

RECEIVED  
STATE OF CALIFORNIA  
SMMC

Hitch Ranch Specific Plan

MAY 08 2012 (GPA 2012-01 ZC 2012-01 DA 2012-01 TTM 5708 RPD-2012-01)



MALIBU

**CITY OF MOORPARK INITIAL STUDY**

799 MOORPARK AVENUE

Moorpark, California 93021

(805) 517-6200

Project Title:	Hitch Ranch Specific Plan	Case No.:	GPA 2012-01 ZC 2012-01 DA 2012-01 TTM 5708 RPD-2012-01
Contact Person and Phone No.:	Joseph Vacca (805) 517-6236		
Name of Applicant:	Milligan Family, et al. c/o Development Planning Services		
Address and Phone No.:	215 Village Commons Blvd., Suite No. 15, Camarillo, California 93012		

**Project Location:** Regionally, the project site is located in southeastern Ventura County in the City of Moorpark, between the Simi Hills and Little Simi Valley. Locally, the project site is located in the rolling hills north of Poindexter Avenue, west of Moorpark Avenue (State Route 23) and Walnut Canyon Elementary School. Specifically, the site is approximately 277.3 acres, is located approximately 1,600 feet west of State Route 23, and extends to approximately 1,400 feet west of Gabbert Road. The regional location map (Figure 1, Regional Location) and site vicinity map (Figure 2, Local Vicinity Map) illustrate the project site in both a regional and local context.

**General Plan Designation:** Specific Plan #1 (SP#1), **Zoning:** Agricultural Exclusive (A-E) Zone  
Agricultural 1 (AG1) Overlay

**Project Description:** The "project" being analyzed in this Initial Study is known as the "Hitch Ranch Specific Plan" project (City project SP 2012-01, GPA 2012-01, ZC 2012 -01, DA 2012-01). The following discussion describes land uses proposed as part of the Specific Plan, the relationship of individual land uses within the framework of the overall land plan, and infrastructure improvements necessary to support the development as proposed. Figure 3, Site Plan, illustrates the proposed land use plan and Table 1, Specific Plan Statistical Summary, provides a summary of the proposed project in terms of the number of dwelling units, square footage of non-residential uses, and facility improvements.

The specific plan provides for the arrangement of various land uses on the 277.30-acre project site. Proposed land uses include several types/intensities of residential land uses, a neighborhood park site, an institutional use, and flood-control facilities. Other improvements include storm drains, water mains, sanitary sewer lines, electric lines, natural gas lines, and telephone and cable lines.