

**BELTRAMO RANCH - MOORPARK  
PROJECT SUMMARY SHEET**

The proposed “BELTRAMO RANCH” project provides for a new Moorpark residential community to be developed on a 7.4-acre site. Project development requires the relocation and/or demolition of existing buildings and site grading/improvements to prepare the site for land development. The Beltramo Ranch project is comprised of the following two development components:

*Beltramo Ranch Residential Component.* The project includes a non-gated residential neighborhood, consisting of 102 for-sale townhouse units (see Conceptual Site Plan dated 2.26.2020).

**RESIDENTIAL PROJECT PLAN SUMMARY**

Unit Plan Type	Square Footage	Total Units
Plan 1: 3-Bdrm/2.5 Bath	+/- 1,400 SF	27
Plan 2: 4-Bdrm/2.5 Bath	+/- 1,750 SF	36
Plan 3: 3-Bdrm/2.5 Bath	+/- 1,600 SF	39
	<i>Total</i>	<i>102 Units</i>
<i>Note: Plan 1 Units are Front-Loaded Townhomes, Plans 2/3 are Rear-Loaded Townhomes</i>		

The project will be on one lot, through a Vesting Tentative Tract Map for condominium purposes.

The Development Plan provides for fifteen affordable units (15% of the total project units) to be sold to qualifying, low and moderate-income residents. The plan proposes a mix of eight low-income units and seven moderate-income units.

The proposed architectural style for the townhomes incorporates a traditional Spanish-style (see Image Board). Spanish architectural features have been implemented into the overall plan to provide attractive, authentic details, including the following:

- White Stucco with Red "S" Tile Roof
- Wood and Metal Decor
- Faux Chimneys
- Recessed Doors & Windows

These three and four bedroom homes feature efficiently designed living spaces with kitchens on the first level and bedrooms on the second level. Each home includes two and one-half bathrooms. The builder will employ green building techniques to provide for energy efficient homes, well-balanced and integrated site lighting, and drought-tolerant native landscaping.

*Beltramo Ranch Amenities/Open Space Component.* The project offers over 70,000 square feet of combined open "green space" located throughout the project site. This open space concept provides for passive gathering spaces for use by Beltramo Ranch

residents and guests. The project also provides an internal walkway system and private sidewalk linkages to surrounding local streets and Glenwood Park, a local neighborhood City park. A dog park, park area, and barbeque/picnic areas are proposed at the southern end of the site, adjacent to Glenwood Park.

Applicant: Warmington Residential  
3090 Pullman Street  
Costa Mesa, California 92626

Project Setting: The project is located on generally the west end of the City of Moorpark at the southeast corner of West Los Angeles Avenue and Beltramo Ranch Road. The site consists of six parcels, identified as assessor's parcel numbers 504-0-021-195, 506-0-030-220, 506-0-030-210, 506-0-030-235, 506-0-030-235, and 506-0-030-055. The combined acreage for the all project parcels is 7.4 acres.

Existing/  
Proposed Zoning: Residential (R-1, R-20)/ Residential Planned Development (RPD)

Existing/Proposed  
General Plan  
Designation: Residential (Combination of Low Density and High Density)/Very High Density

Existing  
Uses: Community Church Facilities; Single-Family Home, Beltramo Ranch Road

Site Access: State Route 118 is the primary east-west access route serving the City of Moorpark and the subject site. In Moorpark, the 118 connects at the intersection of State Route 23 in eastern Moorpark. State Route 23 is the primary north-south access route to Moorpark. The 118 is also known as West Los Angeles Avenue and is contiguous to the project's northern site boundary.

Local street access to the project site will be provided via a new private loop street. The new in-tract street will be designated a local roadway and will provide direct entry to the project with ingress and egress at the primary driveway and egress at the secondary driveway.

A pedestrian gate is proposed at the southeast corner of the site, connecting through Loretta Drive.

Building Coverage: Proposed building coverage is 35%, which is well under the 50% maximum allowable standard.

Setbacks: Setbacks comply with the City's R-2 zone development standards.

Parking: Each unit will provide two garage parking spaces and guest surface parking spaces for a total of 2.5 spaces per unit. There are a total of 204 garage spaces and 51 surface (guest) parking spaces. Guest parking spaces are 9' x 20'.

Project  
Approval  
Requests:

Development of the Beltramo Ranch project will require the following City approvals:

- *General Plan Amendment & Zone Change*
- *Vesting Tentative Tract Map*
- *Development Agreement*

As mandated by State law, the project is subject to the California Environmental Quality Act (CEQA) statute. The CEQA environmental review imposes both procedural and substantive requirements, with the City of Moorpark designated as the lead agency. Other discretionary agency permits (such as RWQCB, CDFW, ACOE) may be required, as determined through the project approval process.