

Hitch Ranch Specific Plan  
(GPA 2012-01 ZC 2012-01 DA 2012-01 TTM 5708 RPD-2012-01)

**Table 1**  
**Specific Plan Statistical Summary**

Area	Land Use	Acres	Dwelling Units/Acre	Dwelling Units (du)
Planning Area 1	Single-Family Dwelling Units	26.20	3.36 net	88 du
	Natural Open Space	23.18		
	Manufactured Slopes	<u>16.56</u>		
	<b>Subtotal</b>	<b>62.94</b>	1.33 gross	
Planning Area 2	Single-Family Dwelling Units	34.95	4.21 net	147 du
	Natural Open Space	8.51		
	Manufactured Slopes	13.87		
	Recreation Lot	2.12		
	Passive Recreation Lot	<u>1.36</u>		
	<b>Subtotal</b>	<b>60.81</b>	2.42 gross	
Planning Area 3	Multi-Family Dwelling Units	26.67	11.06 net	295 du
	Manufactured Slopes	5.23		
	Recreation Lot	<u>0.88</u>		
	<b>Subtotal</b>	<b>32.78</b>	9.00 gross	
Planning Area 4	Multi-Family Dwelling Units	12.42	18.12 net	225 du
	Manufactured Slopes	5.74		
	Recreation Lot	1.00		
	"O" Street	<u>0.95</u>		
	<b>Subtotal</b>	<b>20.11</b>	11.19 gross	
Planning Area 5	Institutional	2.80		
	Manufactured slopes	<u>0.53</u>		
	<b>Subtotal</b>	<b>3.33</b>		
Planning Area 6	Park/Open Space	8.58		
Planning Area 7	Open Space – Lot J	24.79		
	Lot K	<u>2.83</u>		
	<b>Subtotal</b>	<b>27.62</b>		
Public Facilities	North Hills Parkway	12.18		
	"A" Street	5.97		
	Meridian Hills Drive	1.76		
	Casey Road	1.39		
	High Street	6.70		
	Gabbert Road	2.80		
	Lot "L" VCWPD Easement	2.15		
	Detention Basin 1	12.32		
	Detention Basin 2	6.44		
	Detention Basin 3	<u>6.42</u>		
	<b>Subtotal</b>	<b>58.13</b>		
	<b>Totals</b>	<b>277.30</b>	2.77 gross	755 du

### *Residential Development*

Residential uses constitute a primary component of the Specific Plan. As proposed, implementation of the Specific Plan would result in the development of 755 dwelling units. **Table 1** provides a summary of the proposed residential land use types and densities and approximate acreages devoted to each land use type. Proposed residential uses would consist of 755 dwelling units on 100.24 gross acres including 235 single-family units on 61.15 acres and 520 multi-family units on 36.09 acres. Single-family structures would be one and two stories in height, while multi-family structures would be two and three stories in height. The densities for single-family dwelling units range from 1.33 to 2.42 (gross) dwelling units per acre (low to medium density); multi-family unit density would be 9.00 to 11.19 (gross) dwelling units per acre. Single-family dwelling units are proposed for Planning Areas 1 and 2, and multi-family dwelling units are proposed for Planning Areas 3 and 4.

Approximately 110.4 acres of the project site are located within the City of Moorpark Redevelopment Area "A" and is subject to applicable redevelopment laws and policies. Per Section 33413b.2 of the California Health and Safety Code (State Redevelopment Law) and City of Moorpark requirements, a minimum 15 percent of all units within the redevelopment area must be affordable to lower income households. In portions of the City outside the redevelopment area, a minimum 10 percent of all units must be affordable to lower income households. The specific plan will include a provision that at least 15 percent of the residential units developed within the redevelopment area boundary will be affordable to very-low- to moderate-income households. Alternately, the project applicant will contribute an in-lieu fee to provide for affordable housing at other sites within the City of Moorpark.

### *Parks and Recreational Uses*

Four private recreation areas are included as part of the specific plan. There are 3.48 acres of passive and active (1.36 passive and 2.12 active) recreation area is planned within Planning Area 2. Planning Area 3 is proposed to have 0.88 acre of recreation area. Another 1.0-acre recreation area has been designated within Planning Area 4, with 8.58-acre park provided in Planning Area 6

### *Open Space*

"Natural Open Space" is defined as an undeveloped area within the project site, which would remain in its existing condition. A 200-foot fuel modification zone would occur between the natural area and on-site structures. A total of 56.8 acres of natural open space is proposed — the largest area (24.79 acres) being situated in Planning Area 7 west of Gabbert Road. Other natural open space areas are located in Planning Area 1 (23.18 acres) and Planning Area 2 (8.51 acres). This area would provide a buffer between existing residential uses located west of the project site and the single-family residences proposed in Planning Area II.

### *Manufactured Slopes*

Approximately 41.93 acres of the project site are designated as manufactured slopes. Where possible and there is available area to provide for contour grading, the applicant would provide for such grading. The areas that are characterized as graded slopes are adjacent to proposed residential uses in Planning Areas 1 through 5. It is anticipated that these areas would be landscaped with drought-tolerant plants, primarily native or appropriate adaptive plant species. Landscaping would not only serve to stabilize graded slopes (to

prevent erosion), but also soften the visual aspect of the project due to site grading for building pads and roadways.

### *Public Facilities*

Some required portions of the Ventura County Watershed Protection District (previously the Ventura County Flood Control District) flood-control master plan facilities are incorporated as part of the proposed project; these facilities would serve the project site and provide flood control for the local drainage basin (i.e., Gabbert and Walnut Canyons). These facilities were identified as part of the *Gabbert and Walnut Canyon Channels Flood Control Deficiency Study*, which was prepared for the Ventura County Flood Control District (dated March 1997). As proposed, the specific plan designates three sites for use as detention basins, with a total area of approximately 25.18 acres: Detention Basin 1 is approximately 12.32 acres and is located south of Planning Area 4, Detention Basin 2 is approximately 6.44 acres in size and is located east of proposed Gabbert Road south of North Hills Parkway, and Detention Basin 3 is approximately 6.42 acres and is located east of Gabbert Road north of North Hills Parkway. All three basins are designed as soft-bottom facilities, which would ultimately drain to the Ventura County Watershed Protection District (VCWPD) channel (Walnut Canyon Channel) located along the southern perimeter of the project site. It is anticipated that these basins would ultimately be operated and maintained by VCWPD.

In addition to the previously identified drainage basins, the proposed specific plan includes a 2.15-acre VCWPD easement along the southern project boundary.

### *Institutional Uses*

Approximately 2.80 net acres of institutional use is proposed in Planning Area 5. This area will include 0.53 acre of manufactured slopes for a total of 3.33 gross acres. As specified in the general plan, development within the specific plan area shall designate a minimum of 3 acres as Institutional. This land use category would allow for the construction of churches, libraries, fire stations, and community service centers.

### *Circulation System*

Regional access to the project site would be provided by Los Angeles Avenue (SR-118) and Moorpark Avenue (SR-23). Los Angeles Avenue provides access east to the SR-23 and SR-118.

Components of the access plan are illustrated on **Figure 3**. All "named" streets on **Figure 3** (including A Street) would be public and all other project streets would be private. The primary access to the project site would be provided via extensions of Casey Road and High Street to the west and a connection to North Hills Parkway, a planned arterial. The proposed specific plan incorporates several roadway improvements in addition to roadways internal to each Planning Area. These roadways include (1) dedication of right-of-way for North Hills Parkway (12.18 acres); (2) dedication of the Casey Road right-of-way (1.39 acres) and roadway construction; (3) dedication of "A" Street (5.97 acres), (4) High Street (6.70 acres) right-of-way and roadway construction, (5) Meridian Hills Drive (1.76 acres) right-of-way and roadway construction; and (6) dedication of the Gabbert Road right-of-way (2.80 acre) and roadway construction.

As indicated in the Moorpark's General Plan Circulation Element, North Hills Parkway would ultimately be constructed as a four-lane roadway that would extend from the interchange of SR 118 and Princeton Avenue west through the central portion of the project site to Los Angeles Avenue west of Gabbert Road.

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As proposed, Gabbert Road would be a four-lane arterial roadway constructed within a 94-foot right-of-way just north of Poindexter Avenue and the Union Pacific Railroad tracks.

“A” Street would serve as a connector between North Hills Parkway, Poindexter Road, and the future extension of High Street. This two-lane local collector roadway would be constructed within a 50- to 70-foot right-of-way, and would provide direct site access to Planning Areas 2, 3, and 4.

High Street would be extended from its current terminus east of the project site along the northern side of the Union Pacific railroad tracks to Gabbert Road.

Casey Road also would be extended from its current terminus east of the project site adjacent to Walnut Canyon School to provide access to Planning Areas 2, 4, and 5.

### *Infrastructure*

Natural gas and electrical service to the project site would be provided by extending existing lines, which serve existing urban uses to the west, east, and south of the site. The size and location of lines that would serve the proposed project would be determined when individual tract maps are prepared for each phase of the project. A more detailed analysis of these services is provided in Water service to the project site would be provided by the Ventura County Waterworks District No. 1. Currently, there is an 8-inch water mainline in Poindexter Avenue and Gabbert Road and a 12-inch water mainline in Gabbert Road; both could serve the project site. The precise configuration of the water service system for the proposed project would be determined when individual tract maps are prepared for each phase of the project.

Ventura County Waterworks District No. 1 would provide sanitary service for the project site. Two sewer lines in Gabbert Road (12 inch) and Poindexter Avenue (18 inch) would provide service for the project site. The configuration of the sewage collection system for the project will be determined at the time individual tract maps are prepared for each phase of the project.

### *Grading*

Grading of the project site would involve the cut and fill approximately 2.5 million cubic yards of earth, which would be balanced on site. Maximum cut slopes would be approximately 50 feet high, and maximum fill areas would be approximately 75 feet high. Approximately 227.4 acres (82 percent) of the project site would be graded under of implementation of the proposed specific plan. Approximately 48.9 acres (18 percent) of the project site would remain undisturbed.

### *Economic Characteristics*

It is the intent of the project applicant to provide a mix of residential and institutional uses. In light of this, the applicant's goal is to construct a financially viable project while at the same time provide a variety of housing opportunities for the City of Moorpark.

The average household size for the City of Moorpark is approximately 3.3 persons. Therefore, construction and occupation of the residential component of the proposed project would result in a theoretical population increase of approximately 2,492 persons.

**Discretionary Actions:**

A series of approvals from the City of Moorpark and other agencies would be necessary for implementation of the project. Discretionary actions may include but are not limited to the following:

- Certification of Final Environmental Impact Report, Adopt Findings and Mitigation Monitoring and Reporting Plan, and Statement of Overriding Considerations (if necessary)
- Adoption of General Plan Amendment No. 2012-01 – The revisions to the Circulation Element within the Specific Plan No. 1 area
- Adoption of Specific Plan No. 2012-01 – Major components of the Specific Plan include development standards, design guidelines, utilities and infrastructure plan, and implementation program
- Adoption of Zone Change No. 2012-01 – A Zone Change would need to be approved that would allow for the implementation of the Specific Plan. The entire site would be designated as Specific Plan (SP) under the proposed zoning
- Adoption of Development Agreement No. 2012-01
- Approval of Site-Specific Development Plans – These approvals include, but are not limited to, Tentative Tract Maps, Conditional Use Permits, and residential and institutional planned development permits

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**Surrounding Land Uses and Setting:**

**North:** Residential development and open space uses are located to the north.

**South:** A mix of institutional, residential, light industrial and commercial land uses occurs to the south. Poindexter Avenue, immediately south of the railroad right-of-way, is a two-lane local collector between Moorpark Avenue on the east and Gabbert Road to the west. Among the uses to the south are Poindexter Park and Chaparral Middle School. A Ventura County Watershed Protection District concrete flood control channel (Walnut Canyon Channel) borders the southern site boundary. The Ventura County Transportation Commission/Union Pacific Railroad tracks are located just south of the flood channel.

**East:** Several single-family homes and the Walnut Canyon Elementary School immediately to the east, and the Moorpark downtown area about 0.25 mile further east.

**West:** Single-family homes, at rural densities, and open space, are located to the west.

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