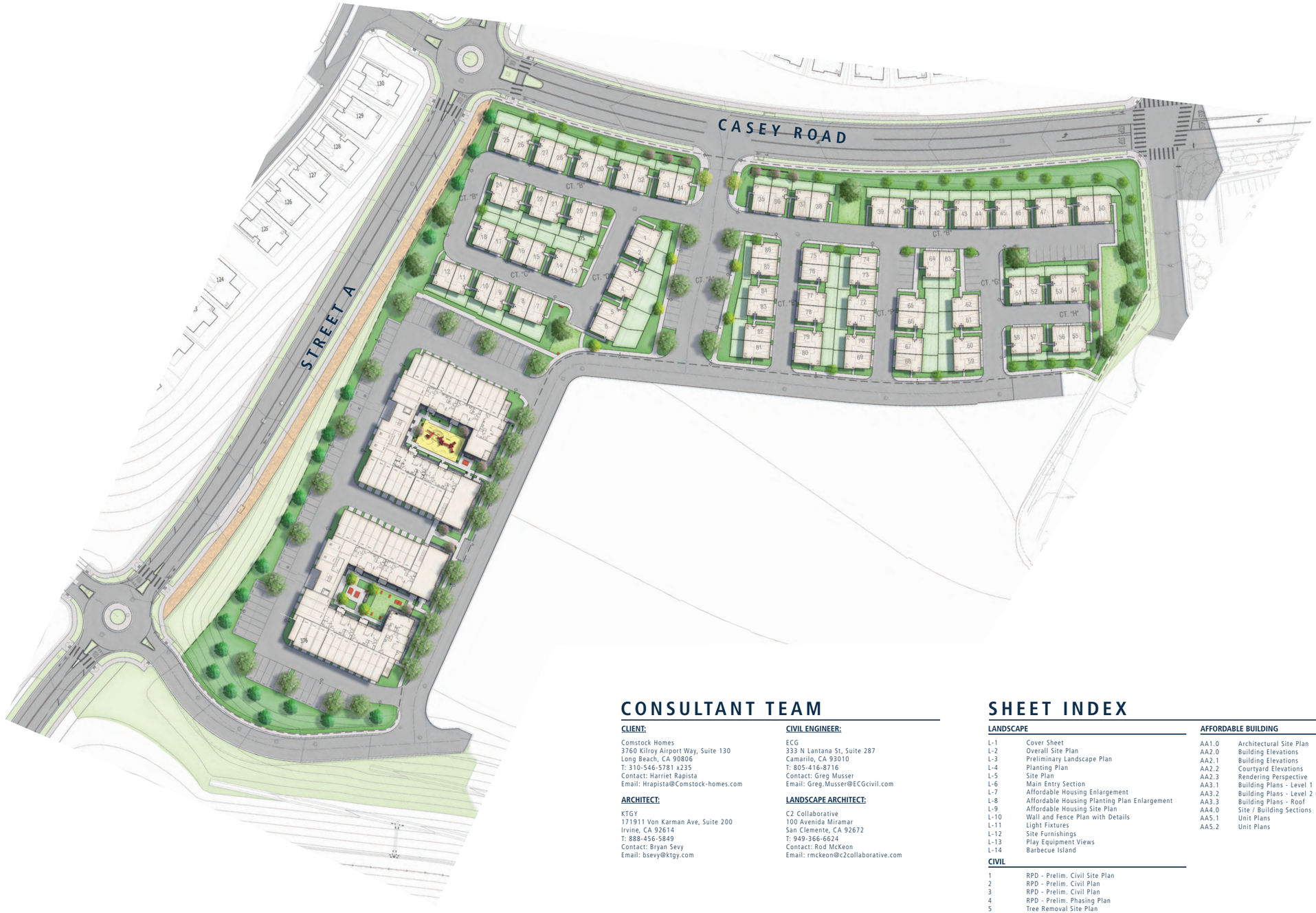


CONSULTANT TEAM

CLIENT:

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T: 310-546-5781 x235
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SHEET INDEX

LANDSCAPE

L-1	Cover Sheet
L-2	Overall Site Plan
L-3	Preliminary Landscape Plan
L-4	Planting Plan
L-5	Site Plan
L-6	Main Entry Section
L-7	Affordable Housing Enlargement
L-8	Affordable Housing Planting Plan Enlargement
L-9	Affordable Housing Site Plan
L-10	Wall and Fence Plan with Details
L-11	Light Fixtures
L-12	Site Furnishings
L-13	Play Equipment Views
L-14	Barbecue Island

CIVIL

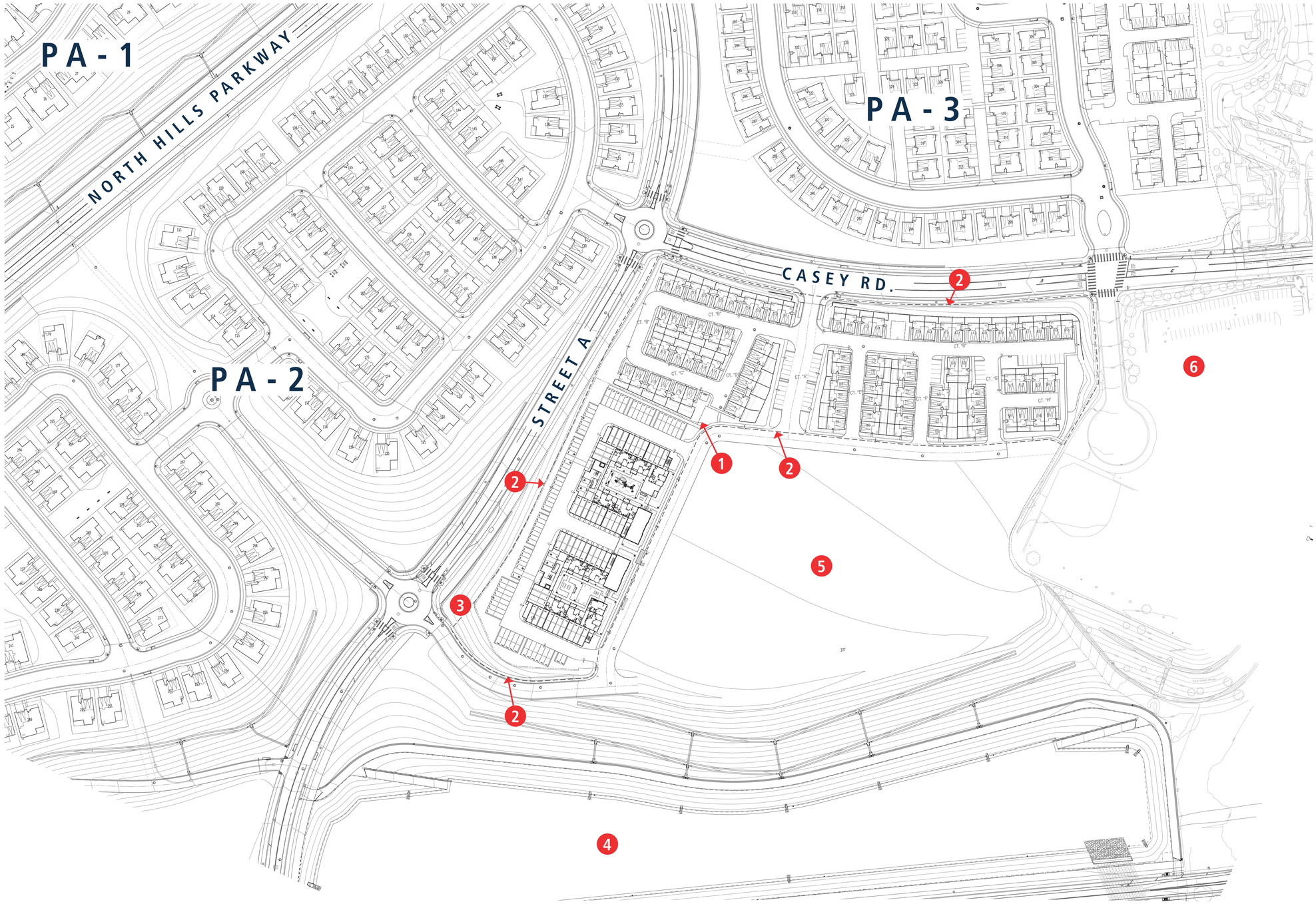
1	RPD - Prelim. Civil Site Plan
2	RPD - Prelim. Civil Plan
3	RPD - Prelim. Civil Plan
4	RPD - Prelim. Phasing Plan
5	Tree Removal Site Plan

AFFORDABLE BUILDING

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AA2.0	Building Elevations
AA2.1	Building Elevations
AA2.2	Courtyard Elevations
AA2.3	Rendering Perspective
AA3.1	Building Plans - Level 1
AA3.2	Building Plans - Level 2 (Typical LVL 2-4)
AA3.3	Building Plans - Roof
AA4.0	Site / Building Sections
AA5.1	Unit Plans
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DUET HOMES

AB1.0	Architectural Site Plan
AB2.0	Elevations - Type A - Farmhouse
AB2.1	Elevations - Type A - Cottage
AB2.2	Elevations - Type B - Farmhouse
AB2.3	Elevations - Type B - Cottage
AB3.0	Building Plans
AB4.0	Section
AB5.0	Unit Plans - Plan 1
AB5.1	Unit Plans - Plan 2
AB5.2	Unit Plans - Plan 3



LEGEND

1. Parcel Boundary
2. Limit of Work
3. Slope Landscape by Master Landscape Architect
4. Future Park by Master Landscape Architect
5. Future Affordable Housing Site - Not a Part of PA-4 RPD
6. Existing Elementary School

COMSTOCK HOMES

HITCH RANCH PLANNING AREA 4 - OVERALL SITE PLAN

MOORPARK, CA

0 40' 80' 160'

Scale: 1" = 80'-0"

03.06.26

L-2

C2 Collaborative



LEGEND

1. Concrete Sidewalk
2. Private Rear Yard per Homeowner
3. Neighborhood Monumentation and Signage
4. Background Tree
5. Accent Tree
6. Canopy Tree
7. Trail per Master Landscape Architect
8. Common Space
9. Street Tree
10. Lot Line
11. Parking per Civil Engineer
12. Slope Landscape per Master Landscape Architect

NOTES

Refer to L-10 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 L-5 for Conceptual Detail



CONCEPTUAL PLANT PALETTE

COMMON AREA TREES

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE
Arbutus u. 'Marina'	Marina Strawberry Tree	Low	24" Box
Laurus nobilis	Bay Laurel	Low	24" Box
Lagerstroemia indica x 'Fauriei'	Crape Myrtle	Low	24" Box
Cercis canadensis 'Forest Pansy'	Eastern Redbud	Med.	24" Box
Quercus virginiana 'Heritage'	Southern Live Oak	Med.	36" Box
Tristania conferta	Brisbane Box	Med.	24" Box
Ulmus parviflora 'True Green'	Chinese Elm	Med.	24" Box

COMMON AREA SHRUBS

BACKGROUND SHRUB

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Heteromeles arbutifolia	Toyon	Low	5 Gal.	60" O.C.
Ilex vomitoria	Yaupon	Low	5 Gal.	36" O.C.
Leucophylium frutescens	Texas Ranger	Low	5 Gal.	36" O.C.
Olea europaea 'Little Ollie'	Little Ollie Dwarf Olive	Low	5 Gal.	36" O.C.
Rhaphiolepis indica 'Clara'	Indian Hawthorn	Low	5 Gal.	36" O.C.
Rhaphiolepis umbellata 'Minor'	Yeddo Hawthorn	Low	5 Gal.	36" O.C.
Westringia fruticosa	Coast Rosemary	Low	5 Gal.	48" O.C.

ACCENT SUCCULENT

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Agave spp.	Agave	Low	1 Gal.	36" O.C.
Aloe spp.	Aloe	Low	1 Gal.	36" O.C.
Euphorbia milii 'Redi-Red'	Red Euphorbia	Low	1 Gal.	24" O.C.
Hesperaloe parviflora	Red/Yellow Yucca	Low	5 Gal.	36" O.C.
Opuntia santa-rita 'Tubac'	Purple Prickly Pear	Low	5 Gal.	48" O.C.

ACCENT GRASS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Dianella spp.	Flax Lily	Low	1 Gal.	30" O.C.
Lomandra spp.	Matt Rush	Low	1 Gal.	30" 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.

FOREGROUND SHRUBS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Calliandra californica	Baja Duster	Low	5 Gal.	36" O.C.
Calliandra eriophyia	Fairy Duster	Low	5 Gal.	36" O.C.
Callistemon v. 'Little John'	Little John Bottlebrush	Low	5 Gal.	36" O.C.
Cistus spp.	Rockrose	Low	5 Gal.	36" O.C.
Lantana spp.	Lantana	Low	1 Gal.	24" O.C.
Lavandula spp.	Lavender	Low	5 Gal.	30" O.C.
Teucrium chamaedrys	Germander	Low	5 Gal.	30" O.C.
Verbena lilacina 'De La Mina'	Cedros Island Verbena	Low	5 Gal.	24" O.C.

FLOWERING SHRUBS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Bougainvillea 'Oo-la-la'	Bougainvillea	Low	1 Gal.	24" O.C.
Rosa spp. 'Flower Carpet'	Flower Carpet Rose	Low	5 Gal.	36" O.C.
Salvia spp.	Sage	Low	1 Gal.	24" O.C.

GROUNDCOVERS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Carissa spp.	Natal Plum	Low	1 Gal.	36" O.C.
Myoporum parvifolium	Creeping Boobialla	Low	1 Gal.	24" O.C.
Senecio mandraliscae	Kleinia	Low	1 Gal.	24" O.C.
Trachelospermum spp.	Jasmine	Low	1 Gal.	24" O.C.

DECORATIVE GRAVEL - 0'-5' FROM BUILDING

Color: TBD. Will be specified in Construction Document Phase

TURF

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Tifway hybrid bermuda	Tifway	High	SOD	-

VINES

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE
Ficus pumila	Creeping Fig	Med.	5 Gal.
Macfadyena unguis-cati	Cat's Claw	Low	5 Gal.
Trachelospermum spp.	Jasmine	Med.	5 Gal.

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

COMSTOCK HOMES

HITCH RANCH PLANNING AREA 4 - PLANTING PLAN

MOORPARK, CA

0 25' 50' 100'

Scale: 1"= 50'-0"

03.06.26

C2 Collaborative

CASEY ROAD

LIMIT OF WORK

LIMIT OF WORK

STREET A

LIMIT OF WORK

LIMIT OF WORK

CT. "B"

CT. "D"

CT. "F"

CT. "G"

LEGEND

1. Private Driveway
2. Unit Entry Walk
3. Curb and Cutter by Civil Engineer
4. Concrete Sidewalk by Civil Engineer
5. Private Rear Yard by Homeowner
6. Neighborhood Monumentation and Signage - See Sheet L-6
7. Mailbox Cluster - See Sheet L-12
8. Pet Waste Station - See Sheet L-12
9. Affordable Housing Common Space
10. Parking Step-out Color Concrete with Acid Wash Finish
11. Parking per Civil Engineer
12. Lot Line

Street Light - See Sheet L-11

Bollard - See Sheet L-11

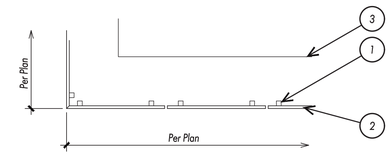
NOTES

Refer to L-10 for Neighborhood Wall and Fence Plan

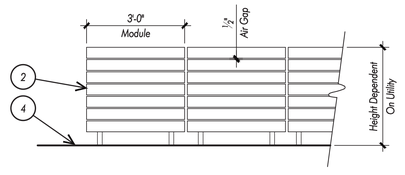
All Utilities to be screened with planting where allowable. Where planting is not allowable due to VCFD restrictions. A screen fence must be provided. See below for Conceptual Detail.

LEGEND

1. *1 3/4 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

COMSTOCK HOMES

HITCH RANCH PLANNING AREA 4 - SITE PLAN

MOORPARK, CA

0 25' 50' 100'

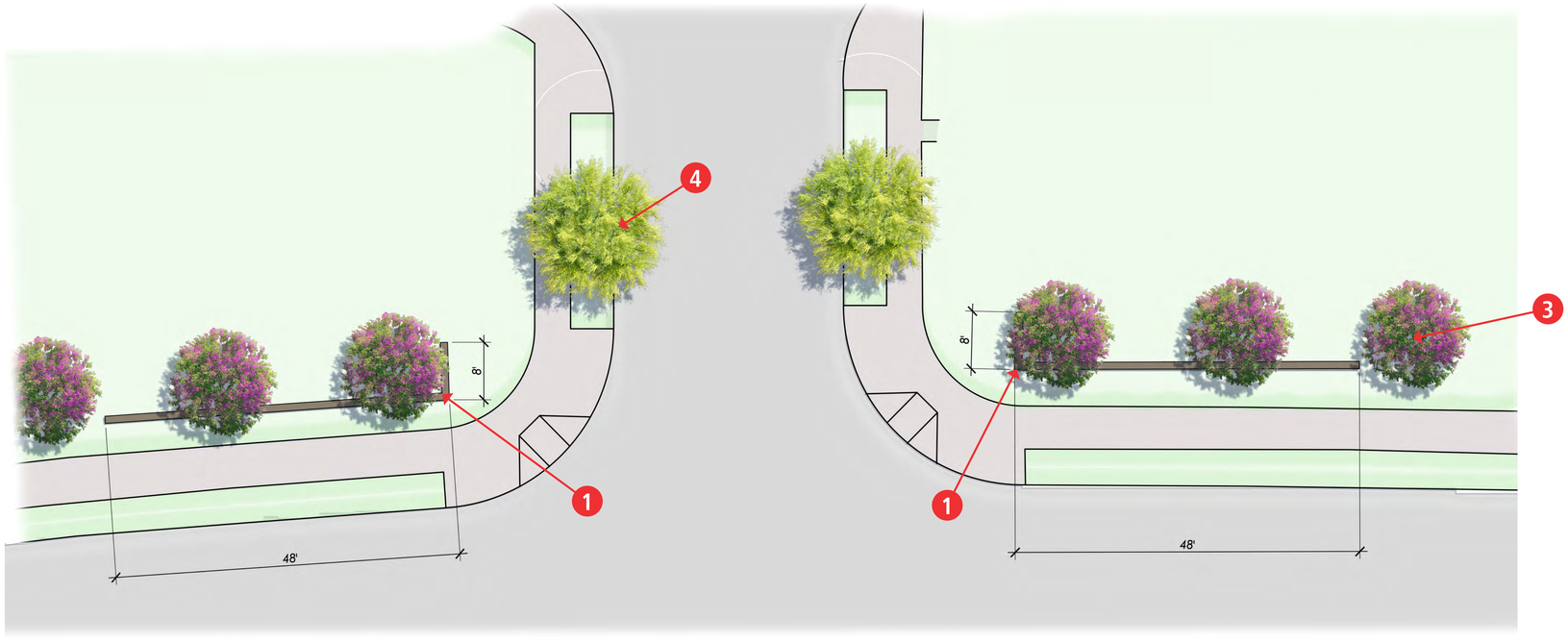
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03.06.26

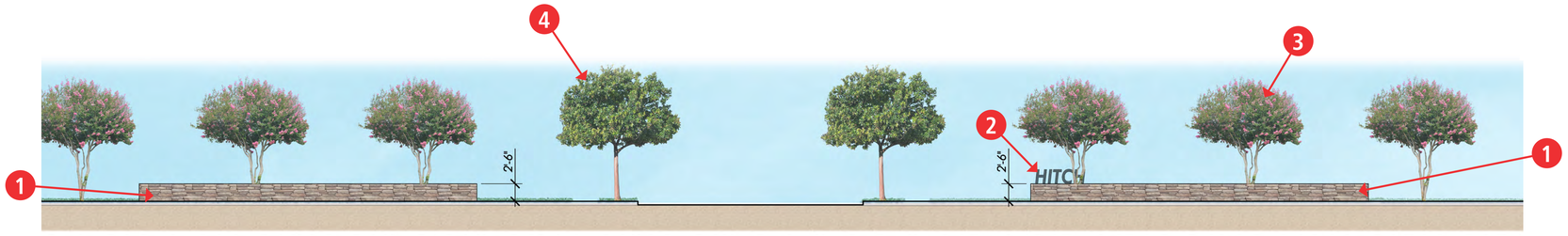
C2 Collaborative

LEGEND

1. 2’-6” Stone Wall
2. Neighborhood Signage Location
3. Accent Tree
4. Street Tree

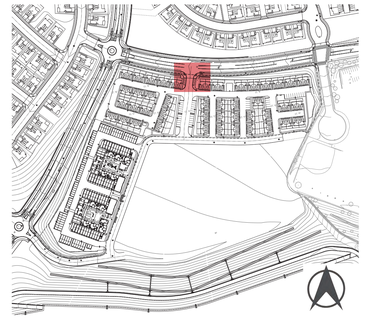


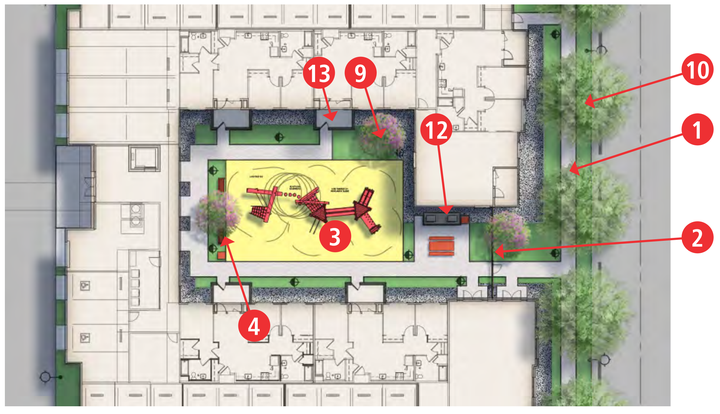
PLAN VIEW
SCALE: NTS

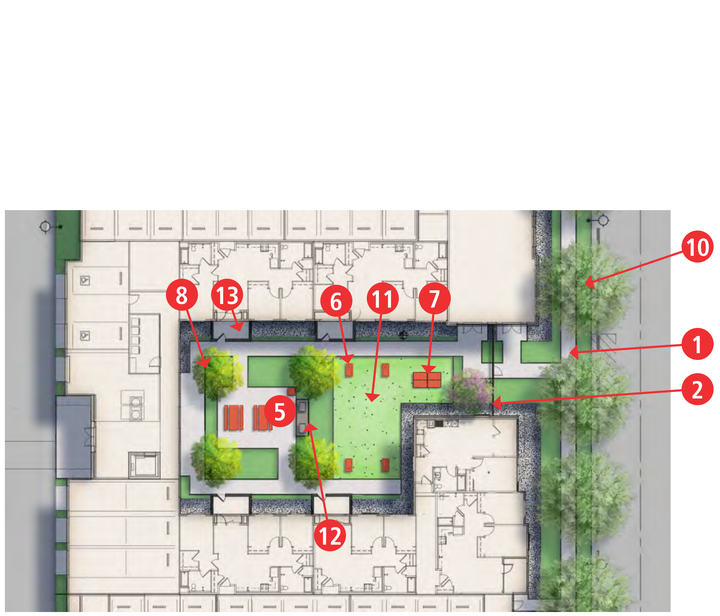


ELEVATION
SCALE: NTS

KEYMAP



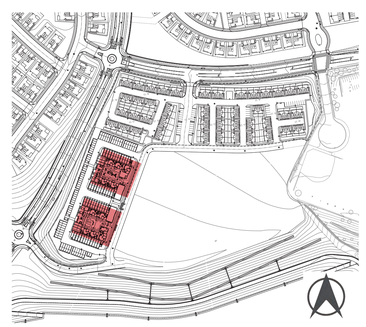




LEGEND

1. Concrete Sidewalk
2. Courtyard Fence
3. Children's Play Equipment and Safety Surfacing
4. Bench
5. Community Outdoor Dining. Group Seating
6. Corn-hole Board
7. Ping Pong Tables
8. Canopy Tree
9. Accent Tree
10. Street Tree
11. Artificial Turf
12. Barbecue Island
13. Private Patio

KEYMAP



COMSTOCK HOMES

HITCH RANCH PLANNING AREA 4 - AFFORDABLE HOUSING ENLARGEMENT

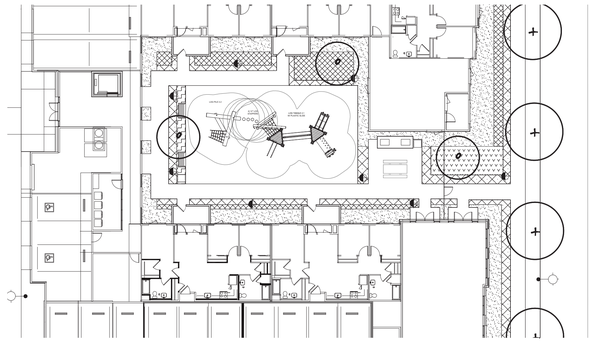
MOORPARK, CA

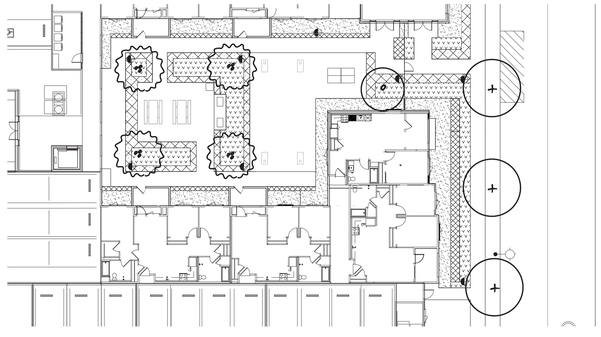
0 10' 20' 40'

Scale: 1" = 20'-0"

03.06.26

C2 Collaborative





CONCEPTUAL PLANT PALETTE

COMMON AREA TREES

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE
Laurus nobilis	Bay Laurel	Low	24" Box
Lagerstroemia indica x 'Fauriei'	Crape Myrtle	Low	24" Box
Ulmus hybrid 'Frontier'	Frontier Elm	Med.	24" Box

COMMON AREA SHRUBS

ACCENT GRASS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Dianella spp.	Flax Lily	Low	1 Gal.	30" O.C.
Lomandra spp.	Matt Rush	Low	1 Gal.	36" O.C.
Sesleria autumnalis	Autumn Moor Grass	Med.	1 Gal.	24" O.C.

FOREGROUND SHRUBS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Callistemon v. 'Little John'	Little John Bottlebrush	Med.	5 Gal.	36" O.C.
Cistus spp.	Rockrose	Low	5 Gal.	36" O.C.
Lantana spp.	Lantana	Low	1 Gal.	24" O.C.
Lavandula spp.	Lavender	Low	5 Gal.	30" O.C.
Verbena lilacina 'De La Mina'	Cedros Island Verbena	Low	5 Gal.	24" O.C.

FLOWERING SHRUBS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Bougainvillea 'Oo-la-la'	Bougainvillea	Low	1 Gal.	24" O.C.
Rosa spp. 'Flower Carpet'	Flower Carpet Rose	Low	5 Gal.	36" O.C.
Salvia Spp.	Sage	Low	1 Gal.	24" O.C.

GROUNDCOVERS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Carissa spp.	Natal Plum	Low	1 Gal.	36" O.C.
Myoporum parvifolium 'Putcah Creek'	Creeping Myoporum	Low	1 Gal.	24" O.C.
Trachelospermum spp.	Jasmine	Low	1 Gal.	24" O.C.

DECORATIVE GRAVEL - 0'-5' FROM BUILDING

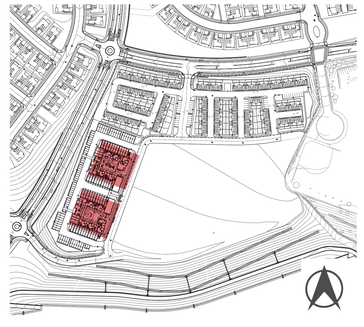
Color: TBD. Will be Specified in Construction Document Phase

NOTES

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 4 - AFFORDABLE HOUSING PLANTING PLAN ENLARGEMENT

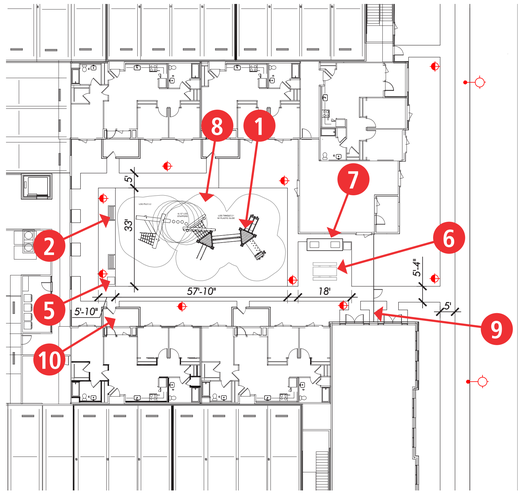
MOORPARK, CA

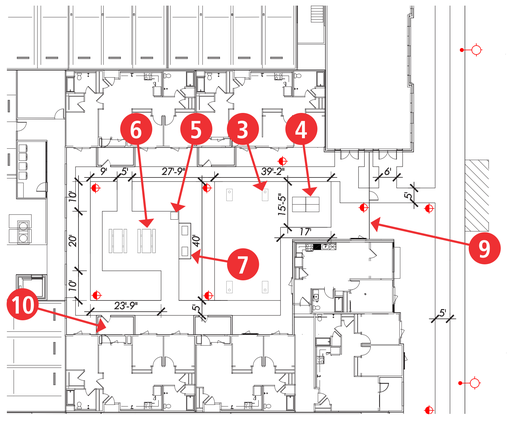
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03.06.26

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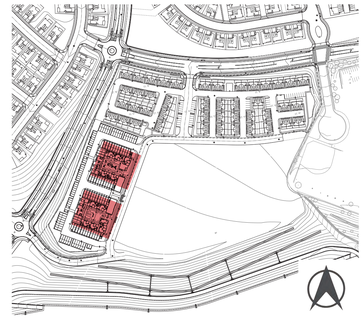
LEGEND

1. Play Equipment - Refer to Sheet L-13
2. Bench - Refer to Sheet L-12
3. Corn-hole Board - Refer to Sheet L-12
4. Ping Pong Table - Refer to Sheet L-12
5. Waste Receptacle - Refer to Sheet L-12
6. Picnic Table - Refer to Sheet L-12
7. Barbecue Island - Refer to Sheet L-14
8. Safety Surface
   Color: TBD in Construction Documents
9. Courtyard Fence - Refer to Sheet L-10
10. Private Patio

Street Lighting - Refer to Sheet L-11

Bollard - Refer to Sheet L-11

KEYMAP



COMSTOCK HOMES

HITCH RANCH PLANNING AREA 4 - AFFORDABLE HOUSING SITE PLAN

MOORPARK, CA

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

03.06.26

C2 Collaborative

CASEY ROAD

LIMIT OF WORK

LIMIT OF WORK

STREET A

LIMIT OF WORK

LIMIT OF WORK

CT. "A"

CT. "B"

CT. "B"

CT. "C"

CT. "D"

CT. "E"

CT. "F"

CT. "G"

CT. "H"

LEGEND

Slump Block Pilaster with Precast Cap

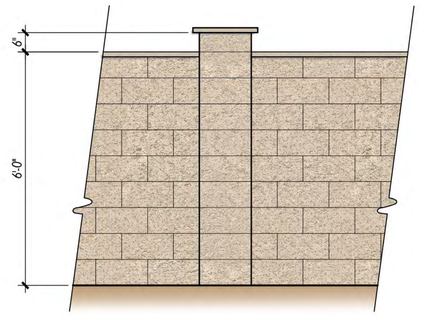
Color: Tan

Slump Block Wall (6'-0" Tall)

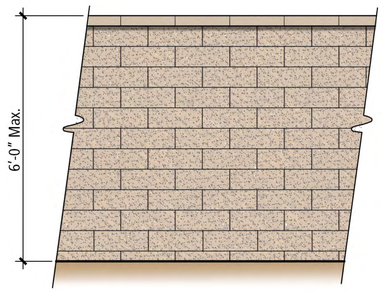
Wall Color: Tan

Tubular Steel Fence (5'-6" Tall)

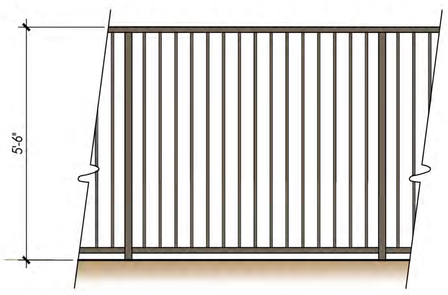
Fence Color: Dark Brown



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



SLUMP BLOCK WALL
HEIGHT: 6'-0"



TUBULAR STEEL FENCE
HEIGHT: 5'-6"

COMSTOCK HOMES

HITCH RANCH PLANNING AREA 4 - WALL AND FENCE PLAN WITH DETAILS

MOORPARK, CA

0 25' 50' 100'
Scale: 1" = 50'-0"

03.06.26

C2 Collaborative

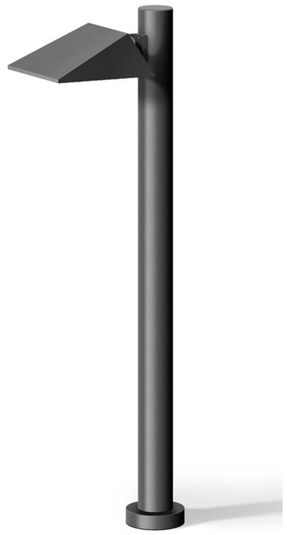




Asymmetric



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 comprised of a 0.080" thick spun aluminum reflector with an integrated LED module seat, thermal management for long LED life and a thermally isolated solid state power supply chamber. Trulevel™ ball coupling.

PLED™ Optics
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions. All optics are U0, Zero Uplight and are Dark Sky compliant. Panels are field replaceable and 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). All Standard LED's have a minimum of 70 CRI. Consult Factory for other LED options. Lumen Maintenance of L93 at 100,000 hours (TM-21 calculated at 6x Test Time) for all LED options.

True Amber LED's TRA-True Amber LED's emit light in the amber spectral bandwidth centered on 585-590nm. 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) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal, In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V (UNV), 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 unlit Bands.

UL Listed for Wet Location

2023129

U.S. Pole Company Inc | 660 West Avenue O, Palmdale, CA 93551
An Employee Owned Company | Phone (661) 233-2000 www.uspltg.com

MADE IN THE USA

SUN VALLEY GROUP | U.S. ARCHITECTURAL LIGHTING

PENDANT MOUNTED ARM

XPL

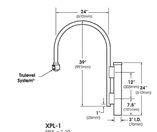
PROJECT NAME:

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 at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.



XPL-1
EPA = 1.10



XPL

Patent pending

SCALE: W=1'

U.S. Pole Co Inc. | 660 West Avenue O, Palmdale, CA 93551 | Phone (661) 233-2000 | www.uspltg.com

MADE IN THE USA

2020309

U.S. ARCHITECTURAL LIGHTING

STREET LIGHTING

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.

1030T
4" to 3" Dia.

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

Poles provided with hanger bar
Pool Pad (PT): 3 ¼" O.D. X 8' (Client X Item)
Multiple Luminaires 3 ¼" O.D. X 8' (Client X Views)

2022349

U.S. Pole Company Inc | 660 West Avenue O, Palmdale, CA 93551
An Employee Owned Company | Phone (661) 233-2000 www.uspltg.com

MADE IN THE USA

SUN VALLEY GROUP | U.S. ARCHITECTURAL LIGHTING

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



BENCH

Grey Frame with Ipe Slats



PICNIC TABLE

Grey Frame with Ipe Slats



WASTE RECEPTACLE DUALSTREAM

Grey Frame with Ipe Slats



PET WASTE STATION

Green



CLUSTER MAILBOX

Black



PING PONG TABLE

Galvanized Steel



CORN-HOLE BOARD

White

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



VIEW A
SCALE: NTS



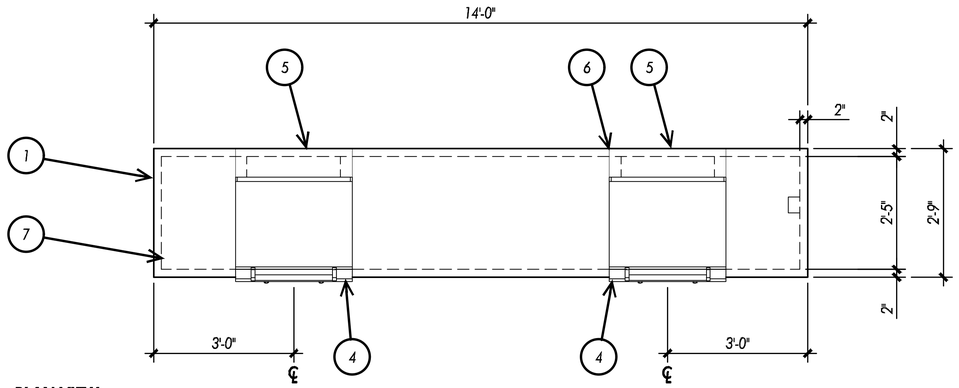
VIEW B
SCALE: NTS

LEGEND

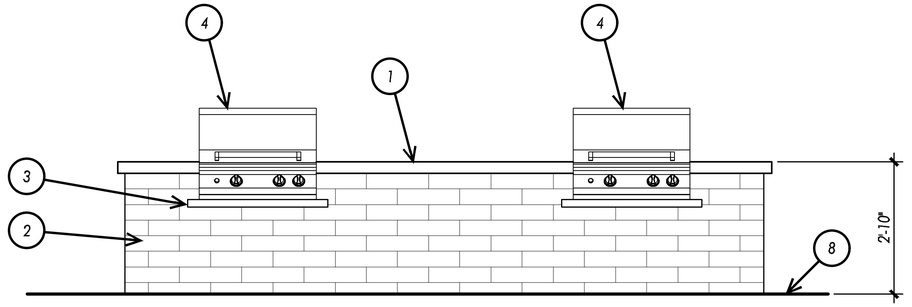
1. *3" thick PIP concrete countertop. 1/8" radius edge.*
2. *Base - CMU build-up with enhanced finish or stucco finish.*
3. *2" thick PIP concrete shelf. Refer to grill manufacturer's rough opening spec. to locate.*
4. *Barbecue grill.*
5. *Access door. Locate at on back side.*
6. *Sawcut score line.*
7. *Face of wall below.*
8. *Finish surface.*

NOTES

A. *Provide power for GFCI.*
B. *Refer to local building codes for gas plumbing.*
C. *Vent on both sides. Size and location per local code and manufacturer's specification.*



PLAN VIEW



ELEVATION

PLANNING AREA 4 SUMMARY

	LAND USE	ACRES	DU/AC	DU	%
PLANNING AREA 4	MFD UNITS	10.81		193	66
	MANUFACTURED SLOPES	5.66			34
	GROSS SUBTOTAL	16.47 ±	11.72	193	100
	RECIPROCAL ACCESS EASEMENT	.66			
	NET SUBTOTAL	15.81±			

	PLAN #	SQ.FT.	BEDS	TOTAL HOMES	TOTAL COVERAGE
		561	1	7	
APARTMENTS	2	891	2	56	
	3	1104	3	44	
	SUBTOTAL			107	80,275

	PLAN #	SQ.FT.	BEDS	TOTAL HOMES	FOOTPRINT	TOTAL FOOTPRINT
DUPLEXES	1	1,590	3	25	755	18,875
	2	1,699	3	43	791	34,013
	3	1,803	3	18	807	14,526
	SUBTOTAL			86		67,414

PA4 PARKING SUMMARY

APARTMENTS:

	COVERED PROVIDED
GARAGE	102
SUBTOTAL	102

	UNCOVERED PROVIDED
SURFACE	105
SUBTOTAL	105
TOTAL	207

DUPLEXES:

	COVERED PROVIDED
GARAGE	172
SUBTOTAL	172

	UNCOVERED PROVIDED
SURFACE	44
SUBTOTAL	44
TOTAL	216

OWNER/DEVELOPER

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

LEGEND

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- MOUNTABLE SURFACE AT TRAFFIC CIRCLE
- TRAIL
- ROAD CENTERLINE
- BOUNDARY/LOT LINE

WALLS & FENCING NOTE:

WALL AND FENCING HEIGHTS AND MATERIALS PER SEPARATE FENCING PLAN

P.A.2

P.A.3

AI
OPEN SPACE

N
OPEN SPACE

P
OPEN SPACE

STREET "A" (PUBLIC)

CASEY ROAD (PUBLIC)

PRIVATE DRIVE

DUPLEXES

APARTMENTS

RETAINING WALL H=4' MAX

RETAINING WALL H=2'

RETAINING WALL H=10' MAX

PARCEL LINE

R-O-W

32' RECIPROCAL ACCESS EASEMENT

294 295 296 297 298 299 300 S19

WALNUT CANYON ELEMENTARY SCHOOL

CITY DONATION PARCEL 377

BASIN 3

SCALE: 1"=50'
0 50 100 150

NOTE:

STORMWATER CONVEYANCE, DETENTION AND WATER QUALITY REQUIREMENTS ARE DETAILED IN THE TR 5708 MASTER BACKBONE STUDIES AND PLANS

REVISIONS			
MARK	DATE	DESCRIPTION	BY

REVIEWED BY:
DATE
DATE

Encompass Consultant Group
333 N. LANTANA ST, SUITE 287, CAMARILLO, CA 93010
PHONE: 805.322.4443 WEBSITE: WWW.ECGCIVIL.COM

GREG J. MUSSER DATE: 03/06/2026
PROJECT ENGINEER
R.C.E.

RPD - PRELIM. CIVIL SITE PLAN
HITCH RANCH
PLANNING AREA 4
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\acad\tentative map\site plans\0047.04_sp_pa4.dwg

PLANNING AREA 4 SUMMARY

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LEGEND

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- MOUNTABLE SURFACE AT TRAFFIC CIRCLE
- TRAIL
- ROAD CENTERLINE
- BOUNDARY/LOT LINE

WALLS & FENCING NOTE:

WALL AND FENCING HEIGHTS AND MATERIALS PER SEPARATE FENCING PLAN

NOTE:

STORMWATER CONVEYANCE, DETENTION AND WATER QUALITY REQUIREMENTS ARE DETAILED IN THE TR 5708 MASTER BACKBONE STUDIES AND PLANS

BASIN 3

SCALE: 1"=50'

REVISIONS			
MARK	DATE	DESCRIPTION	BY

REVIEWED BY:

DATE

DATE

ECG
Encompass Consultant Group
333 N. LANTANA ST, SUITE 287, CAMARILLO, CA 93010
PHONE: 805.322.4443 WEBSITE: WWW.ECGCIVIL.COM

GREG J. MUSSER DATE: 03/06/2026
PROJECT ENGINEER
R.C.E.

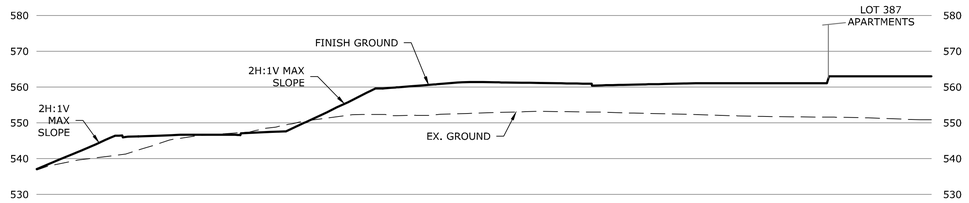
RPD - PRELIM. CIVIL PLAN
HITCH RANCH
PLANNING AREA 4
CITY OF MOORPARK, CA

SCALE: HORIZ. AS NOTED VERT. AS NOTED

WORK ORDER 0047.04
DRAWN BY: RMS
CHECKED BY: GJM

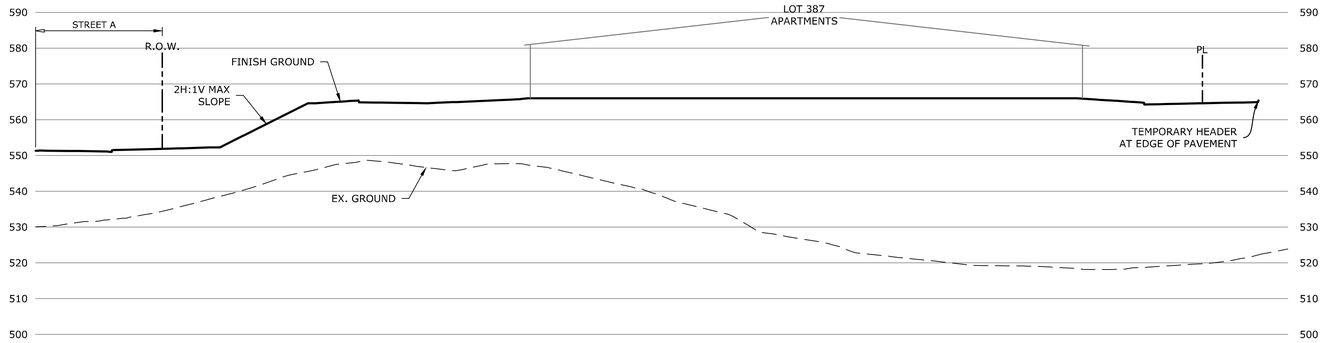
SHEET NO. 2 OF 5

DRAWING: n:\projects\0047.04 hitch ranch - rpd\engineering\acad\tentative map\0047.04_rpd_pa4.dwg



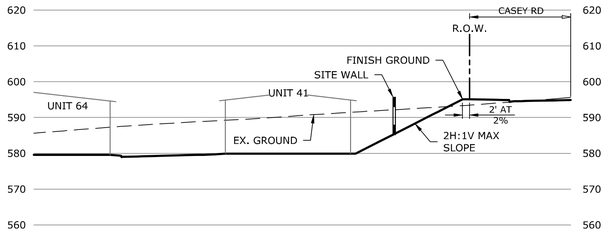
CROSS SECTION A / 1

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



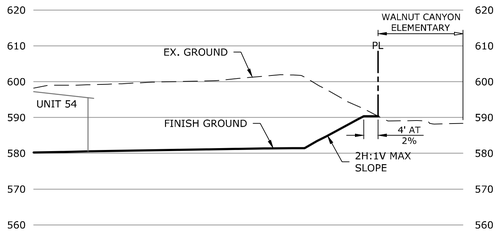
CROSS SECTION B / 1

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



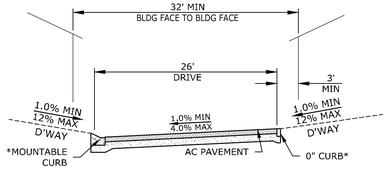
CROSS SECTION C / 1

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



CROSS SECTION D / 1

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

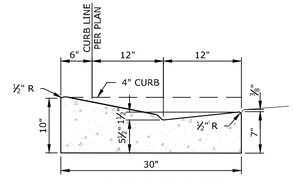


*NOTE: WHERE NO BUILDINGS ABUT THE DRIVE, STANDARD 6-INCH CURB & GUTTER (OR CURB ONLY) SHALL BE USED

(NO ON-STREET PARALLEL PARKING)

DUPLEX PRIVATE DRIVE AISLE

SCALE: N.T.S.



MOUNTABLE CURB

SCALE: N.T.S.

REVISIONS			
MARK	DATE	DESCRIPTION	BY

REVIEWED BY:

DATE

DATE

ECG
Encompass Consultant Group
333 N. LANTANA ST, SUITE 287, CAMARILLO, CA 93010
PHONE: 805.322.4443 WEBSITE: WWW.ECGCIVIL.COM

GREG J. MUSSER
PROJECT ENGINEER
R.C.E.

DATE: 03/06/2026

RPD - PRELIM CIVIL PLAN
HITCH RANCH
PLANNING AREA 4
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 - rpd\engineering\acad\tentative map\0047_04_rpd_pa4.dwg

LEGEND

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- MOUNTABLE SURFACE AT TRAFFIC CIRCLE
- TRAIL
- ROAD CENTERLINE
- PHASING LINE
- PH1 PHASING LABEL

P.A.2

P.A.3

AI
OPEN SPACE

N
OPEN
SPACE

P
OPEN
SPACE

STREET "A"
(PUBLIC)

CASEY ROAD
(PUBLIC)

PRIVATE DRIVE

PRIVATE DRIVE

PH1
PH2
PH3
PH4
PH5
PH6
PH7
PH8
MPH
BOPH

CT. "A"
CT. "B"
CT. "C"
CT. "D"
CT. "E"
CT. "F"
CT. "G"
CT. "H"

DUPLEXES

APARTMENTS

376

377

CITY
DONATION
PARCEL

WALNUT CANYON
ELEMENTARY
SCHOOL

BASIN 3

SCALE: 1"=50'
0 50 100 150

N
W E
S

REVISIONS			
MARK	DATE	DESCRIPTION	BY

REVIEWED BY:

DATE

DATE

ECG
Encompass Consultant Group
333 N. LANTANA ST, SUITE 287, CAMARILLO, CA 93010
PHONE: 805.322.4443 WEBSITE: WWW.ECGCIVIL.COM

GREG J. MUSSER DATE: 03/06/2026
PROJECT ENGINEER
R.C.E. 77627

RPD - PRELIM. CIVIL PHASING PLAN
HITCH RANCH
PLANNING AREA 4
CITY OF MOORPARK, CA

SCALE: HORIZ. AS NOTED VERT. AS NOTED

WORK ORDER 0047.04
DRAWN BY: RMS
CHECKED BY: GJM

SHEET NO. 4 OF 5

DRAWING: n:\projects\0047\04 hitch ranch - rpd\engineering\acad\exhibits\0047.04_rpd_pa4_phasing.dwg

PA-4 TREE REMOVAL SUMMARY

TREE NUMBER
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
156
157
158
159
160
161
162

LEGEND

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- ENHANCED PAVEMENT PER LANDSCAPE ARCHITECT'S PLAN
- ROAD CENTERLINE
- PROPERTY LINE
- (264) TREE REMOVAL LOCATION

P.A.2

P.A.3

AI
OPEN SPACE

N
OPEN SPACE

P
OPEN SPACE

CASEY ROAD
(PUBLIC)

STREET "A"
(PUBLIC)

PRIVATE DRIVE

PRIVATE DRIVE

DUPLEXES

APARTMENTS

CT. "A"
CT. "B"
CT. "C"
CT. "D"
CT. "E"
CT. "F"
CT. "G"
CT. "H"

375

376

377

CITY DONATION PARCEL

R-O-W

WALNUT CANYON ELEMENTARY SCHOOL

BASIN 3

SCALE: 1"=50'
0 50 100 150

REVISIONS			
MARK	DATE	DESCRIPTION	BY

REVIEWED BY:
DATE
DATE

ECG
Encompass Consultant Group
333 N. LANTANA ST, SUITE 287, CAMARILLO, CA 93010
PHONE: 805.322.4443 WEBSITE: WWW.ECGCIVIL.COM

GREG J. MUSSER
PROJECT ENGINEER
R.C.E.
DATE: 03/06/2026

TREE REMOVAL SITE PLAN
HITCH RANCH
PLANNING AREA 4
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 - rpd\engineering\acad\tentative map\tree removals\0047.04_tree_pa4.dwg



PA-4A AFFORDABLE SHEET INDEX

AA1.0	ARCHITECTURAL SITE PLAN
AA2.0	BUILDING A & B ELEVATIONS
AA2.1	BUILDING A & B ELEVATIONS
AA2.2	BUILDING A & B ELEVATIONS
AA2.3	RENDERING PERSPECTIVE
AA3.1	BUILDING PLANS - LEVEL 1
AA3.2	BUILDING PLANS - LEVEL 2 (TYPICAL LVL 2-4)
AA3.3	BUILDING PLANS - ROOF
AA4.0	SITE / BUILDING SECTIONS
AA5.1	UNIT PLANS
AA5.2	UNIT PLANS

BUILDING SUMMARY

UNIT TYPE	UNIT NRSF	DECK NRSF	COUNT	TOTAL NRSF	%
BUILDING A					
1 BEDROOM					
1-01	561 SF	61 SF	4	2,244 SF	4%
			4	2,244 SF	4%
2 BEDROOM					
2-01	875 SF	70 SF	9	7,875 SF	8%
2-01.A	875 SF	70 SF	4	3,500 SF	4%
FMY_2-02	0 SF	0 SF	4	0 SF	4%
			17	11,375 SF	16%
3 BEDRROM					
3-01	1,100 SF	54 SF	18	19,800 SF	17%
3-01.A	1,090 SF	54 SF	15	16,350 SF	14%
			33	36,150 SF	31%
			54	49,769 SF	50%
BUILDING B					
1 BEDROOM					
1-01	561 SF	61 SF	3	1,683 SF	3%
			3	1,683 SF	3%
2 BEDROOM					
2-01	875 SF	70 SF	9	7,875 SF	8%
2-01.A	875 SF	70 SF	4	3,500 SF	4%
FMY_2-02	0 SF	0 SF	4	0 SF	4%
			17	11,375 SF	16%
3 BEDRROM					
3-01	1,100 SF	54 SF	18	19,800 SF	17%
3-01.A	1,090 SF	54 SF	15	16,350 SF	14%
			33	36,150 SF	31%
			53	49,208 SF	50%
TOTAL COUNT			107	98,977 SF	100%

PARKING SUMMARY

PARKING GARAGE	102
SURFACE PARKING	105
TOTAL	207 STALLS PROVIDED

BUILDING AREAS

BUILDING A	±87,572 SF
BUILDING B	±87,572 SF

SITE PLAN LEGEND

01	RESIDENTIAL UNITS
02	COURTYARD
03	AMENITY
04	TUBE STEEL FENCING- FOR DETAILS SEE SHT L-10
05	RESIDENTIAL LOBBY
06	RESIDENT ONLY GARAGE PARKING
07	RESIDENT ONLY PARKING
08	PRIVATE STREET
10	PROPERTY LINE
11	SETBACKS
12	LIGHT FIXTURES - FOR DETAILS SEE SHT L-5 /L-11
13	MAINTENANCE

ktgy
17911 Von Karman Ave.
Suite 200
Irvine, CA 92614
ktgy.com
949.851.2133

C&C Development | COMSTOCK HOMES

HITCH RANCH PA-4A AFFORDABLE
CITY OF MOORPARK, CA
20240828

CONCEPT DESIGN
March 6, 2026

0' 30' 60'

ARCHITECTURAL SITE PLAN

AA1.0



1. BUILDING A ELEVATION - SOUTH
1. BUILDING B ELEVATION - SOUTH



2. BUILDING A ELEVATION - EAST
2. BUILDING B ELEVATION - WEST

EXTERIOR MATERIALS

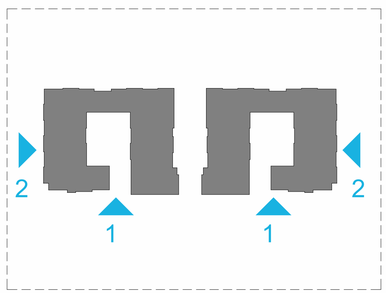
	Material	Color	Manufacturer
01	**Roofing** Composite Shingles	Landmark Climateflex Sunrise Cedar	Certainteed
	Metal Roofing (factory finish)	Midnighr Bronze	Custom-Bilt Metals or Approved Equals
02	Multi-Stack Sliding Doors (factory finish)	White	Windoe or Approved Equal
03	Vinyl Windows (factory finish)	White	Champion or Approved Equal
	Gutters & Downspouts (factory finish)	Bronze	Service Partners or Approved Equal
04	Stucco (16/20 sand finish)	TBD (Match to Sherwin Williams SW 7009 Pearly White)	Sherwin Williams

05	Siding Color (applied to) Corner boards Gable Siding Vertical Siding	SW 7038 Tony Taupe	Sherwin Williams
06	Trim Color #1 (applied to) Barge Boards Eaves Fascia Posts Wood Trim GarageOpenings Stucco Trim	SW 7047 Porpoise	Sherwin Williams

07	Accent Color (applied to) Front Door	SW 7580 Carnelian	Sherwin Williams
08	Exterior Light Fixture (factory finish)	883740EN-12 Black	Seagull or Approved Equal

Note:
* The Affordable family project has an open car entry for the covered parking and does not have garage doors

09	Stone (dry-stacked joint)	Boardwalk Cliffstone	Eldorado



ktgy
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949.851.2133

C&C Development
COMSTOCK HOMES

HITCH RANCH PA-4A AFFORDABLE
CITY OF MOORPARK, CA
20240828

CONCEPT DESIGN
March 6, 2026

0' 4' 8' 16'

BUILDING A & B ELEVATIONS

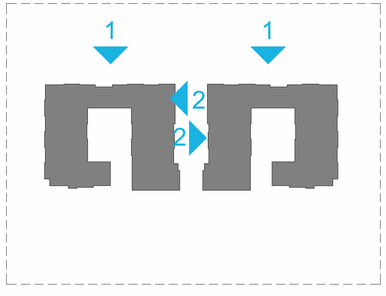
AA2.0



1. BUILDING A ELEVATION - NORTH
1. BUILDING B ELEVATION - NORTH



2. BUILDING A ELEVATION - WEST
2. BUILDING B ELEVATION - EAST



EXTERIOR MATERIALS

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COMSTOCK HOMES

HITCH RANCH PA-4A AFFORDABLE
CITY OF MOORPARK, CA
20240828

CONCEPT DESIGN
March 6, 2026

0' 4' 8' 16'

BUILDING A & B ELEVATIONS

AA2.1



1. COURTYARD A ELEVATION - EAST
1. COURTYARD B ELEVATION - WEST



2. COURTYARD A ELEVATION - SOUTH
2. COURTYARD B ELEVATION - SOUTH

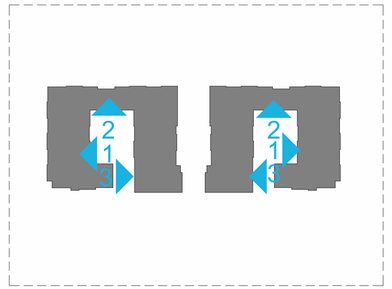


3. COURTYARD A ELEVATION - WEST
3. COURTYARD B ELEVATION - EAST

EXTERIOR MATERIALS

SCHEMES 6 OF 9

	Material	Color	Manufacturer
01	**Roofing:**		Certainteed
	Composite Shingles	Landmark Climateflex Sunrise cedar	
	Metal Roofing (factory finish)	Midnight Bronze	Custom-Bilt Metals or Approved Equal
02	Multi-Stack Sliding Doors (factory finish)	White	Windor or Approved Equal
03	Vinyl Windows (factory finish)	White	Champion or Approved Equal
	Gutters & Downspouts (factory finish)	Bronze	Service Partners or Approved Equal
04	Stucco (16/20 sand finish)	TBD (match to Sherwin Williams SW 7009 Pearly White)	Sherwin Williams
05	Siding (16/20 sand finish)		Sherwin Williams
	Corner Boards Gable Siding Vertical Siding	SW 7038 Tony Taupe	
06	Trim Color #1 (applied to)		Sherwin Williams
	Barge Board Eaves Fascia Posts Wood Trim Garage Door Stucco Trim	SW 7047 Porpoise	
07	Accent Color (applied to)	SW 7580	Sherwin Williams
	Front Door	Carnelian	
08	Exterior Light Fixture (fictory finish)	8837401EN3-12 Black	Seagull or Approved Equal
09	Stone (dry-stacked joint)	Boardwalk Cliffstone	Eldorado



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BUILDING A & B ELEVATIONS

AA2.2



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RENDERING PERSPECTIVE

AA2.3



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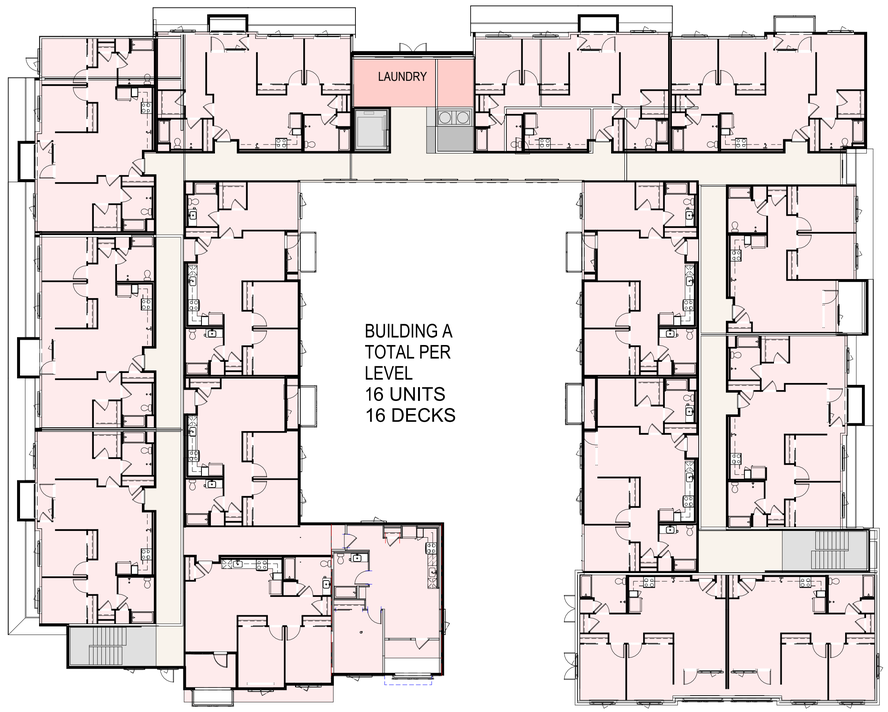
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0' 8' 16' 32'

BUILDING PLANS - LEVEL 1

AA3.1





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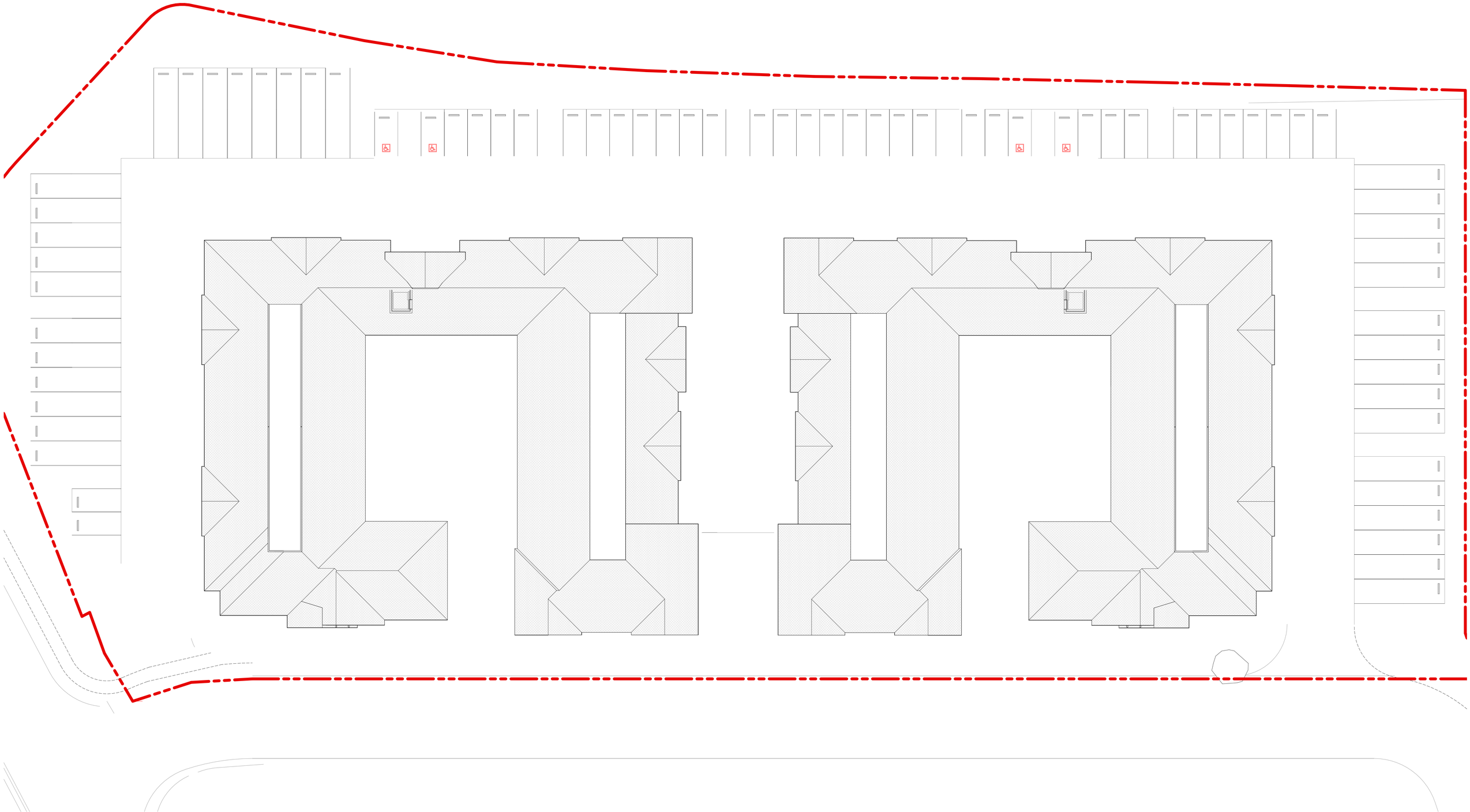
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0' 8' 16' 32'

BUILDING PLANS - LEVEL 2
(TYPICAL LVL 2-4)

AA3.2



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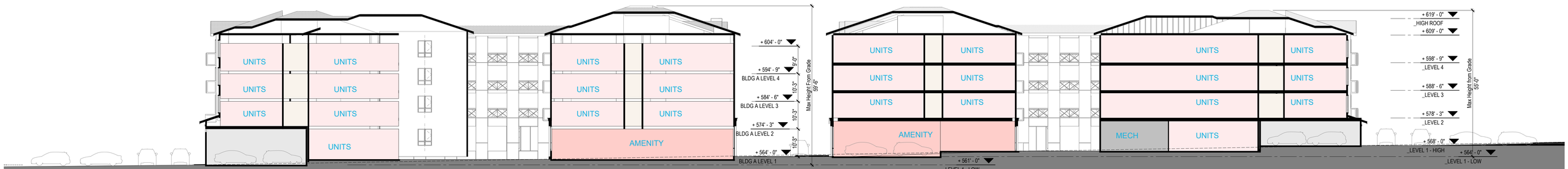
0' 8' 16' 32'

BUILDING PLANS - ROOF

AA3.3



CONCEPT SECTION - E/W 1/16" = 1'-0" **1**



CONCEPT SECTION - E/W at Amenity 1/16" = 1'-0" **2**



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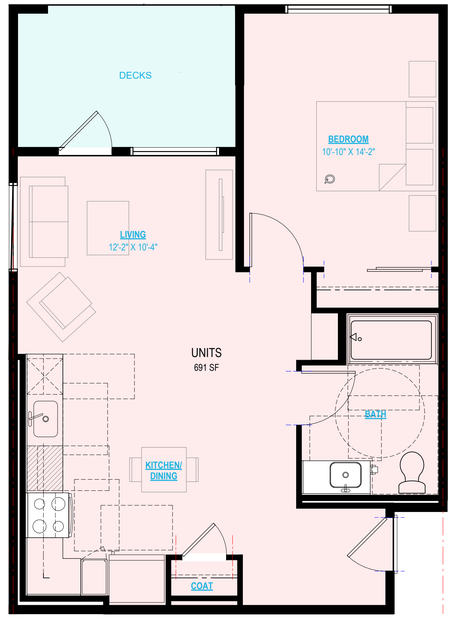
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CONCEPT DESIGN
March 6, 2026

0' 8' 16' 32'

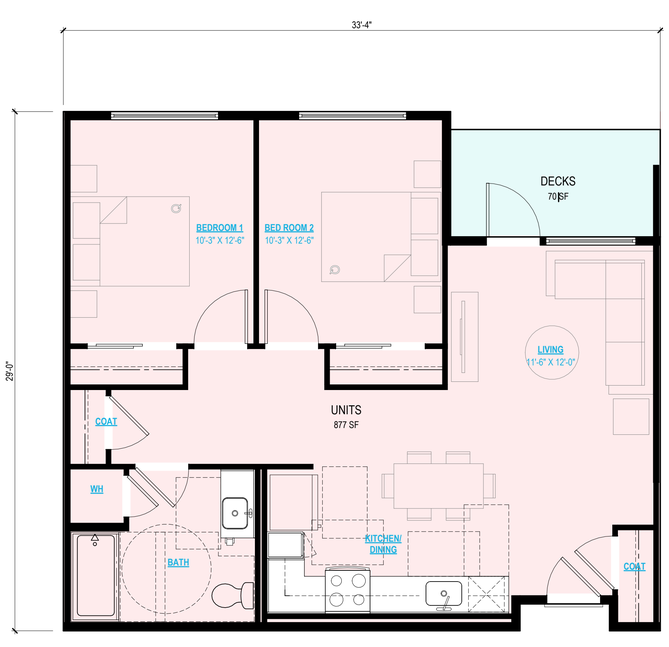
SITE / BUILDING SECTIONS

AA4.0



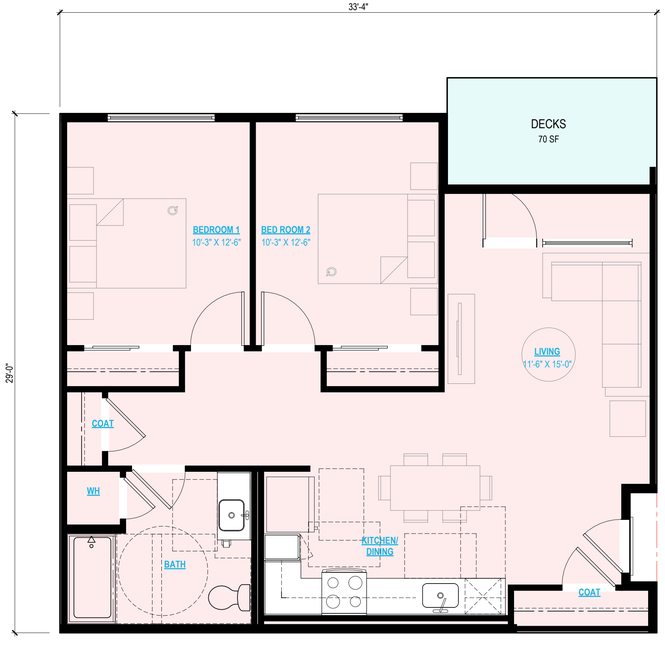
UNIT 1-01

1 BEDROOM
1 BATH
691 SF



UNIT 2-01

2 BEDROOM
1 BATH
891 SF



UNIT 2-01 Alt.

2 BEDROOM
1 BATH
910 SF

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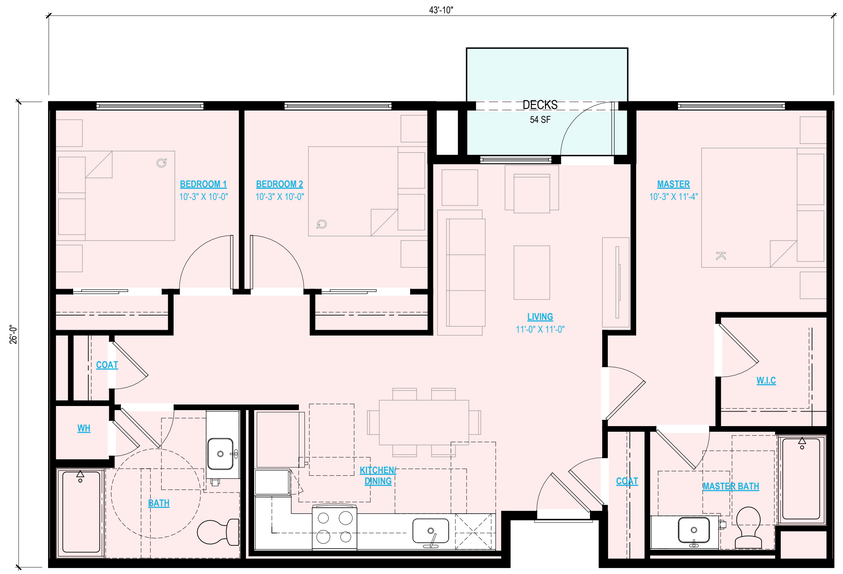
HITCH RANCH PA-4A AFFORDABLE
CITY OF MOORPARK, CA
20240828

CONCEPT DESIGN
March 6, 2026

0' 2' 4' 8'

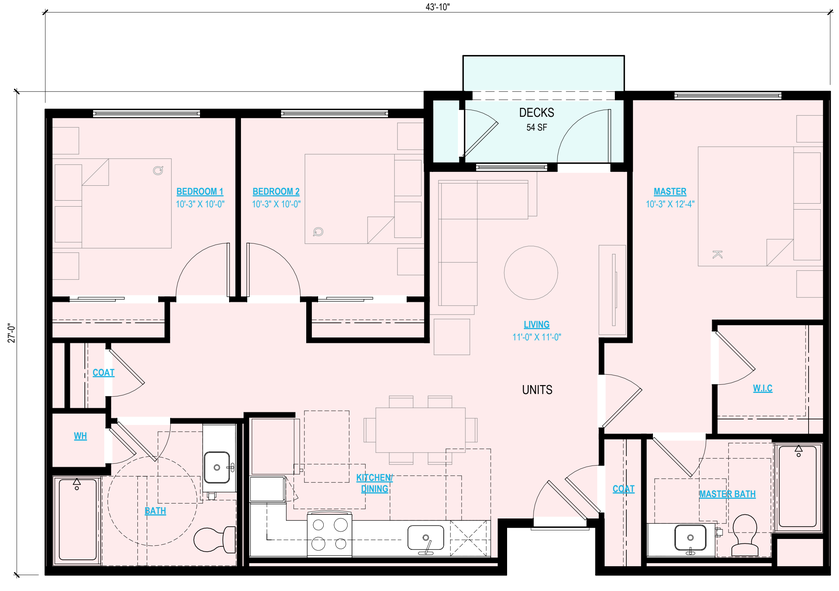
UNIT PLANS

AA5.1



UNIT 3-01 Alt.

3 BEDROOM
2 BATH
1100 SF



UNIT 3-01

3 BEDROOM
2 BATH
1100 SF

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CONCEPT DESIGN
March 6, 2026

0' 2' 4' 8'

UNIT PLANS

AA5.2



Site Summary

MFD Site Area	10.81 Acres
Manufactured Slopes	5.66 Acres
Total Site Area:	16.47 Acres

Apartments:	107 DU
Duplexes:	86 DU
Total Units:	193 DU
Residential Density	17.85 DU/Ac

Apartment Unit Summary

Plan	SF	Beds	# DU
P1	691 sf	1 bed	07
P2	891 sf	2 bed	34
P3	1104 sf	3 bed	66
Total Apartment Units:			107 du
Apartment Footprint Area:			175,704 sf

Duplex Unit Summary

Plan	SF	Beds	# DU	Footprint Area
P1	1,590 sf	3 bd	25	755
P2	1,699 sf	3 bd	43	791
P3	1,803 sf	3 bd	18	807
Total Duplex Units			86 du	
Duplex Footprint Area:				67,414 sf

Duplex Building Summary

Building A - P2/ P1	= 25 du
Building B - P2/ P3	= 18 du
Total	= 43 du

Apartment Private Open Space:

P1: 70 sf deck x 07 du	= 490 sf
P2: 70 sf deck x 34 du	= 2380 sf
P3: 54 sf deck x 66 du	= 3564 sf
Total	= 6434sf

Apartment Parking Summary

Provided:	
Garages:	= 102 spaces
Open Parking:	= 105 spaces
Total Parking:	= 207 spaces (2.0/du)

Duplex Private Open Space:

P1: 81 sf deck x 25 du	= 2025 sf
P2: 75 sf deck x 43 du	= 3225 sf
P3: 56 sf deck x 18 du	= 1008 sf
Total	= 6258 sf

Duplex Parking Summary

Required: 86 x 2.5/du	= 215 spaces
Provided	
Garage:	= 172 spaces
Open Parking:	= 44 spaces
Total Parking:	= 216 spaces (2.5/du)

Legend

1. Parcel Boundary
2. Open Parking Space - 9'x18'
3. Retaining Wall
4. Slump Block Wall
5. Private Yard
6. Trail
7. Mailbox Kiosk

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COMSTOCK HOMES

HITCH RANCH PA-4 DUET
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JANUARY 16, 2026

0 25 50 100

ARCHITECTURAL SITE PLAN

AB1.0



PLAN 1 *PLAN 2* FRONT ELEVATION



PLAN 2 RIGHT ELEVATION



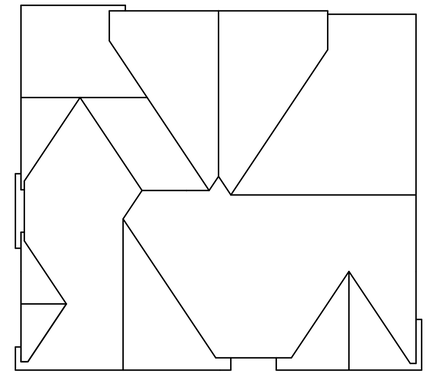
PLAN 2 *PLAN 1* REAR ELEVATION



PLAN 1 LEFT ELEVATION

MATERIAL LEGEND (FARMHOUSE)

	MATERIAL	COLOR	MANUFACTURER
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	**Stucco** *Finish TBD*	Match to SW 7006 Extra White	Omega
5	**Siding Color** Board & Battens, Corner Boards, Lap Siding	SW 7658 Gray Clouds	Sherwin Williams
6	**Trim Color #1** Barge Boards, Corbels, Eaves, Fascia, Garage Doors, Metal Railing, Posts, Wood Trim	SW 7674 Peppercorn	Sherwin Williams
7	**Trim Color #2** Stucco Trim	SW 7018 Dovetail	Sherwin Williams
8	**Accent Color** Entry Doors, Shutters	SW 7619 Labradorite	Sherwin Williams
9	**Deck Coating**	TBD	TBD
10	**Garage Door Weatherstrip** *Factory Finish*	Match to Garage Door Color	TBD



ROOF PLAN
1/8" = 1'-0"

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COMSTOCK HOMES

HITCH RANCH PA-4 DUET
MOORPARK, CA # 2024-0414

CONCEPT DESIGN
JANUARY 16, 2026

0 4 8 12

ELEVATIONS
TYPE A - FARMHOUSE - COLOR SCHEME 1

AB2.0



PLAN 1 *PLAN 2* FRONT ELEVATION



PLAN 2 RIGHT ELEVATION



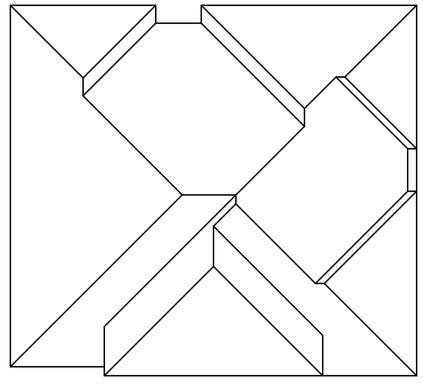
PLAN 2 *PLAN 1* REAR ELEVATION



PLAN 1 LEFT ELEVATION

MATERIAL LEGEND (COTTAGE)

	MATERIAL	COLOR	MANUFACTURER
1	**Roofing** Concrete Shake Tile	1FBCJ 0300 Bronze Pearl Blend	Westlake Royal
2	**Vinyl Windows** *Factory Finish*	White	TBD
3	**Gutters & Downspouts** *Factory Finish*	TBD	TBD
4	**Manufactured Stone** *Joints*	 Boardwalk Cliffstone	 Eldorado
5	**Manufactured Stone Cap**	TBD	Eldorado
6	**Grout at Stone**	TBD	Orco
7	**Stucco** *Finish TBD*	Match to SW 7043 Worldly Gray	Omega
8	**Siding Color** Corner Boards, Lap Siding	SW 7669 Summit Gray	Sherwin Williams
9	**Trim Color** Barge Boards, Corbels, Eaves, Fascia, Garage Doors, Metal Railing, Posts, Secondary Doors, Trim	SW 7004 Snowbound	Sherwin Williams
10	**Accent Color** Entry Doors, Shutters	SW 6069 French Roast	Sherwin Williams
11	**Deck Coating**	TBD	TBD
12	**Garage Door Weatherstrip** *Factory Finish*	Match to Garage Door Color	TBD



ROOF PLAN
1/8" = 1'-0"

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COMSTOCK HOMES

HITCH RANCH PA-4 DUET
MOORPARK, CA # 2024-0414

CONCEPT DESIGN
JANUARY 16, 2026

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ELEVATIONS
TYPE A - COTTAGE - COLOR SCHEME 4

AB2.1



PLAN 1 *PLAN 2* FRONT ELEVATION



PLAN 2 RIGHT ELEVATION



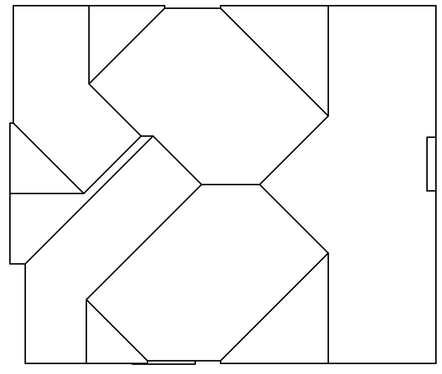
PLAN 2 *PLAN 1* REAR ELEVATION



PLAN 1 LEFT ELEVATION

MATERIAL LEGEND (FARMHOUSE)

	MATERIAL	COLOR	MANUFACTURER
1	**Roofing** Concrete Slate Tile	1FACS 1430 Charcoal Blend	Westlake Royal
2	**Vinyl Windows** *Factory Finish*	White	TBD
3	**Gutters & Downspouts** *Factory Finish*	TBD	TBD
4	**Stucco** *Finish TBD*	Match to SW 7005 Pure White	Omega
5	**Siding Color** Board & Battens, Corner Boards, Lap Siding	SW 7074 Software	Sherwin Williams
6	**Trim Color #1** Barge Boards, Corbels, Eaves, Fascia, Garage Doors, Metal Railing, Posts, Wood Trim	SW 7020 Black Fox	Sherwin Williams
7	**Trim Color #2** Stucco Trim	SW 9170 Acier	Sherwin Williams
8	**Accent Color** Entry Doors, Shutters	SW 7580 Carnelian	Sherwin Williams
9	**Deck Coating**	TBD	TBD
10	**Garage Door Weatherstrip** *Factory Finish*	Match to Garage Door Color	TBD



ROOF PLAN
1/8" = 1'-0"

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COMSTOCK HOMES

HITCH RANCH PA-4 DUET
MOORPARK, CA # 2024-0414

CONCEPT DESIGN
JANUARY 16, 2026

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ELEVATIONS
TYPE B - FARMHOUSE - COLROR SCHEME 2

AB2.2



PLAN 3 *PLAN 2* FRONT ELEVATION



PLAN 2 RIGHT ELEVATION



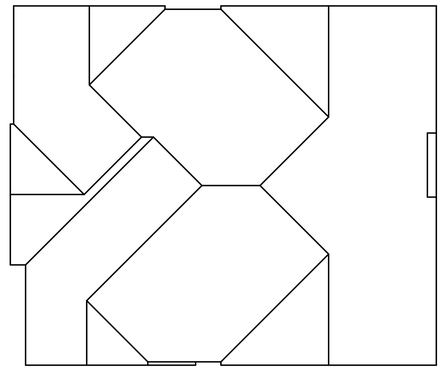
PLAN 2 *PLAN 3* REAR ELEVATION



PLAN 3 LEFT ELEVATION

MATERIAL LEGEND (COTTAGE)

	MATERIAL	COLOR	MANUFACTURER
1	**Roofing** Concrete Shake Tile	1FBCJ 1132 Charcoal Brown Blend	Westlake Royal
2	**Vinyl Windows** *Factory Finish*	White	TBD
3	**Gutters & Downspouts** *Factory Finish*	TBD	TBD
4	**Manufactured Stone** *Joints*	Montecito Cliffstone	Eldorado
5	**Manufactured Stone Cap**	TBD	Eldorado
6	**Grout at Stone**	TBD	Orco
7	**Stucco** *Finish TBD*	Match to SW 7542 Naturel	Omega
8	**Siding Color** Corner Boards, Lap Siding	SW 9126 Honed Soapstone	Sherwin Williams
9	**Trim Color** Barge Boards, Corbels, Eaves, Fascia, Garage Doors, Metal Railing, Posts, Secondary Doors, Trim	SW 7566 Westhighland White	Sherwin Williams
10	**Accent Color** Entry Doors, Shutters	SW 7675 Sealskin	Sherwin Williams
11	**Deck Coating**	TBD	TBD
12	**Garage Door Weatherstrip** *Factory Finish*	Match to Garage Door Color	TBD



ROOF PLAN
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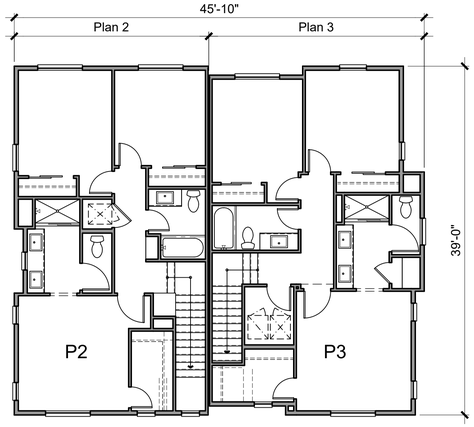
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JANUARY 16, 2026

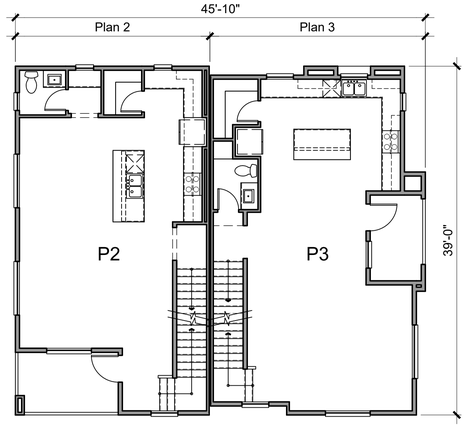
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ELEVATIONS
TYPE B - COTTAGE - COLOR SCHEME 6

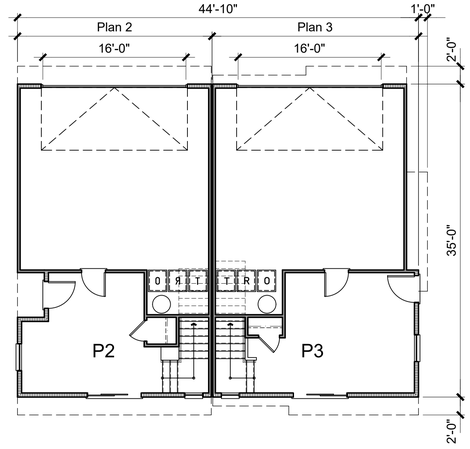
AB2.3



Third Floor

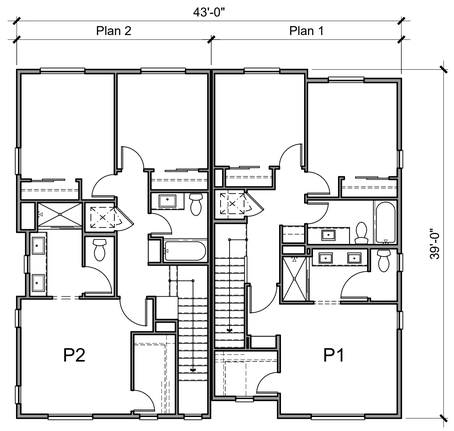


Second Floor

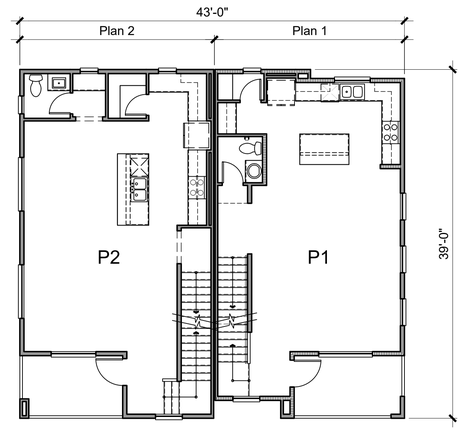


First Floor

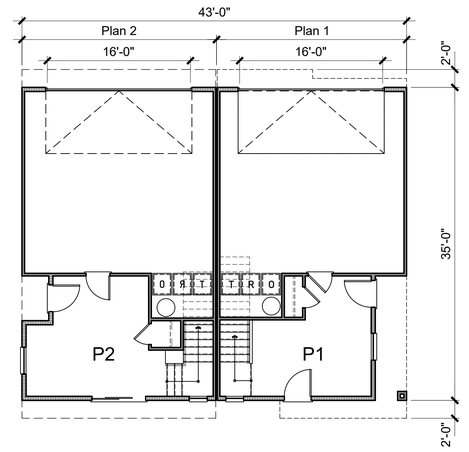
Building Type B



Third Floor



Second Floor



First Floor

Building Type A

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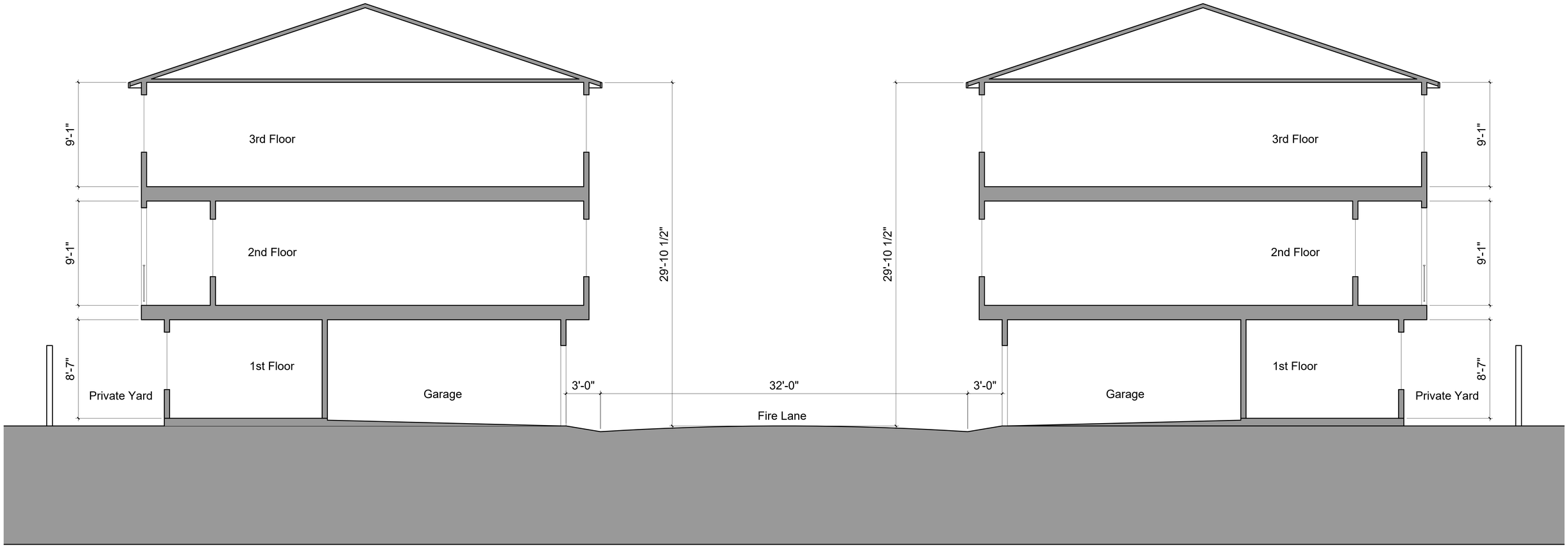
HITCH RANCH PA-4 DUET
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CONCEPT DESIGN
JANUARY 16, 2026

0 4 8 16

DUETS BUILDING PLANS

AB3.0



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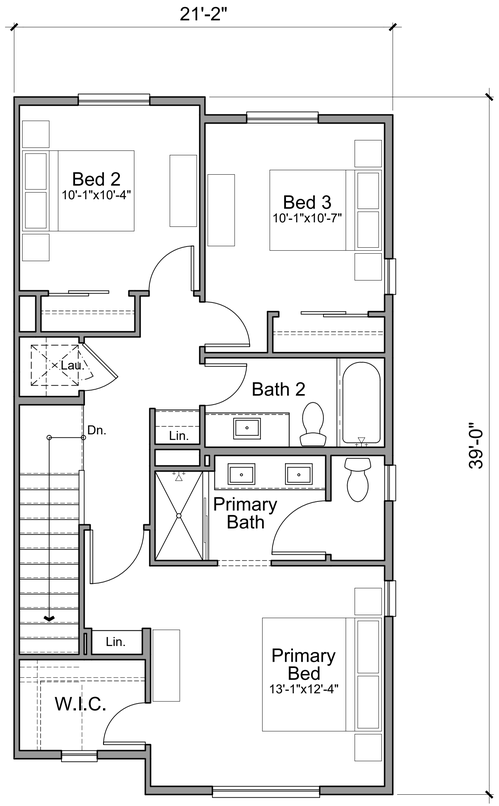
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MOORPARK, CA # 2024-0414

CONCEPT DESIGN
JANUARY 16, 2026

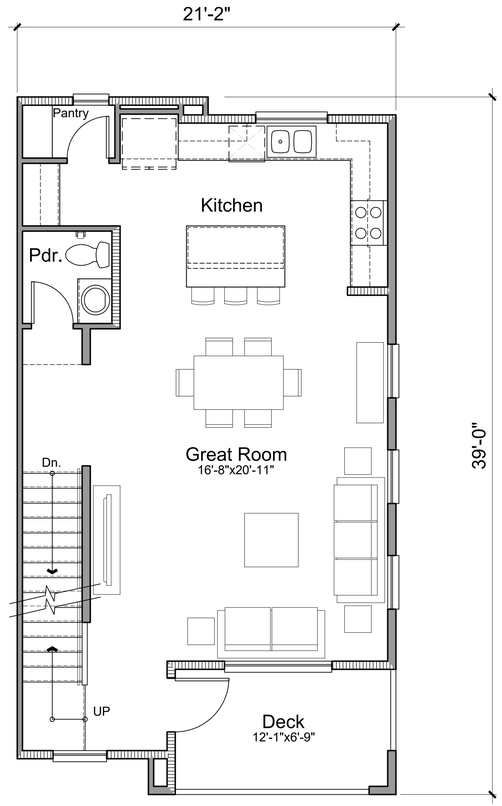
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BUILDING SECTION

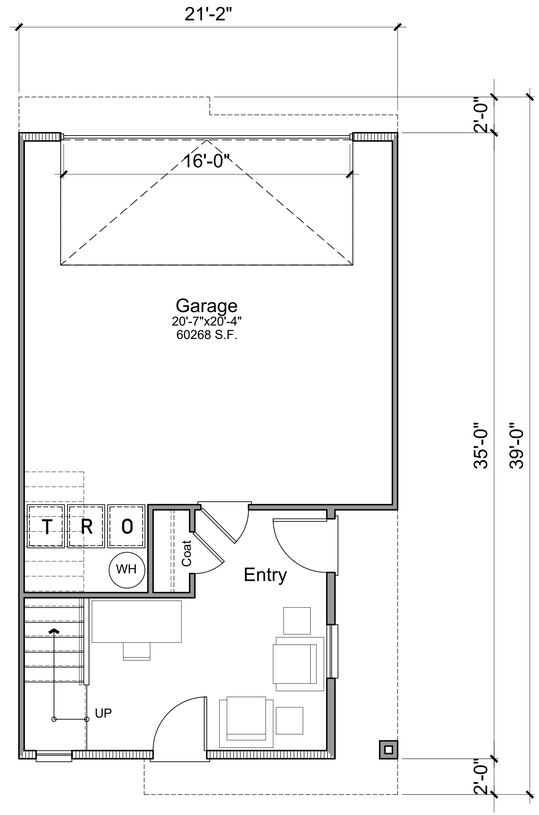
AB4.0



Third Floor



Second Floor



First Floor

Plan 1	
3 Bed, 2.5 Bath	
	Net Area
1st Floor	221 SQ. FT.
2nd Floor	663 SQ. FT.
2nd Floor	705 SQ. FT.
Total	1590 SQ. FT.
Garage	453 SQ. FT.
Deck	81 SQ. FT.

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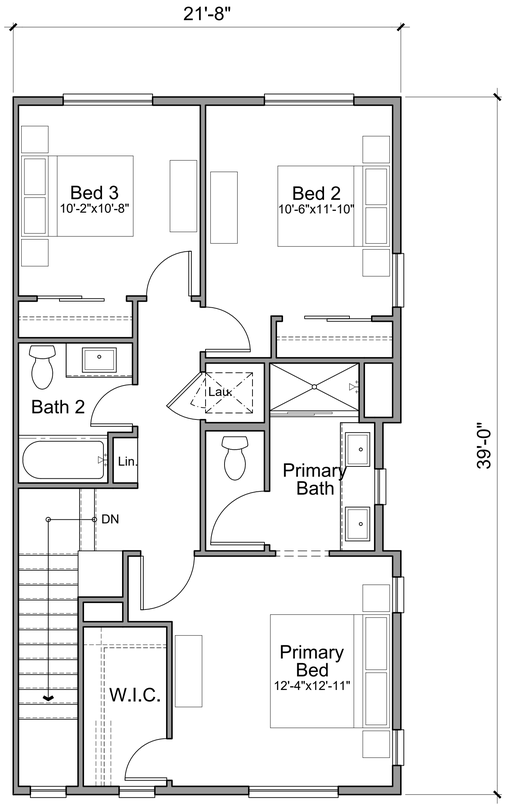
HITCH RANCH PA-4 DUET
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CONCEPT DESIGN
JANUARY 16, 2026

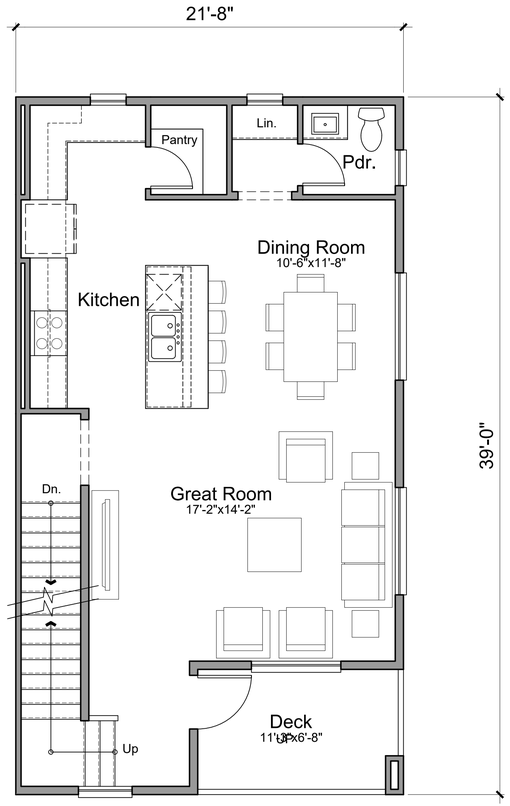
0 2 4 8

UNIT PLANS

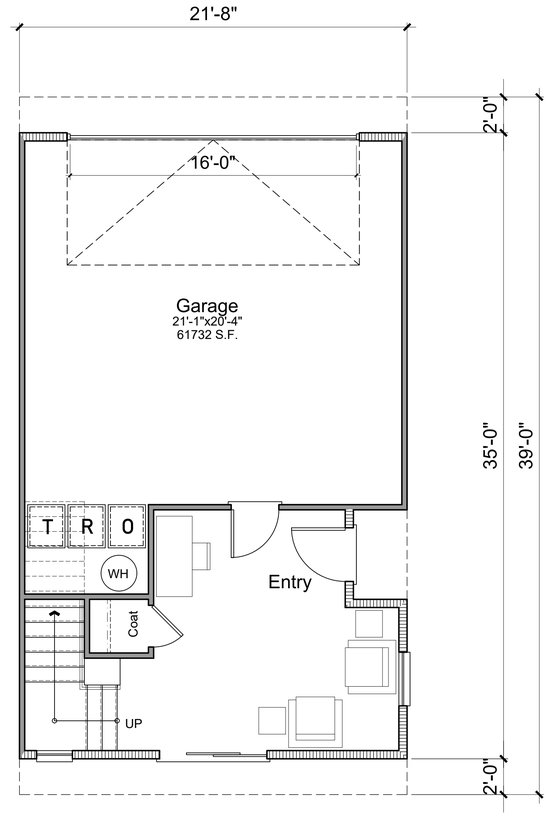
AB5.0



Third Floor



Second Floor



First Floor

Plan 2	
3 Bed, 2.5 Bath	
	Net Area
1st Floor	253 SQ. FT.
2nd Floor	716 SQ. FT.
2nd Floor	730 SQ. FT.
Total	1699 SQ. FT.
Garage	463 SQ. FT.
Deck	75 SQ. FT.

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COMSTOCK HOMES

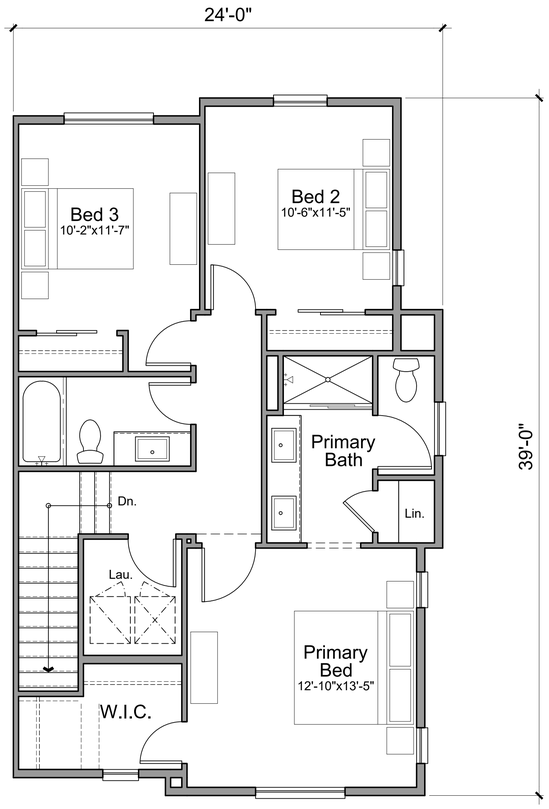
HITCH RANCH PA-4 DUET
MOORPARK, CA # 2024-0414

CONCEPT DESIGN
JANUARY 16, 2026

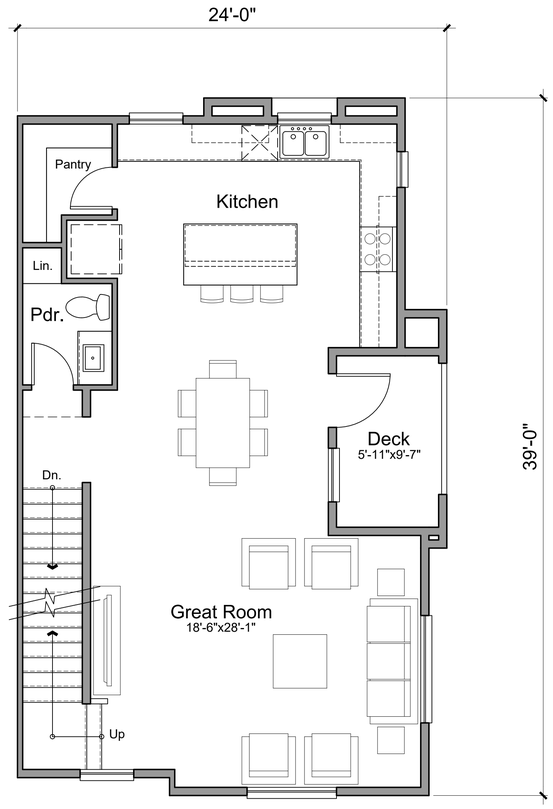
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UNIT PLANS

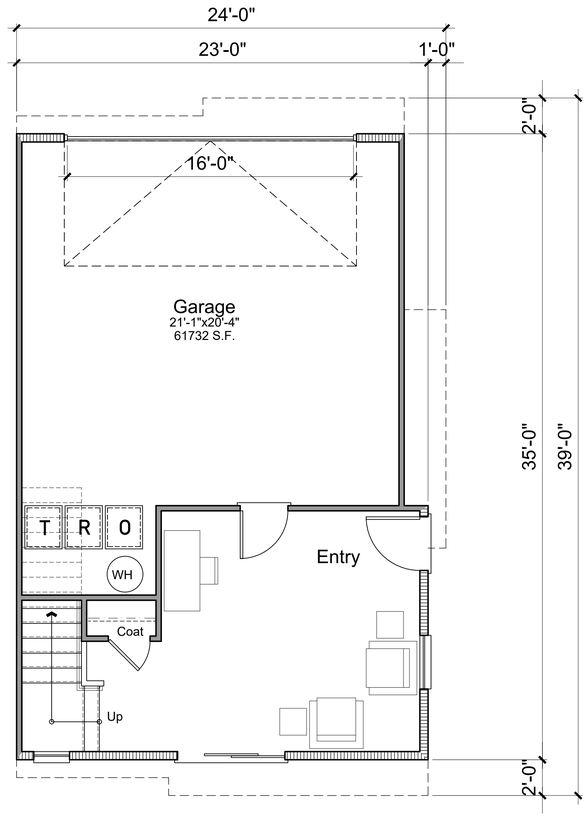
AB5.1



Third Floor



Second Floor



First Floor

Plan 3	
3 Bed, 2.5 Bath	
	Net Area
1st Floor	285 SQ. FT.
2nd Floor	746 SQ. FT.
2nd Floor	772 SQ. FT.
Total	1803 SQ. FT.
Garage	466 SQ. FT.
Deck	56 SQ. FT.

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COMSTOCK HOMES

HITCH RANCH PA-4 DUET
MOORPARK, CA # 2024-0414

CONCEPT DESIGN
JANUARY 16, 2026

0 2 4 8

UNIT PLANS

AB5.2

RESOLUTION CD-2026-02

A RESOLUTION OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF MOORPARK, CALIFORNIA, APPROVING RESIDENTIAL PLANNED DEVELOPMENT PERMITS CD-RPD-2024-0010 REQUEST TO APPROVE THE DEVELOPMENT OF PLANNING AREA 1 OF THE HITCH RANCH SPECIFIC PLAN, CONSISTING OF 90 SINGLE-FAMILY RESIDENCES AND A RECREATION AREA IN PLANNING AREA 1 ON 55.41 GROSS ACRES, 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 September 17, 2026, the Community Development Director approved Residential Development Permit (RPD) CD-RPD-2024-0011 for Planning Area 3 of the Hitch Ranch Specific Plan consisting of 239 residential units, amenities, and associated improvements; and,

WHEREAS, on June 24, 2024, an application for RPD Permit CD-RPD-2024-0010 was filed by Ben O'Neal on behalf of Lennar Homes to approve the development of Planning Area 1 consisting of 90 single-family dwellings, a community recreation center, amenities, and associated improvements for Planning Area 1 (PA-1) of the Hitch Ranch Specific Plan within Tentative Tract Map 5708; and

WHEREAS, on April 8, 2025, an application for RPD Permit CD-RPD-2025-0013 was filed by Ben O'Neal on behalf of Lennar Homes to approve the development of Planning Area 4 (PA-4) consisting of 107 multifamily units in two apartment buildings which include affordable units and 86 attached residential units, amenities, and associated improvements for PA-4 of the Hitch Ranch Specific Plan within Tentative Tract Map 5708; and

WHEREAS, on August 18, 2026, an application for RPD Permit CD-RPD-2026-0017 was filed by Ben O'Neal on behalf of Lennar Homes to approve the development of Planning Area 2 consisting of 188 single-family dwellings, active recreational areas, amenities, and associated improvements for Planning Area 2 (PA-2) of the Hitch Ranch Specific Plan within Tentative Tract Map 5708; and

WHEREAS, at a duly noticed public hearing on November 4, 2026, the Community Development Director considered CD-RPD-2024-0010; and

WHEREAS, at the hearing on November 4, 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-2024-0010 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. There is a proposed modification of unit allocation which would transfer 11 residential units from Planning Area 3 to Planning Area 1, resulting in 242 residential units allocated to Planning Area 3 and 90 residential units in Planning Area 1. The overall residential unit allocation would remain unchanged at 755 units under the Specific Plan. Although the proposed modification would redistribute residential units between Planning Areas, it would not increase the overall residential unit allocation evaluated in the certified Final 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 proposed project involves the construction of 90 residential units on 55.41 gross acres within the Hitch Ranch Specific Plan for Planning Area 1. This site design is consistent with the Moorpark General Plan 2050 (SP-1 designation) and the Specific Plan's Residential Planned Development, 2 Units per Acre (RPD-2U). The project aligns with the Specific Plan's Early California theme by incorporating Spanish, Farmhouse, 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 Meridian Hills Drive, 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 transfer residential units between Planning Areas:

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 proposed minor modification substantially conforms with Section 6.4.1 of the Hitch Ranch Specific Plan, which permits the transfer of dwelling units between individual Planning Areas, provided that the transfer does not exceed 15 percent of the total dwelling units within any individual transferring or receiving Planning Area. The proposed transfer of 11 residential units from Planning Area 3 to Planning Area 1 would increase Planning Area 1's allocation from 79 to 90 units and reduce Planning Area 3's allocation from 253 to 242 units. The transfer represents approximately 13.9 percent of Planning Area 1's adopted allocation and 4.3 percent of Planning Area 3's adopted allocation, remaining within the 15-percent limitation. Therefore, the proposed modification substantially conforms with the applicable provisions of the Specific Plan and City ordinances, subject to compliance with all other applicable development standards and requirements.

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

   The proposed minor modification would redistribute 11 residential units between Planning Areas without increasing the overall residential unit allocation of 755 units established by the Hitch Ranch Specific Plan. The modification would not independently authorize changes to applicable fire access, emergency access, infrastructure, or other public health and safety requirements. Provided that the project complies with applicable City standards and the requirements of reviewing

agencies, the proposed modification would not adversely affect public health and safety.

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

The proposed minor modification would transfer 11 residential units from Planning Area 3 to Planning Area 1 while maintaining the overall residential unit allocation for the Specific Plan area. The modification concerns the allocation of residential units between Planning Areas within the Specific Plan and does not affect adjacent property outside of the Specific Plan boundaries. The approval does not, by itself, authorize changes to property boundaries or establish new development standards. Subject to compliance with applicable setbacks, building heights, access requirements, and other relevant development standards, the proposed modification would not adversely affect adjacent properties.

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

The proposed minor modification would redistribute 11 residential units between Planning Areas within the established Hitch Ranch Specific Plan area. The overall residential unit allocation would remain unchanged at 755 units, and the proposed transfer would not, by itself, change the Specific Plan's land use designations or overall development program. Accordingly, provided that the proposed development remains consistent with the Specific Plan's applicable design guidelines and development standards, the modification would not adversely affect the established community character contemplated 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 proposed minor modification involves the redistribution of residential units between Planning Areas and does not propose a reduction in the amount of required open space or a modification to the Specific Plan's open space requirements. The overall residential unit allocation would remain unchanged at 755 units. Provided that the project maintains the required open space acreage, applicable open space improvements, and associated conditions of approval, the proposed modification would not adversely impact the amount or quality of required open space within the Specific Plan area.

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

The proposed minor modification would transfer 11 residential units between Planning Areas without proposing changes to the Specific Plan's designated open space linkages or significant ridgelines. The modification does not independently authorize development within designated open space areas or changes to established ridgeline protections. Accordingly, provided that the project maintains the applicable open space linkages, ridgeline protections, and related Specific Plan

requirements, the proposed modification would preserve these resources for the benefit of Moorpark residents.

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

The proposed minor modification would redistribute 11 residential units between Planning Areas without proposing changes to the Specific Plan's designated circulation network or planned connections between Hitch Ranch and Downtown Moorpark. The modification does not independently authorize changes to planned streets, pedestrian routes, bicycle facilities, or other circulation improvements. Provided that the project maintains the applicable circulation connections and related Specific Plan requirements, the proposed modification would preserve connectivity between Hitch Ranch and 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 Permits CD-RPD-2024-0010 including the proposed unit transfer between Planning Area 3 and Planning Area 1, subject to the Conditions of Approval included in Exhibit A attached hereto.

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 4th day of November 2026.

Doug Spondello, AICP
Community Development Director

Exhibit A – Conditions of Approval

EXHIBIT A

CITY OF MOORPARK CONDITIONS OF APPROVAL

Project Approval Date: November 4, 2026

Expiration Date: November 4, 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 Areas 1 (PA-1) 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. 2022-4104, 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. 2022-4104 are incorporated herein by reference and shall remain applicable to

Planning Area 1, Planning Area 2, and Planning Area 4. 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 for the aforementioned planning areas 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, 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]

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 and fencing plan, along with the 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. If required by the Parks, Recreation, and Community Services Director, all landscape improvements indicated shall be maintained by the Homeowner's Association, with

the exception of any private homeowner-provided 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. 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]

38. 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]

39. 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]

40. 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]

41. All HOA landscaping shall comply with the requirements indicated per AB 1572. [CDD]

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

43. 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]

44. 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]

45. 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]

46. 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]

47. 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. If tree removal has already occurred, the findings and valuations contained in the prior study will be carried over. 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]

48. Planning Area 1, Planning Area 2, and Planning Area 4 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, VCFD]

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

50. 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]

51. 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]

52. 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]

53. 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]

54. 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]

55. 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]

56. 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]

57. 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]

58. 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]

59. 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]

60. 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]

61. 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]

62. 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]

63. 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]

64. 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]

65. 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]

66. 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]

67. 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]

68. 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]

69. 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]

70. 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]

71. 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]

72. 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]

73. 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]

74. 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]

75. 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]

76. 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]

77. 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]

78. 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]

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

80. 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]

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

82. 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]

83. 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]

84. 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]

85. 757 Pressure Zone Reservoir Requirements: Agreement to Install: The Applicant shall enter into a standalone Agreement to Install with the Ventura County Waterworks District (District) accompanied by required performance securities, payment bonds, and insurance for the Applicant to construct a new 757 Pressure Zone Reservoir ("Reservoir"). This Agreement to Install must be fully executed prior to the execution of an Agreement to Install for the Final Maps for Tract Nos. 5708-2 through 5708-5. [VCPWA]

86. 757 Pressure Zone Reservoir Requirements: Operational Status Prior to Building Permits: The Reservoir shall be fully constructed, tested, and disinfected by the Applicant, and operational prior to the issuance of any building permits for any phase of development. At the District Engineer's sole discretion, this operational requirement may be deferred provided it is fully satisfied prior to the issuance of any temporary or final Certificate of Occupancy for any structure within Tract Nos. 5708-1 through 5708-5, and if the District Engineer determines in writing that all of the following conditions are met: a) the Reservoir is in a satisfactory state of completion and construction is progressing toward final completion; b) the state of overall development presents no operational, financial, public health, water quality, or liability risk to the District; and c) the Ventura County Fire Protection District (VCFPD) confirms that required fire-flow and pressure are available to service the Tract/Project. [VCPWA]

87. Offsite Sewer Improvement Requirements: Agreement to Install: The Applicant shall enter into a standalone Agreement to Install, supported by required performance securities, labor and material bonds, and plan check/inspection fee payments for offsite sewer improvements to be constructed by the Applicant. This Agreement to Install must be fully executed prior to the approval or execution of any Final Map for Tract Nos. 5708-1 through 5708-5. [VCPWA]

88. Offsite Sewer Improvement Requirements: Completion Standard Prior to Building Permits: Prior to the issuance of any building permits, the Applicant shall complete offsite sewer improvements to the satisfaction of the District and receive Final Acceptance by the District, unless the District Engineer determines, in their sole discretion, that: a) no operational constraints, capacity deficiencies, or administrative/financial liabilities are placed on the District due to incomplete land development that would hinder its ability to provide reliable sewer service; and b) the offsite sewer improvements are in a reliable state of completion, construction is satisfactorily progressing toward completion in accordance with District-approved plans and specifications, and all work complies with District Rules and Regulations, Engineering Standards, Specifications, and Requirements. [VCPWA]

89. Backbone Water, Sewer, and Recycled Water Improvement Requirements: Agreement to Install: The Backbone water, sewer, and recycled water improvements to be constructed by the Applicant shall be subject to an Agreement to Install, supported by required performance securities and fee deposits. This Agreement to Install must be fully executed prior to the approval or recordation of any Final Map for Tract Nos. 5708-1 through 5708-5. [VCPWA]

90. Backbone Water, Sewer, and Recycled Water Improvement Requirements: Completion Standard Prior to Building Permits: Prior to the issuance of any building permits within any Planning Area or Tract, the Applicant shall complete all backbone water, sewer, and recycled water improvements to the satisfaction of, and receive Final Acceptance by, the District, unless the District Engineer determines, in their sole discretion, that: a) no operational constraints, hydraulic/capacity deficiencies, or administrative/financial liabilities are placed on the District due to incomplete land development that would hinder its ability to provide reliable water, sewer, and recycled water services; and b) the backbone water, sewer, and recycled water improvements are in a reliable state of completion, construction is satisfactorily progressing toward completion in accordance with District-approved plans and specifications, and all work fully complies with District Rules and Regulations, Engineering Standards, and Specifications, and Requirements. [VCPWA]

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

92. 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]

93. 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]

94. The Applicant shall dedicate all necessary water, sewer, and recycle water improvements easements to, and as required by, the District on the Final Map. Said improvements shall be designed and constructed to provide sufficient clearances to perform operation, maintenance, and emergency activities. Should offsite easements be required to adequately service the project, such offsite easements 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 recycled 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 and must be provided with an all-weather surface in a manner satisfactory to the District. [VCPWA]

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

96. 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 and sewer, maintenance. The Applicant must submit a copy of the proposed CC&R's to the District for review and acceptance prior to water and sewer 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]

RESOLUTION CD-2026-03

A RESOLUTION OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF MOORPARK, CALIFORNIA, APPROVING RESIDENTIAL PLANNED DEVELOPMENT PERMIT CD-RPD-2026-0017, REQUEST TO APPROVE THE DEVELOPMENT OF PLANNING AREA 2 F THE HITCH RANCH SPECIFIC PLAN, CONSISTING OF SINGLE-FAMILY RESIDENCES, OPEN SPACE, AND ACTIVE RECREATIONAL SPACES ALONG WITH AMENITIES AND ASSOCIATED IMPROVEMENTS, ON 62.1 GROSS ACRES, 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 September 17, 2026, the Community Development Director approved Residential Development Permit (RPD) CD-RPD-2024-0011 for Planning Area 3 of the Hitch Ranch Specific Plan consisting of 239 residential units, amenities, and associated improvements; and,

WHEREAS, on June 24, 2024, an application for RPD Permit CD-RPD-2024-0010 was filed by Ben O'Neal on behalf of Lennar Homes to approve the development of Planning Area 1 consisting of 90 single-family dwellings, a community recreation center, amenities, and associated improvements for Planning Area 1 (PA-1) of the Hitch Ranch Specific Plan within Tentative Tract Map 5708; and

WHEREAS, on April 8, 2025, an application for RPD Permit CD-RPD-2025-0013 was filed by Ben O'Neal on behalf of Lennar Homes to approve the development of Planning Area 4 (PA-4) consisting of 107 multifamily units in two apartment buildings which include affordable units and 86 attached residential units, amenities, and associated improvements for PA-4 of the Hitch Ranch Specific Plan within Tentative Tract Map 5708; and

WHEREAS, on August 18, 2026, an application for RPD Permit CD-RPD-2026-0017 was filed by Ben O'Neal on behalf of Lennar Homes to approve the development of Planning Area 2 consisting of 188 single-family dwellings, active recreational areas, amenities, and associated improvements for Planning Area 2 (PA-2) of the Hitch Ranch Specific Plan within Tentative Tract Map 5708; and

WHEREAS, at a duly noticed public hearing on November 4, 2026, the Community Development Director considered CD-RPD-2026-0017; and

WHEREAS, at the hearing on November 4, 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-2026-0017 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 combined 188 residential dwelling units fall within the maximum 188 residential dwelling units evaluated for PA-2 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 proposed project involves the construction of 188 residential units on 62.1 gross acres within the Hitch Ranch Specific Plan for Planning Area 2. This site design is consistent with the Moorpark General Plan 2050 (SP-1 designation) and the Specific Plan's Residential Planned Development 4 Units per Acre (RPD-4U). The project aligns with the Specific Plan's Early California theme by incorporating Spanish, Farmhouse, 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 Meridian Hills Drive, 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. 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 CD-RPD-2026-0017, subject to the Conditions of Approval included in Exhibit A attached hereto.

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 4th day of November 2026.

_____

Doug Spondello, AICP
Community Development Director

Exhibit A – Conditions of Approval

EXHIBIT A

CITY OF MOORPARK CONDITIONS OF APPROVAL

Project Approval Date: November 4, 2026

Expiration Date: November 4, 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 2 (PA-2) 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. 2022-4104, 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. 2022-4104 are incorporated herein by reference and shall remain applicable to

Planning Area 2. 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 for the aforementioned planning areas 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, 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]

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 and fencing plan, along with the 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. If required by the Parks, Recreation, and Community Services Director, all landscape improvements indicated shall be maintained by the Homeowner's Association, with the exception of any private homeowner-provided 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. 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]

38. 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]

39. 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]

40. 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]

41. All HOA landscaping shall comply with the requirements indicated per AB 1572. [CDD]

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

43. 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]

44. 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]

45. 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]

46. 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]

47. 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. If tree removal has already occurred, the findings and valuations contained in the prior study will be carried over. 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]

48. Planning Area 2 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, VCFD]

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

50. 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]

51. 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]

52. 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]

53. 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]

54. 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]

55. 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]

56. 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]

57. 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]

58. 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]

59. 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]

60. 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]

61. 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]

62. 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]

63. 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]

64. 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]

65. 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]

66. 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]

67. 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]

68. 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]

69. 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]

70. 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]

71. 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]

72. 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]

73. 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]

74. 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]

75. 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]

76. 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]

77. 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]

78. 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]

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

80. 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]

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

82. 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]

83. 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]

84. 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]

85. 757 Pressure Zone Reservoir Requirements: Agreement to Install: The Applicant shall enter into a standalone Agreement to Install with the Ventura County Waterworks District (District) accompanied by required performance securities, payment bonds, and insurance for the Applicant to construct a new 757 Pressure Zone Reservoir ("Reservoir"). This Agreement to Install must be fully executed prior to the execution of an Agreement to Install for the Final Maps for Tract Nos. 5708-2 through 5708-5. [VCPWA]

86. 757 Pressure Zone Reservoir Requirements: Operational Status Prior to Building Permits: The Reservoir shall be fully constructed, tested, and disinfected by the Applicant, and operational prior to the issuance of any building permits for any phase of development. At the District Engineer's sole discretion, this operational requirement may be deferred provided it is fully satisfied prior to the issuance of any temporary or final Certificate of Occupancy for any structure within Tract Nos. 5708-1 through 5708-5, and if the District Engineer determines in writing that all of the following conditions are met: a) the Reservoir is in a satisfactory state of completion and construction is progressing toward final completion; b) the state of overall development presents no operational, financial, public health, water quality, or liability risk to the District; and c) the Ventura County Fire Protection District (VCFPD) confirms that required fire-flow and pressure are available to service the Tract/Project. [VCPWA]

87. Offsite Sewer Improvement Requirements: Agreement to Install: The Applicant shall enter into a standalone Agreement to Install, supported by required performance securities, labor and material bonds, and plan check/inspection fee payments for offsite sewer improvements to be constructed by the Applicant. This Agreement to Install must be fully executed prior to the approval or execution of any Final Map for Tract Nos. 5708-1 through 5708-5. [VCPWA]

88. Offsite Sewer Improvement Requirements: Completion Standard Prior to Building Permits: Prior to the issuance of any building permits, the Applicant shall complete offsite sewer improvements to the satisfaction of the District and receive Final Acceptance by the District, unless the District Engineer determines, in their sole discretion, that: a) no operational constraints, capacity deficiencies, or administrative/financial liabilities are placed on the District due to incomplete land development that would hinder its ability to provide reliable sewer service; and b) the offsite sewer improvements are in a reliable state of completion, construction is satisfactorily progressing toward completion in accordance with District-approved plans and specifications, and all work complies with District Rules and Regulations, Engineering Standards, Specifications, and Requirements. [VCPWA]

89. Backbone Water, Sewer, and Recycled Water Improvement Requirements: Agreement to Install: The Backbone water, sewer, and recycled water improvements to be constructed by the Applicant shall be subject to an Agreement to Install, supported by required performance securities and fee deposits. This Agreement to Install must be fully executed prior to the approval or recordation of any Final Map for Tract Nos. 5708-1 through 5708-5. [VCPWA]

90. Backbone Water, Sewer, and Recycled Water Improvement Requirements: Completion Standard Prior to Building Permits: Prior to the issuance of any building permits within any Planning Area or Tract, the Applicant shall complete all backbone water, sewer, and recycled water improvements to the satisfaction of, and receive Final Acceptance by, the District, unless the District Engineer determines, in their sole discretion, that: a) no operational constraints, hydraulic/capacity deficiencies, or administrative/financial liabilities are placed on the District due to incomplete land development that would hinder its ability to provide reliable water, sewer, and recycled water services; and b) the backbone water, sewer, and recycled water improvements are in a reliable state of completion, construction is satisfactorily progressing toward completion in accordance with District-approved plans and specifications, and all work fully complies with District Rules and Regulations, Engineering Standards, and Specifications, and Requirements. [VCPWA]

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

92. 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]

93. 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]

94. The Applicant shall dedicate all necessary water, sewer, and recycle water improvements easements to, and as required by, the District on the Final Map. Said improvements shall be designed and constructed to provide sufficient clearances to perform operation, maintenance, and emergency activities. Should offsite easements be required to adequately service the project, such offsite easements 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 recycled 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 and must be provided with an all-weather surface in a manner satisfactory to the District. [VCPWA]

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

96. 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 and sewer, maintenance. The Applicant must submit a copy of the proposed CC&R's to the District for review and acceptance prior to water and sewer 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]

RESOLUTION CD-2026-04

A RESOLUTION OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF MOORPARK, CALIFORNIA, APPROVING RESIDENTIAL PLANNED DEVELOPMENT PERMIT CD-RPD-2025-0013, REQUEST TO APPROVE THE DEVELOPMENT OF PLANNING AREA 4 OF THE HITCH RANCH SPECIFIC PLAN, CONSISTING OF 107 MULTIFAMILY RESIDENTIAL UNITS IN TWO APARTMENT BUILDINGS AND 86 ATTACHED RESIDENTIAL UNITS IN PLANNING AREA 4, ALONG WITH AMENITIES AND ASSOCIATED IMPROVEMENTS, TOTALING 193 RESIDENTIAL UNITS ON 11.67 GROSS ACRES, 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 September 17, 2026, the Community Development Director approved Residential Development Permit (RPD) CD-RPD-2024-0011 for Planning Area 3 of the Hitch Ranch Specific Plan consisting of 239 residential units, amenities, and associated improvements; and,

WHEREAS, on June 24, 2024, an application for RPD Permit CD-RPD-2024-0010 was filed by Ben O'Neal on behalf of Lennar Homes to approve the development of Planning Area 1 consisting of 90 single-family dwellings, a community recreation center, amenities, and associated improvements for Planning Area 1 (PA-1) of the Hitch Ranch Specific Plan within Tentative Tract Map 5708; and

WHEREAS, on April 8, 2025, an application for RPD Permit CD-RPD-2025-0013 was filed by Ben O'Neal on behalf of Lennar Homes to approve the development of Planning Area 4 (PA-4) consisting of 107 multifamily units in two apartment buildings which include affordable units and 86 attached residential units, amenities, and associated improvements for PA-4 of the Hitch Ranch Specific Plan within Tentative Tract Map 5708; and

WHEREAS, on August 18, 2026, an application for RPD Permit CD-RPD-2026-0017 was filed by Ben O'Neal on behalf of Lennar Homes to approve the development of Planning Area 2 consisting of 188 single-family dwellings, active recreational areas,

amenities, and associated improvements for Planning Area 2 (PA-2) of the Hitch Ranch Specific Plan within Tentative Tract Map 5708; and

WHEREAS, at a duly noticed public hearing on November 4, 2026, the Community Development Director considered CD-RPD-2025-0013; and

WHEREAS, at the hearing on November 4, 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-2025-0013 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 combined 193 residential dwelling units fall within the maximum 235 residential dwelling units evaluated for PA-4 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 proposed project involves the construction of 193 residential units on 11.67 gross acres within the Hitch Ranch Specific Plan for Planning Area 4. This site design is consistent with the Moorpark General Plan 2050 (SP-1 designation) and the Specific Plan's Residential Planned Development, 20 Units per Acre (RPD-20U). The project aligns with the Specific Plan's Early California theme by incorporating 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 Meridian Hills Drive, 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. 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 Permits -RPD-2025-0013, subject to the Conditions of Approval included in Exhibit A attached hereto.

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 4th day of November 2026.

Doug Spondello, AICP
Community Development Director

Exhibit A – Conditions of Approval

EXHIBIT A

CITY OF MOORPARK CONDITIONS OF APPROVAL

Project Approval Date: November 4, 2026

Expiration Date: November 4, 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 4 (PA-4) 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. 2022-4104, 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. 2022-4104 are incorporated herein by reference and shall remain applicable to

Planning Area 4. 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 for the aforementioned planning areas 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 for PA-4 CD-RPD-2025-0013, the applicant shall submit revised architectural plans to the Community Development Department for review and approval. The revised plans shall demonstrate substantial compliance with the architectural design principles and guidelines established in Section 4.5 of the Hitch Ranch Specific Plan. The revised architectural plans shall include design refinements necessary to strengthen the Early California architecture envisioned for Hitch Ranch and improve the articulation and cohesiveness of the proposed residential development, specifically in the attached market rate units. Particular attention shall be given to:

    i) Façade articulation and detailing on the side and front elevations of the attached market rate units. Incorporate architectural details, variations, window treatments, trim, entry features, including the gutters.

9. 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]

10. 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]

11. Prior to recordation of the first Final Map for this Project, the parties agree to execute an Affordable Housing Agreement (" Affordable Housing Agreement") that sets forth the Developer's and City' s obligations and provides procedures and requirements to ensure that all of the required Affordable Housing Units are provided consistent with this Agreement and applicable State laws and remains affordable for the longest feasible time. The Affordable Housing Agreement shall include but not be limited to the following items: renter eligibility, affordability and restrictions. The City may, but is not required to consider including in the Affordable Housing Agreement the City' s agreement to defer the payment of all Impact Fees imposed with respect to the Affordable Housing Units in compliance with and subject to the requirements of Cal. Labor Code Sec. 1720(c)(5)(E) and other applicable law as part of an application by Developer that seeks to obtain funding subject to requirements established by the California Tax Credit Allocation Committee CTCAC"). The Agreement shall also include provisions regarding the respective role of City and Developer, the responsibility of providing the Affordable

Housing Units by each successor developer in the event of successors and/ or assigns to this Agreement, quality of and responsibility for selection of amenities and applicability of home warranties to meet all or a portion of its obligation and any other items determined necessary by the City. Developer shall pay the City's direct costs for preparation and review of the Affordable Housing Agreement up to a maximum of ten-thousand dollars ($10,000.00). The Affordable Housing Agreement and the terms of this Agreement shall be subject to modification and subordination to the extent required for the Affordable Housing Units by lenders providing construction and permanent financing for the Affordable Housing Units to meet the funding requirements established by CTCAC, if the Developer seeks funding for the Affordable Housing Units from CTCAC and related Housing Tax Credit Programs that provide tax credits for the construction and development of affordable units. [CDD]

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

13. 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]

14. 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]

15. 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]

16. Prior to or concurrently with the submittal of the landscape and irrigation plan, wall and fencing plan, along with the 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]

17. 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]

18. If required by the Parks, Recreation, and Community Services Director, all landscape improvements indicated shall be maintained by the Homeowner's Association, with the exception of any private homeowner-provided yard

landscaping. Applicant shall provide a maintenance exhibit to the City, if required by the Community Development Director. [CDD]

19. 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]

20. 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]

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

22. 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]

23. 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]

24. 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]

25. 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]

26. 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]

27. 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]

28. 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]

29. 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]

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

31. 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]

32. 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]

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

34. 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]

35. 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]

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

37. 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]

38. 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]

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. [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. If tree removal has already occurred, the findings and valuations contained in the prior study will be carried over. 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 1, Planning Area 2, and Planning Area 4 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, VCFD]

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. 757 Pressure Zone Reservoir Requirements: Agreement to Install: The Applicant shall enter into a standalone Agreement to Install with the Ventura County Waterworks District (District) accompanied by required performance securities, payment bonds, and insurance for the Applicant to construct a new 757 Pressure Zone Reservoir ("Reservoir"). This Agreement to Install must be fully executed prior to the execution of an Agreement to Install for the Final Maps for Tract Nos. 5708-2 through 5708-5. [VCPWA]

88. 757 Pressure Zone Reservoir Requirements: Operational Status Prior to Building Permits: The Reservoir shall be fully constructed, tested, and disinfected by the Applicant, and operational prior to the issuance of any building permits for any phase of development. At the District Engineer’s sole discretion, this operational requirement may be deferred provided it is fully satisfied prior to the issuance of any temporary or final Certificate of Occupancy for any structure within Tract Nos. 5708-1 through 5708-5, and if the District Engineer determines in writing that all of the following conditions are met: a) the Reservoir is in a satisfactory state of completion and construction is progressing toward final completion; b) the state of overall development presents no operational, financial, public health, water quality, or liability risk to the District; and c) the Ventura County Fire Protection District (VCFPD) confirms that required fire-flow and pressure are available to service the Tract/Project. [VCPWA]

89. Offsite Sewer Improvement Requirements: Agreement to Install: The Applicant shall enter into a standalone Agreement to Install, supported by required performance securities, labor and material bonds, and plan check/inspection fee payments for offsite sewer improvements to be constructed by the Applicant. This Agreement to Install must be fully executed prior to the approval or execution of any Final Map for Tract Nos. 5708-1 through 5708-5. [VCPWA]

90. Offsite Sewer Improvement Requirements: Completion Standard Prior to Building Permits: Prior to the issuance of any building permits, the Applicant shall complete offsite sewer improvements to the satisfaction of the District and receive Final Acceptance by the District, unless the District Engineer determines, in their sole discretion, that: a) no operational constraints, capacity deficiencies, or administrative/financial liabilities are placed on the District due to incomplete land development that would hinder its ability to provide reliable sewer service; and b) the offsite sewer improvements are in a reliable state of completion, construction

is satisfactorily progressing toward completion in accordance with District-approved plans and specifications, and all work complies with District Rules and Regulations, Engineering Standards, Specifications, and Requirements. [VCPWA]

91. Backbone Water, Sewer, and Recycled Water Improvement Requirements: Agreement to Install: The Backbone water, sewer, and recycled water improvements to be constructed by the Applicant shall be subject to an Agreement to Install, supported by required performance securities and fee deposits. This Agreement to Install must be fully executed prior to the approval or recordation of any Final Map for Tract Nos. 5708-1 through 5708-5. [VCPWA]

92. Backbone Water, Sewer, and Recycled Water Improvement Requirements: Completion Standard Prior to Building Permits: Prior to the issuance of any building permits within any Planning Area or Tract, the Applicant shall complete all backbone water, sewer, and recycled water improvements to the satisfaction of, and receive Final Acceptance by, the District, unless the District Engineer determines, in their sole discretion, that: a) no operational constraints, hydraulic/capacity deficiencies, or administrative/financial liabilities are placed on the District due to incomplete land development that would hinder its ability to provide reliable water, sewer, and recycled water services; and b) the backbone water, sewer, and recycled water improvements are in a reliable state of completion, construction is satisfactorily progressing toward completion in accordance with District-approved plans and specifications, and all work fully complies with District Rules and Regulations, Engineering Standards, and Specifications, and Requirements. [VCPWA]

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

94. 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]

95. 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]

96. The Applicant shall dedicate all necessary water, sewer, and recycle water improvements easements to, and as required by, the District on the Final Map. Said improvements shall be designed and constructed to provide sufficient clearances to perform operation, maintenance, and emergency activities. Should offsite easements be required to adequately service the project, such offsite easements 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 recycled 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 and must be provided with an all-weather surface in a manner satisfactory to the District. [VCPWA]

97. The Applicant shall connect private sewer improvements from the apartments to the District sewer system in a manner acceptable to the District. [VCPWA]

98. The Applicant shall construct District sewer improvements in the private drives serving the duplexes and in all 32-foot-wide private drives. The Applicant shall dedicate a sewer easement to the District over the full width of said private drives on the Final Map. The sewer main must be constructed no more than 5 feet from the centerline of all 26-foot-wide private drives. [VPWA]

99. The Applicant shall construct a District water main in the 36-foot-wide private drive from its intersection with Casey Road, south, to its intersection with the 32 foot wide private drive, and from that intersection to the 32 foot wide private street's intersection with "A" Street. The Applicant shall dedicate a water easement to the District over the full width of said private drive on the Final Map. [VCPWA]

100. The Applicant shall construct private water system improvements (to be maintained and managed by the Homeowners' Association) and locate water master meters for the apartments and duplexes in a manner acceptable to the District. In accordance with California Water Code Section 537.1, water service for multi-unit residential and mixed-use projects for which an application for a water connection is submitted after January 1, 2018 shall be required to measure water to each unit being serviced via individual meters or submeters. Where the water service lines are to be privately owned, the Developer shall install submeters such that the property owner can read and distinguish water use by each individual unit. Submeters must comply with the California Plumbing Code (CPC Title 24) and weights-and-measures device standards (California Business and Professions Code subsection 12500.5, 12107). Additional requirements beyond these may be imposed by the City of Moorpark. The District's Capital Improvement Charges, Meter Fees, and Sewer Connection Fees will be based on the meter(s) which are owned and maintained by the District (master-meter, individual service meter(s) that is (are) owned/maintained by the District). Before the District sets the master meter and activates service, the Developer shall submit a Submetering Compliance Package consisting of the as-built submeter plan, a device inventory, installer certification, documentation of device approvals and accuracy, and written authorization from the City of Moorpark Building Official that the installation passed California Plumbing Code inspections and is cleared for service activation. The District will defer or deny water or sewer service activation until a satisfactory package and clearance is provided. After activation, failure to maintain unit-level measurement may result in a notice to cure and, if not remedied, suspension of service in accordance with District Rules and Regulations. The maintenance and management responsibilities by the Homeowner's Association (HOA) shall be included in the Tract Conditions, Covenants, and Restrictions (CC&R's). Said CC&R's shall be submitted to the District for review and acceptance and ready for recordation concurrently with the Final Map for Tr. 5708-3 prior the issuance of the Agreement to Install. [VCPWA]

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

102. 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 and sewer, maintenance. The Applicant must submit a copy of the proposed CC&R's to the District for review and acceptance prior to water and sewer 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]