. Contractor to provide electrical for down light. Conduit / wiring to run with-in post and frame.



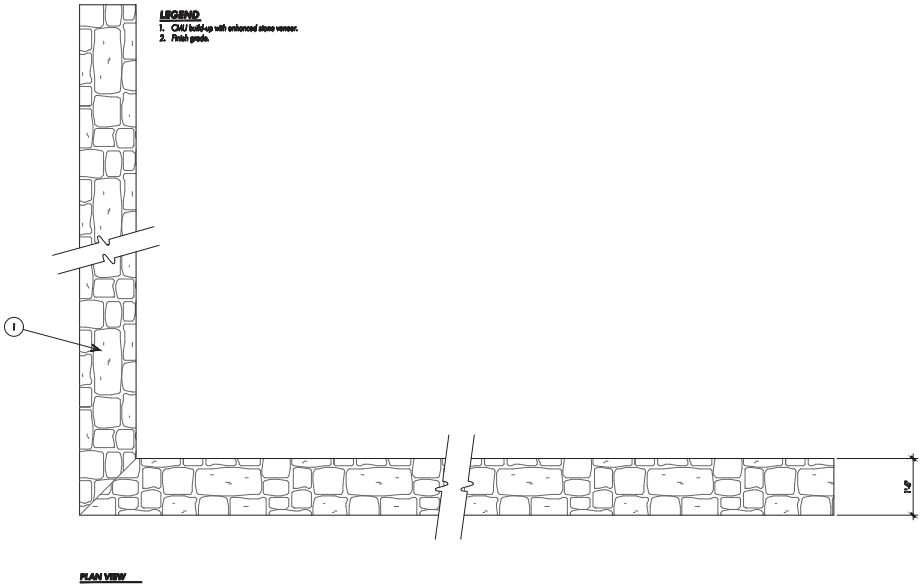
PLAN VIEW

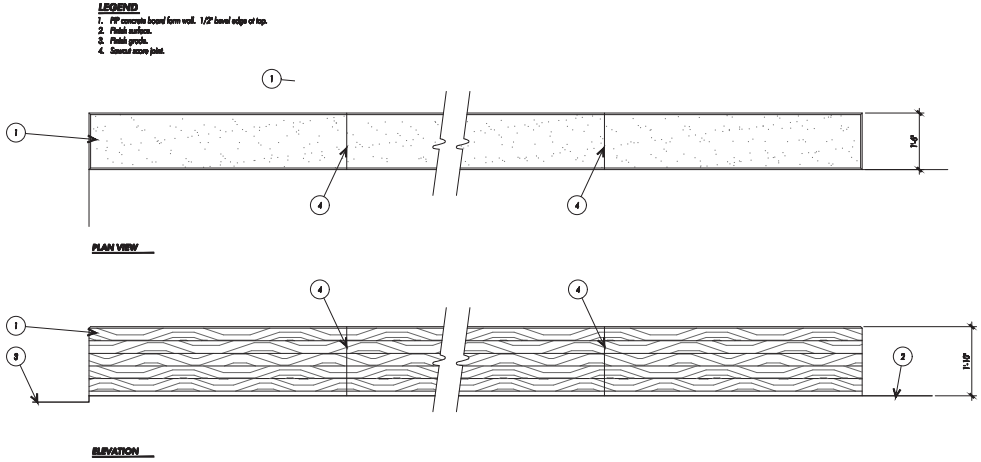


ELEVATION B

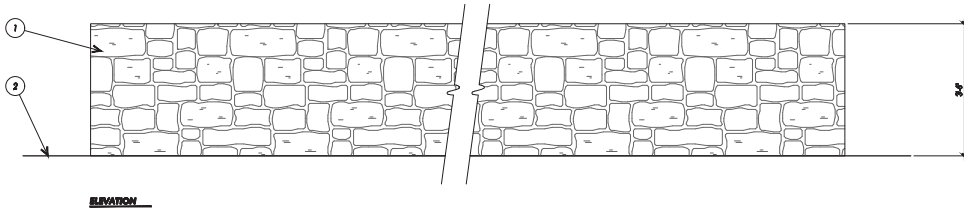


ELEVATION A

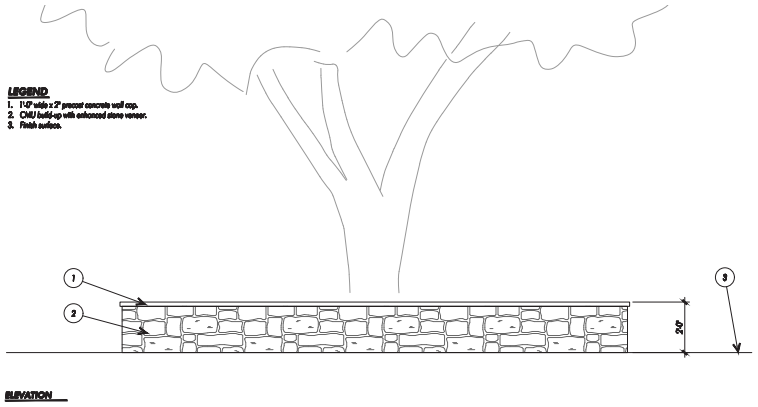




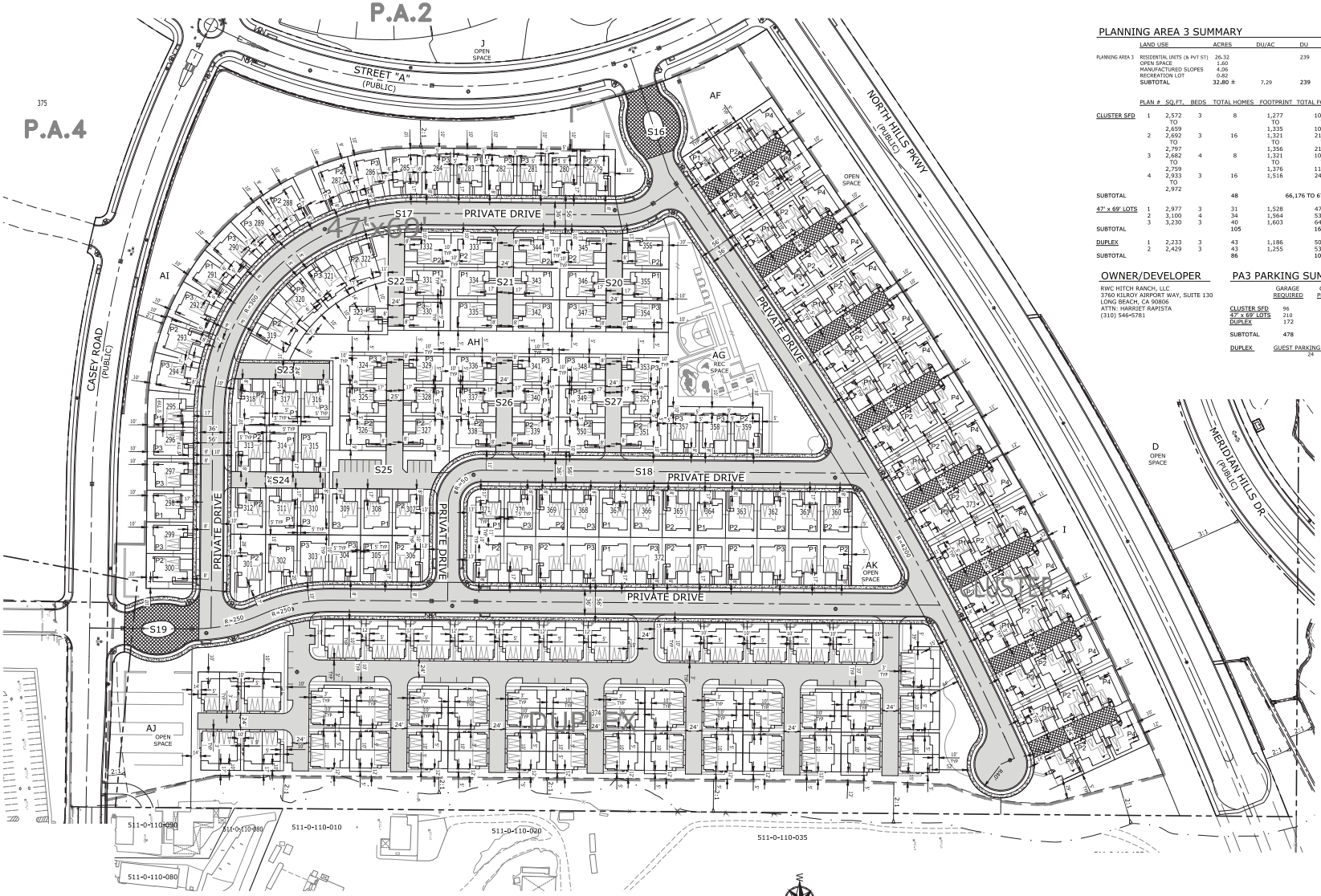
PIP SEAT WALL DETAIL



STONE WALL DETAIL



PLANTER WALL DETAIL



PLANNING AREA 3 SUMMARY

	LAND USE	ACRES	DU/AC	DU	%
PLANNING AREA 3	RESIDENTIAL UNITS (& PVT ST)	26.32		239	80
	OPEN SPACE	1.60			5
	MANUFACTURED SLOPES	4.06			12
	RECREATION LOT	0.82			3
	SUBTOTAL	32.80 ±	7.29	239	100

	PLAN #	SQ.FT.	BEDS	TOTAL HOMES	FOOTPRINT	TOTAL FOOTPRINT
CLUSTER SFD	1	2,572 TO 2,659	3	8	1,277 TO 1,335	10,216 TO 10,680
	2	2,692 TO 2,797	3	16	1,321 TO 1,356	21,136 TO 21,696
	3	2,682 TO 2,759	4	8	1,321 TO 1,376	10,568 TO 11,008
	4	2,933 TO 2,972	3	16	1,516	24,256
SUBTOTAL				48		66,176 TO 67,640
47' x 69' LOTS	1	2,977	3	31	1,528	47,368
	2	3,100	4	34	1,564	53,176
	3	3,230	3	40	1,603	64,120
SUBTOTAL				105		164,664
DUPLEX	1	2,233	3	43	1,186	50,998
	2	2,429	3	43	1,255	53,965
SUBTOTAL				86		104,963

OWNER/DEVELOPER

RWC HITCH RANCH, LLC
3760 KILROY AIRPORT WAY, SUITE 130
LONG BEACH, CA 90806
ATTN: HARRIET RAPISTA
(310) 546-5781

PA3 PARKING SUMMARY

	GARAGE REQUIRED	GARAGE PROVIDED
CLUSTER SFD	96	96
47' x 69' LOTS	210	210
DUPLEX	172	172
SUBTOTAL	478	478

DUPLEX	GUEST PARKING PROVIDED
	24

LEGEND

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- ENHANCED PAVEMENT PER LANDSCAPE ARCHITECT'S PLAN
- ROAD CENTERLINE
- PROPERTY LINE

SCALE: 1"=60'
0 60 120 180

REVISIONS

MARK	DATE	DESCRIPTION	BY

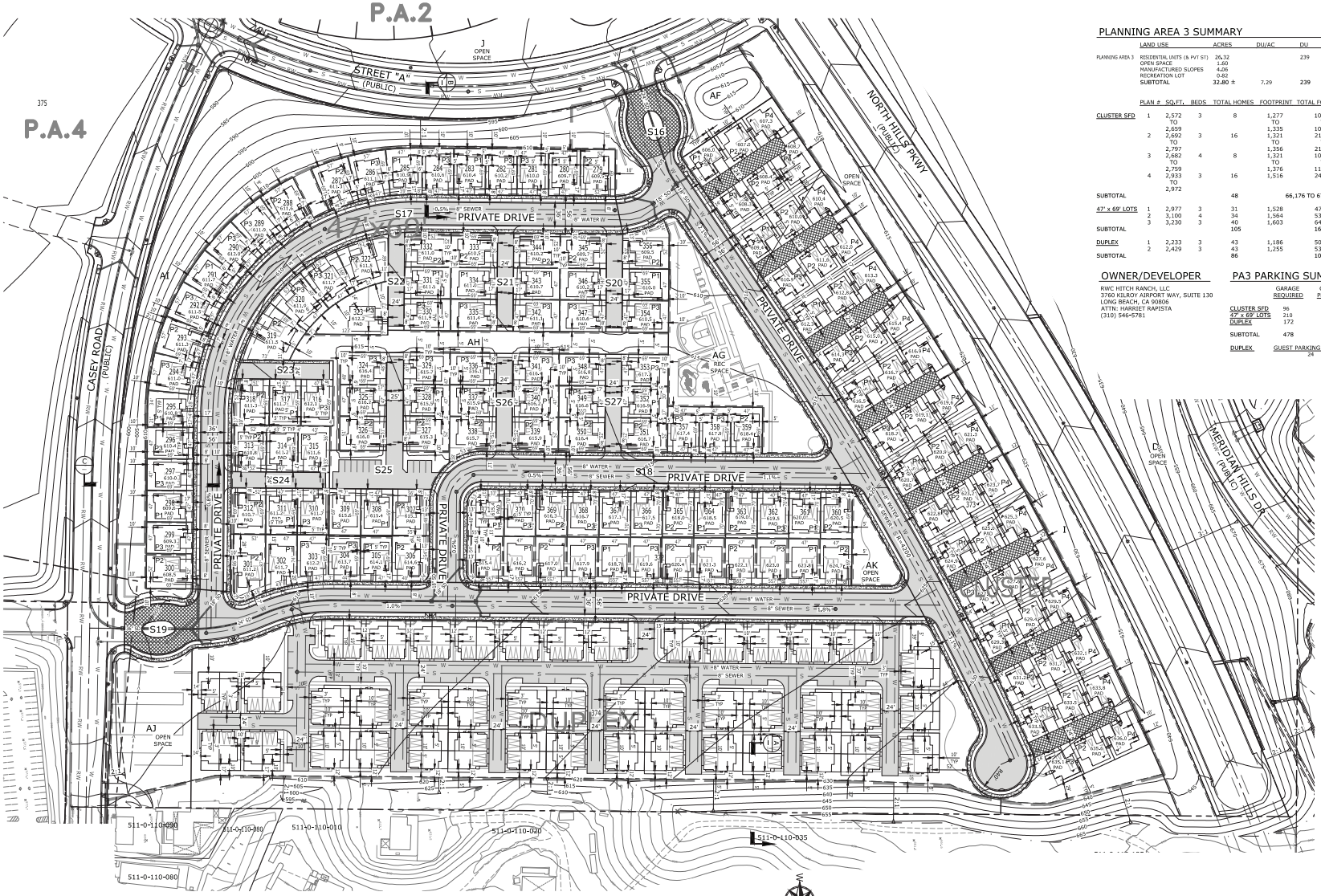
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_____ DATE _____

ECG
Engineering Consultant Group
333 N. LANTANA ST., SUITE 20, CAMARILLO, CA 93010
PHONE: 805.232.4443 WEBSITE: WWW.ECGCNTY.COM
GREG MUSSER DATE: 08/07/2025
PROJECT ENGINEER
R.C.E. 77627

RPD - PRELIM. CIVIL SITE PLAN
HITCH RANCH
PLANNING AREA 3
CITY OF MOORPARK, CA

SCALE: HORIZ. AS NOTED VERT. AS NOTED
WORK ORDER 0047.04
DRAWN BY: RMS
CHECKED BY: GJM
SHEET NO. 1 OF 5

DRAWING: n:\projects\0047.04 hitch ranch - rpd\engineering\civil\tentative map\site plans\0047.04_sp_pa3.dwg



PLANNING AREA 3 SUMMARY

	LAND USE	ACRES	DU/AC	DU	%
PLANNING AREA 3	RESIDENTIAL UNITS (& PVT ST)	26.32		239	80
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	4	2,933 TO 2,972	3	16	1,516	24,256
SUBTOTAL				48		66,176 TO 67,640
47' x 69' LOTS	1	2,977	3	31	1,528	47,368
	2	3,100	4	34	1,564	53,176
	3	3,230	3	40	1,603	64,120
SUBTOTAL				105		164,664
DUPLEX	1	2,233	3	43	1,186	50,998
	2	2,429	3	43	1,255	53,965
SUBTOTAL				86		104,963

OWNER/DEVELOPER

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DUPLEX	172	172
SUBTOTAL	478	478

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	24

REVISIONS

MARK	DATE	DESCRIPTION	BY

REVIEWED BY: _____ DATE _____

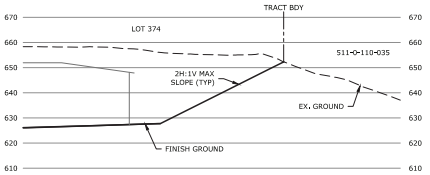
ECG Engineering Consultant Group
333 N. LANTANA ST., SUITE 20, CAMARILLO, CA 93010
PHONE: 805.212.4442 WEBSITE: WWW.ECGCIVIL.COM

GREG MUSSER
PROJECT ENGINEER
R.C.E. 77627
DATE: 08/07/2025

RPD - PRELIM. CIVIL PLAN
HITCH RANCH
PLANNING AREA 3
CITY OF MOORPARK, CA

SCALE: HORIZ. AS NOTED VERT. AS NOTED
WORK ORDER 0047.04
DRAWN BY: RMS
CHECKED BY: GJM
SHEET NO. 2 OF 5

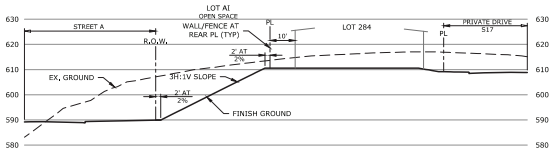
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CROSS SECTION

SCALE: 1"=20' HORIZ.
1"=20' VERT

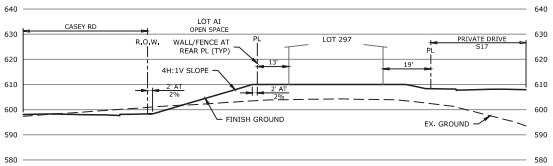
A
1



CROSS SECTION

SCALE: 1"=20' HORIZ.
1"=20' VERT

B
1



CROSS SECTION

SCALE: 1"=20' HORIZ.
1"=20' VERT

C
1

REVISIONS

MARK	DATE	DESCRIPTION	BY

REVIEWED BY: _____ DATE

_____ DATE

ECG
Engineering Consultants Group
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PHONE: 805.332.4442 WEBSITE: WWW.ECGCIVIL.COM

GREG MUSSER
PROJECT ENGINEER
R.C.E. 77627

DATE: 08/07/2025

RPD - PRELIM. CIVIL PLAN
HITCH RANCH
PLANNING AREA 3
CITY OF MOORPARK, CA

SCALE: HORIZ. AS NOTED VERT. AS NOTED

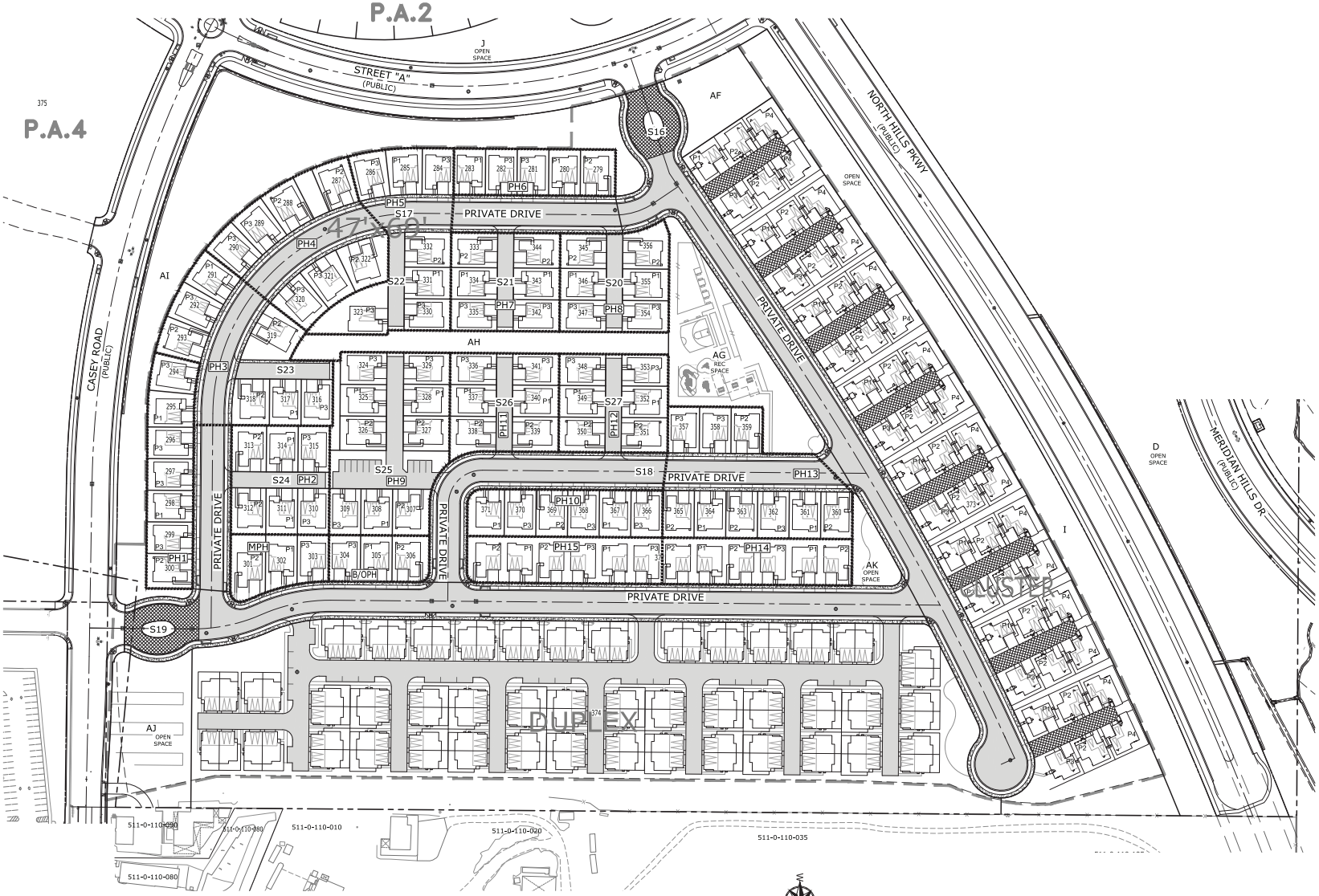
WORK ORDER 0047.04

DRAWN BY: RMS

CHECKED BY: GJM

SHEET NO. 3 OF 5

DRAWING: n:\projects\0047\04 hitch ranch - pp\engineering\civil\exhibits\ mxd\0047.04_PP3_sht3.dwg



REVISIONS			
MARK	DATE	DESCRIPTION	BY

REVIEWED BY: _____ DATE _____

_____ DATE _____

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PHONE: 805.212.4443 WEBSITE: WWW.ECGCIVIL.COM

GREG MUSSER
PROJECT ENGINEER
R.C.E. 77627
DATE: 08/07/2025

RPD - PRELIM. CIVIL PHASING PLAN
HITCH RANCH
PLANNING AREA 3
CITY OF MOORPARK, CA

SCALE: HORIZ. AS NOTED VERT. AS NOTED

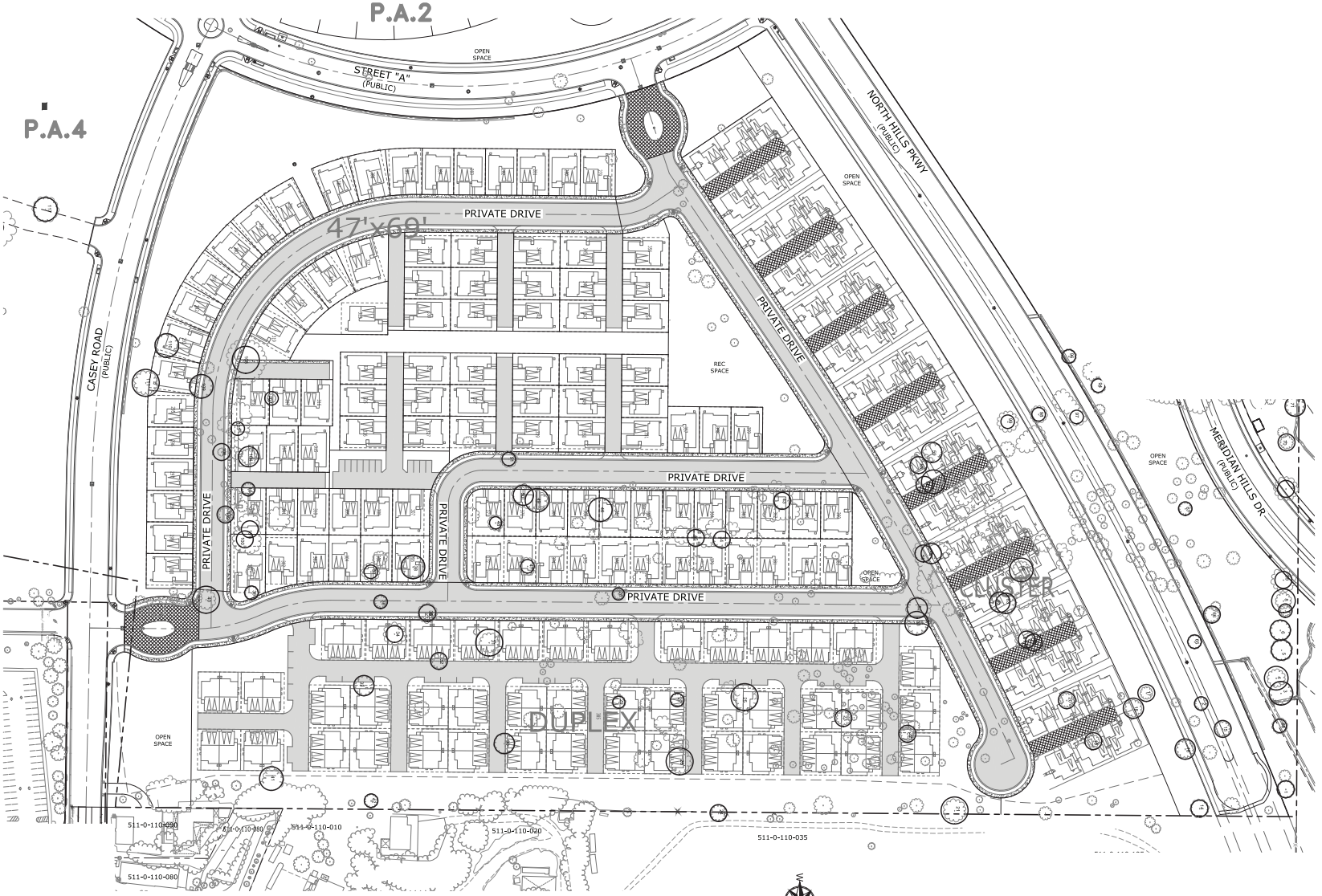
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DRAWN BY: RMS
CHECKED BY: GJM

SHEET NO. 4 OF 5

DRAWING: n:\projects\0047.04 hitch ranch - pp\engineering\exhibits\0047.04_prd_pa3_phasing.dwg

PA-3 TREE REMOVAL SUMMARY

TREE NUMBER
14
16
17
18
19
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21
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REVISIONS

MARK	DATE	DESCRIPTION	BY

REVIEWED BY: _____ DATE _____

_____ DATE _____

ECG
Engineering Consultant Group
333 N. LANTANA ST., SUITE 201, CAMARILLO, CA 93010
PHONE: 805.212.4443 WEBSITE: WWW.ECGCIVIL.COM

GREG MUSSER
PROJECT ENGINEER
R.C.E. 77627
DATE: 08/07/2025

TREE REMOVAL SITE PLAN
HITCH RANCH
PLANNING AREA 3
CITY OF MOORPARK, CA

SCALE: HORIZ. AS NOTED VERT. AS NOTED

WORK ORDER 0047.04

DRAWN BY: RMS

CHECKED BY: GJM

SHEET NO. 5 OF 5

DRAWING: n:\projects\0047\04 hitch ranch - pp\engineering\acad\tentative map\tree removal\dr0047_04_tree_pa3.dwg



Traditional | Spanish | Farmhouse

Conceptual Street Scene

HITCH RANCH PA-3D - DUPLEX

MOORPARK, CA

Note: Artist's Conception; Colors, Materials and Application May Vary.

SS.1

NTS

CITY SUBMITTAL

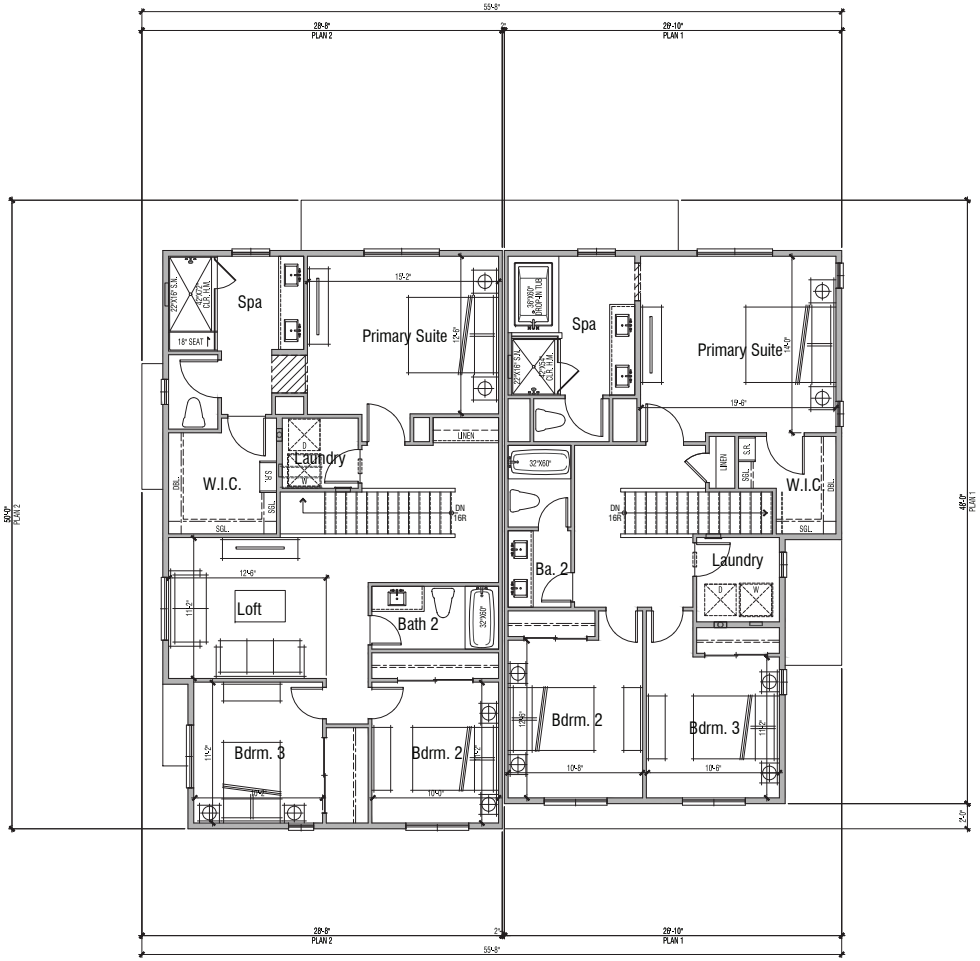
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COMSTOCK HOMES

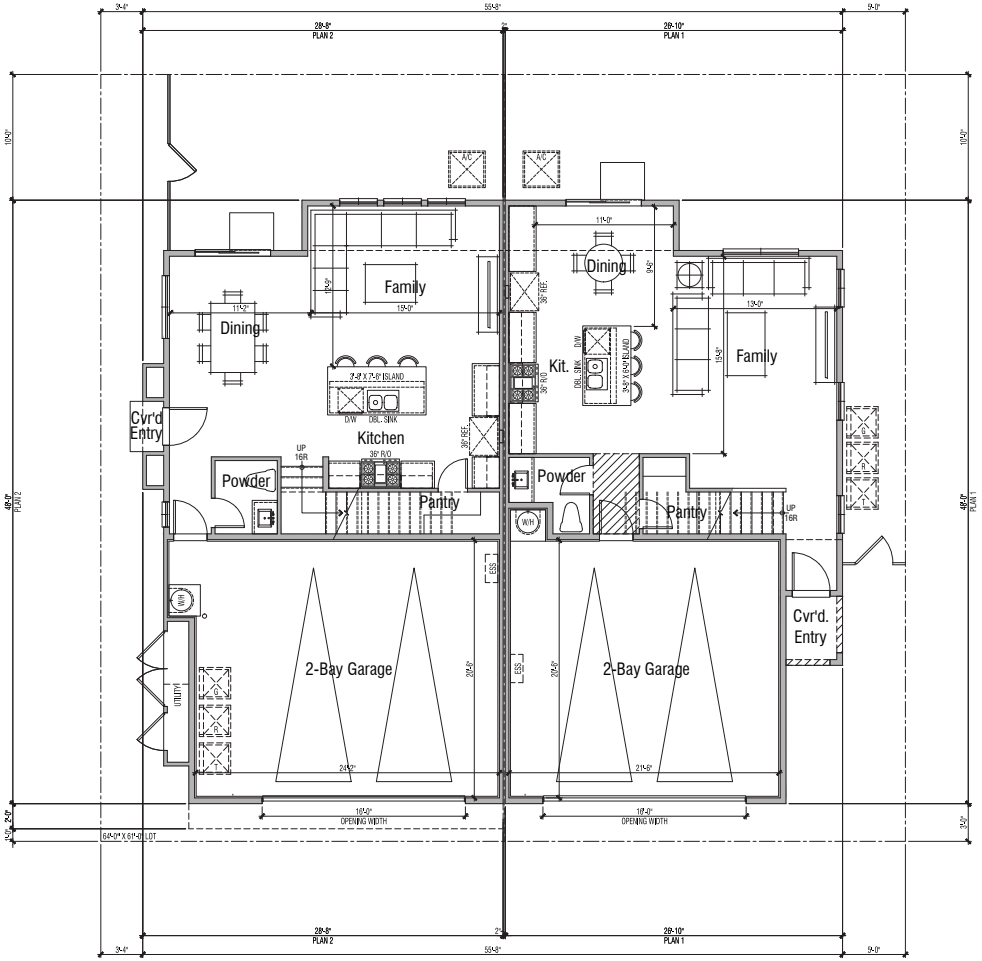
ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



PLAN 2 **PLAN 1**



PLAN 2
1,859 SF
3 Bedroom | 2.5 Bath
Loft
2-Bay Garage

DWELLING PLAN SUMMARY - PLAN 2	
ROOM TYPE	QUANTITY
BEDROOM(S)	3
BATH(S)	2.5
FLOOR AREA TABLE	PLAN 2A
FIRST LEVEL	685 SQ. FT.
SECOND LEVEL	1174 SQ. FT.
TOTAL	1859 SQ. FT.
2-BAY GARAGE	538 SQ. FT.
COVERED ENTRY	8 SQ. FT.
UTILITY CLOSET	23 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 1
1,733 SF
3 Bedroom | 2.5 Bath
2-Bay Garage

DWELLING PLAN SUMMARY - PLAN 1	
ROOM TYPE	QUANTITY
BEDROOM(S)	3
BATH(S)	2.5
FLOOR AREA TABLE	PLAN 1A
FIRST LEVEL	686 SQ. FT.
SECOND LEVEL	1047 SQ. FT.
TOTAL	1733 SQ. FT.
2-BAY GARAGE	475 SQ. FT.
COVERED ENTRY	25 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

DUPLEX | Floor Plan

HITCH RANCH PA-3D - DUPLEX

MOORPARK, CA

COMSTOCK HOMES

A1.1

0 2 4 8

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WHA
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Color Scheme# 1

Spanish



Color Scheme# 5

Traditional



Color Scheme# 4

Farmhouse

DUPLEX | Front Elevations

HITCH RANCH PA-3D - DUPLEX

MOORPARK, CA

Note: Artist's Conception; Colors, Materials and Application May Vary.

A1.2

0 2 4 8

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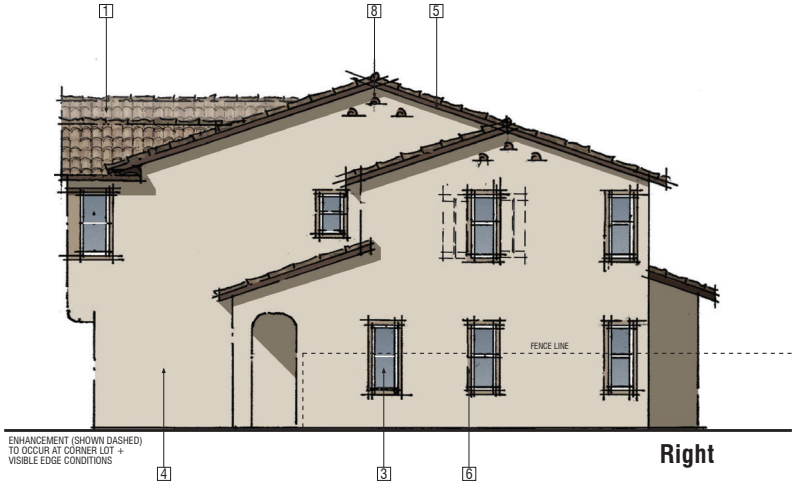
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COMSTOCK HOMES

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

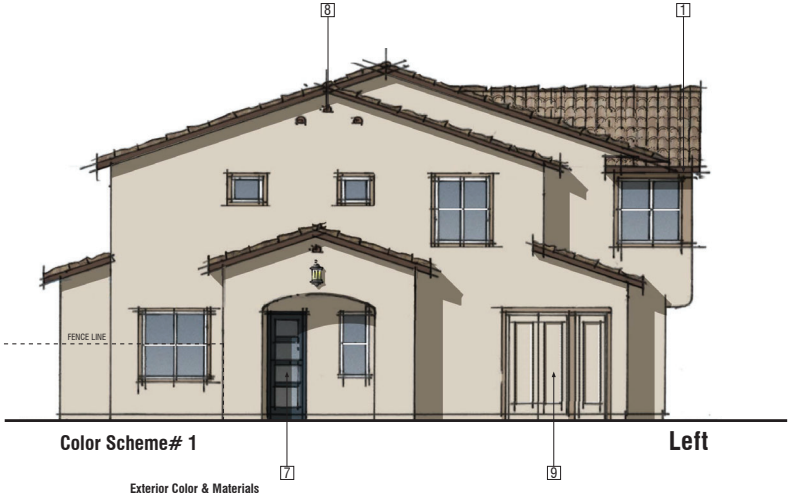
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Right

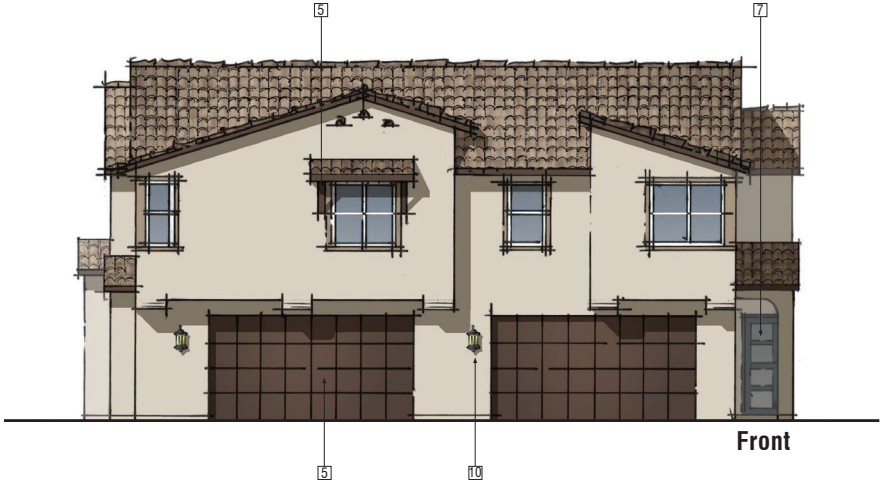


Rear



Color Scheme# 1

Left



Front

Exterior Color & Materials

SCHEME 1 OF 6

SPANISH ELEVATIONS ONLY

	Material	Color	Manufacturer
1	**Roofing:** Concrete Low Profile Tile	1VICS 3181 Smokey Topaz Blend Ref: 21 Enc: 08 SRI: 22 A.Rfc: 04 CRRC: 0942-0191	Westlake Royal
	Metal Bird Stop @ Tile *(factory finish)*	Black	Westlake Royal
2	**Multi-Stack Sliding Doors** *(factory finish)*	White	Windor ¹or Approved Equal
3	**Vinyl Windows** *(factory finish)*	White	¹Champion or Approved Equal
	Gutters & Downspouts *(factory finish)*	¹Musket Brown	¹Service Partners or Approved Equal
4	**Stucco** *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7567 Neutral Tan)	Sherwin Williams
5	**Trim Color #1** *(applied to):* Barge Boards, Eaves, Fascia, French Doors, Garage Doors, Wood Corbels, Wood Trim	SW 7510 Chateau Brown	Sherwin Williams
6	**Trim Color #2** *(applied to):* Stucco Trim	SW 7513 Sanderling	Sherwin Williams
7	**Accent Color** *(applied to):* Unit Doors	SW 7615 Sea Serpent	Sherwin Williams
8	**Prefab Pipes**	SW 2836 Quartersawn Oak	Sherwin Williams
9	**Utility Doors**	Match Adjacent Stucco Color	Sherwin Williams
10	¹**Exterior Light Fixture** *(factory finish)*	84530END-746 Bronze	Seagull or Approved Equal
	Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	¹Wayne Dalton or Approved Equal

SPANISH | Exterior Elevations

HITCH RANCH PA-3D - DUPLEX

MOORPARK, CA

A1.3

0 2 4 8

CITY SUBMITTAL

Note: Artist's Conception; Colors, Materials and Application May Vary.

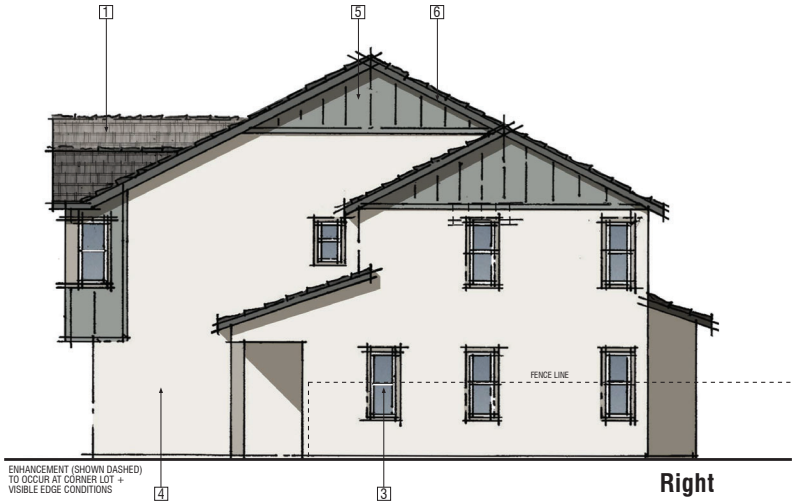
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COMSTOCK HOMES

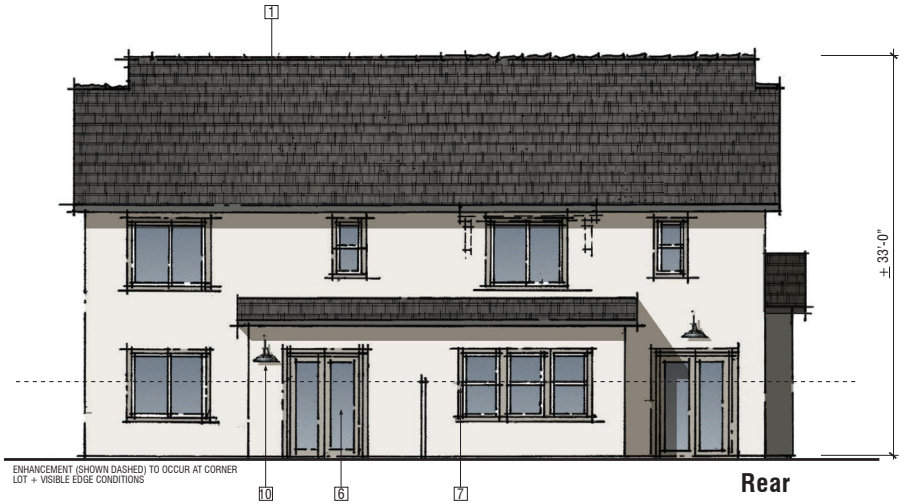
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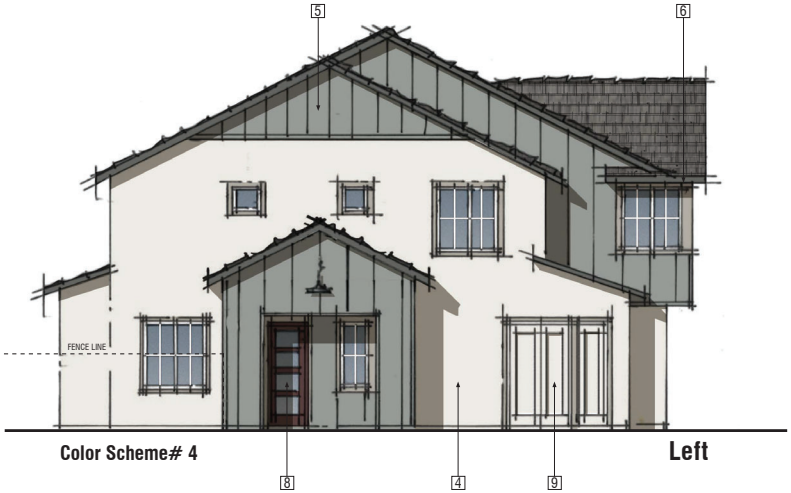
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Right

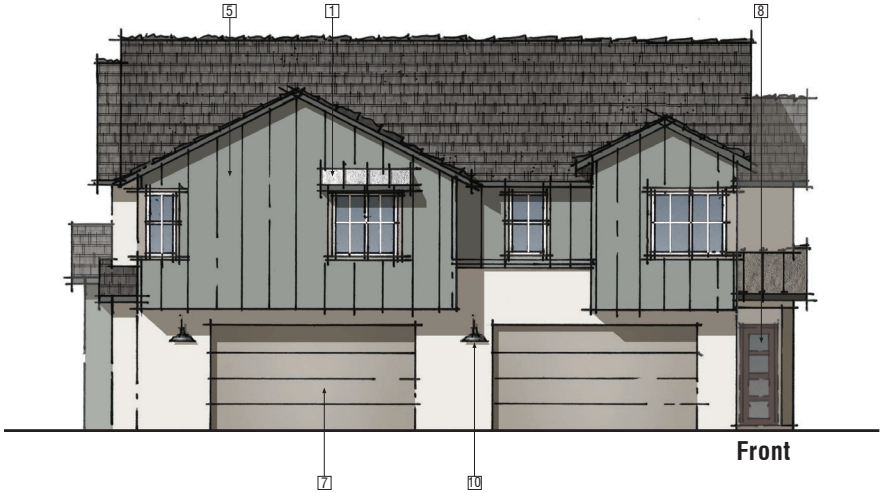


Rear



Color Scheme# 4

Left



Front

Exterior Color & Materials

SCHEME 4 OF 6

FARMHOUSE ELEVATIONS ONLY

	Material	Color	Manufacturer
1	**Roofing:** Concrete Shake Tile	1FBCJ 1430 Charcoal Blend Ref.: 17 Emi: 91 SRI: 16 A.SRI: 17 CRRC: 0942 - 0072	Westlake Royal
	Metal Roof *(factory finish)*	Zincalume	Custom-Bilt Metals 1or Approved Equal
2	**Multi-Stack Sliding Doors** *(factory finish)*	White	Windor 1or Approved Equal
3	**Vinyl Windows** *(factory finish)*	White	1Champion or Approved Equal
	Gutters & Downspouts *(factory finish)*	1Tuxedo Gray	1Service Partners or Approved Equal
4	**Stucco** *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7004 Snowbound)	Sherwin Williams
5	**Siding Color** *(applied to):* Corner Boards, Gable Siding, Vertical Siding	SW 7660 Earl Gray	Sherwin Williams
6	**Trim Color #1** *(applied to):* Barge Boards, Eaves, Fascia, French Doors, Posts, Wood Trim	SW 7068 Grizzle Gray	Sherwin Williams
7	**Trim Color #2** *(applied to):* Garage Doors, Stucco Trim	SW 7643 Pussywillow	Sherwin Williams
8	**Accent Color** *(applied to):* Unit Doors	SW 6034 Arresting Auburn	Sherwin Williams
9	**Utility Doors**	Match Adjacent Stucco Color	Sherwin Williams
10	1**Exterior Light Fixture** *(factory finish)*	8837401EN3-12 Black	Seagull or Approved Equal
	Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	1Wayne Dalton or Approved Equal

FARMHOUSE | Exterior Elevations

HITCH RANCH PA-3D - DUPLEX

MOORPARK, CA

Note: Artist's Conception; Colors, Materials and Application May Vary.

A1.4

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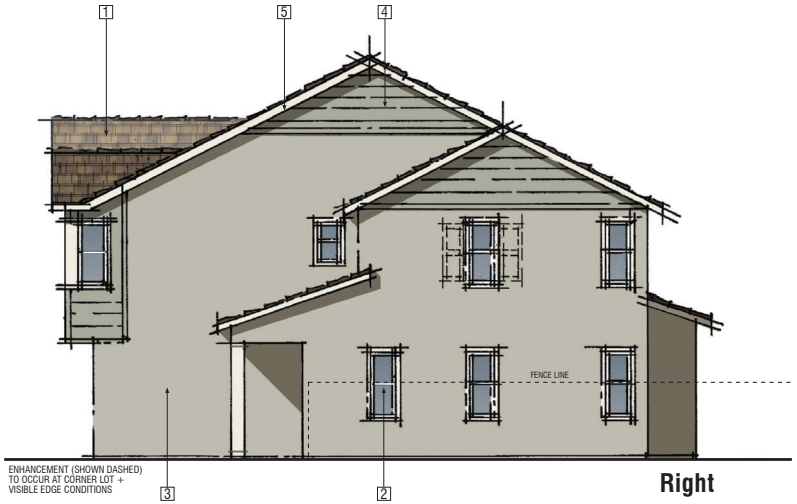
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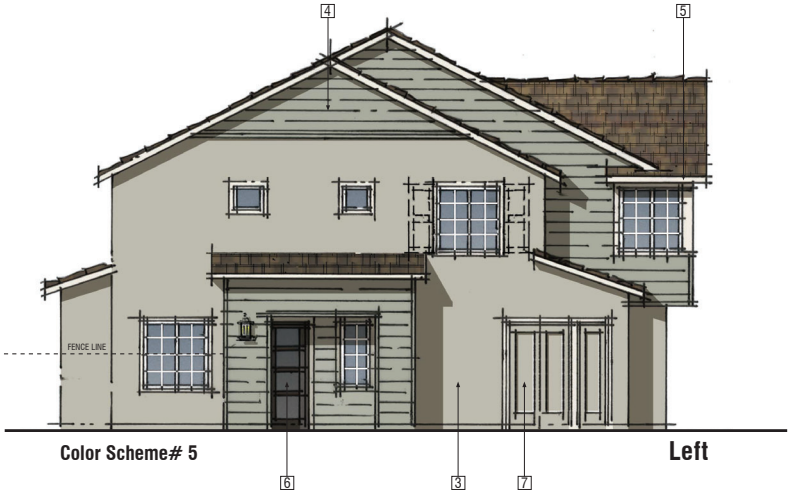
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Right

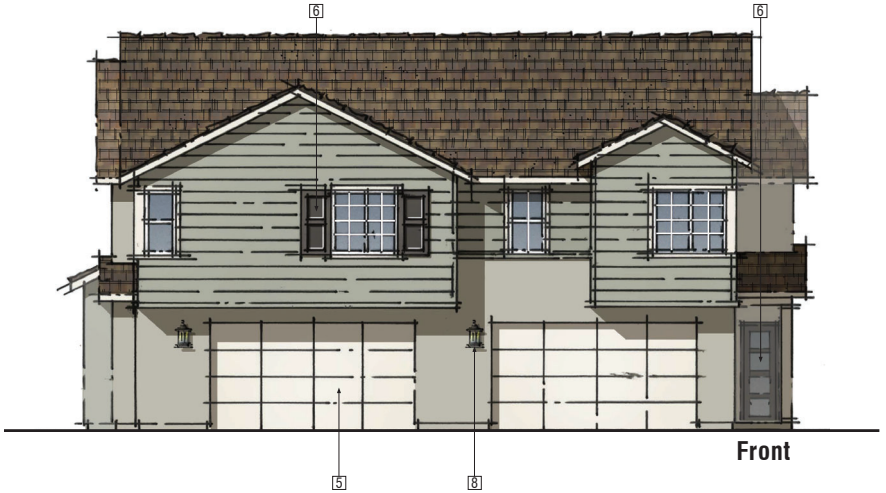


Rear



Color Scheme# 5

Left



Front

Exterior Color & Materials

SCHEME 5 OF 6

TRADITIONAL ELEVATIONS ONLY

	Material	Color	Manufacturer
1	**Roofing:** Concrete Slate Tile	1FACS 1132 Charcoal Brown Blend Ref.: I.E Emt.: BY: BRI: 17 A.SRI: 19 CRRC: 0942 - 0005	Westlake Royal
	Multi-Stack Sliding Doors *(factory finish)*	White	Windor 1or Approved Equal
2	**Vinyl Windows** *(factory finish)*	White	1Champion or Approved Equal
	Gutters & Downspouts *(factory finish)*	1Linen	1Service Partners or Approved Equal
3	**Stucco** *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 2844 Roycroft Mist Gray)	Sherwin Williams
4	**Siding Color** *(applied to):* Corner Boards Lap Siding	SW 6185 Escape Gray	Sherwin Williams

5	**Trim Color** *(applied to):* Barge Boards Eaves Fascia French Doors Garage Doors Trim	SW 7551 Greek Villa	Sherwin Williams
6	**Accent Color** *(applied to):* Shutters Unit Doors	SW 7048 Urbane Bronze	Sherwin Williams
7	**Utility Doors**	Match Adjacent Stucco Color	Sherwin Williams
8	1**Exterior Light Fixture** *(factory finish)*	84531EN3-12 Black	Seagull or Approved Equal
	Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	1Wayne Dalton or Approved Equal

TRADITIONAL | Exterior Elevations

HITCH RANCH PA-3D - DUPLEX

MOORPARK, CA

A1.5

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CITY SUBMITTAL

Note: Artist's Conception; Colors, Materials and Application May Vary.

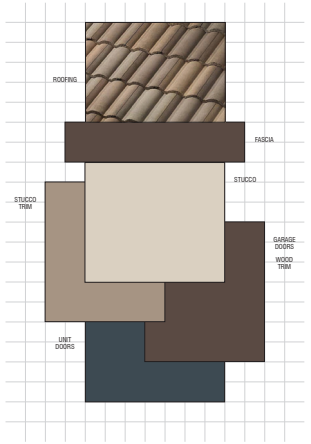
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COMSTOCK HOMES

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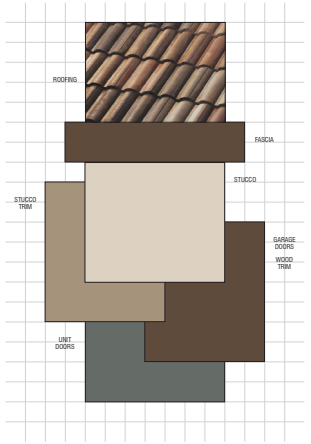
HITCH RANCH - PA 3D DUPLEX

Moorpark, California
August 5, 2024 | 2024117

SCHEME 1
Spanish Elevations Only

For exact color refer to manufacturers' actual samples.
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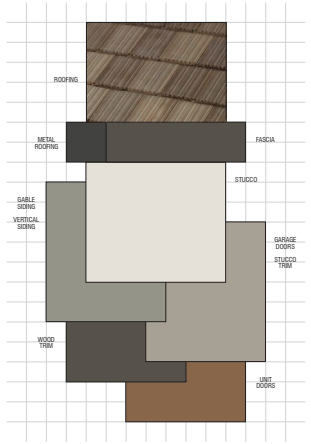
HITCH RANCH - PA 3D DUPLEX

Moorpark, California
August 5, 2024 | 2024117

SCHEME 2
Spanish Elevations Only

For exact color refer to manufacturers' actual samples.
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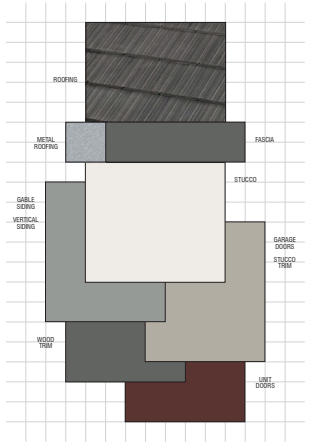
HITCH RANCH - PA 3D DUPLEX

Moorpark, California
August 5, 2024 | 2024117

SCHEME 3
Farmhouse Elevations Only

For exact color refer to manufacturers' actual samples.
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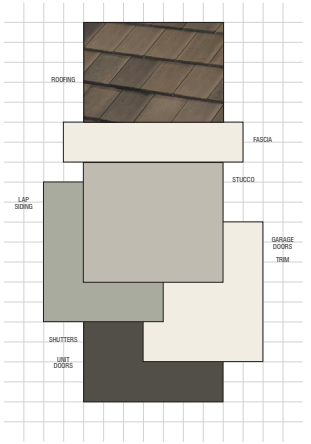
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Moorpark, California
August 5, 2024 | 2024117

SCHEME 4
Farmhouse Elevations Only

For exact color refer to manufacturers' actual samples.
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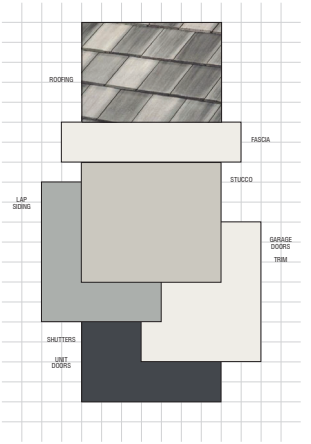
HITCH RANCH - PA 3D DUPLEX

Moorpark, California
August 5, 2024 | 2024117

SCHEME 5
Traditional Elevations Only

For exact color refer to manufacturers' actual samples.
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HITCH RANCH - PA 3D DUPLEX

Moorpark, California
August 5, 2024 | 2024117

SCHEME 6
Traditional Elevations Only

For exact color refer to manufacturers' actual samples.
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HITCH RANCH - PA 3D DUPLEX

Moorpark, California
May 24, 2024 | 2024117
PAGE 1 OF 6

Exterior Color & Materials

SCHEME 1 OF 6 — SPANISH ELEVATIONS ONLY

Material	Color	Manufacturer
Roofing: Concrete Low Profile Tile	1VICS 3181 Smokey Topaz Blend Ref: 21 Exst: 3D: SRI:22 A:SRI:34 CRRC: 0942-0191	Westlake Royal
Metal Bird Stop @ Tile *(factory finish)*	Black	Westlake Royal
Multi-Stack Sliding Doors *(factory finish)*	White	Windor 'or Approved Equal
Vinyl Windows *(factory finish)*	White	'Champion or Approved Equal
Gutters & Downspouts *(factory finish)*	'Musket Brown	'Service Partners or Approved Equal
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7567 Neutral Tan)	Sherwin Williams
Trim Color #1 *(applied to):* Barge Boards, Eaves, Fascia, French Doors, Garage Doors, Wood Corbels, Wood Trim	SW 7510 Chateau Brown	Sherwin Williams
Trim Color #2 *(applied to):* Stucco Trim	SW 7513 Sanderling	Sherwin Williams
Accent Color *(applied to):* Unit Doors	SW 7615 Sea Serpent	Sherwin Williams
Prefab Pipes	SW 2836 Quartersawn Oak	Sherwin Williams
Utility Doors	Match Adjacent Stucco Color	Sherwin Williams
'Exterior Light Fixture *(factory finish)*	84530EN3-746 Bronze	Seagull or Approved Equal
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	'Wayne Dalton or Approved Equal

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Judith Martinez 'or Samantha Awai (949) 250-0907.

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REVISIONS:

Number	Date	Description
1	8/5/24	Various revisions per city comments.

HITCH RANCH - PA 3D DUPLEX

Moorpark, California
May 24, 2024 | 2024117
PAGE 2 OF 6

Exterior Color & Materials

SCHEME 2 OF 6 — SPANISH ELEVATIONS ONLY

Material	Color	Manufacturer
Roofing: Concrete Low Profile Tile	1VICS 3940 Cliffside Ref: 15 Exst: 3F: SRI:14 A:SRI:19 CRRC: 0942-0217	Westlake Royal
Metal Bird Stop @ Tile *(factory finish)*	Black	Westlake Royal
Multi-Stack Sliding Doors *(factory finish)*	White	Windor 'or Approved Equal
Vinyl Windows *(factory finish)*	White	'Champion or Approved Equal
Gutters & Downspouts *(factory finish)*	'Musket Brown	'Service Partners or Approved Equal
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 9109 Natural Linen)	Sherwin Williams
Trim Color #1 *(applied to):* Barge Boards, Eaves, Fascia, French Doors, Garage Doors, Wood Corbels, Wood Trim	SW 9091 Half-Caff	Sherwin Williams
Trim Color #2 *(applied to):* Stucco Trim	SW 2827 Colonial Revival Stone	Sherwin Williams
Accent Color *(applied to):* Unit Doors	SW 7622 Homburg Gray	Sherwin Williams
Prefab Pipes	SW 2836 Quartersawn Oak	Sherwin Williams
Utility Doors	Match Adjacent Stucco Color	Sherwin Williams
'Exterior Light Fixture *(factory finish)*	84530EN3-746 Bronze	Seagull or Approved Equal
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	'Wayne Dalton or Approved Equal

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Number	Date	Description
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HITCH RANCH - PA 3D DUPLEX

Moorpark, California
May 24, 2024 | 2024117
PAGE 3 OF 6

Exterior Color & Materials

SCHEME 3 OF 6 — FARMHOUSE ELEVATIONS ONLY

Material	Color	Manufacturer
Roofing: Concrete Shake Tile	1FBCJ 1132 Charcoal Brown Blend Ref: 18 Exst: 3F: SRI: 17 A:SRI: 19 CRRC: 0942 - 0805	Westlake Royal
Metal Roof *(factory finish)*	Midnight Bronze	Custom-Bilt Metals 'or Approved Equal
Multi-Stack Sliding Doors *(factory finish)*	White	Windor 'or' Approved Equal
Vinyl Windows *(factory finish)*	White	'Champion or Approved Equal
Gutters & Downspouts *(factory finish)*	'Bronze	'Service Partners or Approved Equal
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 6070 Heron Plume)	Sherwin Williams
Siding Color *(applied to):* Corner Boards, Gable Siding, Vertical Siding	SW 9131 Cornwall Slate	Sherwin Williams
Trim Color #1 *(applied to):* Barge Boards, Eaves, Fascia, French Doors, Posts, Wood Trim	SW 7645 Thunder Gray	Sherwin Williams
Trim Color #2 *(applied to):* Garage Doors, Stucco Trim	SW 7045 Intellectual Gray	Sherwin Williams
Accent Color *(applied to):* Unit Doors	SW 9098 Baked Cookie	Sherwin Williams
Utility Doors	Match Adjacent Stucco Color	Sherwin Williams
'Exterior Light Fixture *(factory finish)*	88374013N3-12 Black	Seagull or Approved Equal
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	'Wayne Dalton or Approved Equal

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HITCH RANCH - PA 3D DUPLEX

Moorpark, California
May 24, 2024 | 2024117
PAGE 4 OF 6

Exterior Color & Materials

SCHEME 4 OF 6 — FARMHOUSE ELEVATIONS ONLY

Material	Color	Manufacturer
Roofing: Concrete Shake Tile	1FBCJ 1430 Charcoal Blend Ref: 17 Exst: 3F: SRI: 16 A:SRI: 17 CRRC: 0942 - 0212	Westlake Royal
Metal Roof *(factory finish)*	Zincalume	Custom-Bilt Metals 'or Approved Equal
Multi-Stack Sliding Doors *(factory finish)*	White	Windor 'or Approved Equal
Vinyl Windows *(factory finish)*	White	'Champion or Approved Equal
Gutters & Downspouts *(factory finish)*	'Tuxedo Gray	'Service Partners or Approved Equal
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7004 Snowbound.)	Sherwin Williams
Siding Color *(applied to):* Corner Boards, Gable Siding, Vertical Siding	SW 7660 Earl Gray	Sherwin Williams
Trim Color #1 *(applied to):* Barge Boards, Eaves, Fascia, French Doors, Posts, Wood Trim	SW 7068 Grizzle Gray	Sherwin Williams
Trim Color #2 *(applied to):* Garage Doors, Stucco Trim	SW 7643 Pussywillow	Sherwin Williams
Accent Color *(applied to):* Unit Doors	SW 6034 Arresting Auburn	Sherwin Williams
Utility Doors	Match Adjacent Stucco Color	Sherwin Williams
'Exterior Light Fixture *(factory finish)*	88374013N3-12 Black	Seagull or Approved Equal
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	'Wayne Dalton or Approved Equal

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REVISIONS:

Number	Date	Description
1	8/5/24	Various revisions per city comments.

HITCH RANCH - PA 3D DUPLEX

Moorpark, California
May 24, 2024 | 2024117
PAGE 5 OF 6

Exterior Color & Materials

SCHEME 5 OF 6 — TRADITIONAL ELEVATIONS ONLY

Material	Color	Manufacturer
Roofing: Concrete Slate Tile	1FACS 1132 Charcoal Brown Blend Ref: 18 Exst: 3F: SRI:17 A:SRI:19 CRRC: 0942 - 0905	Westlake Royal
Multi-Stack Sliding Doors *(factory finish)*	White	Windor 'or Approved Equal
Vinyl Windows *(factory finish)*	White	'Champion or Approved Equal
Gutters & Downspouts *(factory finish)*	'Linen	'Service Partners or Approved Equal
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 2844 Roycroft Mist Gray)	Sherwin Williams
Siding Color *(applied to):* Corner Boards, Lap Siding	SW 6185 Escape Gray	Sherwin Williams
Trim Color *(applied to):* Barge Boards, Eaves, Fascia, French Doors, Garage Doors, Trim	SW 7551 Greek Villa	Sherwin Williams
Accent Color *(applied to):* Shutters, Unit Doors	SW 7048 Urbane Bronze	Sherwin Williams
Utility Doors	Match Adjacent Stucco Color	Sherwin Williams
'Exterior Light Fixture *(factory finish)*	84531EN3-12 Black	Seagull or Approved Equal
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	'Wayne Dalton or Approved Equal

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Judith Martinez 'or Samantha Awai (949) 250-0907.

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REVISIONS:

Number	Date	Description
1	8/5/24	Various revisions per city comments.

HITCH RANCH - PA 3D DUPLEX

Moorpark, California
May 24, 2024 | 2024117
PAGE 6 OF 6

Exterior Color & Materials

SCHEME 6 OF 6 — TRADITIONAL ELEVATIONS ONLY

Material	Color	Manufacturer
Roofing: Concrete Slate Tile	1FACS 5354 Stone Mountain Blend Ref: 17 Exst: 3D: SRI: 15 A:SRI: 23 CRRC: 0942-0047	Westlake Royal
Multi-Stack Sliding Doors *(factory finish)*	White	Windor 'or Approved Equal
Vinyl Windows *(factory finish)*	White	'Champion or Approved Equal
Gutters & Downspouts *(factory finish)*	'High Gloss White	'Service Partners or Approved Equal
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7015 Repose Gray)	Sherwin Williams
Siding Color *(applied to):* Corner Boards, Lap Siding	SW 7652 Mineral Deposit	Sherwin Williams
Trim Color *(applied to):* Barge Boards, Eaves, Fascia, French Doors, Garage Doors, Trim	SW 7005 Pure White	Sherwin Williams
Accent Color *(applied to):* Shutters, Unit Doors	SW 7076 Cyberspace	Sherwin Williams
Utility Doors	Match Adjacent Stucco Color	Sherwin Williams
'Exterior Light Fixture *(factory finish)*	84531EN3-12 Black	Seagull or Approved Equal
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	'Wayne Dalton or Approved Equal

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Number	Date	Description
1	8/5/24	Various revisions per city comments.

Exterior Color & Materials

HITCH RANCH PA-3D - DUPLEX

MOORPARK, CA

COMSTOCK HOMES

CM.1

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1A | Spanish

3CR | Traditional

2B | Farmhouse

Conceptual Street Scene

HITCH RANCH PA-3B - 47'X69' SFD

MOORPARK, CA

Note: Artist's Conception; Colors, Materials and Application May Vary.

SS.2

NTS

CITY SUBMITTAL

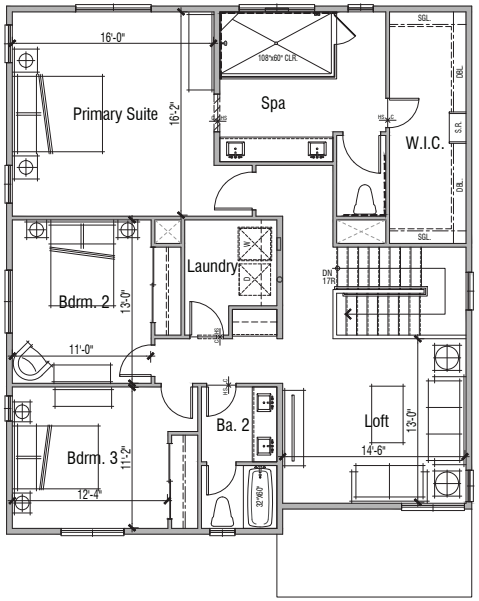
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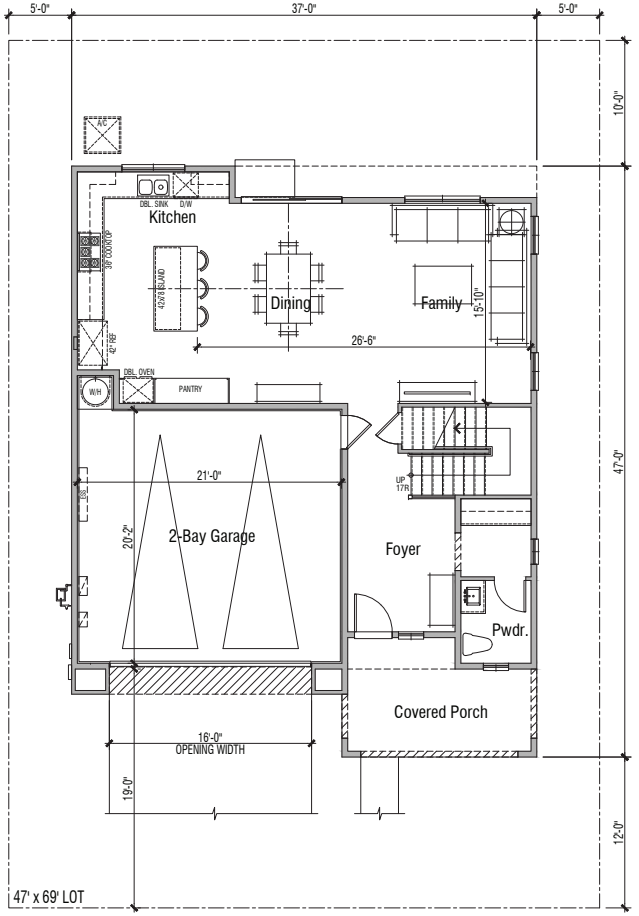
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2,393 SF
3 Bedroom | 2.5 Bath
Loft
2-Bay Garage

DWELLING PLAN SUMMARY - PLAN 1	
ROOM TYPE	QUANTITY
BEDROOM(S)	3
BATH(S)	2.5
FLOOR AREA TABLE	**PLAN 1A**
FIRST LEVEL	944 SQ. FT.
SECOND LEVEL	1449 SQ. FT.
TOTAL	2393 SQ. FT.
2-BAY GARAGE	466 SQ. FT.
COVERED PORCH	129 SQ. FT.
LOT COVERAGE TABLE	**PLAN 1A**

PLAN 1A | Floor Plan

HITCH RANCH PA-3B - 47'X69' SFD

MOORPARK, CA

A2.1

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Color Scheme# 1

1A | Spanish



Color Scheme# 8

1C| Traditional



Color Scheme# 6

1B| Farmhouse

PLAN 1 | Front Elevations

HITCH RANCH PA-3B - 47'X69' SFD

MOORPARK, CA

COMSTOCK HOMES

A2.2

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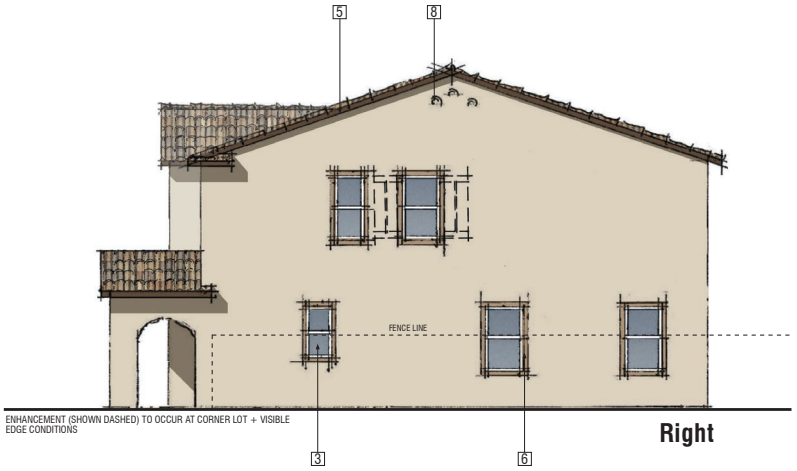
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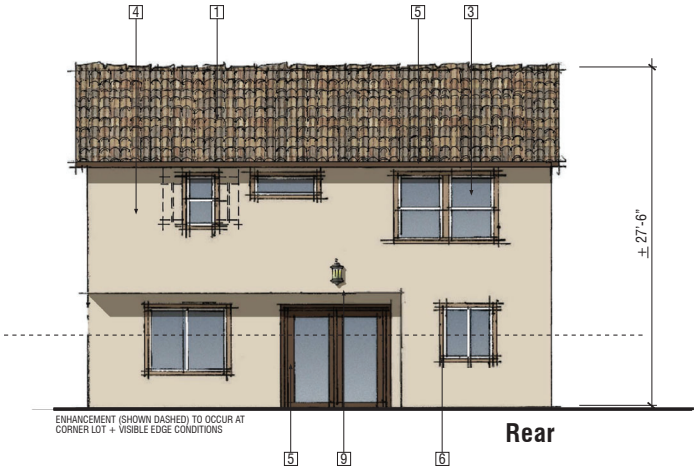
WHA

ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



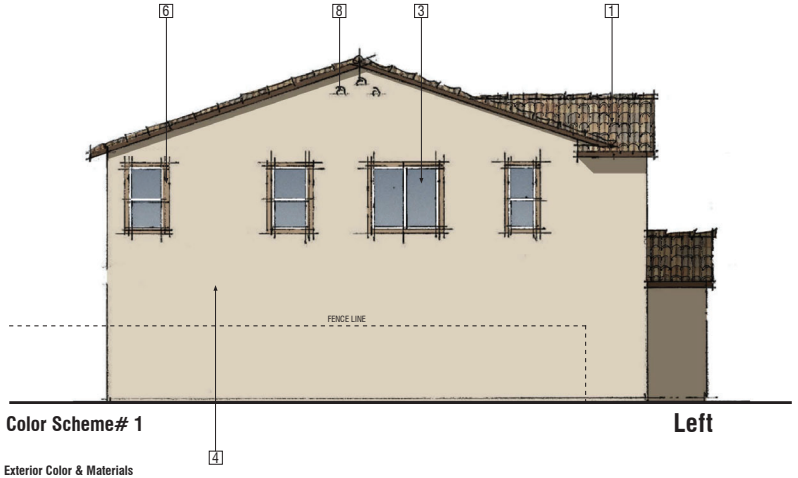
ENHANCEMENT (SHOWN DASHED) TO OCCUR AT CORNER LOT + VISIBLE EDGE CONDITIONS

Right



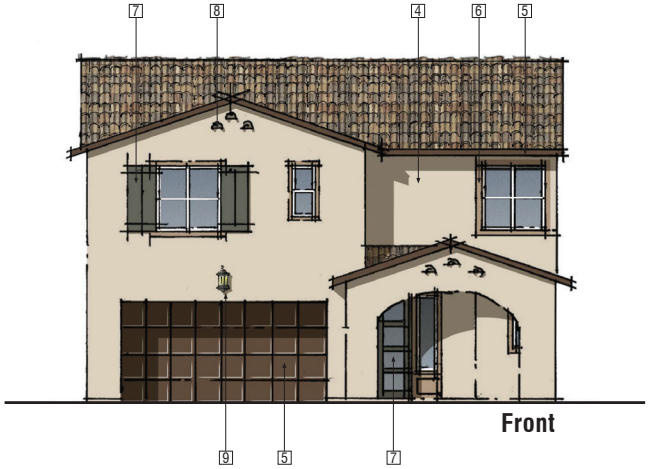
ENHANCEMENT (SHOWN DASHED) TO OCCUR AT CORNER LOT + VISIBLE EDGE CONDITIONS

Rear



Color Scheme# 1

Left



Front

Exterior Color & Materials

SCHEME 1 OF 9

SPANISH ELEVATIONS ONLY

	Material	Color	Manufacturer
1	**Roofing:** Concrete Low Profile Tile	1VICS 3940 Cliffside Ref. 16 Exc. 01 SRI 14 A.ERI 19 CRRC: 0942-0017	Westlake Royal
	Metal Bird Stop @ Tile *(factory finish)*	Black	Westlake Royal
2	**Multi-Stack Sliding Doors** *(factory finish)*	White	Windor ¹or Approved Equal
3	**Vinyl Windows** *(factory finish)*	White	¹Champion or Approved Equal
	Gutters & Downspouts *(factory finish)*	¹Musket Brown	¹Service Partners or Approved Equal
4	**Stucco** *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7531 Canvas Tan)	Sherwin Williams

5	**Trim Color #1** *(applied to):* Barge Boards Eaves Fascia French Doors Garage Door	SW 9091 Half-Calf	Sherwin Williams
6	**Trim Color #2** *(applied to):* Stucco Trim	SW 9112 Song Thrush	Sherwin Williams
7	**Accent Color** *(applied to):* Front Door Shutters	SW 6202 Cast Iron	Sherwin Williams
8	**Prefab Pipes**	SW 2836 Quartersawn Oak	Sherwin Williams
9	**¹Exterior Light Fixture** *(factory finish)*	84530EN3-746 Bronze	Seagull or Approved Equal
	Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	¹Wayne Dalton or Approved Equal

PLAN 1A | Exterior Elevations

HITCH RANCH PA-3B - 47'X69' SFD

MOORPARK, CA

A2.3

0 2 4 8

CITY SUBMITTAL

Note: Artist's Conception; Colors, Materials and Application May Vary.

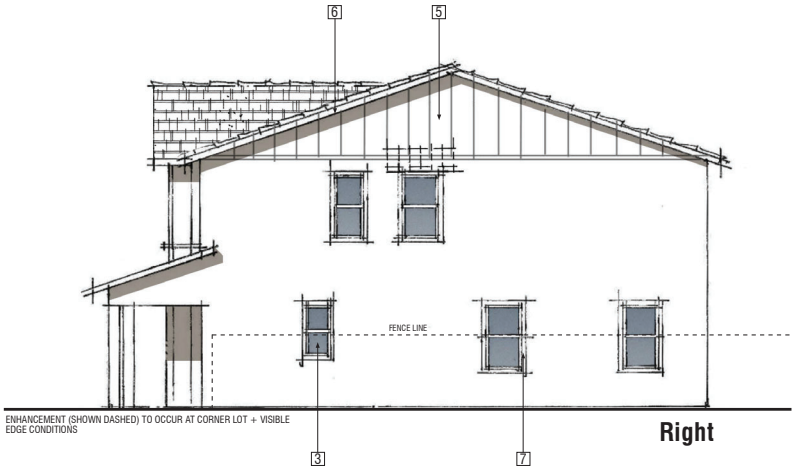
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COMSTOCK HOMES

ARCHITECTS . PLANNERS . DESIGNERS

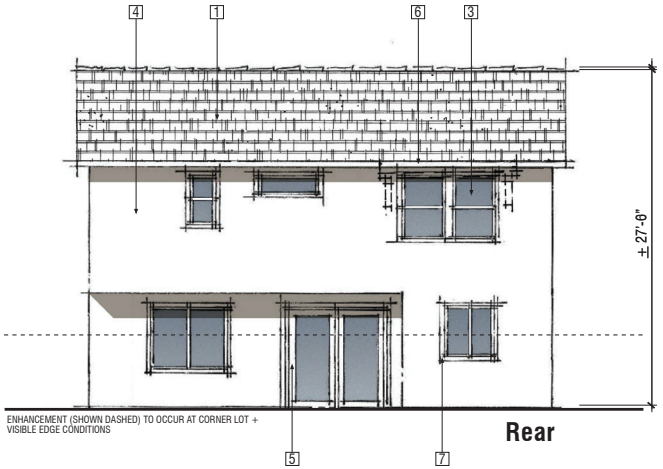
WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



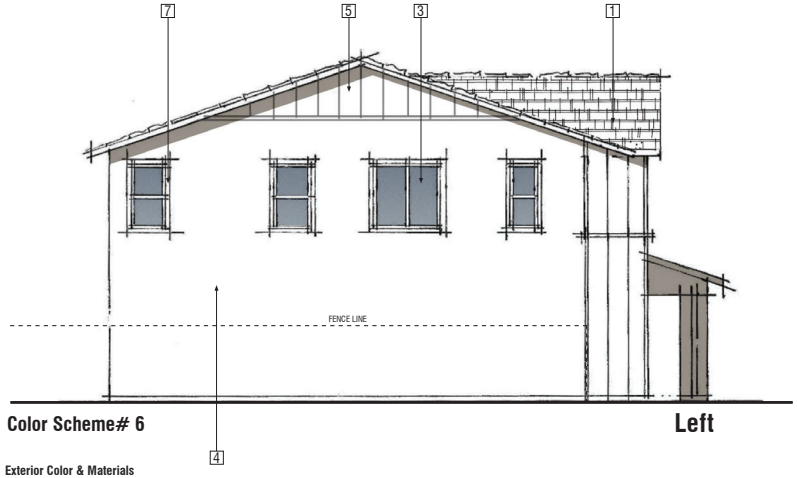
ENHANCEMENT (SHOWN DASHED) TO OCCUR AT CORNER LOT + VISIBLE EDGE CONDITIONS

Right



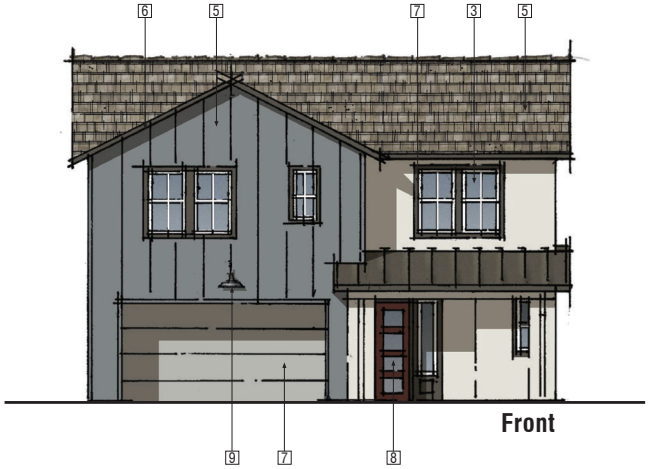
ENHANCEMENT (SHOWN DASHED) TO OCCUR AT CORNER LOT + VISIBLE EDGE CONDITIONS

Rear



Color Scheme# 6

Left



Front

Exterior Color & Materials

SCHEME 6 OF 9

FARMHOUSE ELEVATIONS ONLY

	Material	Color	Manufacturer
1	**Roofing:** Concrete Shake Tile	1FBCJ 0300 Bronze Pearl Blend Ref: 26 Enl: 31 SRI: 27 A.SRI: 26 CRRC: 0942-0187	Westlake Royal
	Metal Roofing *(factory finish)*	'Midnight Bronze	Custom-Bilt Metals 'or Approved Equal
2	**Multi-Stack Sliding Doors** *(factory finish)*	White	Windor 'or Approved Equal
3	**Vinyl Windows** *(factory finish)*	White	'Champion or Approved Equal
	Gutters & Downspouts *(factory finish)*	'Bronze	'Service Partners or Approved Equal
4	**Stucco** *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7636 Origami White)	Sherwin Williams
5	**Siding Color** *(applied to):* Corner Boards, Gable Siding, Vertical Siding	SW 7074 Software	Sherwin Williams
6	**Trim Color #1** *(applied to):* Barge Boards, Eaves, Fascia, Posts, Wood Trim	SW 7645 Thunder Gray	Sherwin Williams
7	**Trim Color #2** *(applied to):* Garage Door, Stucco Trim	SW 7658 Gray Clouds	Sherwin Williams
8	**Accent Color** *(applied to):* Front Door	SW 6083 Sable	Sherwin Williams
9	**'Exterior Light Fixture** *(factory finish)*	8837401EN3-12 Black	Seagull or Approved Equal
	Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	'Wayne Dalton or Approved Equal

PLAN 1B | Exterior Elevations

HITCH RANCH PA-3B - 47'X69' SFD

MOORPARK, CA

A2.4

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CITY SUBMITTAL

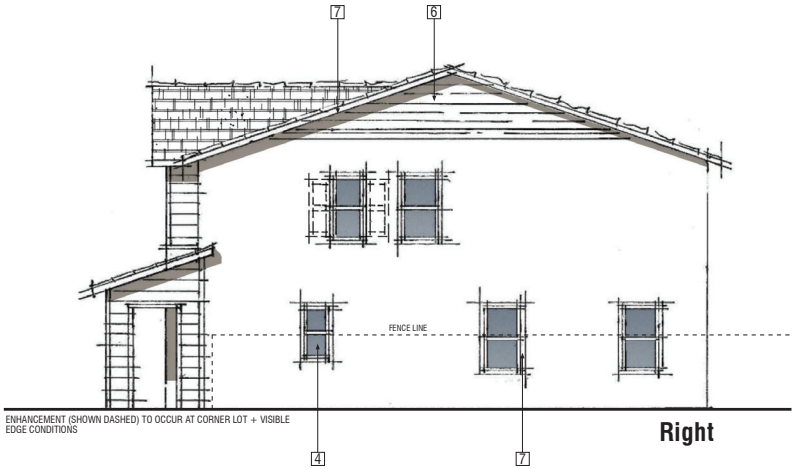
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COMSTOCK HOMES

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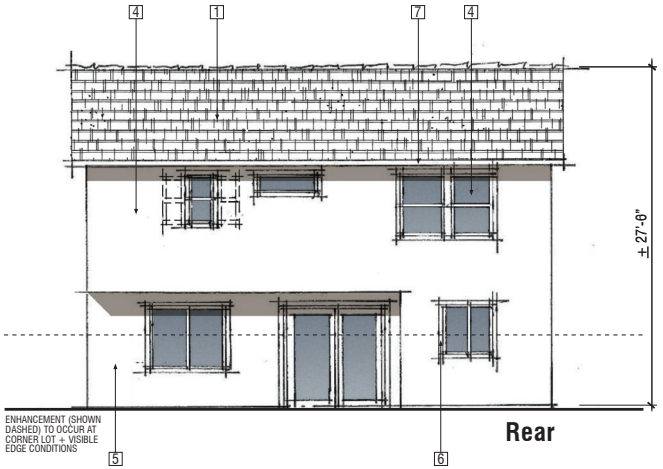
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ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



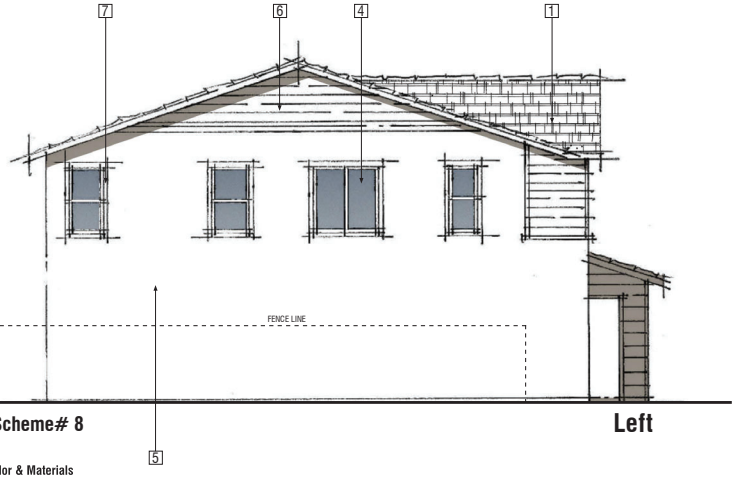
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Right



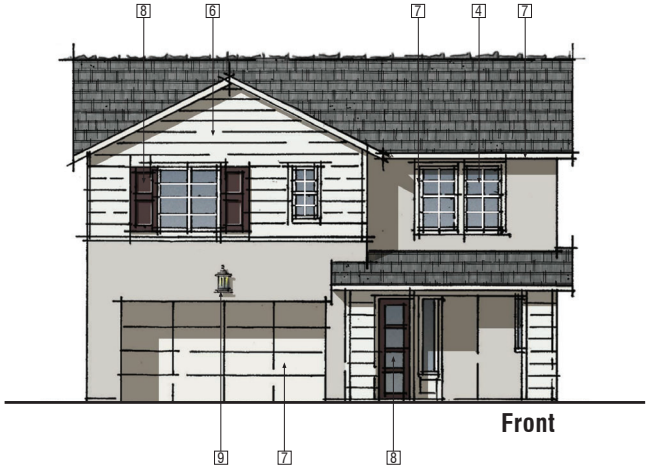
ENHANCEMENT (SHOWN DASHED) TO OCCUR AT CORNER LOT + VISIBLE EDGE CONDITIONS

Rear



Color Scheme# 8

Left



Front

Exterior Color & Materials

SCHEME 8 OF 9

TRADITIONAL ELEVATIONS ONLY

	Material	Color	Manufacturer
1	**Roofing:** Concrete Slate Tile	1FACS1430 Charcoal Blend Ref.: 17 Emi: 91 SRI: 16 A.SRI: 17 CRRC: 0942 - 0072	Westlake Royal
2	**Metal Roofing** *(factory finish)*	Midnight Bronze	Custom-Bilt Metals 'or Approved Equal
3	**Multi-Stack Sliding Doors** *(factory finish)*	White	Windor 'or Approved Equal
4	**Vinyl Windows** *(factory finish)*	White	'Champion or Approved Equal
	Gutters & Downspouts *(factory finish)*	'High Gloss White	'Service Partners or Approved Equal
5	**Stucco** *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7671 On the Rocks)	Sherwin Williams
6	**Siding Color** *(applied to):* Corner Boards Lap Siding	SW 7066 Gray Matters	Sherwin Williams
7	**Trim Color** *(applied to):* Barge Boards Eaves Fascia Garage Door Trim	SW 7005 Pure White	Sherwin Williams
8	**Accent Color** *(applied to):* Front Door Shutters	SW 6013 Bitter Chocolate	Sherwin Williams
9	**'Exterior Light Fixture** *(factory finish)*	84531EN3-12 Black	Seagull or Approved Equal
	Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	'Wayne Dalton or Approved Equal

PLAN 1C | Exterior Elevations

HITCH RANCH PA-3B - 47'X69' SFD

MOORPARK, CA

COMSTOCK HOMES

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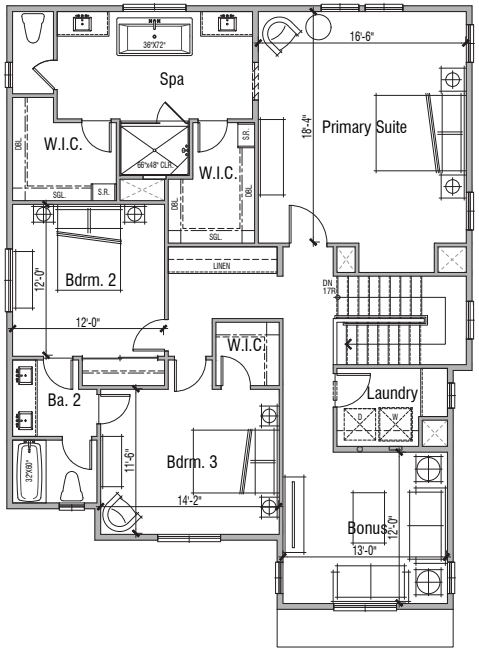
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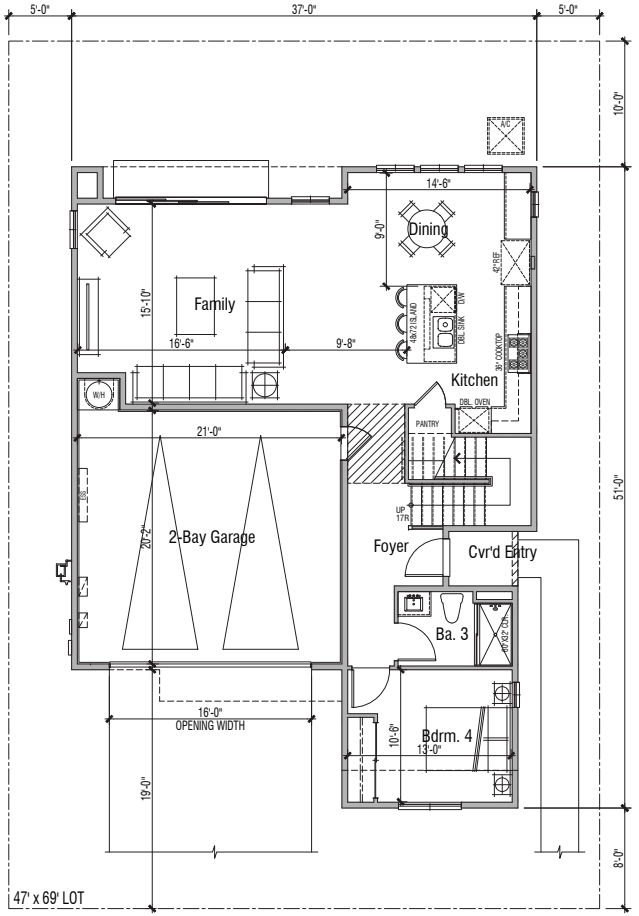
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ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO





2,628 SF
4 Bedroom | 3 Bath
Bonus
2-Bay Garage

DWELLING PLAN SUMMARY - PLAN 2	
ROOM TYPE	QUANTITY
BEDROOM(S)	4
BATH(S)	3

FLOOR AREA TABLE	PLAN 2A
FIRST LEVEL	1092 SQ. FT.
SECOND LEVEL	1536 SQ. FT.
TOTAL	2628 SQ. FT.
2-BAY GARAGE	454 SQ. FT.
COVERED ENTRY	24 SQ. FT.

PLAN 2A | Floor Plan

HITCH RANCH PA-3B - 47'X69' SFD

MOORPARK, CA

A3.1

0 2 4 8

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COMSTOCK HOMES

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ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Color Scheme# 3

2A | Spanish



Color Scheme# 7

2C| Traditional



Color Scheme# 5

2B| Farmhouse

PLAN 2 | Front Elevations

HITCH RANCH PA-3B - 47'X69' SFD

MOORPARK, CA

COMSTOCK HOMES

A3.2

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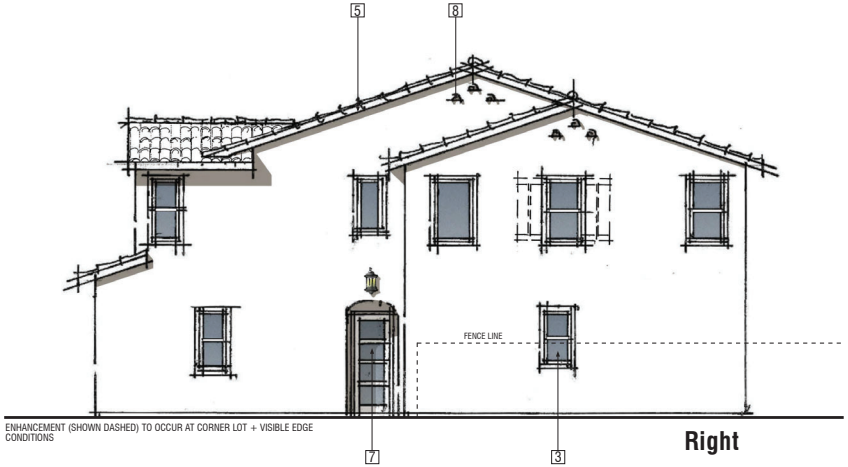
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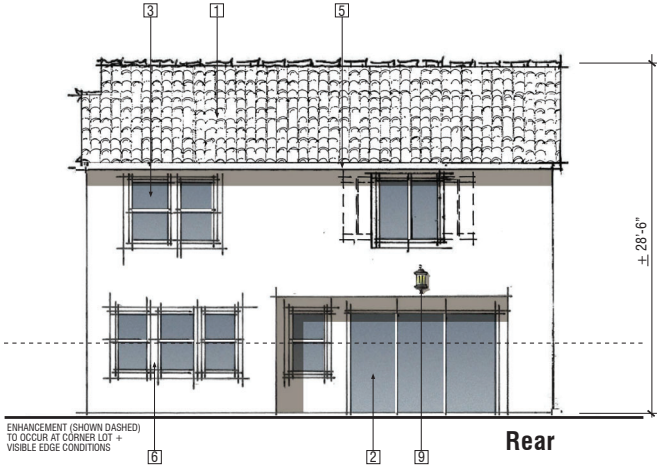
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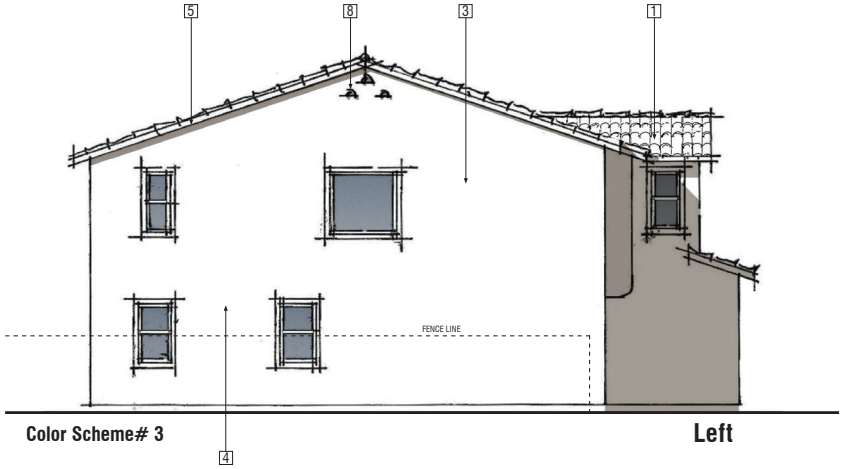
ENHANCEMENT (SHOWN DASHED) TO OCCUR AT CORNER LOT + VISIBLE EDGE CONDITIONS

Right



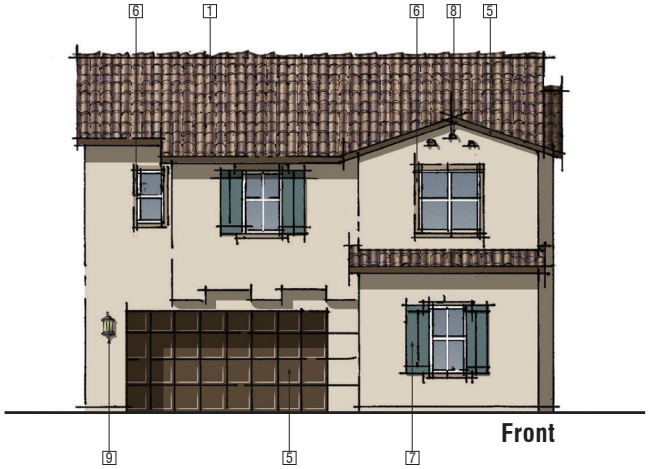
ENHANCEMENT (SHOWN DASHED) TO OCCUR AT CORNER LOT + VISIBLE EDGE CONDITIONS

Rear



Color Scheme# 3

Left



Front

Exterior Color & Materials

SCHEME 3 OF 9

SPANISH ELEVATIONS ONLY

	Material	Color	Manufacturer
1	**Roofing:** Concrete Low Profile Tile	1VICS 0431 Apple Bark Ref: 16 Enc: 00 SRI: 16 A-ERI: 19 CRRC: 0942-0007	Westlake Royal
	Metal Bird Stop @ Tile *(factory finish)*	Black	Westlake Royal
2	**Multi-Stack Sliding Doors** *(factory finish)*	White	Windor 'or Approved Equal
3	**Vinyl Windows** *(factory finish)*	White	'Champion or Approved Equal
	Gutters & Downspouts *(factory finish)*	'Royal Brown	'Service Partners or Approved Equal
4	**Stucco** *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7567 Natural Tan)	Sherwin Williams
5	**Trim Color #1** *(applied to):* Barge Boards Eaves Fascia French Doors Garage Door	SW 7041 Van Dyke Brown	Sherwin Williams
6	**Trim Color #2** *(applied to):* Stucco Trim	SW 7513 Sanderling	Sherwin Williams
7	**Accent Color** *(applied to):* Front Door Shutters	SW 6223 Still Water	Sherwin Williams
8	**Prefab Pipes**	SW 2836 Quartersawn Oak	Sherwin Williams
9	**'Exterior Light Fixture** *(factory finish)*	84530EN3-746 Bronze	Seagull or Approved Equal
	Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	'Wayne Dalton or Approved Equal

PLAN 2A | Exterior Elevations

HITCH RANCH PA-3B - 47'X69' SFD

MOORPARK, CA

A3.3

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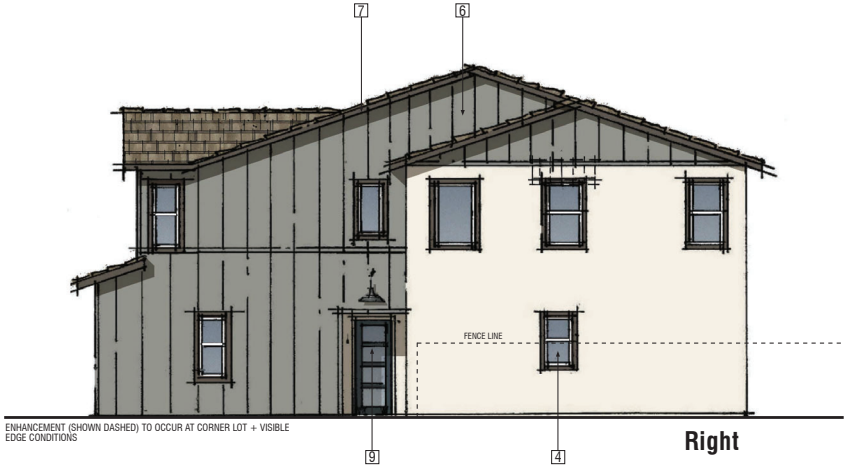
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COMSTOCK HOMES

ARCHITECTS . PLANNERS . DESIGNERS

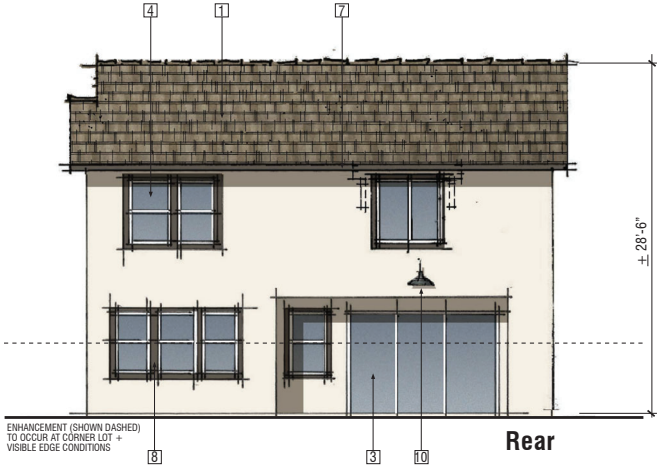
WHA

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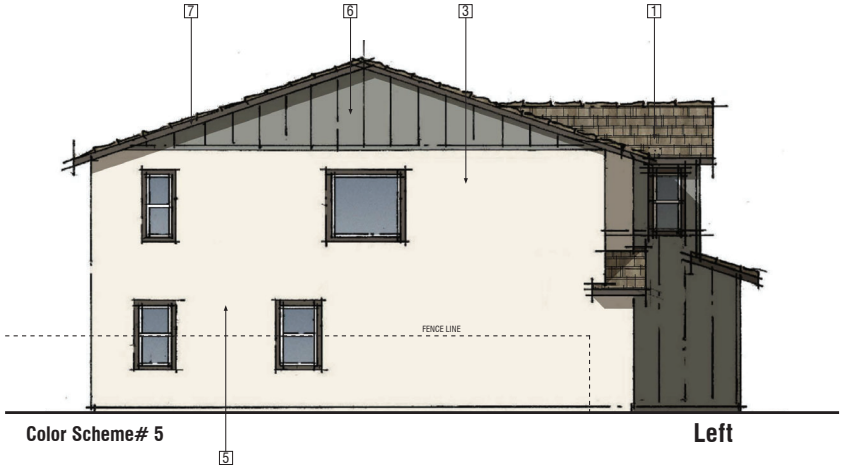
ENHANCEMENT (SHOWN DASHED) TO OCCUR AT CORNER LOT + VISIBLE EDGE CONDITIONS

Right



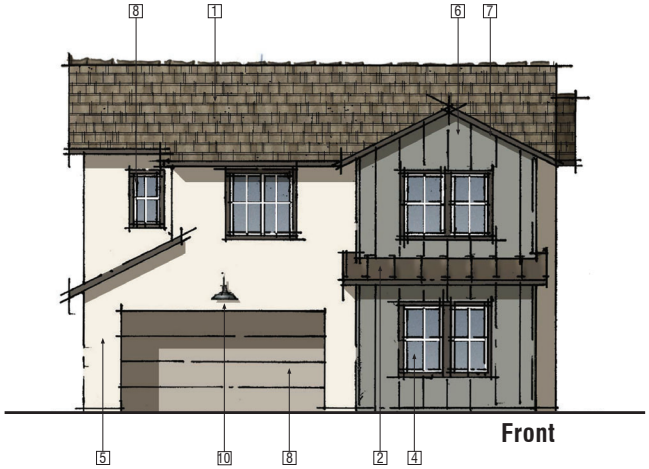
ENHANCEMENT (SHOWN DASHED) TO OCCUR AT CORNER LOT + VISIBLE EDGE CONDITIONS

Rear



Color Scheme# 5

Left



Front

Exterior Color & Materials

SCHEME 5 OF 9

FARMHOUSE ELEVATIONS ONLY

	Material	Color	Manufacturer
1	**Roofing:** Concrete Shake Tile	1FBCJ-1132 Charcoal Brown Blend Ref.: 18 Sm: 91 SRI: 17 A.SRI: 19 CRRC: 0942 - 0005	Westlake Royal
2	**Metal Roofing** *(factory finish)*	Musket	Custom-Bilt Metals 1or Approved Equal
3	**Multi-Stack Sliding Doors** *(factory finish)*	White	Windor 1or Approved Equal
4	**Vinyl Windows** *(factory finish)*	White	1Champion or Approved Equal
	Gutters & Downspouts *(factory finish)*	1Terratone	1Service Partners or Approved Equal
5	**Stucco** *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7566 Westhighland White)	Sherwin Williams

6	**Siding Color** *(applied to):* Corner Boards, Gable Siding, Vertical Siding	SW 9164 Illusive Green	Sherwin Williams
7	**Trim Color #1** *(applied to):* Barge Boards, Eaves, Fascia, Posts, Wood Trim	SW 7047 Porpoise	Sherwin Williams
8	**Trim Color #2** *(applied to):* Garage Door, Stucco Trim	SW 7044 Amazing Gray	Sherwin Williams

9	**Accent Color** *(applied to):* Front Door	SW 7625 Mount Etna	Sherwin Williams
10	1**Exterior Light Fixture** *(factory finish)*	8837401EN3-12 Black	Seagull or Approved Equal
	Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	1Wayne Dalton or Approved Equal

PLAN 2B | Exterior Elevations

HITCH RANCH PA-3B - 47'X69' SFD

MOORPARK, CA

Note: Artist's Conception; Colors, Materials and Application May Vary.

A3.4

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CITY SUBMITTAL

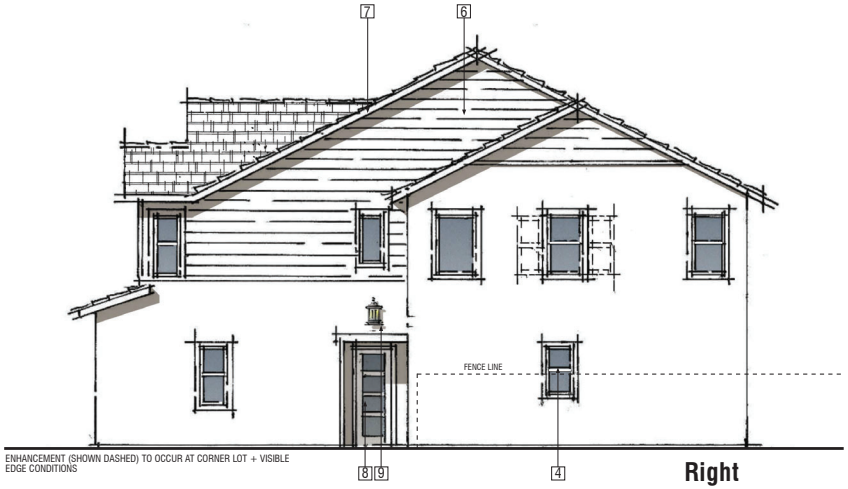
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COMSTOCK HOMES

ARCHITECTS . PLANNERS . DESIGNERS

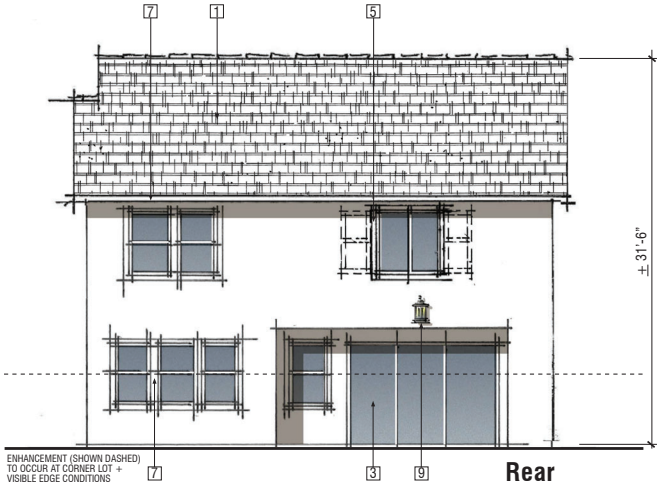
WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



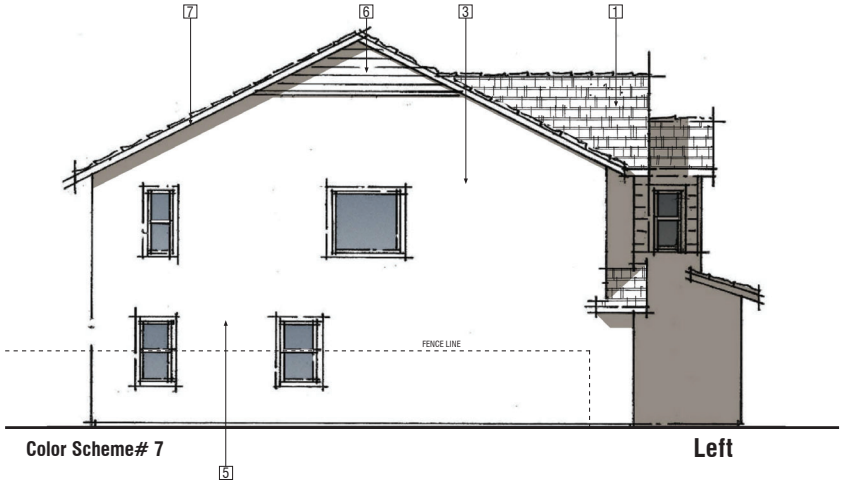
ENHANCEMENT (SHOWN DASHED) TO OCCUR AT CORNER LOT + VISIBLE EDGE CONDITIONS

Right



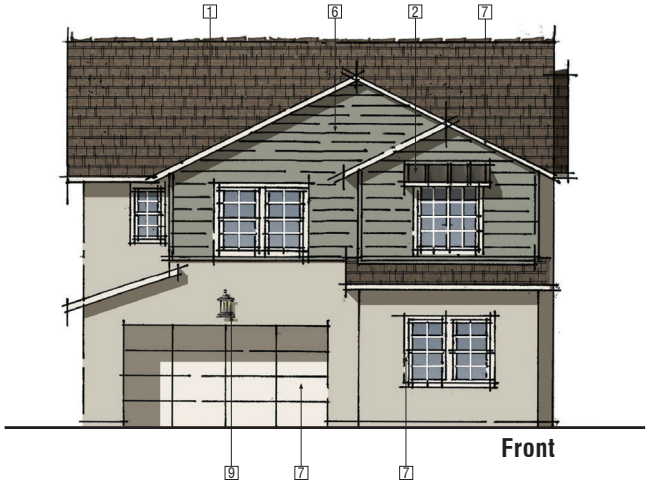
ENHANCEMENT (SHOWN DASHED) TO OCCUR AT CORNER LOT + VISIBLE EDGE CONDITIONS

Rear



Color Scheme# 7

Left



Front

Exterior Color & Materials

SCHEME 7 OF 9

TRADITIONAL ELEVATIONS ONLY

	Material	Color	Manufacturer
1	**Roofing:** Concrete Slate Tile	1FACS 1132 Charcoal Brown Blend Ref.: 18 Emi: 91 SRI: 17 A.SRI: 19 CRRC: 0942 - 0005	Westlake Royal
2	**Metal Roofing** *(factory finish)*	Weathered Copper	Custom-Bilt Metals [1]or Approved Equal
3	**Multi-Stack Sliding Doors** *(factory finish)*	White	Windor [1]or Approved Equal
4	**Vinyl Windows** *(factory finish)*	White	[1]Champion or Approved Equal
	Gutters & Downspouts *(factory finish)*	[1]Linen	[2]Service Partners or Approved Equal
5	**Stucco** *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7050 Useful Gray)	Sherwin Williams
6	**Siding Color** *(applied to):* Corner Boards Lap Siding	SW 9130 Evergreen Fog	Sherwin Williams
7	**Trim Color** *(applied to):* Barge Boards Eaves Fascia Garage Door Trim	SW 7551 Greek Villa	Sherwin Williams
8	**Accent Color** *(applied to):* Front Door Shutters	SW 7048 Urbane Bronze	Sherwin Williams
9	**[1]Exterior Light Fixture** *(factory finish)*	84531EN3-12 Black	Seagull or Approved Equal
	Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	[1]Wayne Dalton or Approved Equal

PLAN 2C | Exterior Elevations

HITCH RANCH PA-3B - 47'X69' SFD

MOORPARK, CA

A3.5

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CITY SUBMITTAL

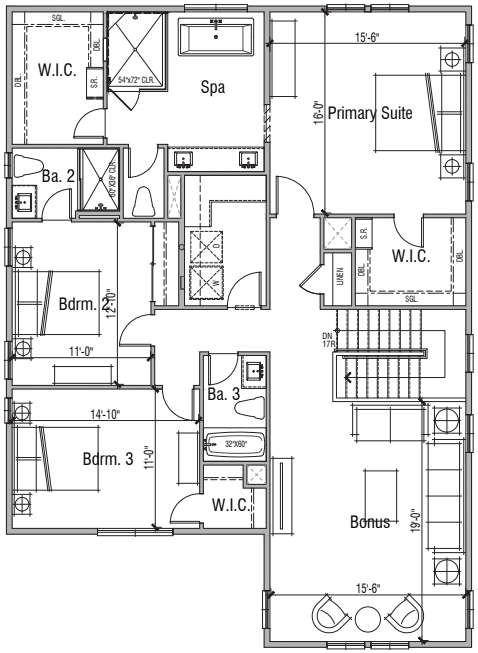
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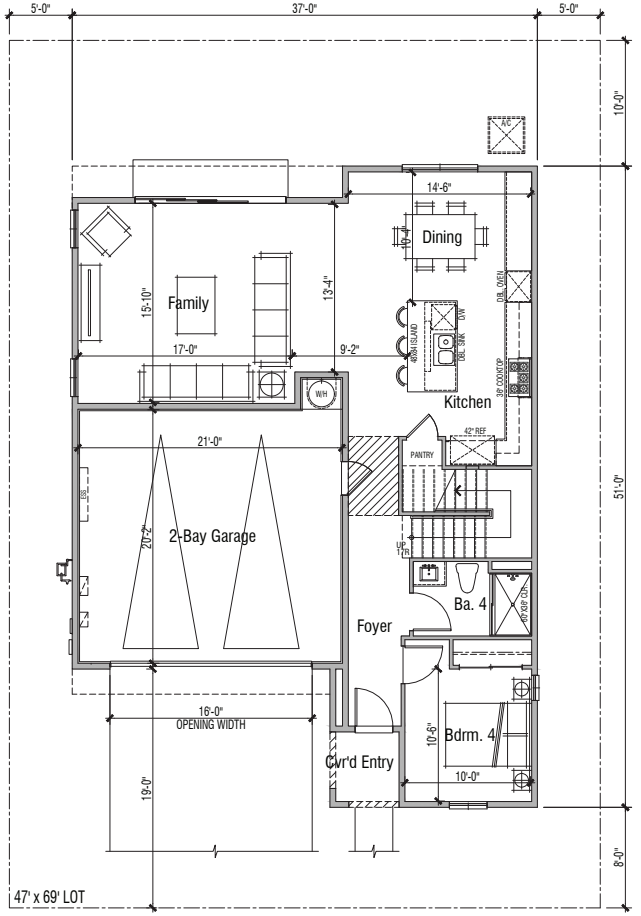
COMSTOCK HOMES

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ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO





2,749 SF
4 Bedroom | 4 Bath
Bonus
2-Bay Garage

DWELLING PLAN SUMMARY - PLAN 3	
ROOM TYPE	QUANTITY
BEDROOM(S)	4
BATH(S)	4

FLOOR AREA TABLE	PLAN 3A
FIRST LEVEL	1122 SQ. FT.
SECOND LEVEL	1627 SQ. FT.
TOTAL	2749 SQ. FT.
2-BAY GARAGE	453 SQ. FT.
COVERED ENTRY	33 SQ. FT.

PLAN 3A | Floor Plan

HITCH RANCH PA-3B - 47'X69' SFD

MOORPARK, CA

A4.1

0 2 4 8

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COMSTOCK HOMES

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Color Scheme# 2

3A | Spanish



Color Scheme# 9

3C| Traditional



Color Scheme# 4

3B| Farmhouse

PLAN 3 | Front Elevations

HITCH RANCH PA-3B - 47'X69' SFD

MOORPARK, CA

COMSTOCK HOMES

A4.2

0 2 4 8

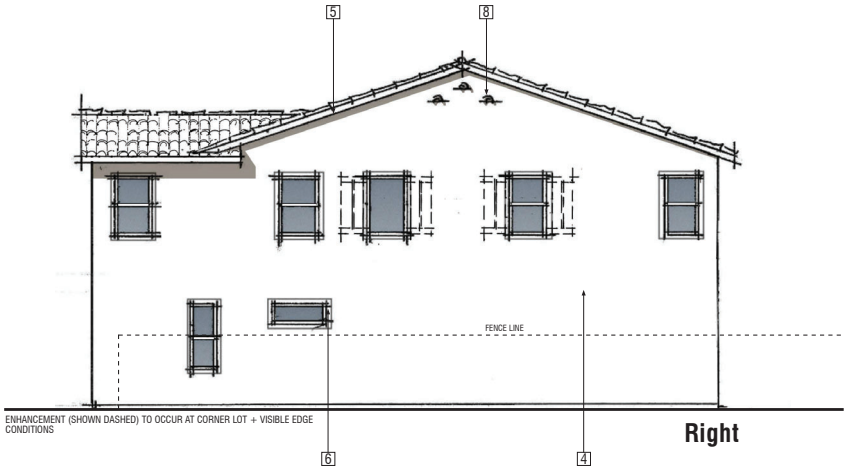
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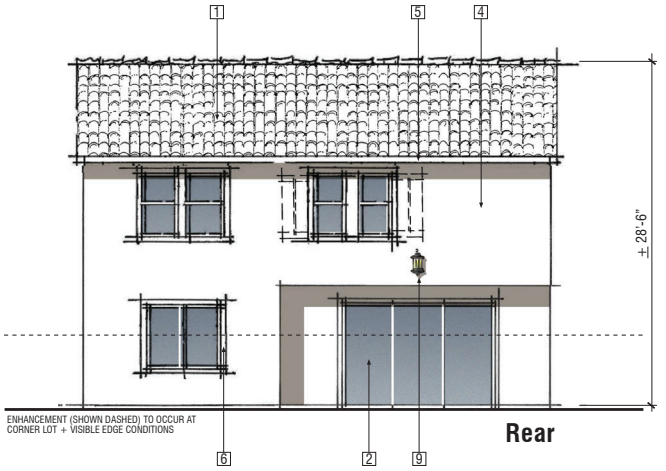
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ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



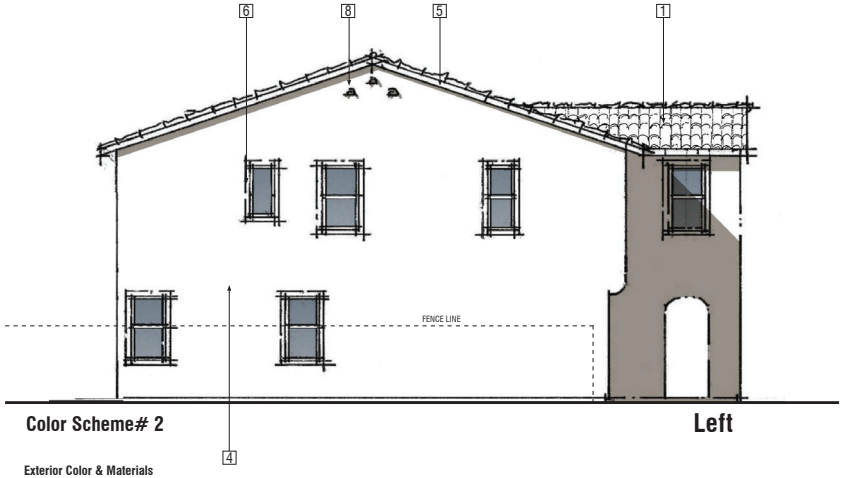
ENHANCEMENT (SHOWN DASHED) TO OCCUR AT CORNER LOT + VISIBLE EDGE CONDITIONS

Right



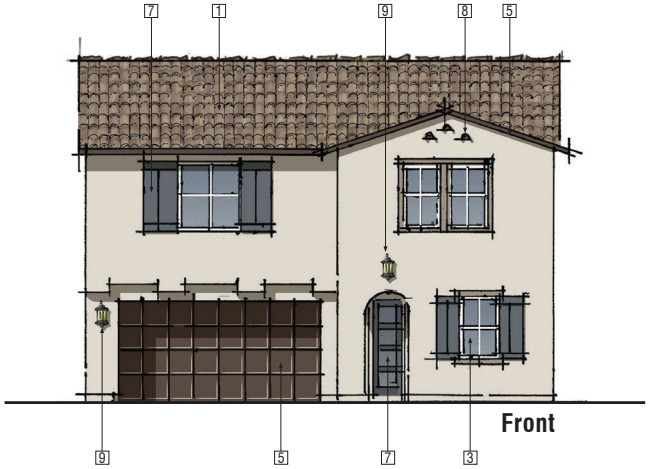
ENHANCEMENT (SHOWN DASHED) TO OCCUR AT CORNER LOT + VISIBLE EDGE CONDITIONS

Rear



Color Scheme# 2

Left



Front

Exterior Color & Materials

SCHEME 2 OF 9

SPANISH ELEVATIONS ONLY

	Material	Color	Manufacturer
1	**Roofing:** Concrete Low Profile Tile	1VICS 3181 Smokey Topaz Blend Ref. 21 Enc. 89 9R 22 4.9N 24 CRRC. 0942-0191	Westlake Royal
	Metal Bird Stop @ Tile *(factory finish)*	Black	Westlake Royal
2	**Multi-Stack Sliding Doors** *(factory finish)*	White	Windor 'or Approved Equal
3	**Vinyl Windows** *(factory finish)*	White	'Champion or Approved Equal
	Gutters & Downspouts *(factory finish)*	'Musket Brown	'Service Partners or Approved Equal
4	**Stucco** *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7570 Egret White)	Sherwin Williams
5	**Trim Color #1** *(applied to):* Barge Boards Eaves Fascia French Doors Garage Door	SW 7510 Chateau Brown	Sherwin Williams
6	**Trim Color #2** *(applied to):* Stucco Trim	SW 7504 Keystone Gray	Sherwin Williams
7	**Accent Color** *(applied to):* Front Door Shutters	SW 6257 Gibraltar	Sherwin Williams
8	**Prefab Pipes**	SW 2836 Quartersawn Oak	Sherwin Williams
9	**'Exterior Light Fixture** *(factory finish)*	84530END-746 Bronze	Seagull or Approved Equal
	Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	Wayne Dalton or Approved Equal

PLAN 3A | Exterior Elevations

HITCH RANCH PA-3B - 47'X69' SFD

MOORPARK, CA

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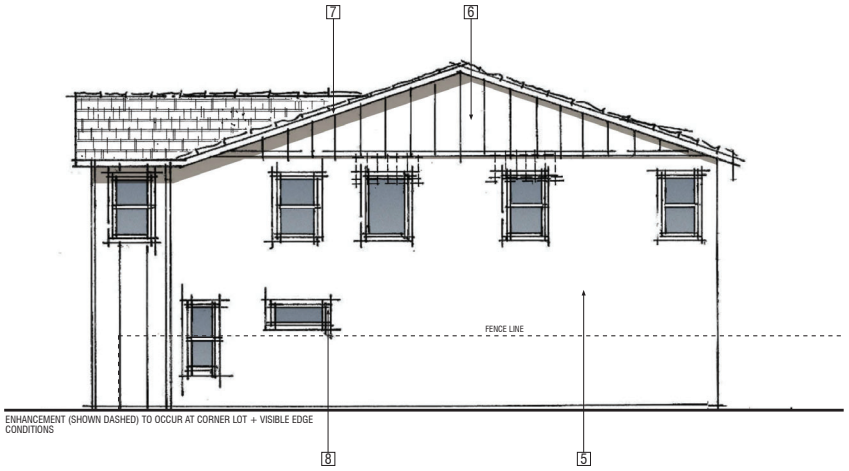
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COMSTOCK HOMES

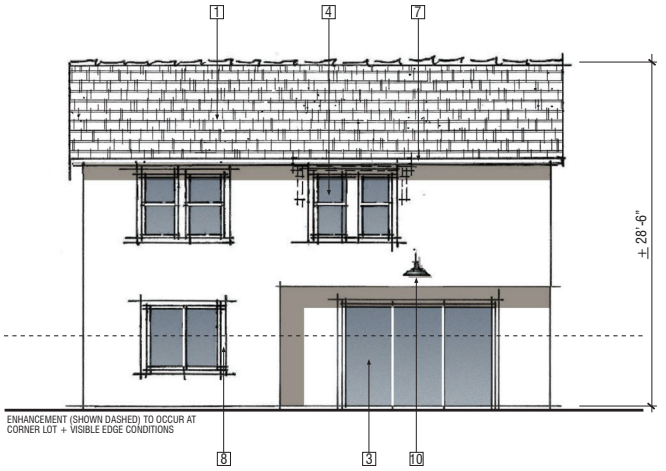
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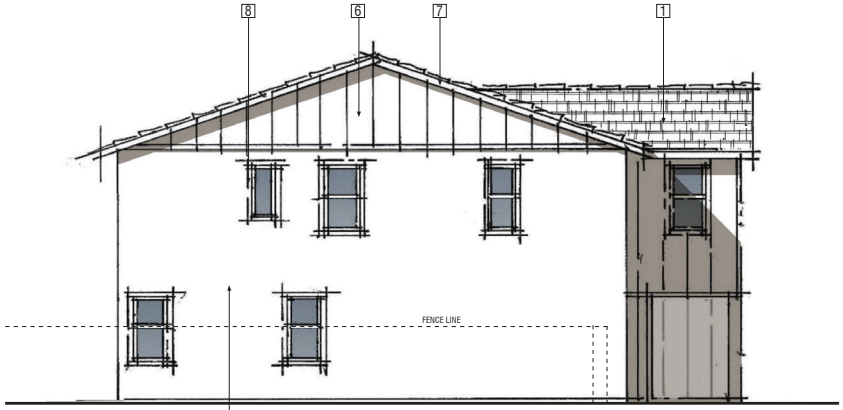
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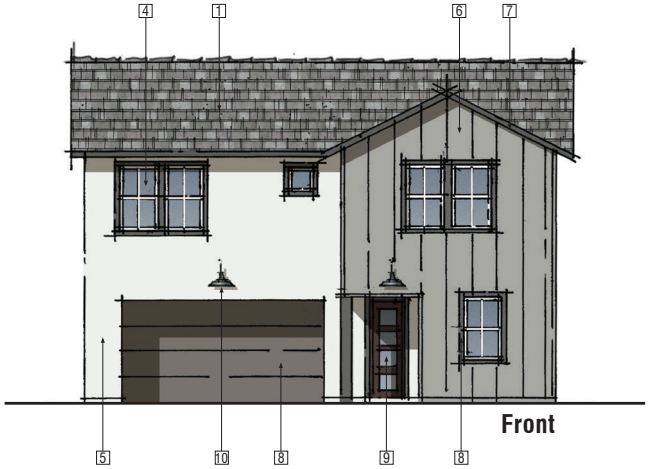
ENHANCEMENT (SHOWN DASHED) TO OCCUR AT CORNER LOT + VISIBLE EDGE CONDITIONS



ENHANCEMENT (SHOWN DASHED) TO OCCUR AT CORNER LOT + VISIBLE EDGE CONDITIONS



Color Scheme# 4 — **Left**



Front

Exterior Color & Materials

SCHEME 4 OF 9

FARMHOUSE ELEVATIONS ONLY

	Material	Color	Manufacturer
1	**Roofing:** Concrete Shake Tile	1FBCJ 1430 Charcoal Blend Ref.: 17 Emi: .91 SRI: 16 A.SRI: 17 CRRC: 0942 - 0072	Westlake Royal
2	**Metal Roofing** *(factory finish)*	Midnight Bronze	Custom-Bilt Metals [1]or Approved Equal
3	**Multi-Stack Sliding Doors** *(factory finish)*	White	Windor [1]or Approved Equal
4	**Vinyl Windows** *(factory finish)*	White	[1]Champion or Approved Equal
	Gutters & Downspouts *(factory finish)*	[1]Tuxedo Gray	[1]Service Partners or Approved Equal
5	**Stucco** *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7006 Extra White)	Sherwin Williams
6	**Siding Color** *(applied to):* Corner Boards, Gable Siding, Vertical Siding	SW 2850 Chelsea Gray	Sherwin Williams
7	**Trim Color #1** *(applied to):* Barge Boards, Eaves, Fascia, Posts, Wood Trim	SW 7068 Grizzle Gray	Sherwin Williams
8	**Trim Color #2** *(applied to):* Garage Door, Stucco Trim	SW 7018 Dovetail	Sherwin Williams
9	**Accent Color** *(applied to):* Front Door	SW 0077 Decorous Amber	Sherwin Williams
10	[1]**Exterior Light Fixture** *(factory finish)*	8837401EN3-12 Black	Seagull or Approved Equal
	Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	[1]Wayne Dalton or Approved Equal

PLAN 3B | Exterior Elevations

HITCH RANCH PA-3B - 47'X69' SFD

MOORPARK, CA

COMSTOCK HOMES

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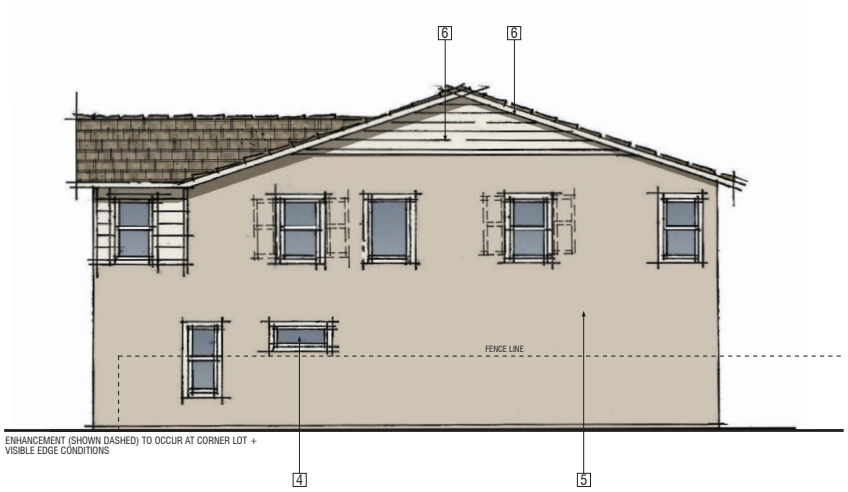
CITY SUBMITTAL

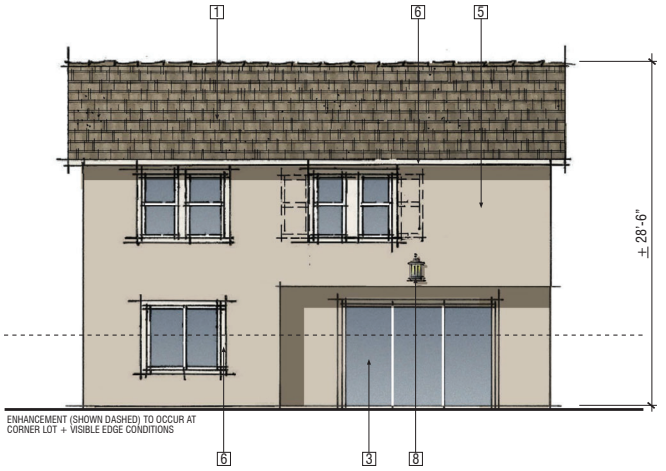
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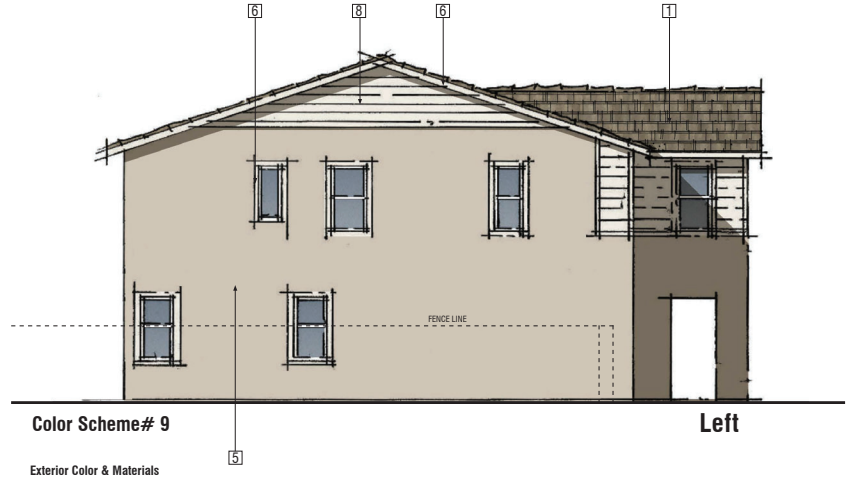
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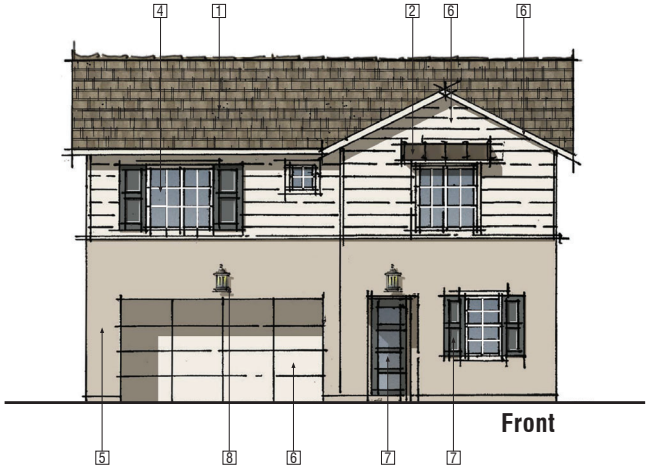






Color Scheme# 9

Left



Front

Exterior Color & Materials

SCHEME 9 OF 9

TRADITIONAL ELEVATIONS ONLY

	Material	Color	Manufacturer
1	**Roofing:** Concrete Slate Tile	1FECY 0300 Bronze Pearl Blend Ref: 26 Enr: 91 SRI 27 A.SRI 26 CRRC: 0942-0187	Westlake Royal
2	**Metal Roofing** *(factory finish)*	Weathered Copper	Custom-Bilt Metals 1or Approved Equal
3	**Multi-Stack Sliding Doors** *(factory finish)*	White	Windor 1or Approved Equal
4	**Vinyl Windows** *(factory finish)*	White	1Champion or Approved Equal
	Gutters & Downspouts *(factory finish)*	1High Gloss White	1Service Partners or Approved Equal
5	**Stucco** *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7036 Accessible Beige)	Sherwin Williams
6	**Siding Color** *(applied to):* Barge Boards, Corner Boards, Eaves, Fascia, Garage Door, Lap Siding, Trim	SW 7004 Snowbound	Sherwin Williams
7	**Accent Color** *(applied to):* Front Door, Shutters	SW 7048 Urbane Bronze	Sherwin Williams
8	1**Exterior Light Fixture** *(factory finish)*	84S31EN3-12 Black	Seagull or Approved Equal
	Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	1Wayne Dalton or Approved Equal

PLAN 3C | Exterior Elevations

HITCH RANCH PA-3B - 47'X69' SFD

MOORPARK, CA

COMSTOCK HOMES

Note: Artist's Conception; Colors, Materials and Application May Vary.

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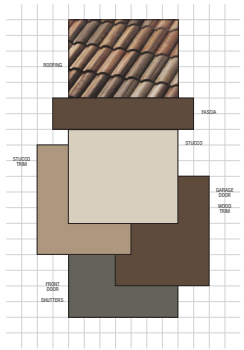
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HITCH RANCH - PA 3B SFD
Moorpark, California
August 5, 2024 | 2024116

SCHEME 1
Spanish Elevations Only

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HITCH RANCH - PA 3B SFD
Moorpark, California
May 24, 2024 | 2024116
PAGE 1 OF 9

Exterior Color & Materials
SCHEME 1 OF 9 — SPANISH ELEVATIONS ONLY

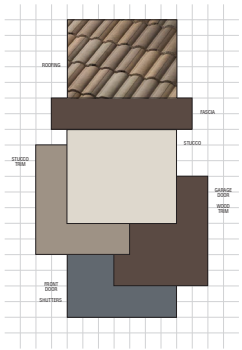
Material	Color	Manufacturer
Roofing: Concrete Low Profile Tile	YWCS 3940-Cliffside Ref. 19 Slice .87, BRI 19 .9,BRI 19 CRMC 3940-8181	Westlake Royal
Metal Bird Stop @ Tile *(factory finish)*	Black	Westlake Royal
Multi-Stack Sliding Doors *(factory finish)*	White	Window 'or Approved Equal
Vinyl Windows *(factory finish)*	White	*Champion or Approved Equal
Gutters & Downspouts *(factory finish)*	*Mustard Brown	*Service Partners or Approved Equal
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7531 Canvas Tan)	Sherwin Williams
Trim Color #1 *(applied to):* Barge Boards Eaves Fascia French Doors Garage Door	SW 9591 Half-Caf	Sherwin Williams
Trim Color #2 *(applied to):* Stucco Trim	SW 9112 Sung Thrush	Sherwin Williams
Accent Color *(applied to):* Front Door Shutters	SW 6592 Cast Iron	Sherwin Williams
Prefab Pipes	SW 2836 Quartersawn Oak	Sherwin Williams
***Exterior Light Fixture** (factory finish)*	84530ND-740 Bronze	Seagull or Approved Equal
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	*Wayne Dalton or Approved Equal

NOTE: Verify WHA's if any variation occurs between these schemes and the construction documents prior to purchase. Contact: Judith Martinez or Samantha Diaz (949) 250-0907

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REVISIONS:

Number	Date	Description
1	6/5/24	Various revisions per city comments.



HITCH RANCH - PA 3B SFD
Moorpark, California
August 5, 2024 | 2024116

SCHEME 2
Spanish Elevations Only

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HITCH RANCH - PA 3B SFD
Moorpark, California
May 24, 2024 | 2024116
PAGE 2 OF 9

Exterior Color & Materials
SCHEME 2 OF 9 — SPANISH ELEVATIONS ONLY

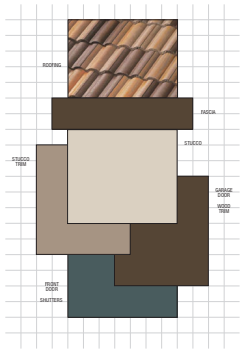
Material	Color	Manufacturer
Roofing: Concrete Low Profile Tile	YWCS 3181-Everclay Topaz Blend Ref. 21 Slice .09, BRI 21 .9,BRI 21 CRMC 3940-8181	Westlake Royal
Metal Bird Stop @ Tile *(factory finish)*	Black	Westlake Royal
Multi-Stack Sliding Doors *(factory finish)*	White	Window 'or Approved Equal
Vinyl Windows *(factory finish)*	White	*Champion or Approved Equal
Gutters & Downspouts *(factory finish)*	*Mustard Brown	*Service Partners or Approved Equal
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7570 Egret White)	Sherwin Williams
Trim Color #1 *(applied to):* Barge Boards Eaves Fascia French Doors Garage Door	SW 7510 Chateau Brown	Sherwin Williams
Trim Color #2 *(applied to):* Stucco Trim	SW 7594 Keystone Gray	Sherwin Williams
Accent Color *(applied to):* Front Door Shutters	SW 6257 Gibraltar	Sherwin Williams
Prefab Pipes	SW 2836 Quartersawn Oak	Sherwin Williams
***Exterior Light Fixture** (factory finish)*	84530ND-740 Bronze	Seagull or Approved Equal
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	*Wayne Dalton or Approved Equal

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REVISIONS:

Number	Date	Description
1	6/5/24	Various revisions per city comments.



HITCH RANCH - PA 3B SFD
Moorpark, California
August 5, 2024 | 2024116

SCHEME 3
Spanish Elevations Only

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HITCH RANCH - PA 3B SFD
Moorpark, California
May 24, 2024 | 2024116
PAGE 3 OF 9

Exterior Color & Materials
SCHEME 3 OF 9 — SPANISH ELEVATIONS ONLY

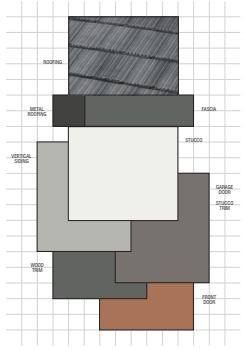
Material	Color	Manufacturer
Roofing: Concrete Low Profile Tile	YWCS 0K31-Apple Barb Ref. 19 Slice .09, BRI 19 .9,BRI 19 CRMC 3942-8087	Westlake Royal
Metal Bird Stop @ Tile *(factory finish)*	Black	Westlake Royal
Multi-Stack Sliding Doors *(factory finish)*	White	Window 'or Approved Equal
Vinyl Windows *(factory finish)*	White	*Champion or Approved Equal
Gutters & Downspouts *(factory finish)*	*Royal Brown	*Service Partners or Approved Equal
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7567 Natural Tan)	Sherwin Williams
Trim Color #1 *(applied to):* Barge Boards Eaves Fascia French Doors Garage Door	SW 7041 Van Dyke Brown	Sherwin Williams
Trim Color #2 *(applied to):* Stucco Trim	SW 7513 Gweberling	Sherwin Williams
Accent Color *(applied to):* Front Door Shutters	SW 6203 Gold Water	Sherwin Williams
Prefab Pipes	SW 2836 Quartersawn Oak	Sherwin Williams
***Exterior Light Fixture** (factory finish)*	84530ND-740 Bronze	Seagull or Approved Equal
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	*Wayne Dalton or Approved Equal

NOTE: Verify WHA's if any variation occurs between these schemes and the construction documents prior to purchase. Contact: Judith Martinez or Samantha Diaz (949) 250-0907

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REVISIONS:

Number	Date	Description
1	6/5/24	Various revisions per city comments.



HITCH RANCH - PA 3B SFD
Moorpark, California
August 5, 2024 | 2024116

SCHEME 4
Farmhouse Elevations Only

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HITCH RANCH - PA 3B SFD
Moorpark, California
May 24, 2024 | 2024116
PAGE 4 OF 9

Exterior Color & Materials
SCHEME 4 OF 9 — FARMHOUSE ELEVATIONS ONLY

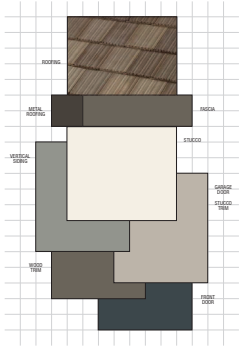
Material	Color	Manufacturer
Roofing: Concrete Shake Tile	YSCC 1438-Charcoal Blend Ref. 17 Slice .81, BRI 18 .9,BRI 17 CRMC 3942 - 8203	Westlake Royal
Metal Roofing *(factory finish)*	Midnight Bronze	Custom-Bill Metals 'or Approved Equal
Multi-Stack Sliding Doors *(factory finish)*	White	Window 'or Approved Equal
Vinyl Windows *(factory finish)*	White	*Champion or Approved Equal
Gutters & Downspouts *(factory finish)*	*Tuxedo Gray	*Service Partners or Approved Equal
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7006 Extra White)	Sherwin Williams
Siding Color *(applied to):* Corner Boards Gable Siding Vertical Siding	SW 2850 Chelsea Gray	Sherwin Williams
Trim Color #1 *(applied to):* Barge Boards Eaves Fascia Gable Trim Wood Trim	SW 7068 Grizzle Gray	Sherwin Williams
Trim Color #2 *(applied to):* Garage Door Stucco Trim	SW 7018 Dovetail	Sherwin Williams
Accent Color *(applied to):* Front Door	SW 0077 Decorous Amber	Sherwin Williams
***Exterior Light Fixture** (factory finish)*	84574016ND-12 Black	Seagull or Approved Equal
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	*Wayne Dalton or Approved Equal

NOTE: Verify WHA's if any variation occurs between these schemes and the construction documents prior to purchase. Contact: Judith Martinez or Samantha Diaz (949) 250-0907

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REVISIONS:

Number	Date	Description
1	6/5/24	Various revisions per city comments.



HITCH RANCH - PA 3B SFD
Moorpark, California
August 5, 2024 | 2024116

SCHEME 5
Farmhouse Elevations Only

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Moorpark, California
May 24, 2024 | 2024116
PAGE 5 OF 9

Exterior Color & Materials
SCHEME 5 OF 9 — FARMHOUSE ELEVATIONS ONLY

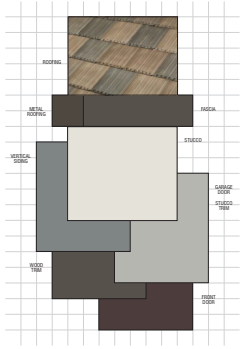
Material	Color	Manufacturer
Roofing: Concrete Shake Tile	YSCC 1132-Charcoal Brown Blend Ref. 16 Slice .87, BRI 17 CRMC 3942 - 8204	Westlake Royal
Metal Roofing *(factory finish)*	Musket	Custom-Bill Metals 'or Approved Equal
Multi-Stack Sliding Doors *(factory finish)*	White	Window 'or Approved Equal
Vinyl Windows *(factory finish)*	White	*Champion or Approved Equal
Gutters & Downspouts *(factory finish)*	*Terratone	*Service Partners or Approved Equal
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7586 Worthington White)	Sherwin Williams
Siding Color *(applied to):* Corner Boards Gable Siding Vertical Siding	SW 9164 Illusive Green	Sherwin Williams
Trim Color #1 *(applied to):* Barge Boards Eaves Fascia Gable Trim Wood Trim	SW 7047 Porpoise	Sherwin Williams
Trim Color #2 *(applied to):* Garage Door Stucco Trim	SW 7044 Amazing Gray	Sherwin Williams
Accent Color *(applied to):* Front Door	SW 7505 Mount Etna	Sherwin Williams
***Exterior Light Fixture** (factory finish)*	84574016ND-12 Black	Seagull or Approved Equal
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	*Wayne Dalton or Approved Equal

NOTE: Verify WHA's if any variation occurs between these schemes and the construction documents prior to purchase. Contact: Judith Martinez or Samantha Diaz (949) 250-0907

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REVISIONS:

Number	Date	Description
1	6/5/24	Various revisions per city comments.



HITCH RANCH - PA 3B SFD
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August 5, 2024 | 2024116

SCHEME 6
Farmhouse Elevations Only

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Moorpark, California
May 24, 2024 | 2024116
PAGE 6 OF 9

Exterior Color & Materials
SCHEME 6 OF 9 — FARMHOUSE ELEVATIONS ONLY

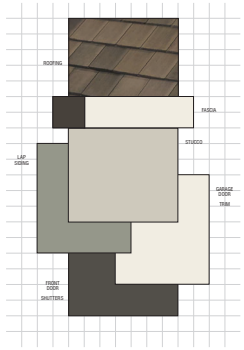
Material	Color	Manufacturer
Roofing: Concrete Shake Tile	YSCC 0330-Bronze Pearl Blend Ref. 26 Slice .87, BRI 27 .9,BRI 26 CRMC 3942-8158	Westlake Royal
Metal Roofing *(factory finish)*	*Midnight Bronze	Custom-Bill Metals 'or Approved Equal
Multi-Stack Sliding Doors *(factory finish)*	White	Window 'or Approved Equal
Vinyl Windows *(factory finish)*	White	*Champion or Approved Equal
Gutters & Downspouts *(factory finish)*	*Terratone	*Service Partners or Approved Equal
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7526 Origami White)	Sherwin Williams
Siding Color *(applied to):* Corner Boards Gable Siding Vertical Siding	SW 7674 Software	Sherwin Williams
Trim Color #1 *(applied to):* Barge Boards Eaves Fascia Gable Trim Wood Trim	SW 7645 Thunder Gray	Sherwin Williams
Trim Color #2 *(applied to):* Garage Door Stucco Trim	SW 7659 Gray Clouds	Sherwin Williams
Accent Color *(applied to):* Front Door	SW 6993 Gable	Sherwin Williams
***Exterior Light Fixture** (factory finish)*	84574016ND-12 Black	Seagull or Approved Equal
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	*Wayne Dalton or Approved Equal

NOTE: Verify WHA's if any variation occurs between these schemes and the construction documents prior to purchase. Contact: Judith Martinez or Samantha Diaz (949) 250-0907

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REVISIONS:

Number	Date	Description
1	6/5/24	Various revisions per city comments.



HITCH RANCH - PA 3B SFD
Moorpark, California
August 5, 2024 | 2024116

SCHEME 7
Traditional Elevations Only

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HITCH RANCH - PA 3B SFD
Moorpark, California
May 24, 2024 | 2024116
PAGE 7 OF 9

Exterior Color & Materials
SCHEME 7 OF 9 — TRADITIONAL ELEVATIONS ONLY

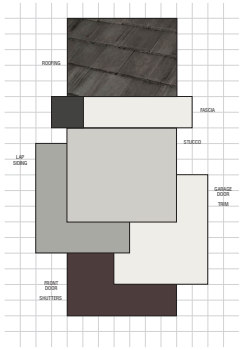
Material	Color	Manufacturer
Roofing: Concrete Slate Tile	YSCC 1132-Charcoal Brown Blend Ref. 16 Slice .81, BRI 17 .9,BRI 16 CRMC 3942 - 8206	Westlake Royal
Metal Roofing *(factory finish)*	Weathered Copper	Custom-Bill Metals 'or Approved Equal
Multi-Stack Sliding Doors *(factory finish)*	White	Window 'or Approved Equal
Vinyl Windows *(factory finish)*	White	*Champion or Approved Equal
Gutters & Downspouts *(factory finish)*	*Linen	*Service Partners or Approved Equal
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7050 Useful Gray)	Sherwin Williams
Siding Color *(applied to):* Corner Boards Lap Siding	SW 6130 Evergreen Fog	Sherwin Williams
Trim Color *(applied to):* Barge Boards Eaves Fascia Garage Door Trim	SW 7551 Greek Villa	Sherwin Williams
Accent Color *(applied to):* Front Door Shutters	SW 7048 Urbane Bronze	Sherwin Williams
***Exterior Light Fixture** (factory finish)*	84531ND-12 Black	Seagull or Approved Equal
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	*Wayne Dalton or Approved Equal

NOTE: Verify WHA's if any variation occurs between these schemes and the construction documents prior to purchase. Contact: Judith Martinez or Samantha Diaz (949) 250-0907

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REVISIONS:

Number	Date	Description
1	6/5/24	Various revisions per city comments.



HITCH RANCH - PA 3B SFD
Moorpark, California
August 5, 2024 | 2024116

SCHEME 8
Traditional Elevations Only

WHA.

WHA.

HITCH RANCH - PA 3B SFD
Moorpark, California
May 24, 2024 | 2024116
PAGE 8 OF 9

Exterior Color & Materials
SCHEME 8 OF 9 — TRADITIONAL ELEVATIONS ONLY

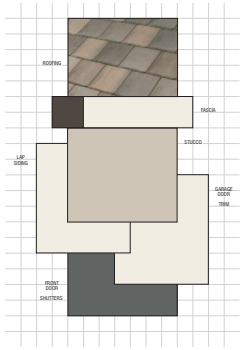
Material	Color	Manufacturer
Roofing: Concrete Slate Tile	YSCC 1438-Charcoal Blend Ref. 17 Slice .81, BRI 18 .9,BRI 17 CRMC 3942 - 8203	Westlake Royal
Metal Roofing *(factory finish)*	Midnight Bronze	Custom-Bill Metals 'or Approved Equal
Multi-Stack Sliding Doors *(factory finish)*	White	Window 'or Approved Equal
Vinyl Windows *(factory finish)*	White	*Champion or Approved Equal
Gutters & Downspouts *(factory finish)*	High Gloss White	*Service Partners or Approved Equal
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7621 On the Rocks)	Sherwin Williams
Siding Color *(applied to):* Corner Boards Lap Siding	SW 7068 Grey Matters	Sherwin Williams
Trim Color *(applied to):* Barge Boards Eaves Fascia Garage Door Trim	SW 7005 Pure White	Sherwin Williams
Accent Color *(applied to):* Front Door Shutters	SW 6013 Bitter Chocolate	Sherwin Williams
***Exterior Light Fixture** (factory finish)*	84531ND-12 Black	Seagull or Approved Equal
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	*Wayne Dalton or Approved Equal

NOTE: Verify WHA's if any variation occurs between these schemes and the construction documents prior to purchase. Contact: Judith Martinez or Samantha Diaz (949) 250-0907

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REVISIONS:

Number	Date	Description
1	6/5/24	Various revisions per city comments.



HITCH RANCH - PA 3B SFD
Moorpark, California
August 5, 2024 | 2024116

SCHEME 9
Traditional Elevations Only

WHA.

WHA.

HITCH RANCH - PA 3B SFD
Moorpark, California
May 24, 2024 | 2024116
PAGE 9 OF 9

Exterior Color & Materials
SCHEME 9 OF 9 — TRADITIONAL ELEVATIONS ONLY

Material	Color	Manufacturer
Roofing: Concrete Slate Tile	YSCC 0330-Brown Pearl Blend Ref. 26 Slice .87, BRI 27 .9,BRI 26 CRMC 3942-8158	Westlake Royal
Metal Roofing *(factory finish)*	Weathered Copper	Custom-Bill Metals 'or Approved Equal
Multi-Stack Sliding Doors *(factory finish)*	White	Window 'or Approved Equal
Vinyl Windows *(factory finish)*	White	*Champion or Approved Equal
Gutters & Downspouts *(factory finish)*	High Gloss White	*Service Partners or Approved Equal
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7036 Accessible Beige)	Sherwin Williams
Siding Color *(applied to):* Corner Boards Gable Boards Eaves Fascia Garage Door Lap Siding Trim	SW 7004 Snowbound	Sherwin Williams
Accent Color *(applied to):* Front Door Shutters	SW 7048 Urbane Bronze	Sherwin Williams
***Exterior Light Fixture** (factory finish)*	84531ND-12 Black	Seagull or Approved Equal
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	*Wayne Dalton or Approved Equal

NOTE: Verify WHA's if any variation occurs between these schemes and the construction documents prior to purchase. Contact: Judith Martinez or Samantha Diaz (949) 250-0907

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REVISIONS:

Number	Date	Description
1	6/5/24	Various revisions per city comments.

Exterior Color & Materials

HITCH RANCH PA-3B - 47'X69' SFD

MOORPARK, CA

CM.2

CITY SUBMITTAL

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ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

HITCH RANCH PA 3 LIGHT FIXTURE SELECTIONS
as of 8.6.25

LIGHT FIXTURE	PHOTO	GL SKU	LENNAR SKU	COLLECTION	DIMENSIONS	GLASS	COLOR
SPANISH		84530EN3-746	XELESGEX0135	KENT	W:6 1/2'' H:15'' E:8 1/2''	SATIN ETCHED GLASS	BRONZE
FARMHOUSE		8837401EN3-12	XELESGEX0055	BARN LIGHT	D:15'' W:16'' H:15'' E:24'' - 30''	N/A	BLACK
TRADITIONAL		84531EN3-12	XELESGEX0009	KENT	W:8 1/2'' H:15'' E:9 1/2''	SATIN ETCHED GLASS	BLACK

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LEFT ELEVATION



FRONT ELEVATION



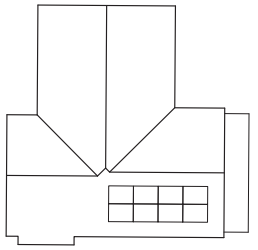
RIGHT ELEVATION



REAR ELEVATION

MATERIAL LEGEND (SPANISH)

	MATERIAL	COLOR	MANUF.
1	**Roofing** Concrete Low Profile Tile	1VICS 3940 Cliffside	Westlake Royal
2	**Metal Bird Stop @ Tile** *Factory Finish*	Black	Westlake Royal
3	**Vinyl Windows** *Factory Finish*	White	TBD
4	**Stucco** *Finish TBD*	Match to SW 7035 Aesthetic White	Omega
5	**Trim Color #1**	SW 7026 Griffin	Sherwin Williams
A	Wood: Barge Boards, Eaves, Fascia, Trim		
B	Fiberglass: Entry Door		
C	Metal: Sectional Garage Door		
D	Vinyl: Secondary Doors		
6	**Trim Color #2** Stucco o/ Foam: Finial, Trim	SW 0037 Morris Room Gray	Sherwin Williams
7	**Accent Color** Shutters	SW 6222 Riverway	Sherwin Williams
8	**Garage Door Weatherstrip** *Factory Finish*	Match Garage Door Color	TBD
9	**Enclosed Yard**		
10	**Electrical Panel**		
11	**Light Fixture**		



ROOF PLAN
SCALE 3/32"=1'-0"

CONCEPTUAL SOLAR PANEL LAYOUT SHOWN. PANELS MAY BE RELOCATED AS NEEDED.

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COMSTOCK HOMES

HITCH RANCH PA-3A CLUSTER
MOORPARK, CA # 2024-0468

SCHEMATIC DESIGN
JUNE 25, 2025

0 2 4 8

ELEVATIONS
PLAN 1 - SPANISH

A2.0



LEFT ELEVATION



FRONT ELEVATION



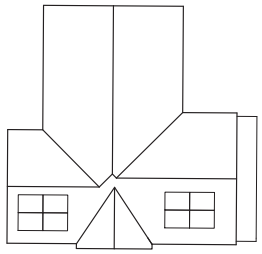
RIGHT ELEVATION



REAR ELEVATION

MATERIAL LEGEND (FARMHOUSE)

	MATERIAL	COLOR	MANUF.
1	**Roofing** Concrete Slate Tile	1FACS 5354 Stone Mountain Blend	Westlake Royal
2	**Vinyl Windows** *Factory Finish*	White	TBD
3	**Gutters & Downspouts** *Factory Finish*	TBD	TBD
4	**Manufactured Stone** *Dry-Stacked Joints*	Whitecap Ledgecut 33	Eldorado
5	**Manufactured Stone Cap**	TBD	Eldorado
6	**Stucco** *Finish TBD*	Match to SW 7005 Pure White	Omega
7	**Siding Color** Corner Boards, Vertical Siding	SW 7005 Pure White	Sherwin Williams
8 A	**Trim Color #1** Wood: Barge Boards, Braces, Corbels, Eaves, Fascia, Posts, Trim, Shutters	SW 7069 Iron Ore	Sherwin Williams
B	Fiberglass: Entry Door		
C	Metal: Sectional Garage Door		
D	Vinyl: Secondary Door		
9	**Trim Color #2** Stucco Trim	SW 7673 Pewter Cast	Sherwin Williams
10	**Garage Door Weatherstrip** *Factory Finish*	Match Garage Door Color	TBD
11	**Enclosed Yard**		
12	**Electrical Panel**		
13	**Light Fixture**		



ROOF PLAN
SCALE 3/32"=1'-0"

CONCEPTUAL SOLAR PANEL LAYOUT SHOWN. PANELS MAY BE RELOCATED AS NEEDED.

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HITCH RANCH PA-3A CLUSTER
MOORPARK, CA # 2024-0468

SCHEMATIC DESIGN
JUNE 25, 2025

0 2 4 8

ELEVATIONS
PLAN 1 - FARMHOUSE

A2.1



LEFT ELEVATION



FRONT ELEVATION



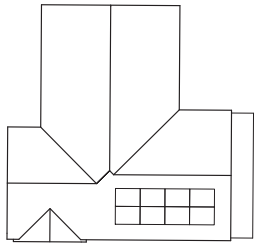
RIGHT ELEVATION



REAR ELEVATION

MATERIAL LEGEND (COTTAGE)

	MATERIAL	COLOR	MANUF.
1	**Roofing** Concrete Shake Tile	1FBCJ 1430 Charcoal Blend	Westlake Royal
2	**Vinyl Windows** *Factory Finish*	White	TBD
3	**Gutters & Downspouts** *Factory Finish*	TBD	TBD
4	**Manufactured Stone** *Dry-Stacked Joints*	Whitebark Cliffstone	Eldorado
5	**Manufactured Stone Cap**	TBD	Eldorado
6	**Stucco** *Finish TBD*	Match to SW 7015 Repose Gray	Omega
7	**Siding Color** Corner Boards, Gable Siding, Lap Siding	SW 7074 Software	Sherwin Williams
8 A B C D E	**Trim Color** Wood: Barge Boards, Beam, Braces, Corbels, Eaves, Fascia, Trim Foam: Gable Vent Fiber Cement: Gable Siding @ Plan 2 Only Metal: Sectional Garage Doors, Pot Shelf Vinyl: Secondary Drs.	SW 7566 West-highland White	Sherwin Williams
9	**Accent Color** Fiberglass: Entry Door, Shutters	SW 7645 Thunder Gray	Sherwin Williams
10	**Garage Door Weatherstrip** *Factory Finish*	Match Garage Door Color	TBD
11	**Enclosed Yard**		
12	**Electrical Panel**		
13	**Light Fixture**		



ROOF PLAN
SCALE 3/32"=1'-0"

CONCEPTUAL SOLAR PANEL LAYOUT SHOWN. PANELS MAY BE RELOCATED AS NEEDED.

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HITCH RANCH PA-3A CLUSTER
MOORPARK, CA # 2024-0468

SCHEMATIC DESIGN
JUNE 25, 2025

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ELEVATIONS
PLAN 1 - COTTAGE

A2.2



LEFT ELEVATION



FRONT ELEVATION

MATERIAL LEGEND (SPANISH)

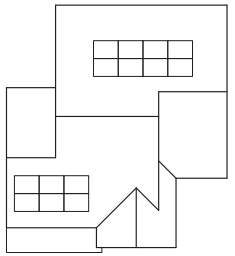
	MATERIAL	COLOR	MANUF.
1	**Roofing** Concrete Low Profile Tile	1VICS 3940 Cliffside	Westlake Royal
2	**Metal Bird Stop @ Tile** *Factory Finish*	Black	Westlake Royal
3	**Vinyl Windows** *Factory Finish*	White	TBD
4	**Stucco** *Finish TBD*	Match to SW 7035 Aesthetic White	Omega
5	**Trim Color #1**	SW 7026 Griffin	Sherwin Williams
A	Wood: Barge Boards, Eaves, Fascia, Trim		
B	Fiberglass: Entry Door		
C	Metal: Sectional Garage Door		
D	Vinyl: Secondary Doors		
6	**Trim Color #2** Stucco o/ Foam: Finial, Trim	SW 0037 Morris Room Gray	Sherwin Williams
7	**Accent Color** Shutters	SW 6222 Riverway	Sherwin Williams
8	**Garage Door Weatherstrip** *Factory Finish*	Match Garage Door Color	TBD
9	**Enclosed Yard**		
10	**Electrical Panel**		
11	**Light Fixture**		



RIGHT ELEVATION



REAR ELEVATION



ROOF PLAN
SCALE 3/32"=1'-0"

CONCEPTUAL SOLAR PANEL LAYOUT SHOWN. PANELS MAY BE RELOCATED AS NEEDED.

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HITCH RANCH PA-3A CLUSTER
MOORPARK, CA # 2024-0468

SCHEMATIC DESIGN
JUNE 25, 2025

0 2 4 8

ELEVATIONS
PLAN 2 - SPANISH

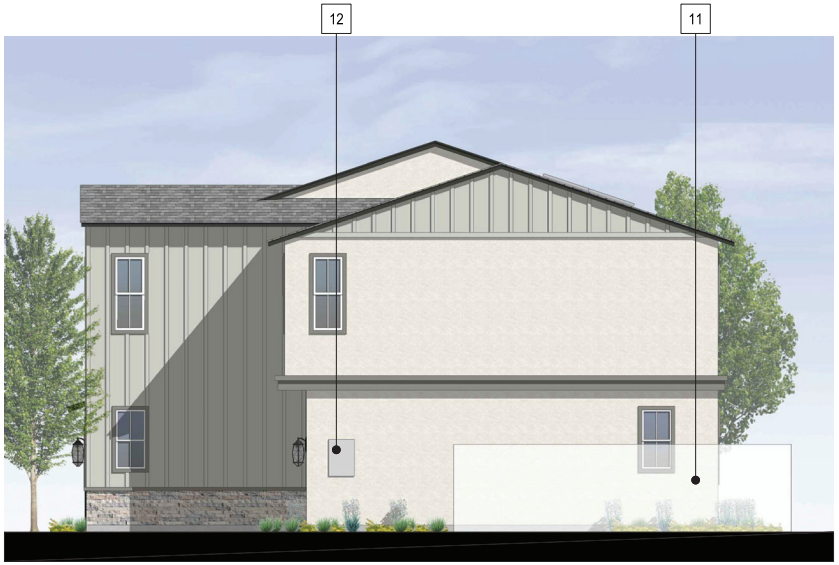
A2.3



LEFT ELEVATION



FRONT ELEVATION



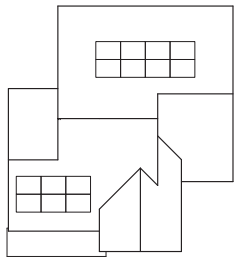
RIGHT ELEVATION



REAR ELEVATION

MATERIAL LEGEND (FARMHOUSE)

	MATERIAL	COLOR	MANUF.
1	**Roofing** Concrete Slate Tile	1FACS 5354 Stone Mountain Blend	Westlake Royal
2	**Vinyl Windows** *Factory Finish*	White	TBD
3	**Gutters & Downspouts** *Factory Finish*	TBD	TBD
4	**Manufactured Stone** *Dry-Stacked Joints*	Whitecap Ledgecut 33	Eldorado
5	**Manufactured Stone Cap**	TBD	Eldorado
6	**Stucco** *Finish TBD*	Match to SW 7005 Pure White	Omega
7	**Siding Color** Corner Boards, Vertical Siding	SW 7005 Pure White	Sherwin Williams
8 A B C D	**Trim Color #1** Wood: Barge Boards, Braces, Corbels, Eaves, Fascia, Posts, Trim, Shutters Fiberglass: Entry Door Metal: Sectional Garage Door Vinyl: Secondary Door	SW 7069 Iron Ore	Sherwin Williams
9	**Trim Color #2** Stucco Trim	SW 7673 Pewter Cast	Sherwin Williams
10	**Garage Door Weatherstrip** *Factory Finish*	Match Garage Door Color	TBD
11	**Enclosed Yard**		
12	**Electrical Panel**		
13	**Light Fixture**		



ROOF PLAN
SCALE 3/32"=1'-0"

CONCEPTUAL SOLAR PANEL LAYOUT SHOWN. PANELS MAY BE RELOCATED AS NEEDED.

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HITCH RANCH PA-3A CLUSTER
MOORPARK, CA # 2024-0468

SCHEMATIC DESIGN
JUNE 25, 2025

0 2 4 8

ELEVATIONS
PLAN 2 - FARMHOUSE

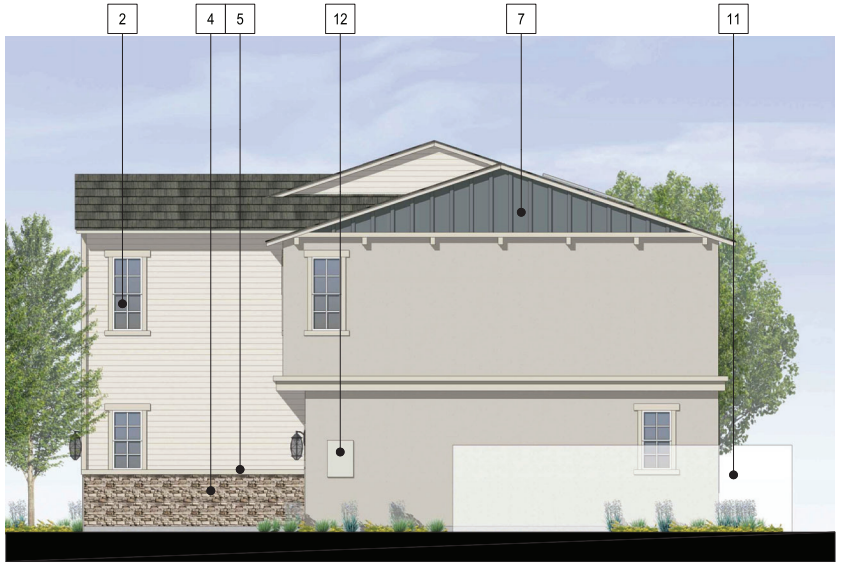
A2.4



LEFT ELEVATION



FRONT ELEVATION



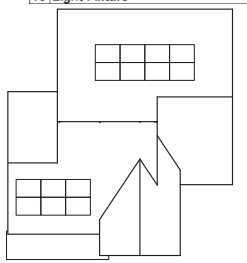
RIGHT ELEVATION



REAR ELEVATION

MATERIAL LEGEND (COTTAGE)

	MATERIAL	COLOR	MANUF.
1	**Roofing** Concrete Shake Tile	1FBCJ 1430 Charcoal Blend	Westlake Royal
2	**Vinyl Windows** *Factory Finish*	White	TBD
3	**Gutters & Downspouts** *Factory Finish*	TBD	TBD
4	**Manufactured Stone** *Dry-Stacked Joints*	Whitebark Cliffstone	Eldorado
5	**Manufactured Stone Cap**	TBD	Eldorado
6	**Stucco** *Finish TBD*	Match to SW 7015 Repose Gray	Omega
7	**Siding Color** Corner Boards, Gable Siding, Lap Siding	SW 7074 Software	Sherwin Williams
8	**Trim Color**	SW 7566 West-highland White	Sherwin Williams
A	Wood: Barge Boards, Beam, Braces, Corbels, Eaves, Fascia, Trim		
B	Foam: Gable Vent		
C	Fiber Cement: Gable Siding @ Plan 2 Only		
D	Metal: Sectional Garage Doors, Pot Shelf		
E	Vinyl: Secondary Drs.		
9	**Accent Color** Fiberglass: Entry Door, Shutters	SW 7645 Thunder Gray	Sherwin Williams
10	**Garage Door Weatherstrip** *Factory Finish*	Match Garage Door Color	TBD
11	**Enclosed Yard**		
12	**Electrical Panel**		
13	**Light Fixture**		



ROOF PLAN
SCALE 3/32"=1'-0"

CONCEPTUAL SOLAR PANEL LAYOUT SHOWN. PANELS MAY BE RELOCATED AS NEEDED.

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COMSTOCK HOMES

HITCH RANCH PA-3A CLUSTER
MOORPARK, CA # 2024-0468

SCHEMATIC DESIGN
JUNE 25, 2025

0 2 4 8

ELEVATIONS
PLAN 2 - COTTAGE

A2.5



LEFT ELEVATION



FRONT ELEVATION



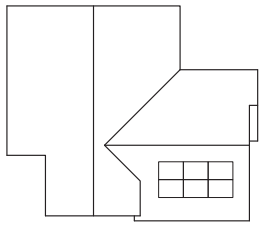
RIGHT ELEVATION



REAR ELEVATION

MATERIAL LEGEND (SPANISH)

	MATERIAL	COLOR	MANUF.
1	**Roofing** Concrete Low Profile Tile	1VICS 6464 California Mission Blend	Westlake Royal
2	**Metal Bird Stop @ Tile** *Factory Finish*	Black	Westlake Royal
3	**Vinyl Windows** *Factory Finish*	White	TBD
4	**Stucco** *Finish TBD*	Match to SW 7042 Shoji White	Omega
5 A B C D	**Trim Color #1** Wood: Barge Boards, Eaves, Fascia, Trim Fiberglass: Entry Door Metal: Sectional Garage Door Vinyl: Secondary Doors	SW 6075 Garret Gray	Sherwin Williams
6	**Trim Color #2** Stucco o/ Foam: Finial, Trim	SW 7507 Stone Lion	Sherwin Williams
7	**Accent Color** Shutters	SW 2837 Aurora Brown	Sherwin Williams
8	**Garage Door Weatherstrip** *Factory Finish*	Match Garage Door Color	TBD
9	**Enclosed Yard**		
10	**Electrical Panel**		
11	**Light Fixture**		



ROOF PLAN
SCALE 3/32"=1'-0"

CONCEPTUAL SOLAR PANEL LAYOUT SHOWN. PANELS MAY BE RELOCATED AS NEEDED.

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HITCH RANCH PA-3A CLUSTER
MOORPARK, CA # 2024-0468

SCHEMATIC DESIGN
JUNE 25, 2025

0 2 4 8

ELEVATIONS
PLAN 3 - SPANISH

A2.6



LEFT ELEVATION



FRONT ELEVATION



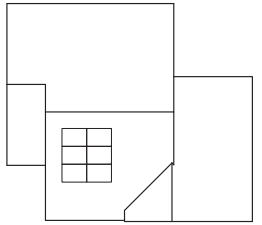
RIGHT ELEVATION



REAR ELEVATION

MATERIAL LEGEND (FARMHOUSE)

	MATERIAL	COLOR	MANUF.
1	**Roofing** Concrete Slate Tile	1FACS 1132 Charcoal Brown Blend	Westlake Royal
2	**Vinyl Windows** *Factory Finish*	White	TBD
3	**Gutters & Downspouts** *Factory Finish*	TBD	TBD
4	**Manufactured Stone** *Dry-Stacked Joints*	Sage Ledgecut 33	Eldorado
5	**Manufactured Stone Cap**	TBD	Eldorado
6	**Stucco** *Finish TBD*	Match to SW 7551 Greek Villa	Omega
7	**Siding Color** Corner Boards, Vertical Siding	SW 7658 Gray Clouds	Sherwin Williams
8 A	**Trim Color #1** Wood: Barge Boards, Braces, Corbels, Eaves, Fascia, Posts, Trim	SW 7048 Urbane Bronze	Sherwin Williams
B	Metal: Sectional Garage Door		
C	Vinyl: Secondary Doors		
9	**Trim Color #2** Stucco Trim	SW 7019 Gauntlet Gray	Sherwin Williams
10	**Accent Color** Fiberglass: Entry Door, Shutters	SW 6230 Rainstorm	Sherwin Williams
11	**Garage Door Weatherstrip** *Factory Finish*	Match Garage Door Color	TBD
12	**Enclosed Yard**		
13	**Electrical Panel**		
14	**Light Fixture**		



ROOF PLAN
SCALE 3/32"=1'-0"

CONCEPTUAL SOLAR PANEL LAYOUT SHOWN. PANELS MAY BE RELOCATED AS NEEDED.

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COMSTOCK HOMES

HITCH RANCH PA-3A CLUSTER
MOORPARK, CA # 2024-0468

SCHEMATIC DESIGN
JUNE 25, 2025

0 2 4 8

ELEVATIONS
PLAN 3 - FARMHOUSE

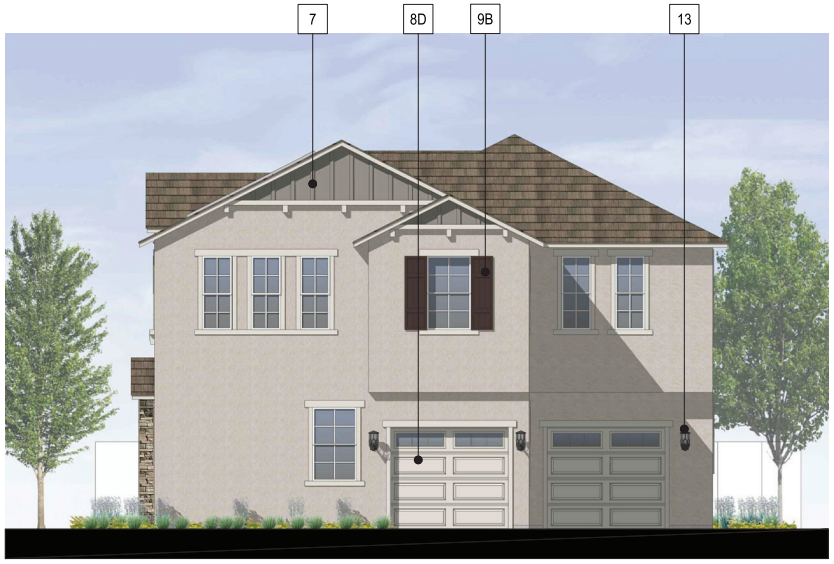
A2.7



LEFT ELEVATION



FRONT ELEVATION



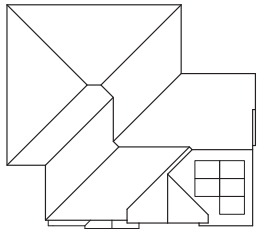
RIGHT ELEVATION



REAR ELEVATION

MATERIAL LEGEND (COTTAGE)

	MATERIAL	COLOR	MANUF.
1	**Roofing** Concrete Shake Tile	1FBCJ 3181 Smokey Topaz Blend	Westlake Royal
2	**Vinyl Windows** *Factory Finish*	White	TBD
3	**Gutters & Downspouts** *Factory Finish*	TBD	TBD
4	**Manufactured Stone** *Dry-Stacked Joints*	Boardwalk Cliffstone	Eldorado
5	**Manufactured Stone Cap**	TBD	Eldorado
6	**Stucco** *Finish TBD*	Match to SW 7015 Repose Gray	Omega
7	**Siding Color** Corner Boards, Gable Siding, Lap Siding	SW 7746 Rushing River	Sherwin Williams
8	**Trim Color**	SW 7551 Greek Villa	Sherwin Williams
A	Wood: Barge Boards, Beam, Braces, Corbels, Eaves, Fascia, Trim		
B	Gable Vent		
C	Fiber Cement: Gable Siding @ Plan 2 Only		
D	Metal: Sectional Garage Door, Pot Shelf		
E	Vinyl: Secondary Drs.		
9	**Accent Color**	SW 6013 Bitter Chocolate	Sherwin Williams
A	Fiberglass: Entry Door		
B	Paint o/ Foam: Shutters		
10	**Garage Door Weatherstrip** *Factory Finish*	Match Garage Door Color	TBD
11	**Enclosed Yard**		
12	**Electrical Panel**		
13	**Light Fixture**		



ROOF PLAN
SCALE 3/32"=1'-0"

CONCEPTUAL SOLAR PANEL LAYOUT SHOWN. PANELS MAY BE RELOCATED AS NEEDED.

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HITCH RANCH PA-3A CLUSTER
MOORPARK, CA # 2024-0468

SCHEMATIC DESIGN
JUNE 25, 2025

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ELEVATIONS
PLAN 3 - COTTAGE

A2.8



LEFT ELEVATION



FRONT ELEVATION

MATERIAL LEGEND (SPANISH)

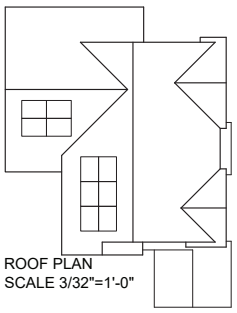
	MATERIAL	COLOR	MANUF.
1	**Roofing** Concrete Low Profile Tile	1VICS 6464 California Mission Blend	Westlake Royal
2	**Metal Bird Stop @ Tile** *Factory Finish*	Black	Westlake Royal
3	**Vinyl Windows** *Factory Finish*	White	TBD
4	**Stucco** *Finish TBD*	Match to SW 7042 Shoji White	Omega
5 A	**Trim Color #1** Wood: Barge Boards, Eaves, Fascia, Trim	SW 6075 Garret Gray	Sherwin Williams
B	Fiberglass: Entry Door		
C	Metal: Sectional Garage Door		
D	Vinyl: Secondary Doors		
6	**Trim Color #2** Stucco o/ Foam: Finial, Trim	SW 7507 Stone Lion	Sherwin Williams
7	**Accent Color** Shutters	SW 2837 Aurora Brown	Sherwin Williams
8	**Garage Door Weatherstrip** *Factory Finish*	Match Garage Door Color	TBD
9	**Enclosed Yard**		
10	**Electrical Panel**		
11	**Light Fixture**		



RIGHT ELEVATION



REAR ELEVATION



ROOF PLAN
SCALE 3/32"=1'-0"

CONCEPTUAL SOLAR PANEL LAYOUT SHOWN. PANELS MAY BE RELOCATED AS NEEDED.

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COMSTOCK HOMES

HITCH RANCH PA-3A CLUSTER
MOORPARK, CA # 2024-0468

SCHEMATIC DESIGN
JUNE 25, 2025

0 2 4 8

ELEVATIONS
PLAN 4 - SPANISH

A2.9



LEFT ELEVATION



FRONT ELEVATION



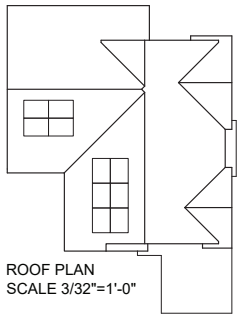
RIGHT ELEVATION



REAR ELEVATION

MATERIAL LEGEND (FARMHOUSE)

	MATERIAL	COLOR	MANUF.
1	**Roofing** Concrete Slate Tile	1FACS 1132 Charcoal Brown Blend	Westlake Royal
2	**Vinyl Windows** *Factory Finish*	White	TBD
3	**Gutters & Downspouts** *Factory Finish*	TBD	TBD
4	**Manufactured Stone** *Dry-Stacked Joints*	Sage Ledgecut 33	Eldorado
5	**Manufactured Stone Cap**	TBD	Eldorado
6	**Stucco** *Finish TBD*	Match to SW 7551 Greek Villa	Omega
7	**Siding Color** Corner Boards, Vertical Siding	SW 7658 Gray Clouds	Sherwin Williams
8 A	**Trim Color #1** Wood: Barge Boards, Braces, Corbels, Eaves, Fascia, Posts, Trim	SW 7048 Urbane Bronze	Sherwin Williams
B	Metal: Sectional Garage Door		
C	Vinyl: Secondary Doors		
9	**Trim Color #2** Stucco Trim	SW 7019 Gauntlet Gray	Sherwin Williams
10	**Accent Color** Fiberglass: Entry Door, Shutters	SW 6230 Rainstorm	Sherwin Williams
11	**Garage Door Weatherstrip** *Factory Finish*	Match Garage Door Color	TBD
12	**Enclosed Yard**		
13	**Electrical Panel**		
14	**Light Fixture**		



ROOF PLAN
SCALE 3/32"=1'-0"

CONCEPTUAL SOLAR PANEL LAYOUT SHOWN. PANELS MAY BE RELOCATED AS NEEDED.

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COMSTOCK HOMES

HITCH RANCH PA-3A CLUSTER
MOORPARK, CA # 2024-0468

SCHEMATIC DESIGN
JUNE 25, 2025

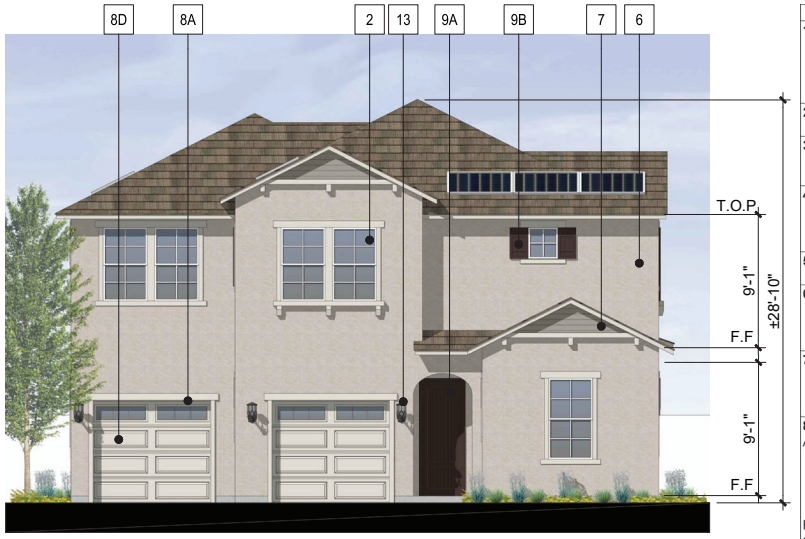
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ELEVATIONS
PLAN 4 - FARMHOUSE

A2.10



LEFT ELEVATION



FRONT ELEVATION



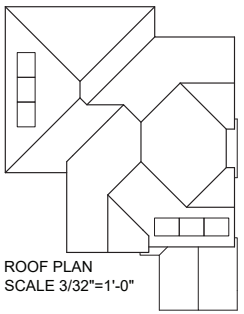
RIGHT ELEVATION



REAR ELEVATION

MATERIAL LEGEND (COTTAGE)

	MATERIAL	COLOR	MANUF.
1	**Roofing** Concrete Shake Tile	1FBCJ 3181 Smokey Topaz Blend	Westlake Royal
2	**Vinyl Windows** *Factory Finish*	White	TBD
3	**Gutters & Downspouts** *Factory Finish*	TBD	TBD
4	**Manufactured Stone** *Dry-Stacked Joints*	Boardwalk Cliffstone	Eldorado
5	**Manufactured Stone Cap**	TBD	Eldorado
6	**Stucco** *Finish TBD*	Match to SW 7015 Repose Gray	Omega
7	**Siding Color** Corner Boards, Gable Siding, Lap Siding	SW 7746 Rushing River	Sherwin Williams
8	**Trim Color**	SW 7551 Greek Villa	Sherwin Williams
A	Wood: Barge Boards, Beam, Braces, Corbels, Eaves, Fascia, Trim		
B	Gable Vent		
C	Fiber Cement: Gable Siding @ Plan 2 Only		
D	Metal: Sectional Garage Door, Pot Shelf		
E	Vinyl: Secondary Drs.		
9	**Accent Color**	SW 6013 Bitter Chocolate	Sherwin Williams
A	Fiberglass: Entry Door		
B	Paint o/ Foam: Shutters		
10	**Garage Door Weatherstrip** *Factory Finish*	Match Garage Door Color	TBD
11	**Enclosed Yard**		
12	**Electrical Panel**		
13	**Light Fixture**		



ROOF PLAN
SCALE 3/32"=1'-0"

CONCEPTUAL SOLAR PANEL LAYOUT SHOWN. PANELS MAY BE RELOCATED AS NEEDED.

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COMSTOCK HOMES

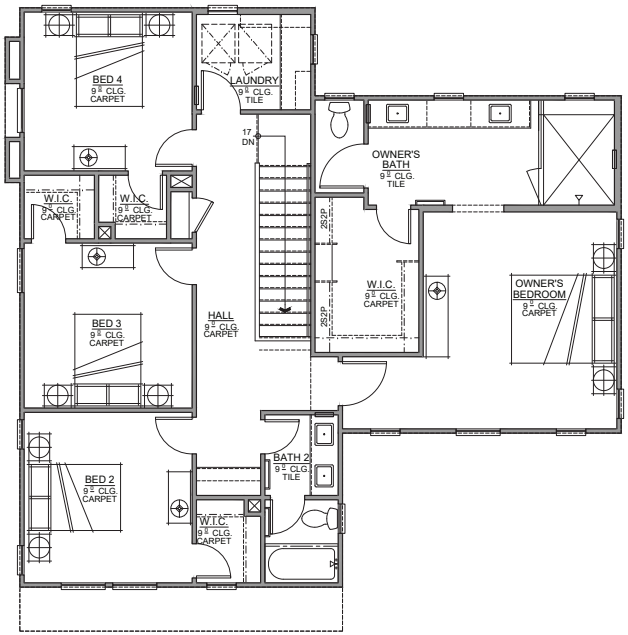
HITCH RANCH PA-3A CLUSTER
MOORPARK, CA # 2024-0468

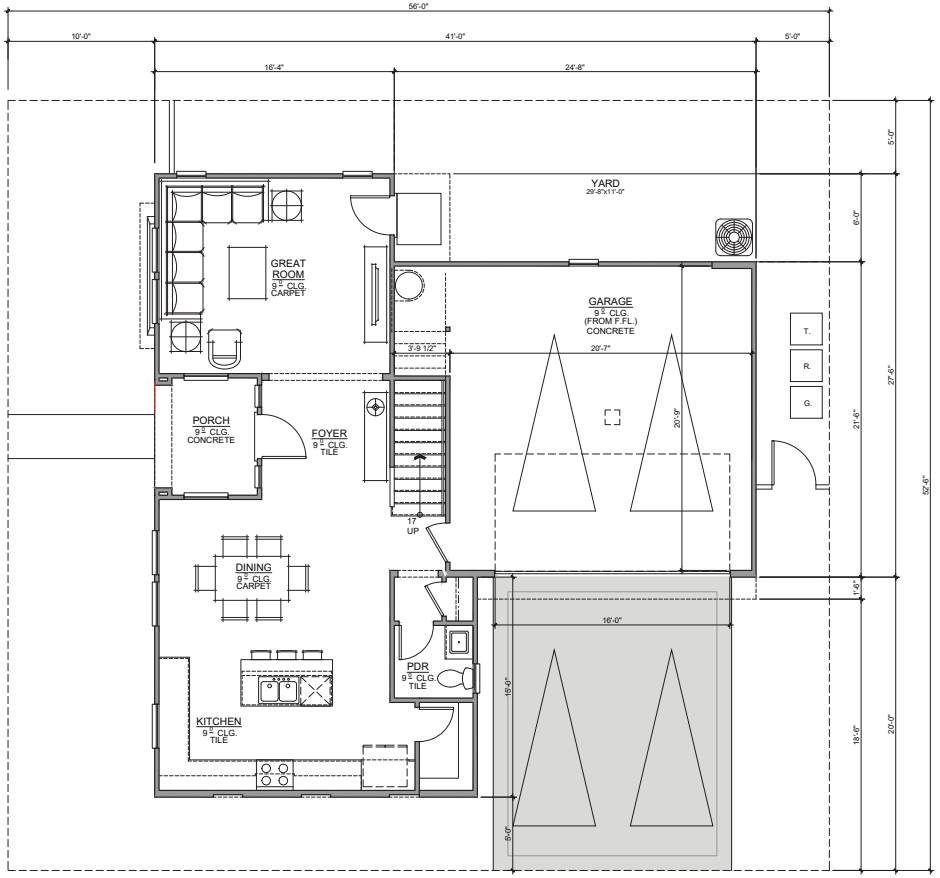
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JUNE 25, 2025

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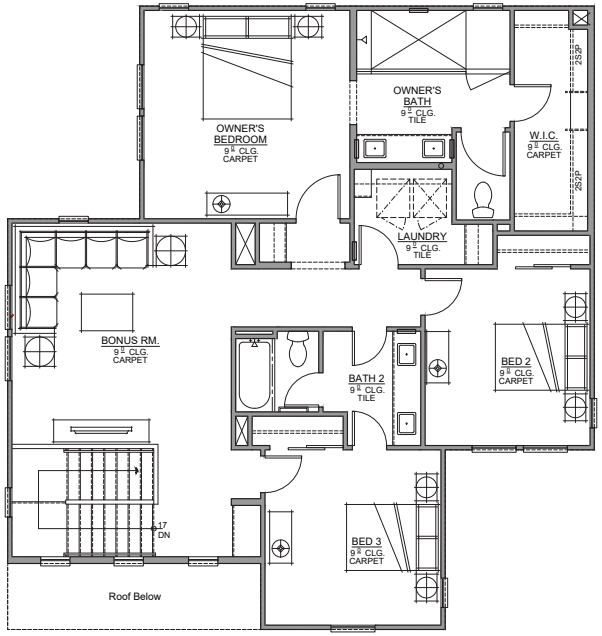
ELEVATIONS
PLAN 4 - COTTAGE

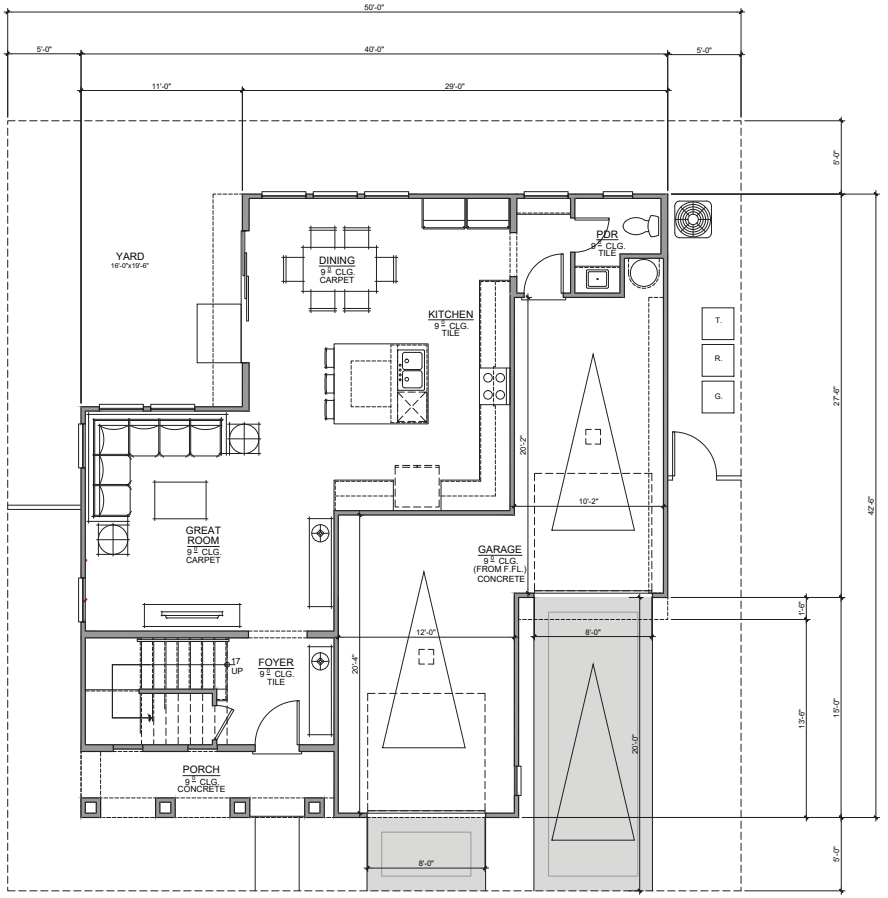
A2.11



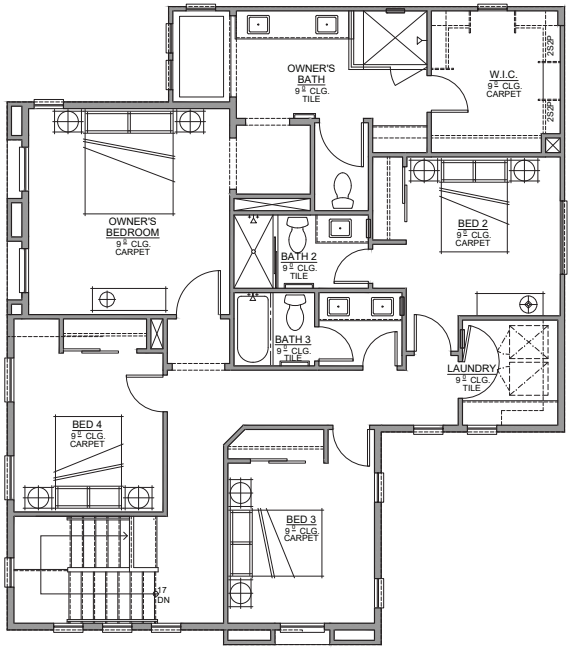


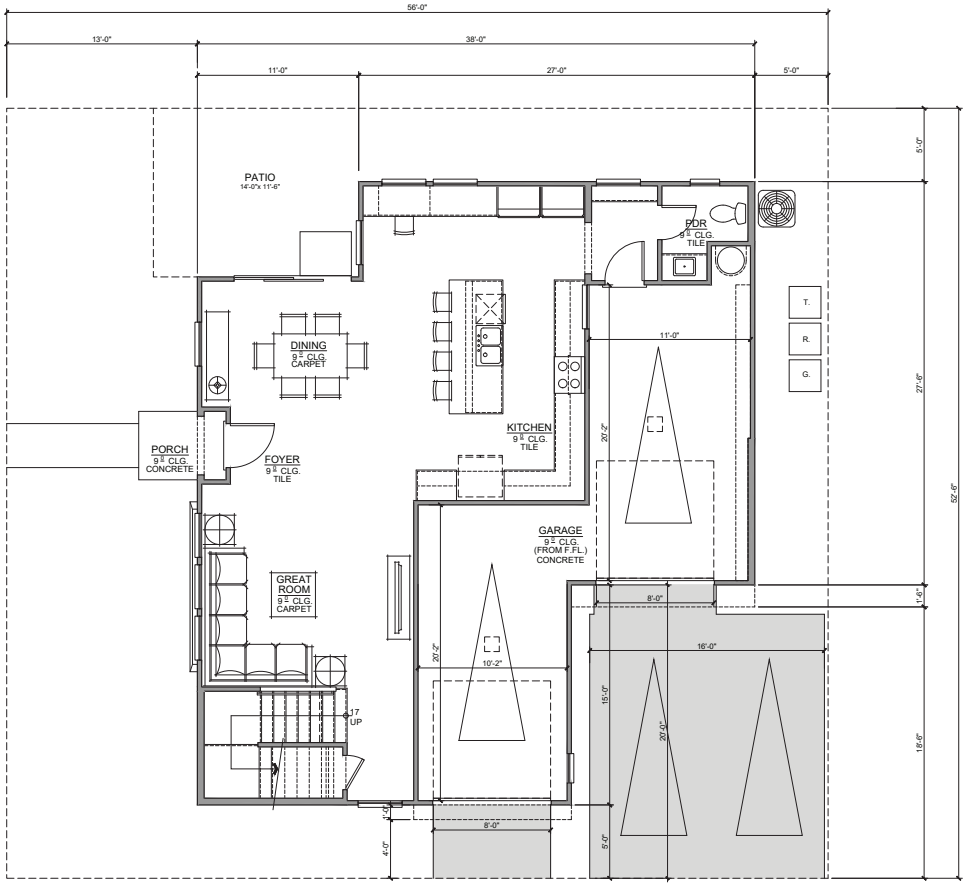
FLOOR AREA	
FIRST FLOOR	743 SQ. FT.
SECOND FLOOR	1295 SQ. FT.
TOTAL	2,038 S.F.
FRONT PORCH	56 SQ. FT.
GARAGE	477 SQ. FT.





FLOOR AREA	
FIRST FLOOR	802 SQ. FT.
SECOND FLOOR	1367 SQ. FT.
TOTAL	2,176 S.F.
FRONT PORCH	78 SQ. FT.
GARAGE	475 SQ. FT.





FLOOR AREA	
FIRST FLOOR	852 SQ. FT.
SECOND FLOOR	1385 SQ. FT.
TOTAL	2,245 S.F.
FRONT PORCH	9 SQ. FT.
GARAGE	460 SQ. FT.

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COMSTOCK HOMES

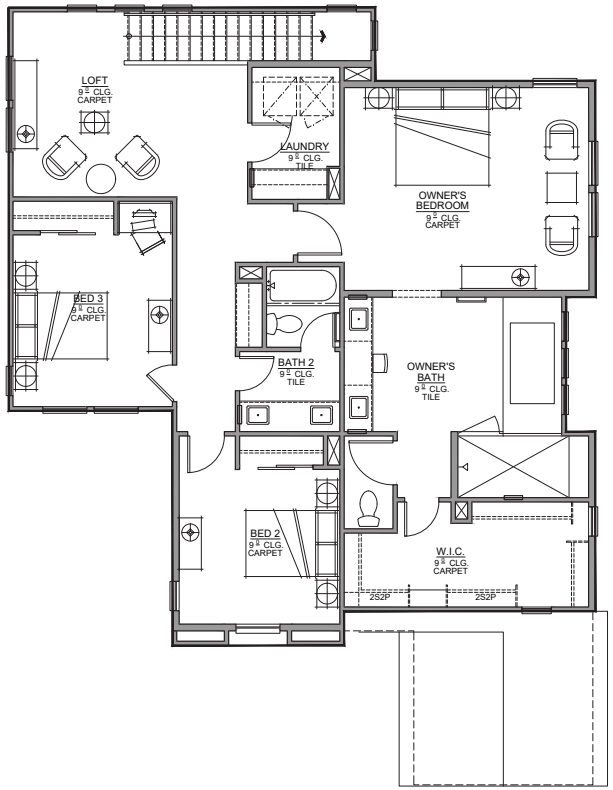
HITCH RANCH PA-3A CLUSTER
MOORPARK, CA # 2024-0468

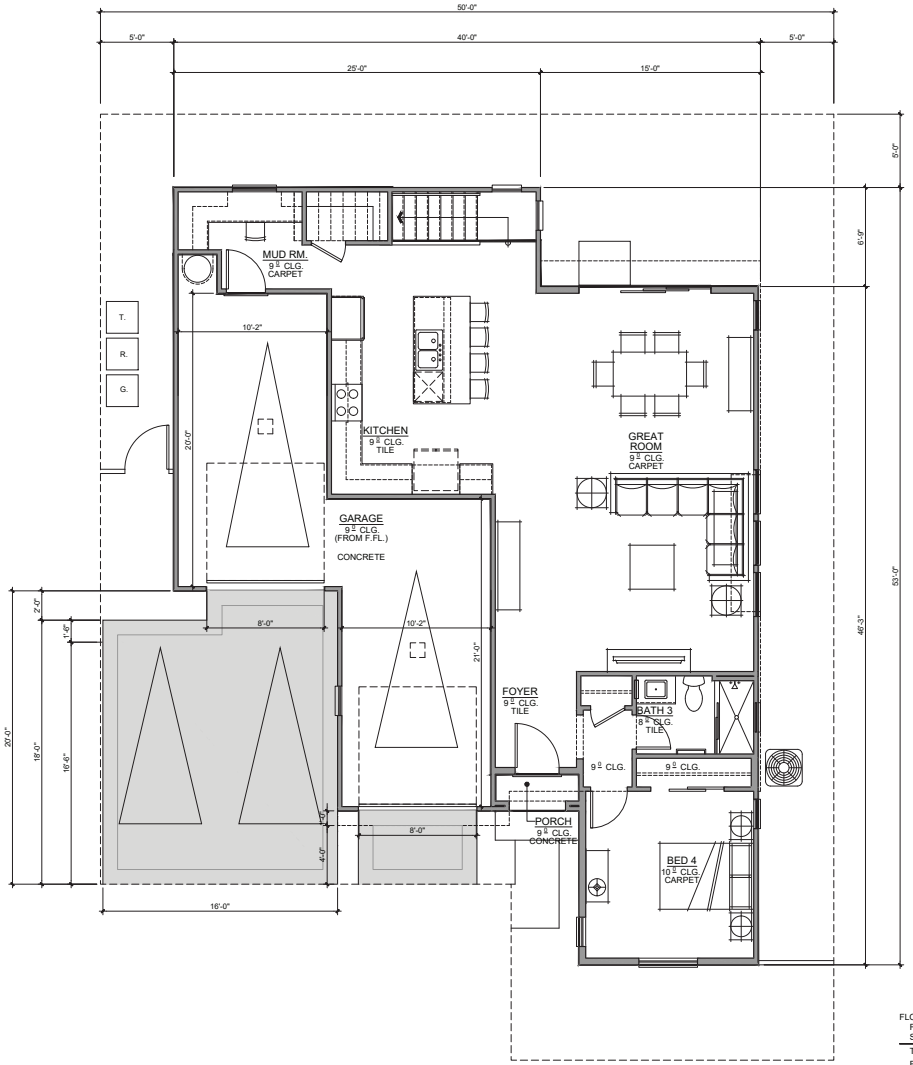
SCHEMATIC DESIGN
JUNE 25, 2025

0 2 4 8

UNIT PLANS
PLAN 3

A3.2





FLOOR AREA	
FIRST FLOOR	1054 SQ. FT.
SECOND FLOOR	1428 SQ. FT.
TOTAL	2,496 S.F.
FRONT PORCH	14 SQ. FT.
GARAGE	448 SQ. FT.



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COMSTOCK HOMES

HITCH RANCH PA-3A CLUSTER
MOORPARK, CA # 2024-0468

SCHEMATIC DESIGN
JUNE 25, 2025

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CLUSTER PLANS

A4.0

RESOLUTION CD-2026-01

A RESOLUTION OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF MOORPARK, CALIFORNIA, APPROVING RESIDENTIAL PLANNED DEVELOPMENT PERMIT CD-RPD-2024-0011, REQUEST TO APPROVE THE DEVELOPMENT OF PLANNING AREA 3 OF THE HITCH RANCH SPECIFIC PLAN, CONSISTING OF 105 DETACHED SINGLE-FAMILY DWELLINGS, 48 DETACHED/CLUSTER SINGLE-FAMILY DWELLINGS, AND 86 ATTACHED SINGLE-FAMILY DWELLINGS (TOTALING 239 RESIDENTIAL UNITS), AMENITIES, AND ASSOCIATED IMPROVEMENTS, INCLUDING TWO MINOR MODIFICATIONS, AND, MAKING A DETERMINATION THAT THE PROJECT IS WITHIN THE SCOPE OF THE CERTIFIED HITCH RANCH SPECIFIC PLAN FINAL EIR (STATE CLEARINGHOUSE NO. 2019070253) AND NO FURTHER ENVIRONMENTAL DOCUMENTATION IS REQUIRED PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTIONS 15168(C) AND 15162 IN CONNECTION THEREWITH, ON THE APPLICATION OF BEN O'NEAL ON BEHALF OF LENNAR HOMES

WHEREAS, on June 15, 2022, the City Council adopted the Hitch Ranch Specific Plan (Specific Plan 2019-01), associated Tentative Tract Map (TTM) 5708, associated Development Agreement 2019-01, Final EIR (State Clearinghouse No. 2019070253) and a Mitigation Monitoring and Reporting Program; and

WHEREAS, on June 24, 2024, an application for Residential Planned Development (RPD) Permit CD-RPD-2024-0011 was filed by Ben O'Neal on behalf of Lennar Homes to approve the development of Planning Area 3 consisting of 105 detached single-family dwellings, 48 detached cluster single-family dwellings, and 86 attached single-family dwellings (totaling 239 residential units), amenities, and associated improvements for Planning Area 3 (PA-3) of the Hitch Ranch Specific Plan within Tentative Tract Map 5708; and

WHEREAS, at a duly noticed public hearing on September 17, 2026, the Community Development Director considered CD-RPD-2024-0011; and

WHEREAS, at the hearing on September 17, 2026, the Community Development Director opened the public hearing and took and considered public testimony regarding the proposal; considered the agenda report and any supplements thereto and written public comments; closed the public hearing and reached a decision on this matter; and

WHEREAS, the Community Development Director determined CD-RPD-2024-0011 is within the scope of the previously certified Hitch Ranch Specific Plan Final Environmental Impact Report (State Clearinghouse No. 2019070253) and no further environmental documentation is required pursuant to Sections 15168(c) and 15162 of the CEQA Guidelines.

NOW, THEREFORE, THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF MOORPARK, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. ENVIRONMENTAL DOCUMENTATION: The Community Development Director, based on independent analysis and judgment, determined that the project is within the scope of the previously certified Hitch Ranch Specific Plan Final EIR pursuant to CEQA Guidelines Section 15168(c). Pursuant to Section 15162, no subsequent or supplemental environmental impact report is required for the proposed development because the following conditions are found to exist:

1. **No substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.**

   The proposed development does not propose substantial changes to the project analyzed in the certified EIR that would require major revisions to the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The proposed 239 residential dwelling units fall within the maximum 253 residential dwelling units evaluated for PA-3 in the certified Program EIR.

2. **No substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.**

   There have been no substantial changes with respect to the circumstances under which the project is undertaken that will require major revisions to the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

3. **No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, or the Negative Declaration was adopted.**

   There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified, showing that the project will have one or more significant effects not discussed in the previous EIR, or that significant effects previously examined will be substantially more severe than shown in the previous EIR. Furthermore, all applicable mitigation measures adopted in the Hitch Ranch Specific Plan Mitigation Monitoring and Reporting Program (MMRP) have been incorporated into the proposed development and shall continue to apply.

SECTION 2. PLANNED DEVELOPMENT FINDINGS: Based upon the information set forth in the staff report, accompanying studies, and oral and written public testimony, the Community Development Director makes the following findings:

1. **The site design, including structure location, size, height, setbacks, massing, scale, architectural style and colors, and landscaping, is consistent with the provisions of the general plan, any applicable specific plans, zoning ordinance, and any other applicable regulations.**

   The site design, including structure location, size, height, setbacks, massing, scale, architectural style and colors, and landscaping, is consistent with the provisions of the general plan, any applicable specific plans, zoning ordinance, and any other applicable regulations.

   The proposed project involves the construction of 239 residential units on 32.8 acres within the Hitch Ranch Specific Plan. This site design is consistent with the Moorpark General Plan 2050 (SP-1 designation) and the Specific Plan's Residential Planned Development, 8 Units per Acre (RPD-8U) zoning. The project aligns with the Specific Plan's Early California theme by incorporating Spanish, Farmhouse, Traditional, and Cottage architectural styles, providing varied roof forms, heights, and material variation to mitigate building massing. The proposed plans successfully incorporate enhanced treatments at corner lots and visible edge conditions. Furthermore, the diverse mix of housing types—detached, cluster, and attached—accommodates a wide range of household needs and directly supports General Plan Policy LU 3.1.

2. **The site design would not create negative impacts on or impair the utility of properties, structures or uses in the surrounding area.**

   As proposed and conditioned, the site design functions cohesively within the master-planned Hitch Ranch community. The site plan successfully integrates pedestrian connections between the residential units, internal circulation areas, street sidewalks, and the surrounding community. The parking areas are designed to be visually unobtrusive, appropriately screened by landscaping, and connected to dwellings by safe, convenient walkways, complying with Moorpark Municipal Code Chapter 17.32.

3. **The proposed development would be served by adequate infrastructure, including, but not limited to, access to public roadways, water, sewer, gas and/or electrical services, etc., and the development would not pose a health or safety concern or if located in a mapped hazard zone, the development is designed to meet regulatory requirements to minimize health and safety concerns.**

   The proposed development is served by the circulation framework established by the Hitch Ranch Specific Plan, including North Hills Parkway, Casey Road, and Street A. The internal circulation system safely accommodates vehicular access and meets the minimum access width requirements established by the Ventura County Fire Department. The Specific Plan provides the required utility

infrastructure for the proposed community, and the development is designed to meet all regulatory requirements to minimize health and safety concerns.

SECTION 3. MINOR MODIFICATION FINDINGS: Based upon the information set forth in the staff report, accompanying studies, and oral and written public testimony, the Community Development Director makes the following findings in accordance with Chapter 6, Section 6.4.1 of the Hitch Ranch Specific Plan regarding minor modifications to reduce the internal drive aisle widths for the cluster/detached and attached residential products to 24 feet:

1. **The request substantially conforms with all applicable provisions of the Specific Plan and City ordinances, which do not conflict with the Specific Plan.**

   The minor reductions to the width of internal drive aisles allow the project to meet specific product type constraints. Although the proposed drive aisle widths are reduced from the Specific Plan standard, the modification maintains required emergency access and supports the intended site-planning objectives of the cluster/detached and attached residential products as prescribed by the Specific Plan.

2. **The request will not adversely affect public health and safety.**

   The proposed 24-foot drive aisle widths continue to meet or exceed the minimum access width requirements established by the Ventura County Fire Department, ensuring safe emergency apparatus access and residential circulation.

3. **The request will not adversely affect adjacent property.**

   The modifications apply exclusively to drive aisles internal to the PA-3 development clusters and attached products. They do not alter perimeter setbacks, building heights, or the interface with adjacent properties.

4. **The request will not adversely affect community character.**

   Allowing slightly narrower internal drive aisles facilitates better building articulation, increased front-yard landscaping, and traffic calming within the clusters, directly supporting the Early California aesthetic and pedestrian-friendly character envisioned by the Specific Plan.

5. **The request will not adversely impact the amount or quality of the required Open Space within the Specific Plan area.**

   The modifications are confined to the paved internal circulation footprint of PA-3 and do not reduce or alter any designated parks, passive basins, or natural open space areas.

6. The request will preserve the open space linkages and significant ridgelines for the benefit of all Moorpark residents.

The internal drive aisle adjustments have no bearing on the project's topography, external trail network, or ridgeline preservation efforts.

7. The request will preserve the connectivity between Hitch Ranch and Downtown Moorpark.

The modifications do not alter the regional circulation framework, including Casey Road, Street A, or High Street, thereby fully preserving vehicular, pedestrian, and bicycle connectivity to Downtown Moorpark.

SECTION 4. COMMUNITY DEVELOPMENT DIRECTOR APPROVAL: The Community Development Director hereby: (1) determines the project is within the scope of the previously certified Hitch Ranch Specific Plan Final EIR (State Clearinghouse No. 2019070253) pursuant to CEQA Guidelines Sections 15168(c) and 15162, therefore no subsequent or supplemental environmental impact report is required; (2) approves Residential Planned Development Permit No. CD-RPD-2024-0011, including the proposed minor modifications, subject to the Conditions of Approval included in Exhibit A attached herewith.

SECTION 5. FILING OF RESOLUTION: The Community Development Director shall cause a certified resolution to be filed in the book of original resolutions.

ADOPTED this 17th day of September 2026.

Doug Spondello, AICP
Community Development Director

Exhibit A – Conditions of Approval

EXHIBIT A

CITY OF MOORPARK CONDITIONS OF APPROVAL

Project Approval Date: _____, 2026

Expiration Date: _____, 2028

The Applicant/permittee is responsible for the fulfillment of all conditions and standard development requirements, unless specifically stated otherwise.

General Conditions

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Development Agreements, Permittee expressly accepts and agrees to comply with the following Conditions of Approval and Standard Development Requirements of this Permit:

1. Within 30 calendar days of approval of this entitlement, the Applicant shall sign and return to the Planning Division an Affidavit of Agreement and Notice of Entitlement Permit Conditions of Approval, indicating that the Applicant has read and agrees to meet all Conditions of Approval of this entitlement. The Affidavit of Agreement/Notice shall include a legal description of the subject property and have the appropriate notary acknowledgement suitable for recordation. [CDD]

2. The Conditions of Approval of this entitlement, the City of Moorpark Municipal Code and adopted City policies at the time of the entitlement approval, supersede all conflicting notations, specifications, dimensions, typical sections and the like which may be shown on said plans or on the entitlement application. [CDD]

3. The Conditions of Approval for this Residential Planned Development (RPD) are site-specific implementing conditions for Planning Area 3 (PA-3) of the Hitch Ranch Specific Plan and are intended to implement and supplement the applicable Hitch Ranch Specific Plan Conditions of Approval within Resolution No. 2022-4101, Ordinance No. 502, and Development Agreement No. 2019-01. All applicable Specific Plan Conditions of Approval remain in full force and effect and are incorporated herein by reference. The Applicant, Property Owner, and successors in interest shall comply with both the RPD conditions and all applicable Specific Plan requirements and Conditions of Approval. [CDD]

4. All applicable mitigation measures contained in the adopted Hitch Ranch Specific Plan Mitigation Monitoring and Reporting Program (MMRP) within Resolution No. 2022-4101 are incorporated herein by reference and shall remain applicable to

Planning Area 3. The Applicant shall comply with all applicable mitigation measures throughout project implementation. [CDD]

5. The Applicant shall defend, indemnify and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, or employees concerning this entitlement approval, which claim, action or proceeding is brought within the time period provided therefore in Government Code Section 66499.37 or other sections of state law as applicable and any provision amendatory or supplementary thereto. The City will promptly notify the Applicant of any such claim, action or proceeding, and, if the City should fail to do so or should fail to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify and hold harmless the City or its agents, officers and employees pursuant to this condition.

    a. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:

        i. The City bears its own attorney fees and costs;

        ii. The City defends the claim, action or proceeding in good faith.

    b. The Applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the Applicant. The Applicant's obligations under this condition shall apply regardless of whether a zoning clearance or a building permit is issued pursuant to the planned development permit. [CDD]

6. If any of the conditions or limitations of this approval are held to be invalid, that holding does not invalidate any of the remaining conditions or limitations set forth. [CDD]

Special Conditions – Planned Development Permit

7. This Residential Planned Development Permit expires two years from the date of its approval unless the use has been inaugurated by issuance of a building permit for construction. The Community Development Director may, at his/her discretion, grant up to two additional one-year extensions for use inauguration of the development permit if there have been no changes in the adjacent areas and if the Applicant can document that he/she has diligently worked towards use inauguration during the initial period of time. The request for extension of this planned development permit must be made in writing, at least 30 days prior to the expiration date of the permit and must be accompanied by applicable entitlement processing deposits. [CDD]

8. Prior to issuance of Building Permits, Applicant shall revise elevations to identify proposed products identified on building exteriors that match or substantially conform to those depicted on PA 3's CD-RPD-2024-0011 approved elevations, subject to the approval of the Community Development Director. [CDD]

9. Prior to the issuance of building permits, the applicant shall submit to the Community Development Director for review and approval, with the required deposit, Landscaping, Construction, and Irrigation Plans prepared by a licensed Landscape Architect and drawn on a plan that reflects the final grading configuration, in conformity with the City of Moorpark Landscape Standards and Guidelines, Policies, and Requirements, and the current State of California Water Efficient Landscape requirements. Plans shall include all plans, details, specifications, and other pertinent information, to the satisfaction of the Community Development Director and City's Landscape Architect. [CDD]

10. A copy of the project's approved Fire Protection Plan shall be provided as a reference with final landscape plan submittal. [CDD]

11. A copy of the approved Fuel Modification Plans for the project shall be provided for review prior to approval for the final permit landscape plans. [CDD]

12. Prior to or concurrently with the submittal of the landscape and irrigation plan, a lighting plan, along with required deposit, must be submitted to the Community Development Director for review and approval. The lighting plan, prepared by an electrical engineer registered in the State of California, must be in conformance with the Moorpark Municipal Code. [CDD]

13. Prior to or concurrently with the submittal of the landscape and irrigation plan, a signage package and permit application, along with required deposit, must be submitted to the Community Development Director for review and approval. The sign plans must be in conformance with the Moorpark Municipal Code, the Specific Plan, and in substantial conformance with the approved conceptual plans. [CDD]

14. Prior to or concurrently with the submittal of the landscape and irrigation plan, wall & fencing plan, along with required deposit, must be submitted to the City for review and approval. The wall plans must be in conformance with the Moorpark Municipal Code, the Specific Plan, the Fire Protection Plan, and in substantial conformance with the approved conceptual plans. [CDD]

15. Additional plans may be required depending upon the final scope of the project. Applicant shall verify with the Community Development Director all submittals required and provide, as necessary. [CDD]

16. All landscape improvements indicated shall be maintained by the Homeowner's Association, with the exception of any private homeowner-provided rear yard landscaping. Applicant shall provide a maintenance exhibit to the City, if required by the Community Development Director. [CDD]

17. All final landscape plans shall include the minimum information required per the City's Landscape Standards and Guidelines, as well as the minimum information indicated per Ventura County Fire Guideline 416 Landscape and Fuel Modification Zone Plans. [CDD]

18. All landscape design shall be consistent with Ventura County Fire Department Guidelines and Ordinances including, but not limited to, 515, 517, 410, 417, and 418. [CDD]

19. All landscaping in Zone 0, the area from zero to five feet from structures, shall comply with any CALFIRE state requirements. [CDD]

20. Any outdoor ground level equipment, facilities, storage areas including, but not limited to, trash enclosures, generators, and similar shall be screened from view with a masonry wall and/or landscaping, to the satisfaction of the Community Development Director and the City's Landscape Architect. [CDD]

21. Transformers, backflow prevention devices, fire apparatus, water control devices, and similar, shall be screened from view with a masonry wall and/or landscaping, to the satisfaction of the Community Development Director. [CDD]

22. Additional screening may be requested at time of final inspection by City Staff and/or the Landscape Inspector so plans should include an allowance of 15-gallon shrubs to serve this purpose and avoid added costs at inspection time. [CDD]

23. All final landscape plans shall indicate the limited sight areas and limited sight areas at street intersections, consistent with those shown on the project engineer's permit plans. Plant materials within vehicular line of sight impact areas are to be limited to a maximum of 30" natural height. [CDD]

24. Fire apparatus access roads shall be illustrated and noted on all planting plans. Trees are to be located so that mature tree canopies do not encroach into the access road clear zone of 28 feet wide and 13.5 feet high. Maintenance notes shall be provided within the maintenance section detailing the frequency of tree trimming and pruning recommended to keep fire clearances. Tree selections and proposed locations shall be consistent with maintaining this required clearance. All trees should be indicated as standard form to reduce chance of fuel ladders during fire events.

    i) Where additional clearance is needed, the project Landscape Architect shall indicate high-branching trees and any minimum clear heights needed for fire, adjacent pedestrian walkways, and similar. [CDD]

25. Project is located within the Very High Fire Hazard Severity Zone. All final landscape plans shall be prepared to align with all requirements indicated in the City's Landscape Design Guidelines, the Ventura County Fire Department Standards for Landscape in the High Fire Hazard Severity Zone, and the Hitch Ranch Specific Plan requirements. [CDD]

26. Landscape plans submitted at the time of entitlement review are conceptual only. Entitlement approval does not include approval of specific plant species on conceptual landscape plans unless specifically indicated in the Special Conditions of approval. Final plant palette and distribution of all planting shall be reviewed for consistency at time of permit plan check and additional corrections may be provided at that time.

    i) Detailed landscape plans are subject to review by the Community Development Director for compliance with the City's Landscape Standards and Guidelines, the Specific Plan, and the Ventura County Fire Department guidelines and standards. [CDD]

27. All final landscape plans shall be consistent with the precise grading plans and street improvement plans for the project. A reference copy of the plans shall be submitted with each permit plan check. [CDD]

28. All final landscape plans shall show and label all utilities clearly so that coordination with proposed tree locations can be verified. [CDD]

29. Linear root barriers shall be provided for all trees within 6 feet of adjacent paving and within 10 feet of city sidewalks. Barriers shall be a minimum of 24" deep and deeper may be required, depending on proposed species root characteristics. [CDD]

30. Planting design and materials utilized within biofiltration or detention basin areas shall be suitable for both dry and wet conditions and provide slope stabilization where necessary. Planting design and materials are subject to the review and approval of the City's Landscape Architect. [CDD]

31. Planting for all slopes shall be consistent with the City's Slope Landscaping requirements, indicated in the City's Landscape Standards and Guidelines. [CDD]

32. Plants to be spaced to fully in-fill planters at maturity. No individual or spotty plant placement shall be allowed. Where spaced shrubs are required due to fuel modification, a compatible low growing groundcover shall be provided between the spaced shrubs to ensure full infill at maturity. [CDD]

33. Avoid plants that require cutting back to keep them within a specific area or at a trimmed height. Carefully select and locate plants where they will be allowed to grow to maturity and keep their natural shape. Avoid wide-spreading groundcovers in narrow planter conditions. [CDD]

34. Provide enhanced corner planting using specimen trees and accent shrubs that do not conflict with vehicular line of sight. [CDD]

35. Mature specimen trees in 36" and 48" box sizes shall be provided in sufficient quantity to provide variety and emphasis at main focal areas and entries at minimum in the quantities shown on the conceptual landscape plan. Final quantity and location of focal trees to be reviewed at time of landscape plan check and additional trees may be

required based upon further development of site based upon final Conditions of Approval. [CDD]

36. For each park site, a minimum of one accessible drinking fountain will be provided. This is in addition to the other site furnishings and playground equipment indicated on the approved conceptual landscape exhibits. The applicant is encouraged to provide additional amenities to further enhance the development. [CDD]

37. Prior to issuance of building permits, the Applicant shall revise the architectural elevations and plans to identify all proposed exterior products and materials, including windows, exterior lighting, garage doors, entry doors, roofing, siding, trim, and similar architectural features. Such products and materials shall match or substantially conform to those depicted on the approved RPD elevations, subject to the approval of the Community Development Director. [CDD]

38. At the cluster housing, extend the enhanced paving the full length of the shared drive. [CDD]

39. All final landscape plans shall show, dimension, and label all existing to remain and proposed easements. No trees shall be located within any sewer easements or other easements where trees are explicitly prohibited. Where existing powerlines are to remain, only trees less than 15 feet maximum height may be provided and a non-interference letter may be required by Planning to determine if trees will be allowed by the utility purveyor. [CDD]

40. When available and feasible, use of reclaimed water is required – subject to approval by the Community Development Director, the City Engineer, Public Works Director and Ventura County Environmental Health Division. Applicant shall provide a letter from the water purveyor indicating if recycled water is available for the site. If recycled water is provided, a copy of the approved RWUE and recycled water plans shall be submitted to the City prior to approval for the landscape plans. [CDD]

41. Prior to issuance of Zoning Clearance for occupancy, all fences and walls along lot boundaries must be in place, unless an alternative schedule is approved by the Community Development Director. [CDD]

42. All streetscape and slope landscaping shall be installed prior to issuance of a certificate of occupancy for any residence, unless an alternative schedule is approved by the Community Development Director. [CDD]

43. All HOA landscaping shall comply with the requirements indicated per AB 1572 which prohibits the use of potable water for non-functional use. [CDD]

44. Prior to start of landscape construction, the final landscape plans shall be approved by the Community Development Director and City’s Landscape Architect. [CDD]

45. Prior to start of landscape construction, contact the City to determine if a pre-job meeting with the job site superintendent and the landscape contractor will be required. [CDD]

46. Prior to start of landscape construction, submit to the City a phasing exhibit for review and approval. This requirement may be waived by the Community Development Director, at their sole discretion. [CDD]

47. Prior to final occupancy for any residence, all required landscape and irrigation systems shall be installed in a condition acceptable to the City and City's Landscape Inspector.

    i) The owner's Landscape Architect shall provide inspections throughout the landscape installation process. The owner/developer shall provide the City's Assigned Planner with a Landscape Certificate of Completion documentation package at the time of final inspection request. The City will review the Certificate of Completion and conduct a final inspection to ensure that the landscape installation is in compliance with all City policies, practices and the approved landscape plans. The Certificate of Completion shall be complete with irrigation water audit, irrigation schedules, landscape maintenance schedules, and soil management report. [CDD]

48. All landscaping must be maintained in a healthy and thriving condition in perpetuity, free of weeds, litter and debris. All paved surfaces: including, but not limited to, the parking area and aisles, drive-through lanes, on-site walkways must be maintained free of litter, debris and dirt. Walkways, parking areas and aisles and drive-through lanes must be swept, washed, or vacuumed regularly. When swept or washed, litter, debris and dirt must be trapped and collected to prevent entry to the storm drain system in accordance with NPDES requirements. [CDD]

49. Tree Survey and Landscaping Plan. Prior to the issuance of a grading permit, a tree survey and report must be prepared to determine the valuation of the mature trees to be removed. Thereafter, a landscaping plan shall be prepared which incorporates replacement tree plantings consistent with the City's Tree Ordinance, which will be submitted to the City's Community Development Director for review and approval pursuant to Moorpark Municipal Code Section 12.12.050.C.1 through 8. This valuation is subject to review by the City's Community Development Director to determine if the proposed enhanced landscaping satisfies the requirement. Applicant shall provide supporting documentation and valuation calculations describing how the valuation of the proposed enhanced landscape was assessed. [CDD]

50. Planning Area 3 shall be in conformance with the approved tentative map and the conditions of approval as related to the Hitch Ranch Specific Plan and Tentative Tract Map. [PW]

51. The project shall incorporate full trash capture devices within all Priority Land Use areas, in compliance with the Statewide Trash Amendment requirements. [PW]

52. Post-Construction BMPs shall comply with the Ventura County Municipal MS4 Permit (Permit No. CAS004004, Order No. R4-2021-0105) and shall be designed in accordance with the 2025 Technical Guidance Manual (TGM). [PW]

53. State Fire Safe Regulations - The project is located within a Local Responsibility Area (LRA) Very High Fire Severity Zone (VHFHSZ) and shall comply with the minimum standards of the California Code of Regulations, Title 14, Division 1.5, Chapter 7, Article 6, Subchapter 2, "SRA/VHFHSZ Fire Safe Regulations" (CCR T-14 FSR), unless modified by more restrictive local ordinances and requirements. [VCFD]

54. Very High Fire Hazard Severity Zone - This project is in a Very High Fire Hazard Severity Zone, and all structures shall meet hazardous fire area building code requirements. Contact the Building Department regarding requirements. [VCFD]

55. Fire Protection Plan - A fire protection plan shall be submitted to the Fire Code Official for any proposed subdivision of land, or building project, when located in a WUI area for review and approval prior to construction of the project. The contents of the Fire Protection Plan shall be as described in the current Ventura County Fire Code. [VCFD]

56. Fuel Modification Zone and Landscape Plans - A Fuel Modification Zone Covenant and Agreement shall be recorded on the parcel(s) prior to final acceptance inspection by the Fire Prevention Bureau. The developer shall provide Fuel Modification Zone (FMZ) and/or Landscape plans prepared by a licensed landscape architect to VCFD for review and approval as follows:

    i) Tracts and multiple lot projects: Plans shall be submitted for approval before the start of construction. This includes slopes, common areas, and individual lot landscaping installed by the developer.

    ii) Individual Parcels: Plans shall be submitted for approval prior to installation or modification of any vegetation / landscape. This includes owner installed landscaping after original purchase of a parcel or building from the developer. [VCFD]

57. Setback for Structures in FHSZs - New Structures in any FHSZ within the Very High FHSZ in the LRA, shall be setback in accordance with California Code of Regulations, Title 14, Division 1, §1276.01 as amended from time-to-time. When the required setback cannot be provided, alternate methods shall be provided to reduce Structure-to-Structure ignition by incorporating a combination of features such as, but not limited to:

    i) Ignition-Resistance fencing and gates.

    ii) Noncombustible material extending five feet (5') horizontally from the furthest extent of the building.

    iii) Hardscape landscaping.

iv) Reduction of exposed windows on the side of the building with less than the required setback. [VCFD]

58. Map Approval - At least fourteen (14) days prior to recordation of any maps, including parcel map waivers, the applicant shall submit to the Fire Prevention Division for approval. A copy of all recorded maps shall be provided to the Fire Prevention Division within seven (7) days of recordation of said map. [VCFD]

59. Road Maintenance and Fire Protection Agreement and Fund - Prior to recordation, Provisions for road maintenance and fire protection system maintenance, including a funding mechanism and account, shall be made in order to insure continuous access by Fire Department equipment. A Road Maintenance Agreement shall be entered into and be binding on all owners of any parcel within the development. The maintenance agreement shall include all access road improvements (including surfacing, drainage control, vertical clearance, hazard abatement and signs / markings) for this development. The maintenance agreement shall include all joint private fire service systems not located within a purveyor's easement. On-going maintenance shall be performed as required to maintain the road and at any time as requested by the Fire Department. Fire protection systems shall be maintained in accordance with the current adopted Ventura County Fire Code. The maintenance agreement shall be approved by the Fire Department. This condition can be satisfied by inclusion within a Homeowners or Property Owners Association (HOA / POA) CC&Rs and dues assessments. [VCFD]

60. Apparatus Access Roads – Fire apparatus access roads shall comply with the currently adopted Public Road Standards and currently adopted Ventura County Fire Code, whichever is most restrictive. [VCFD]

61. Access Point(s) on Roads - Roads shall be provided such that any portion of the exterior walls, at grade level, of a building or structure, is not more than 150 feet from a road as measured by an approved route around the exterior of the building. [VCFD]

62. Access Road and Private Roads Width - Private roads shall comply with Public Road Standards. 2.5-foot-wide easements shall be provided on each side of any private access road/driveway to allow for curbs and fire lane signage.

    i) Access road width of 36-feet shall be provided for residential use with parallel parking permitted on both sides.

    ii) Access road width of 32-feet shall be provided for residential use with parallel parking permitted on one side.

    iii) Access road width of 24-feet shall be required with no on-street parking permitted. [VCFD]

63. Road Surface, Construction and Grade Limitations - Roads shall have a structural cross section and surface complying with the public road standards for the jurisdiction

in which the project is located and grades shall not exceed 16%. Where there is no public road standard, Ventura County Public Road Standards shall apply. [VCFD]

64. Turning Radius - Fire Apparatus Access Roads shall have a minimum horizontal inside curve of 50 feet. When transitioning from one curve to another curve in the opposite direction, a recovery distance of not less than 80 feet shall be provided. [VCFD]

65. Vertical Curve - The vertical curve of a driveway shall not allow for transitions between grades that exceed 6% elevation change along any 10-foot section. These transitions shall include angle of approach, angle of departure and high centering of fire apparatus. [VCFD]

66. Vertical Clearance - All access roads/driveways shall have a minimum vertical clearance of 13 feet 6 inches (13' 6"). Unobstructed from building to sky. [VCFD]

67. Turnarounds - Approved turnaround areas for fire apparatus shall be provided when dead-end Fire Department access roads/driveways exceed 150-feet. Turnaround areas shall not exceed a 5% cross slope in any direction and shall be located within 150-feet of the end of the access road/driveway. Turnaround areas shall not be used for parking and shall be kept free of obstructions at all times. Turnaround areas shall be posted as Fire Lanes in accordance with Fire District Fire Lane Standards. [VCFD]

68. Dead-end Roads and Secondary Access. The maximum length of dead-end roads shall not exceed 800 feet. Dead-end roads shall not serve more than 100 dwelling units or 200 guest rooms or combination thereof. Combination calculation shall utilize percentage of units (i.e. 50 dwelling units equals 50% and 100 guest rooms equals 50% for a total of 100%). Two means of ingress/egress shall be provided in accordance with VCFPD access standards. [VCFD]

69. Secondary Access - When secondary access is required, the width, grade, vertical and horizontal curves, and construction standards shall be the same as required for the primary access road. The minimum separation of primary and secondary access roads in areas determined to be hazardous fire areas or State Responsibility Areas shall be 1,000 feet. Separation shall be measured at the point which each road terminates at a location where a vehicle operator can choose two independent directions in which to travel. [VCFD]

70. Access Road Gates - Any gates to control vehicle access are to be located to allow a vehicle waiting for entrance to be completely off the intersecting roadway. A minimum clear open width of 15-feet in each direction shall be provided for separate entry/exit gates and a minimum 20-feet for combined entry/exit gates. If gates are to be locked, a Knox system shall be installed. The method of gate control, including operation during power failure (battery back-up), shall be subject to review by the Fire Prevention Division. Gate plan details shall be submitted to the Fire District for approval prior to installation. A final acceptance inspection by the Fire District is required prior to placing any gate into service. [VCFD]

71. Road/Street Name Required - Public and private roads shall be named if serving more than four (4) parcels or as required by the Fire department. Prior to recordation of street names, proposed names shall be submitted to the Fire District's Fire Prevention Bureau for review and approval. [VCFD]

72. Fire Hydrant(s) Required - Fire hydrant(s) shall be provided in accordance with the current adopted edition of the California Fire Code, Appendix C and adopted amendments. [VCFD]

73. Fire Hydrant Design (Single Family Homes) - Fire hydrants shall be installed and in service prior to combustible construction and shall conform to the minimum standards of the Ventura County Waterworks Manual and the following.

    i) Each hydrant shall be a 6-inch wet barrel design and shall have one (1) 4 inch and one (1) 2 ½ inch outlet.

    ii) The required fire flow of 1,000-gpm shall be achieved at no less than 20-psi residual pressure.

    iii) Fire hydrants shall be spaced a minimum of 500 feet on center and so located that no structure access point will be farther than 250 feet from any one hydrant.

    iv) Fire hydrants shall be set back from the curb face 24 inches on center.

    v) No obstructions, including walls, trees, light posts, signposts, and meters shall be placed within three (3) feet of any hydrant.

    vi) A concrete pad shall be installed extending 18 inches out from the fire hydrant.

    vii) Ground clearance to the lowest operating nut shall be between 18 to 24-inches. [VCFD]

74. Fire Hydrant Plan - Prior to construction, the applicant shall submit plans to the Fire District for placement of fire hydrants. On plans, show existing hydrants within 500 feet of the development. Indicate the type of hydrants, number and size of outlets. [VCFD]

75. Fire Hydrant Installation - Prior to combustible construction on any parcel, a fire hydrant capable of providing the required fire flow and duration shall be installed and in service along the access road at a location approved by the Fire District, but no further than 250 feet from the building site. The owner of the combustible construction is responsible for the cost of this installation. [VCFD]

76. Hydrant Location Markers - Prior to occupying any structure, blue reflective hydrant location markers shall be placed on the access roads in accordance with Fire District standards. If the final asphalt cap is not in place at time of occupancy, hydrant location markers shall still be installed and shall be replaced when the final asphalt cap is completed. [VCFD]

77. Fire-Flow Verification - The minimum fire-flow required shall be determined as specified by the current adopted edition of the California Fire Code Appendix B with adopted Amendments and the applicable Water Works Manual for the jurisdiction (whichever is more restrictive). The applicant shall verify that the water purveyor can provide the required volume and duration with a water availability letter. [VCFD]

78. Fire Sprinklers - All structures shall be provided with an automatic fire sprinkler system in accordance with California Building Code and California Fire Code requirements, and current Ventura County Fire Ordinance at the time of building permit application. [VCFD]

79. Address Number Plan - A plan shall be submitted to the Fire District for review indicating the method in which buildings are to be identified by address numbers. [VCFD]

80. Address Numbers (Single Family Homes) - Address numbers, a minimum of 4-inches (4") high, shall be installed prior to occupancy, shall be of contrasting color to the background, and shall be readily visible at night. Brass or gold-plated numbers shall not be used. Where structures are set back more than 150-feet (150') from the street, larger numbers will be required so that they are distinguishable from the street. In the event the structure(s) is not visible from the street, the address number(s) shall be posted adjacent to the driveway entrance on an elevated post. [VCFD]

81. Fire Department Clearance - Applicant shall submit VCFD Form #610, Fire Permit Application, prior to obtaining a building permit for any new structures. [VCFD]

82. Fire-Flow Verification - Applicant shall verify that the water purveyor can provide the required fire-flow requirements by having them fill out VCFD Form #625, Fire-Flow Verification. [VCFD]

83. Phasing Plan - Applicant shall submit a phasing plan to the Fire Department for review and approval prior to construction. [VCFD]

84. Construction Access Utilities - Prior to combustible construction, all utilities located within the access road and the first lift of the access road pavement shall be installed. A minimum 20-foot clear width shall remain free of obstruction during any construction activities within the development once combustible construction starts. [VCFD]

85. Hazard Abatement Roads - All grass and brush shall be cleared to a distance of 10-feet on each side of all access roads prior to storing combustible building materials on-site or construction of any structure and shall be maintained in accordance with VCFPD Ordinance. [VCFD]

86. Hazard Abatement Structures/Building Materials - All grass or brush exposing any structure(s) or stored combustible building materials to fire hazards shall be cleared for a distance of 100-feet prior to construction of any structure or storing combustible building materials on-site and shall be maintained in accordance with VCFPD Ordinance. [VCFD]

87. The Applicant shall comply with the applicable provisions of the Ventura County Waterworks District No. 1 (District) Rules and Regulations. [VCPWA]

88. Prior to the issuance of a Signed Agreement to Install water, sewer, and reclaim water Improvements, the Applicant must provide District with the following for District review and acceptance:

    i) Water, sewer, and reclaim water improvement plans stamped and signed by a California Registered Civil Engineer prepared in accordance with District rules and regulations, standards, guidelines, and requirements made thereof;

    ii) Hydraulic analyses stamped and signed by a California registered Civil Engineer to determine the adequacy of the proposed and existing water, sewer, and reclaim water improvements to determine the extent of capital improvements to the existing facilities necessary to serve the subject development in accordance with District rules and regulations, standards, guidelines, and any requirements made thereof. The water system analysis performed shall include scenarios where either of the redundant sources is not available;

    iii) Digital copies of the grading, street, and storm drain improvement plans, utility plans, approved Tentative Map, and the proposed Final Map;

    iv) A plan denoting the location of fire hydrants and a copy of approvals by the Ventura County Fire Protection District for fire hydrant locations;

    v) Landscape plans which comply with AWWA standards and manuals, State and District and regulations, standards, guidelines, and requirements for recycled water;

    vi) Cost estimates for water, sewer, and reclaim water improvements;

    vii) All District-required fees including, without limitation, plan check deposit, construction inspection deposit, capital improvement charges, sewer connection fees, and water meter charges;

    viii) Recorded easements over and across all streets for access to maintain and repair the District's substructures and facilities dedicated to the District for water, sewer, and reclaim water improvements as shown on the recorded Final Map;

    ix) Three (3) signed sets of the Agreement to Install improvements and Surety Bonds. Sureties shall be in accordance with District Rules and Regulations and the PWA Bond Book. [VCPWA]

89. Water improvements must be constructed by the Applicant to have at least two points of connection as determined by the District. The two connections shall provide redundant and independent feed sources and shall be interconnected (looped) within

the development to ensure water service may be provided without a service interruption during operation, maintenance, and emergency activities. [VCPWA]

90. All easements to be dedicated by the Applicant shall be approved by the District and be designed to provide sufficient clearances to perform operation, maintenance, and emergency activities. Should offsite easements be required to adequately service the project, such offsite easement shall be conveyed to the District prior to entering into an Agreement to Install with the District. Offsite easements not located within public or private streets and roundabouts within which District water, sewer, and reclaim water improvements are constructed must be free and clear of all permanent improvements such as, but not limited to, buildings, structures, walls, sidewalks, curb and gutter, monuments, fences, trees, shrubs, and the like. [VCPWA]

91. Prior to District approval of the water, sewer, and reclaim water plans for Planning Area #3, the Applicant must enter into an Agreement to Install with the District to construct all District-approved Tract 5708 Backbone Construction Phase 1 and 2 water, sewer, and reclaimed water improvements, offsite water and sewer improvements, and 757 zone water tank improvements (Moorpark Yard Reservoir No. 2), and record a Final Map to provide easements to the District for said backbone improvements. [VCPWA]

92. Prior to issuance of a building permit, complete and place into use the 757 zone water tank improvements (Moorpark Yard Reservoir No. 2). [VCPWA]

93. Any water, sewer, and reclaim water improvements to be constructed in streets less than 36 feet in paved width must be private. [VCPWA]

94. Any proposed District water, sewer, or reclaim water improvements constructed under decorative pavement shall use upgraded carrier material, Class 52 restrained joint wrapped Ductile Iron Pipe for water or reclaim water and Extra Strength VCP or PVC C900 DR-14 for sewer. [VCPWA]

95. The Conditions, Covenants, and Restrictions (CC&R's) and improvement plans shall require that the Homeowner's Association shall be responsible for replacing any decorative concrete pavement that is damaged as a result of water, sewer, and reclaim water maintenance. The Applicant must submit a copy of the proposed CC&R's to the District for review and acceptance prior to water, sewer, and reclaim water improvements plans acceptance by the District. A recorded copy of said CC&R's demonstrating such requirements have been incorporated shall be submitted to the District prior to issuance of any water service or sewer service clearance necessary to obtain a certificate of human occupancy. [VCPWA]

[END]