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WOOD  
RANCH

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SPECIFIC PLAN

# WOOD RANCH SPECIFIC PLAN

*Reformatted and Published: July 2003*

*Adopted By:*

The City of Simi Valley  
City Council Resolution No. 80-125  
Dated August 11, 1980  
Planning Commission Resolution No. SVPC 63-80  
Dated July 10, 1980

*Amended By:*

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Planning Commission Resolution No. SVPC 35-81  
Dated April 22, 1981  
A Specific Plan Amendment 81-1  
City Council Resolution No. 81-52  
Dated April 27, 1981

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A Specific Plan Amendment No. 3 for SP-S-1  
City Council Resolution No. 85-138  
Dated October 14, 1985

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A Specific Plan Amendment No. 2 for SP-S-1  
City Council Resolution No. 86-9  
Dated January 13, 1986

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A Specific Plan Amendment No. 4 for SP-S-1  
City Council Resolution No. 88-80  
Dated June 20, 1988

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A Specific Plan Amendment No. 5 for SP-S-1  
City Council Resolution No. 89-75  
Dated July 31, 1989

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A Specific Amendment No. 6 for SP-S-1  
City Council Resolution No. 91-10  
Dated January 28, 1991

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A Specific Amendment No. 7 for SP-S-1  
City Council Resolution No. 96-114  
Dated December 9, 1996

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A Specific Plan Amendment No. 9 for SP-S-1  
City Council Resolution No. 97-54  
Dated June 9, 1997

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A Specific Plan Amendment No. 10 for SP-S-1  
City Council Resolution No. 98-37  
Dated May 12, 1998

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A Specific Amendment No. 12 for SP-S-1  
City Council Resolution No. 2003-41  
Dated June 9, 2003

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# I. Introduction

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## A. PURPOSE AND INTENT

Responsible development of Wood Ranch can be ensured through the adoption of a development control mechanism that reflects thorough and comprehensive land use planning. The most suitable development control mechanism is the Specific Plan, which, when adopted by City legislative action, serves both a planning function and a regulatory function.

What a Specific Plan is and how it functions are best described by a comparison with the General Plan. The purpose of the General Plan is to express, in general terms, the City's thoughtful planning of its future environment. As its name implies, the General Plan functions as a general blueprint of future development within the City. The General Plan is adopted by the City as a legislative act and may thereafter be amended as required by changing circumstances. The Specific Plan, on the other hand, is a device used to implement the General Plan. In the simplest sense, a Specific Plan is a more detailed version of the General Plan. The Specific Plan focuses on a particular parcel or parcels, articulates the planning considerations for such parcels and imposes regulations or controls on the use of such parcels. The Specific Plan may be adopted and amended by legislative action, and when adopted, controls all development within the affected area.

The Wood Ranch Specific Plan provides the opportunity to combine the concepts, procedures and regulations of numerous documents into one. The Wood Ranch Specific Plan, when adopted, establishes the type, location intensity and character of development to take place while allowing for creative and imaginative community design concepts which are required to deal with the unique open space quality of Wood Ranch. All elements of the Wood Ranch Specific Plan are focused on providing the optimum integration of urban and natural amenities within Wood Ranch. The Wood Ranch Specific Plan provides for the development of Wood Ranch as a coordinated project involving a mixture of residential densities and housing types, public and private community facilities and commercial uses. The Wood Ranch Specific Plan also establishes development controls to provide the City with the assurance that the completed project will be as envisioned at the time of approval.

# **Wood Ranch Specific Plan**

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## **B. AUTHORITY AND SCOPE**

The adoption of the Wood Ranch Specific Plan by the City of Simi Valley is authorized by California Government Code, Sections 65450 through 65457. A copy of these Sections is contained in the Appendix as Attachment A.

## **C. LOCATION**

Wood Ranch is located adjacent to Madera Road, southwest of the City of Simi Valley in Ventura County, California, as shown on Exhibits A and B. Wood Ranch consists of 3,748.88 acres. Approximately 3,010 acres are within the Sphere of Interest of the City of Simi Valley with the remaining acreage within the Sphere of Interest of the City of Thousand Oaks. The Sphere of Interest line is formed by the southernmost ridgeline as shown on Exhibit B.

## **D. APPLICATION**

The Wood Ranch Specific Plan applies only to that property within the Sphere of Interest of the City of Simi Valley and known as "Wood Ranch." A precise legal description of the irregularly shaped 3,009.68 acre ranch is contained in the Appendix as Attachment B. The Land Use Development Plan, Exhibit D, depicts the property which is subject to the provisions of the Wood Ranch Specific Plan.

## **E. DEFINITIONS**

The terms used within this document shall have the meanings as specified in the City of Simi Valley Municipal Code unless otherwise specified herein.

1. "City" shall mean the City of Simi Valley, a municipal corporation.
2. "City Council" shall mean the City Council of the City of Simi Valley.

# I. Introduction

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3. "Planning Commission" shall mean the Planning Commission of the City of Simi Valley.
4. "Director of Community Development" shall mean the Director of Community Development for the City of Simi Valley.
5. "Land Use Development Plan" shall mean an adopted map depicting the approximate location of residential, commercial, public, and private uses, open space and road systems with statistical summary of areas and densities for these land uses. The final design of all land uses will be subject to the approval of Planned Development Permits pursuant to the provisions of the Simi Valley Municipal Code.
6. "Planning Unit" shall mean any numbered site designated in the Land Use Development Plan.
7. "Gross Acres" shall mean the number of acres within a Planning Unit exclusive of major roadways, but including neighborhood roads.
8. "Dwelling Unit Range" shall mean the minimum and maximum number of dwelling units permitted within any Residential Land Use Classification.
9. "Assigned Density" shall mean the average number of dwelling units per Gross Acre permitted in any Planning Unit as specified in the Land Use Development Plan.
10. "Assigned Number of Dwelling Units" shall mean the number of dwelling units permitted within any Planning Unit without specifying product type or lot size. The Assigned Number of Dwelling Units is determined by multiplying the Gross Acres of a Planning Unit by the Assigned Density of that Planning Unit.
11. "Residential Land Use" shall mean any parcel or area of land devoted to housing and ancillary uses, but not including mobile homes. The categories of residential land use shall correspond to the residential land use designation of the General Plan.
12. "Commercial Land Use" shall mean a combination of retail, service and administrative uses which provide goods and services in support of the surrounding neighborhoods.

# Wood Ranch Specific Plan

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13. “Public Land Use” shall mean land and/or facilities owned, operated and maintained by public agencies for the use and enjoyment of the general public.
14. “Semi-Public Land Use” shall mean land and/or facilities privately owned, operated and maintained by individuals or organizations for the use and enjoyment of Wood Ranch residents and other interested persons, other than residential, commercial and open space uses.
15. “Open Space Land Use” shall mean land which will remain essentially undeveloped and provide for preservation of an environment suitable to wildlife and flora indigenous to the area as well as an environment for food production and outdoor recreation. Such designation shall include single family farm lots with a minimum of 40 acres of open space for each dwelling unit.
16. “Recreation Land Use” shall mean land designated for active or passive recreation activities and for their support facilities.
17. “Product Type” is a building industry term referring to the varieties of housing which are designated for specific consumer segments.
18. “Planned Development Permit” shall mean guidelines which must be in substantial compliance with the requirements of the Wood Ranch Specific Plan and which consists of drawings, illustrations, designs, reports and other detailed information for a phase of Wood Ranch that is to be developed. It describes tentative lot divisions, grading contours and elevations, easement locations, road alignments, definitive land uses and includes architectural and landscape design guidelines.
19. “Construction Plan Review” shall mean a set of documents describing the final development plans within a Planning Unit which are approved by the Director of Community Development pursuant to the preliminary plans of the Planned Development Permit in which that Planning Unit is located.
20. “Architectural Design Guidelines” shall mean those aesthetic standards imposed on Wood Ranch to ensure the quality of development and the overall character as envisioned in this Specific Plan.

# I. Introduction

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21. "Wood Ranch Homeowners Association" shall mean a non-profit organization of homeowners residing within Wood Ranch whose main purpose is to preserve the original design and character of the community and to operate and maintain community facilities and services for the common enjoyment of the residents.
22. "Moderate Income Housing" shall mean housing for sale intended for persons or moderate income which is defined as 80-120% of the most recent median household income for the City of Simi Valley as determined by Ventura County at the time the dwelling units are offered for sale.

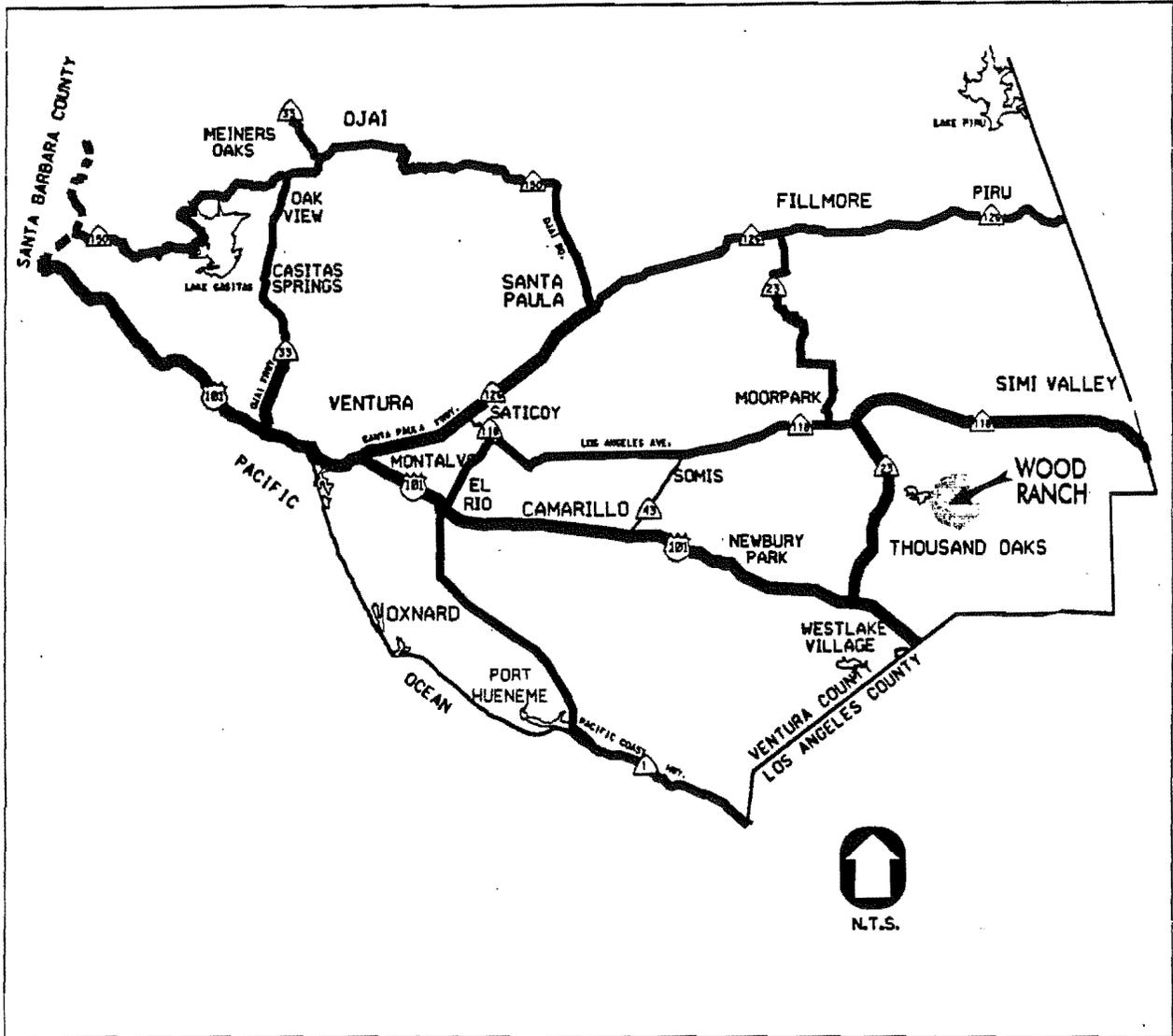
## F. GENERAL NOTES AND CONDITIONS

1. Any land use not specifically provided for by the Wood Ranch Specific Plan shall not be permitted.
2. All applicable development and design standards of the Simi Valley Municipal Code (SVMC) shall apply, except where expressly modified by the Wood Ranch Specific Plan.
3. If any regulation, condition, program or portion of this Specific Plan is held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and the invalidity of such provision shall not affect the validity of the remaining provisions hereof.
4. Prior to the issuance of any building permit for any uses permitted with a Planning Unit, a Planned Development Permit which includes that Planning Unit shall be submitted to and approved by the Planning Commission. Prior to construction, a zone clearance and building permit shall be obtained from the Department of Community Development, City of Simi Valley.

# Wood Ranch Specific Plan

5. All construction within the boundaries of the Specific Plan shall comply with all provisions of the Uniform Building Code and the various mechanical, electrical and plumbing codes adopted by the City of Simi Valley.
6. Construction and maintenance of drainage facilities shall comply with the requirements of the Simi Valley Department of Public Works and the Ventura County Flood Control District.
7. Water facilities shall comply with the requirements of the Ventura County Water Works District No. 8.
8. Sewage facilities shall comply with the requirements of the Simi Valley County Sanitation District.
9. Electricity, gas and telephone services shall comply with the requirements of Southern California Edison, Southern California Gas Company and the Pacific Telephone and Telegraph Company, respectively.
10. Solid waste disposal services shall comply with the requirements of Simi Valley Rubbish and American Rubbish Company.
11. Emergency services and police protection shall comply with the requirements of the City of Simi Valley.
12. Fire protection shall comply with the requirements of the Ventura County Fire Protection District.
13. The educational system and school facilities shall comply with the requirements of the Simi Valley Unified School District.
14. Public parks shall comply with the requirements of the Rancho Simi Recreation and Park District, subject to the approval of City Council.
15. The number of residential units permitted by this Plan shall not exceed 4,026 dwelling units plus a maximum of 206 senior units within Planning Unit No. 8A. All residential units built within Planning Unit No. 8A shall compete for permit allocations through the City's Residential Building Permit Allocation System (Added by Resolution No. 97-54, Amended by Resolution No. 2003-41).

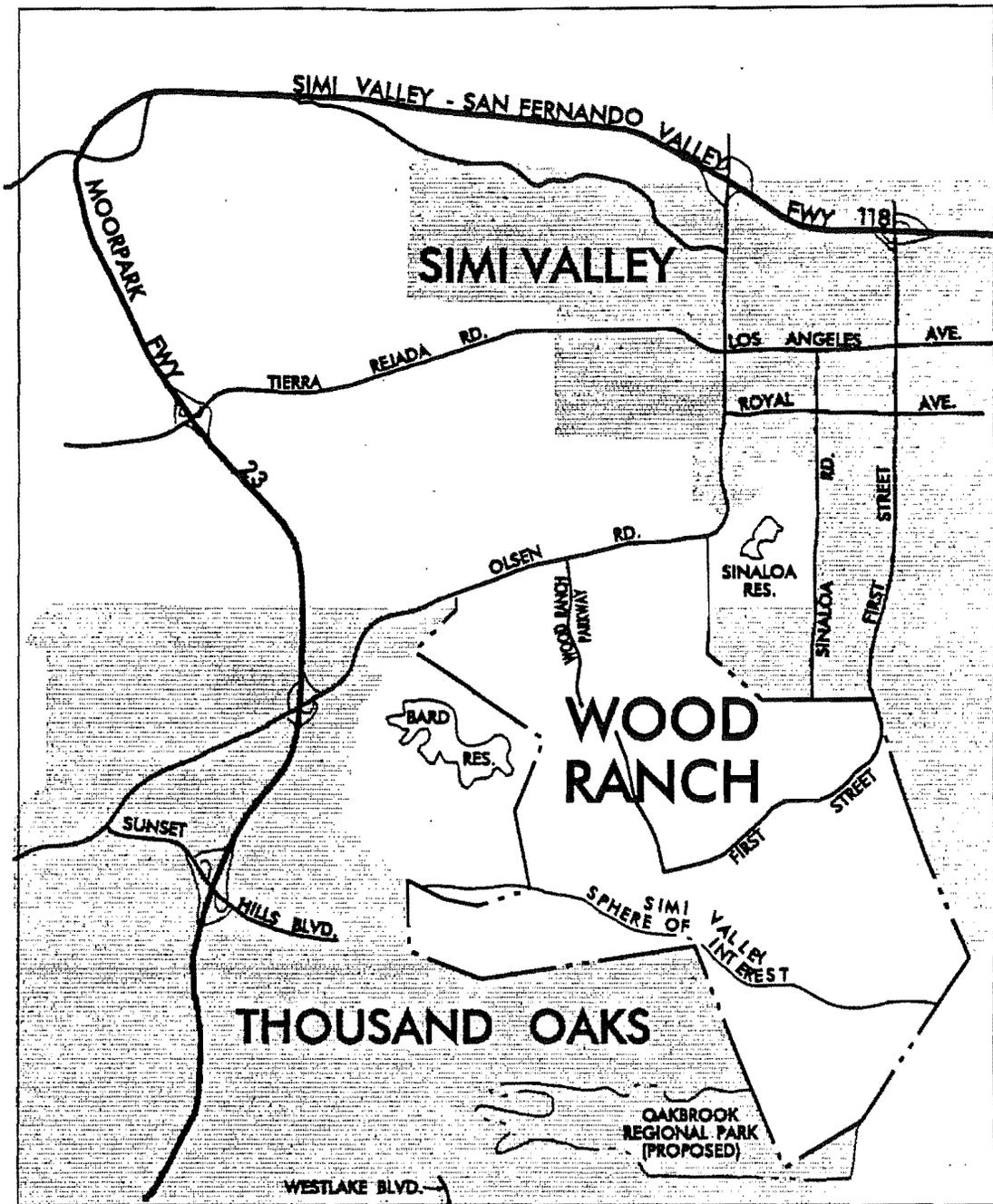
# REGIONAL MAP



# WOOD RANCH

Exhibit A

VICINITY MAP



# WOOD RANCH



N.T.S.

Exhibit B

## II. Specific Plan Concept

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### A. OBJECTIVE

The primary objective of the Wood Ranch Specific Plan is to implement the General Plan through the physical and economic development of Wood Ranch. Included in this concept are a number of community goals to guide the development of Wood Ranch and create a planned community harmonious with the natural environment while meeting standards of open space, circulation, intensity of use, hillside development and community character.

### B. GOALS

1. To create a community with development clustered in villages and interlaced by open space.
2. To site villages in a manner sensitive to topography, landforms, natural vegetation, water features and the Hillside Performance Standards as adopted by the City of Simi Valley.
3. To achieve a cohesiveness among the villages and a neighborhood identity within the villages.
4. To provide a variety of housing types to meet the needs of various household and income groups.
5. To provide a circulation system designed to accommodate both intra-community and through traffic, including an internal network of bike paths and walkways which offer transportation alternatives to passenger vehicles.
6. To provide a community structure which offers the residents an environment featuring open space and recreational amenities, as well as the availability of educational and commercial facilities.
7. To provide necessary utilities and services for residential, commercial and agricultural uses.
8. To protect uses and to ensure non-encroachment of conflicting uses.

# Wood Ranch Specific Plan

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## C. FEATURES OF THE SPECIFIC PLAN

The development of Wood Ranch provides an opportunity to establish a planned community that creates a village environment. This environment can be achieved by coordinating the size, scale and aesthetic cohesiveness of development with natural open space and park land. This concept offers the residents a sense of place, villages with a sense of community and a community with a sense of space.

Each village can be identified by the following characteristics:

1. Physical separation from other development created by natural landform barriers or permanent open space.
2. A variety of housing types and densities to meet the needs of various family and income groups.
3. An activity focus such as a public park, a recreation facility or a community center for cultural and social activities.

## D. THE VILLAGES

The four villages within Wood Ranch as shown on Exhibit C are:

### 1. COUNTRY CLUB VILLAGE

This village, adjacent to Madera Road and overlooking the golf course, will be urban in nature and will function as the focal point of Wood Ranch.

An objective of this village is to provide a wide variety of residential units which are grouped together in attached building clusters connected by small courtyards, plazas and walks. Housing within this village will be designed to meet a growing segment of home buyers, the small household. This consumer group includes young singles, adult singles, empty nesters and the retired. The neighborhood commercial complex, with its open plazas, shade trees and pedestrian areas, will provide a common meeting area for this diverse adult age group.

## II. Specific Plan Concept

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### 2. LAKE PARK VILLAGE

Adjacent to and south of the golf course, this village will include attached units, small detached and conventional single family houses and a public park for active sports. The residential and recreational areas will be linked by trails that weave through the community and connect with open space areas and other villages.

### 3. SYCAMORE CANYON VILLAGE

This village is situated in the upper flats of Sycamore Canyon, screened from the other villages by natural land forms that penetrate the development and create a sense of openness. The village environment will be emphasized through a cohesiveness of building forms, textures, materials, colors and landscaping.

Conventional single-family houses of various sizes will be provided to meet the needs of different income levels of households with children. There will be clusters of attached housing interspersed through the community.

The close proximity of an elementary school, neighborhood park, greenbelt and trails, underscores the emphasis of the family neighborhood.

### 4. LONG CANYON VILLAGE

This village, the most rural in character, is surrounded by hills and canyons. An objective of this development is to maintain this character through careful attention to design with the emphasis on single family houses. Estate sized lots, in keeping with the Residential Estate Standards of the General Plan and irregular in shape to reflect topography, will be developed. An equestrian center, linked by trails to the rest of the Ranch, will highlight the rural theme.

# **Wood Ranch Specific Plan**

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# LEGEND

-  Country Club Village
-  Lake Park Village
-  Sycamore Village
-  Long Canyon Village

# Villages

WOOD RANCH



NORTH



SCALE: 1" = 2000'

October 10, 1996

Exhibit C

# III. Land Use Development Plan

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## A. PURPOSE

The type, location, size, intensity and interrelationship of the various land uses within Wood Ranch are specified herein.

## B. PRINCIPAL LAND USE CATEGORIES

The principal land uses identified for the development of Wood Ranch shall be limited to:

- Residential Land Use
- Commercial Land Use
- Public Land Use
- Semi-Public Land Use
- Open Space Land Use

Residential Land Use shall have density ranges as follows:

<u>Residential Designation</u>	<u>Target Density Per General Plan</u>	<u>Average Assigned Density Per Specific Plan</u>
Open Space	0.025	0.045
Low Density	2.6	2.4
Medium Density	3.74	3.9
Intermediate Density	7.0	6.4
High Density	15.0	12.4
Very High Density	25.0	22.3

Commercial Land Use shall mean a neighborhood shopping center, which includes those uses in the CPD zone of the Simi Valley Zoning Ordinance, including, but not limited to, a supermarket, a major drugstore, a liquor store, a fast food center, a home improvement center, a gas station and establishments such as barber and beauty shops, cleaners, a florist shop, a bank, and similar service type facilities.

As a part of the Planned Development Review process for Phase IV, the applicant shall submit an updated market study to consider a possible second commercial site of not more than five acres for either Sycamore Canyon or Long Canyon Village.

# Wood Ranch Specific Plan

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Public, semi-public and private land uses shall mean those uses indicated on the Land Use Development Plan or permitted pursuant to the Simi Valley Zoning Ordinance.

Open Space Land Use shall mean passive or active open space and recreation uses and residential development consistent with the Hillside Performance Standards of the City of Simi Valley.

## **C. LOCATION**

The general location of all principal land uses is shown on Exhibit D, entitled Land Use Development Plan.

## **D. LAND USE ALLOCATION**

To ensure an orderly and well-balanced community to gross acreage of Wood Ranch shall be developed within the allocations listed in Table 1. The acreages and percentages indicated therein and on the Land Use Development Plan are rounded to the nearest tenth of a number and provided as guidelines.

## **E. TRANSFER OF DEVELOPMENT RIGHTS**

Transfer of development rights from an open space area to a development area may be accomplished through a recorded easement over the open space area to a public agency, or through any other method approved by the Director of Environmental Services that will ensure continued protection and management of the open space.

# III. Land Use Development Plan

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**TABLE 1  
LAND USE ALLOCATION**

LAND USE DESIGNATION	ACREAGE	PERCENT OF THE RANCH
<b>Residential</b>		
Low Density	259.27	8.61%
Medium Density	197.63	6.57%
Intermediate Density	228.2	7.58%
High Density	28.6	0.95%
Very High Density	33.6	1.12%
Very High Density Senior Units	8.83	0.29%
<b>SUBTOTAL</b>	<b>756.13</b>	<b>25.12%</b>
<b>Commercial</b>		
Neighborhood Commercial	8.17	0.27%
<b>SUBTOTAL</b>	<b>8.17</b>	<b>0.27%</b>
<b>Public and Semi-Public</b>		
Fire Station	1	0.03%
Elementary School	9.4	0.31%
Public Parks	46.1	1.53%
Day Care Center	1.7	0.06%
<b>SUBTOTAL</b>	<b>58.2</b>	<b>1.93%</b>
<b>Community Recreation</b>		
Golf Course	208.3	6.92%
Golf Clubhouse	6.6	0.22%
Lake Park	8.9	0.30%
Equestrian Center	41	1.36%
<b>SUBTOTAL</b>	<b>264.8</b>	<b>8.80%</b>
<b>Open Space</b>		
Farm Style Ranches	409.1	13.59%
Private Open Space	1016.6	33.78%
Public Open Space	430	14.29%
<b>SUBTOTAL</b>	<b>1855.7</b>	<b>61.66%</b>
Major Roads	66.68	2.22%
<b>SUBTOTAL</b>	<b>66.68</b>	<b>2.22%</b>
<b>TOTAL</b>	<b>3009.68</b>	<b>100.00%</b>

# Wood Ranch Specific Plan

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## F. RESIDENTIAL DENSITY

The Assigned Number of Dwelling Units has been established for Wood Ranch and for each residential Planning Unit as shown on the Land Use Development Plan, Exhibit D. The Assigned Number of 4026 dwelling units consists of the number of units based on the General Plan target density for that residential land use as well as those additional units transferred to that Planning Unit from the inundation area.

The land use summary by village is shown in Table 2.

As a result of more detailed study during the Planned Development Review process, units may be shifted from One Planning Unit to another within the same residential land use designation, provided that the total number of units approved for that land use designation is not exceeded. (For purpose of implementation, the 'Low, Medium and Intermediate' categories shall be one residential designation, the High and Very High' another residential designation).

# III. Land Use Development Plan

**TABLE 2  
LAND USE SUMMARY BY VILLAGE**

Land Use Designation	Gross Acres	Density Range	DU Range	Average Assigned Density	Assigned DU's	Unassigned DU's	Senior DU's
<b><u>COUNTRY CLUB VILLAGE</u></b>							
Residential							
Low	0.00	0-3.0	0	0.0	0		
Medium	30.60	3.1-5.0	95-153	4.1	125		
Intermediate	70.00	5.1-10.0	357-700	7.8	547		
High	20.60	10.1-18.0	208-371	14.0	288		
Very High	34.83	18.1-40.0	470-1040	23.1	601		206
<b>SUBTOTAL</b>	<b>156.03</b>		<b>1130-2264</b>		<b>1561</b>		<b>206</b>
Commercial	8.17						
Golf Course & Clubhouse	214.90						
Fire Station	1.00						
Day Care Center	1.70						
<b>TOTAL</b>	<b>381.80</b>						

Average Assigned Density for Country Club Village is 10.6 du/acre.

\*Acreage and 206 Dwelling Units excluded from density calculations.

## LAKE PARK VILLAGE

Residential							
Low	77.9	0-3.0	0-234	2.3	177		15
Medium	11.1	3.1-5.0	34-56	3.9	43		
Intermediate	56.8	5.1-10.0	290-568	6.1	347		
High	0	10.1-18.0	0	0	0		
Very High	0	18.1-40.0	0	0	0		
<b>SUBTOTAL</b>	<b>145.8</b>		<b>324-858</b>		<b>567</b>		<b>15</b>
Public Park	28.4						
Lake Park	8.9						
<b>TOTAL</b>	<b>183.1</b>						

Average Assigned Density for Lake Park Village is 3.9 du/acre.

# Wood Ranch Specific Plan

**TABLE 2  
(CONTINUED)**

Land Use Designation	Gross Acres	Density Range	DU Range	Average Assigned Density	Assigned DU's	Unassigned DU's
<u>SYCAMORE CANYON VILLAGE</u>						
Residential						
Low	92.07	0-3.0	0-275	2.8	256	
Medium	79.90	3.1-5.0	245-401	3.9	315	
Intermediate	71.50	5.1-10.0	365-715	5.8	417	
High	8.00	10.1-18.0	78-144	9.8	78	
Very High	7.60	18.1-40.0	148-304	10.5	128	48
<b>SUBTOTAL</b>	<b>259.07</b>		<b>836-1839</b>		<b>1194</b>	<b>48</b>
Commercial	0.00					
Public Park	8.20					
Elementary School	9.40					
<b>TOTAL</b>	<b>276.67</b>					

Average Assigned Density for Sycamore Canyon Village is 4.4 du/acre.

## LONG CANYON VILLAGE

Low	89.30	0-3.0	279	2.6	233	9
Medium	76.03	3.1-5.0	243-392	3.7	282	6
Intermediate	29.90	5.1-10.0	164-322	5.8	174	
High	0.00	10.1-18.0	0	0.0	0	
Very High		18.1-40.0				
<b>SUBTOTAL</b>	<b>195.23</b>		<b>686-933</b>		<b>689</b>	<b>15</b>
Public Park	9.50					
Equestrian Center	41.00					
<b>TOTAL</b>	<b>245.73</b>					

Average Assigned Density for Long Canyon Village is 3.5 du/acre.

### III. Land Use Development Plan

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Land Use Designation	Gross Acres	Density Range	DU Range	Average Assigned Density	Assigned DU's
Ranch Lots	409.1	0-40		0.6	25
Private Open Space	1016.6			0	
Public Open Space	430.0				
Major Roads	<u>69.4</u>	<u>      </u>		<u>      </u>	<u>      </u>
<b>TOTAL</b>	<b>1,925.1</b>	<b>0-40</b>		<b>0.6</b>	<b>25</b>

# Wood Ranch Specific Plan

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## G. AFFORDABLE HOUSING PROGRAM

The developer of Wood Ranch shall build 338 units of Moderate Income Housing and Low Income Housing. This will consist of 206 units of Moderate Income Housing and 132 Low Income Rental Units. If subsidies are not available, the Low Income Rental Units will not be built and all 338 units shall then be Moderate Income Housing. The Moderate Income Housing and Low Income Housing will be attached.

The units contained in the Affordable Housing Program shall be constructed in Phases I, II, V and VII in Very High Density Planning Units 9, 4, 53 and 12 respectively, as designated on the Land Use Development Plan. The proportion of the number of Moderate Income Housing units and Low Income Housing units constructed in each of Phases I, II, V and VII to the 338 units contained in the Affordable Housing Program shall be equal to: for Phase I, 3882; for Phase II, the proportion of the aggregate total of residential units in Phases III, IV and V to 3882; and for Phase VIII, the proportion of the aggregate total of residential units in Phases VI, VII and VIII to 3882.

The City of Simi Valley shall permit a density bonus of 144 market priced units to the developer of Wood Ranch. These units shall be in addition to the 3882 Assigned Number of Dwelling Units as shown on Exhibit D. The proportion of the number of density bonus units earned in Phase I, II, V and VIII to the total number of density bonus units, namely 144, shall be equal to: for Phase I, the proportion of the number of residential units in Phase I to 3882; for Phase II, the proportion of the number residential units in Phase II of 3882; for Phase V, the proportion of the aggregate total of residential units in Phases III, IV and V to 3882; and for Phase VIII, the proportion of the aggregate total of residential units in Phases VI, VII and VIII to 3882.

Since the above text was written into the specific plan, a formal affordable housing agreement was entered into between the developer and the City. The affordable units are now distributed to planning units 4, 77, 9, and 53.

Likewise, the bonus units have been distributed throughout the Wood Ranch in a manner consistent with the development standards of the City of Simi Valley, and represent the highest and best use of the land.

# **III. Land Use Development Plan**

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## **H. HISTORIC SITE PRESERVATION**

Management plans for historic site preservation contained in the Final EIR: Wood Ranch Specific Plan dated July 9, 1980, are to be followed.

# Wood Ranch Specific Plan

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**Table D  
Land Use Distribution**

GENERAL PLAN DESIGNATION	PLANNING UNIT	GROSS ACRES	TOTAL UNITS	BUILDOUT			RANGE		ACTUAL DENSITY	ZONING	VILLAGE	PHASE	
				BUILT	PROJECTED	UNASSIGNED	FROM	TO					
<b>OPEN SPACE</b>													
PUBLIC OPEN SPACE	71	430.00								RPD-0.04	RANCH-WIDE	9	
PRIVATE OPEN SPACE	100	1016.60								RPD-0.045	LONG CANYON	9	
RANCH LOTS	100	409.10	15	3	12		0	25		RPD-0.045	RANCH-WIDE	3,9	
<b>OPEN SPACE SUBTOTAL</b>		<b>1855.70</b>	<b>15</b>	<b>3</b>	<b>12</b>		<b>0</b>	<b>25</b>					
<b>RESIDENTIAL</b>													
<b>LOW DENSITY (0-3 DU/AC)  Single Family Detached</b>	17	3.60	8	8			0	11	2.22	RPD-3.0	LAKE PARK	1	
	22	12.00	36	36			0	36	3	RPD-3.0	LAKE PARK	1	
	24	11.40	41	41			0	34	2.63	RPD-3.0	LAKE PARK	1	
	25	9.40	15	15			0	28	2.77	RPD-3.0	LAKE PARK	1	
	26	16.50	36	36			0	50	2.18	RPD-1.29	LAKE PARK	2	
	28	25.00	41	26			15	0	75	0.8	RPD-1.29	LAKE PARK	2
	29	1.77	5	5			0	5	2.83	RPD-2.83	SYCAMORE VILLAGE	3	
	30	2.80	8	8			0	8	2.86	RPD-3.27	SYCAMORE CANYON	3	
	31	41.60	116	116			0	125	2.79	RPD-2.8	SYCAMORE CANYON	3	
	47	11.30	32	32			0	34	3.01	RPD-3.0	SYCAMORE CANYON	5	
	48	11.10	31	31			0	33	2.88	RPD-2.9	SYCAMORE CANYON	4	
	49	23.50	64	64			0	71	2.64	RPD-3.0	SYCAMORE CANYON	5	
	55	8.76	24	24			0	26	2.74	RPD-2.74	LONG CANYON	7	
	56	14.40	40	31			9	0	41	2.78	RPD-2.8	LONG CANYON	7
	57	11.40	32	32			0	33	2.81	RPD-2.8	LONG CANYON	7	
	60	11.73	30	30			0	35	2.56	RPD-2.56	LONG CANYON	6	
	65	11.40	48			48	0	34	1.15	RPD-2.0	LONG CANYON	8	
	66	17.54	30	28		2	0	52	1.71	RPD-1.71	LONG CANYON	8	
69	10.33	21	21			0	30	2.03	RPD-2.03	LONG CANYON	6		
70	3.74	8	8			0	11	2.14	RPD-2.14	LONG CANYON	6		
<b>LOW DENSITY SUBTOTAL</b>		<b>259.27</b>	<b>666</b>	<b>592</b>	<b>50</b>	<b>24</b>	<b>0</b>	<b>772</b>	<b>2.39</b>				
<b>MEDIUM DENSITY (3.1-5.0 DU/AC)  Single Family Detached Zero Side Yard Patio Homes</b>	2	30.00	123	123			90	150	4.1	RPD-5.0	COUNTRY CLUB	2	
	2A	0.60	2	2			2	3	3.33	RPD-1.0	COUNTRY CLUB	2	
	20	11.10	43	43			34	56	3.42	RPD-5.0	LAKE PARK	1	
	32	6.70	22	22			21	34	3.28	RPD-3.3	SYCAMORE CANYON	3	
	35	12.40	57	57			38	62	4.6	RPD-4.6	SYCAMORE CANYON	4	
	36	16.00	73	73			50	80	4.56	RPD-4.6	SYCAMORE CANYON	4	
	44	1.70	6	6			5	9	3.53	RPD-3.5	SYCAMORE CANYON	5	
	45	14.60	53	53			45	73	3.63	RPD-3.7	SYCAMORE CANYON	5	
	46	21.90	81	81			66	110	3.7	RPD-3.7	SYCAMORE CANYON	5	
	51	6.60	23	23			20	33	3.48	RPD-3.7	SYCAMORE CANYON	5	
	59	25.60	98	98			85	138	3.83	RPD-2.7	LONG CANYON	8	
	61	29.33	101	101			77	152	3.44	RPD-3.44	LONG CANYON	6	
62	13.60	32	31			49	79	2.28	RPD-2.8	LONG CANYON	7		
67	7.50	51	52			23	30	6.8	RPD-2.8	LONG CANYON	7		
<b>MEDIUM DENSITY SUBTOTAL</b>		<b>197.63</b>	<b>765</b>	<b>765</b>	<b>0</b>	<b>0</b>	<b>605</b>	<b>1009</b>	<b>3.84</b>				

**Table D  
Land Use Distribution**

GENERAL PLAN DESIGNATION	PLANNING UNIT	GROSS ACRES	TOTAL UNITS	BUILDOUT			RANGE		ACTUAL DENSITY	ZONING	VILLAGE	PHASE
				BUILT	PROJECTED	UNASSIGNED	FROM	TO				
INTERMEDIATE DENSITY 5.1-10 DU/AC)  Townhomes Single Family Attached Zero Side Yard	3	18.80	111	111			96	188	5.9	RPD-8.0	COUNTRY CLUB	2
	5	17.20	142	142			88	172	8.26	RPD-8.0	COUNTRY CLUB	2
	10	9.00	90	90			48	90	10	RPD-10.0	COUNTRY CLUB	1
	11	13.00	128	128			66	130	9.85	RPD-10.0	COUNTRY CLUB	1
	12	4.90	37		37		25	49	7.55	RPD-8.1	COUNTRY CLUB	8
	13	7.10	39	39			36	71	8.17	RPD-8.0	COUNTRY CLUB	1
	16	12.70	96	96			65	127	7.56	RPD-10.0	LAKE PARK	1
	18	14.10	77	77			72	141	5.82	RPD-5.0	LAKE PARK	1
	19	14.20	83	83			72	142	5.85	RPD-5.0	LAKE PARK	1
	21	15.80	91	91			81	158	5.76	RPD-5.5	LAKE PARK	1
	33	22.90	122	122			117	229	5.33	RPD-5.5	SYCAMORE CANYON	3
	34	8.50	43	43			43	85	5.06	RPD-5.4	SYCAMORE CANYON	3
	37	12.70	75	75			66	127	5.91	RPD-5.1	SYCAMORE CANYON	4
	38	4.30	26	26			22	43	6.05	RPD-5.9	SYCAMORE CANYON	3
	39	10.40	53	53			53	104	12.33	RPD-5.1/6.1	SYCAMORE CANYON	3
	40	6.40	48	48			33	64	7.5	RPD-5.1	SYCAMORE CANYON	4
	41	6.30	50	50			30	63	7.94	RPD-7.5	SYCAMORE CANYON	4
	54	13.20	80	80			73	163	6.06	RPD-6.1	LONG CANYON	7
	63	6.50	30	30			33	65	4.31	RPD-4.31	LONG CANYON	6
	64	10.20	64	58			6	57	112	6.27	RPD-6.1	LONG CANYON
INTERMEDIATE DENSITY SUBTOTAL		228.20	1485	1442	37	6	1176	2323	6.6			
HIGH DENSITY (10.1-18 DU/AC)  Townhomes	4	8.00	132	132			81	144	16.5	RPD-16.5	COUNTRY CLUB	2
	6	12.60	156	156			127	227	12.38	RPD-16.5	COUNTRY CLUB	1
	52	8.00	78	78			78	144	9.75	RPD-10.2	SYCAMORE CANYON	5
HIGH DENSITY SUBTOTAL		28.60	366	366	0	0	286	513	12.8			
VERY HIGH DENSITY (18.1-40 du/ac)  Townhomes Apartments	7	10.90	229	229			197	436	21.01	RPD-24.0	COUNTRY CLUB	1
	9	15.10	372	372			273	604	24.64	RPD-24.0	COUNTRY CLUB	1
	53	7.60	128	80		48	148	304	19.48	RPD-20.6	SYCAMORE CANYON	5
VERY HIGH DENSITY SUBTOTAL		33.60	729	681	0	48	619	1344	22.3			
RESIDENTIAL SUBTOTAL (Excluding Senior Units)		747.30	4011	3846	37	78	2685	5963	5.35			
VERY HIGH DENSITY Senior Townhomes and Apartments	8A East	5.85	148	148			N/A	N/A	25.29	RVH-25.4	COUNTRY CLUB	
	8A West	2.98	58	0	58		N/A	N/A	19.46	RVH-19.46	COUNTRY CLUB	
SENIOR UNITS SUBTOTAL		8.83	206									
<b>COMMERCIAL</b>												
NEIGHBORHOOD COMMERCIAL	8	8.17								CPD	COUNTRY CLUB	1
COMMERCIAL SUBTOTAL		8.17										

**Table D  
Land Use Distribution**

GENERAL PLAN DESIGNATION	PLANNING UNIT	GROSS ACRES	TOTAL UNITS	BUILDOUT			RANGE		ACTUAL DENSITY	ZONING	VILLAGE	PHASE
				BUILT	PROJECTED	UNASSIGNED	FROM	TO				
<b>PUBLIC, SEMI-PUBLIC &amp; PRIVATE</b>												
FIRE STATION	<b>1</b>	1.00								RPD-0.04	COUNTRY CLUB	2
DAY CARE	<b>1A</b>	1.70								RPD-1.0	COUNTRY CLUB	2
ELEMENTARY SCHOOL	<b>43</b>	9.40								RPD	SYCAMORE CANYON	4
<b>PUBLIC-PRIVATE SUBTOTAL</b>		<b>12.10</b>										
<b>PUBLIC PARKS</b>												
	<b>15</b>	25.00								RPD-0.1	LAKE PARK	1
	<b>27</b>	3.40								RPD-1.29	LAKE PARK	2
	<b>42</b>	8.20								RPD-0.04	SYCAMORE CANYON	4
	<b>58</b>	9.50								RPD-0.00	LONG CANYON	6
<b>PUBLIC PARKS SUBTOTAL</b>		<b>46.10</b>										
<b>COMMUNITY RECREATION</b>												
GOLF COURSE	<b>14</b>	208.30								RPD-0.10	RANCH-WIDE	1
GOLF CLUBHOUSE	<b>14A</b>	6.60								RPD-0.10	RANCH-WIDE	1
LAKE PARK	<b>23</b>	8.90								RPD-0.10	LAKE PARK	1
EQUESTRIAN CENTER	<b>68</b>	41.00								RPD-0.045	LONG CANYON	8
<b>RECREATION SUBTOTAL</b>		<b>264.80</b>										
<b>MAJOR ROADS</b>		<b>66.68</b>										
<b>MAJOR ROADS SUBTOTAL</b>		<b>66.68</b>										
<b>PROJECT TOTALS*</b>		<b>3009.68</b>	<b>4026</b>	<b>3849</b>	<b>99</b>	<b>78</b>	<b>2685</b>	<b>5988</b>	<b>1.34</b>			

\*Total unit count excludes 206 Senior Units

# III. Land Use Development Plan

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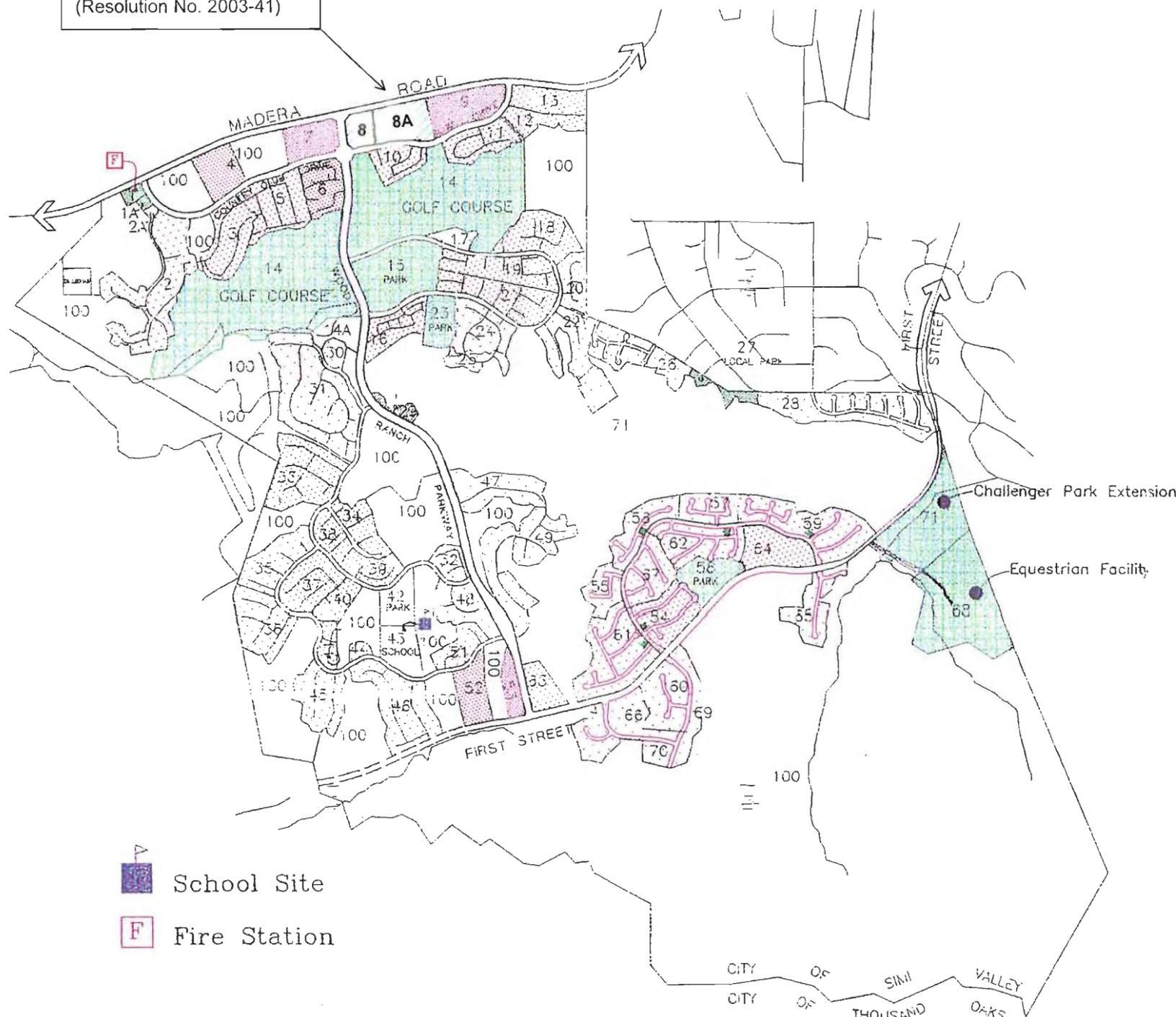
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# LEGEND

S.P.A.

GENERAL PLAN DESIGNATION	
<b>RESIDENTIAL</b>	
<b>LOW DENSITY</b> (0-3.0 DU/AC)	
Single Family Detached	
<b>MEDIUM DENSITY</b> (3.1-5.0 DU/AC)	
Single Family Detached Zero Side Yard Patio Homes	
<b>INTERMEDIATE DENSITY</b> (5.1-10.0 DU/AC)	
Townhomes Single Family Attached Zero Side Yard	
<b>HIGH DENSITY</b> (10.1-18.0 DU/AC)	
Townhomes Apartments	
<b>VERY HIGH DENSITY</b> (18.1-40.0 DU/AC)	
Townhomes Apartments	
<b>COMMERCIAL</b>	
<b>NEIGHBORHOOD COMMERCIAL</b>	
	
<b>PUBLIC, SEMI-PUBLIC &amp; PRIVATE</b>	
FIRE STATION DAY CARE ELEMENTARY SCHOOL PUBLIC PARKS	
COMMUNITY RECREATION GOLF COURSE GOLF CLUBHOUSE LAKE PARK EQUESTRIAN CENTER	

Planning Unit No. 8A  
Very High Density  
(Resolution No. 2003-41)

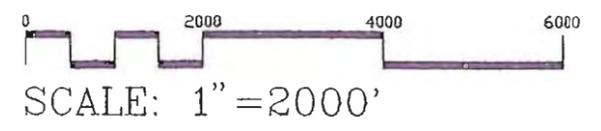


-  School Site
-  Fire Station

- \* Final Alignments Subject to change per approved Planned Development Permit.
- \*\* See Recreation Exhibit for trail locations.
-  Private Recreation Areas (Long Canyon)

# Land Use Development Plan

## WOOD RANCH



## IV. Circulation

---

### A. PURPOSE

To establish the general layout and design standards for the circulation system in Wood Ranch.

### B. GOALS

1. To ensure that the street layout and design considers the natural contours of the land, soil types, geologic conditions, drainage patterns and storm water, existing trees and natural features worth preserving.
2. To ensure that the street system considers developments adjacent to Wood Ranch.
3. To ensure that streets are classified, designed and constructed according to the land uses and traffic volumes which they will serve.
4. To plan a street system which considers safety features, economy of construction, convenience and economy of use in its design.
5. To ensure that bicycle paths, pedestrian trails and equestrian trails are integrated with the street system, and adjacent developments where possible.
6. To ensure the street layout considers opportunities for public vistas.

### C. LOCATION

The street system shall be located generally as shown on the Land Use Development Plan, Exhibit D. Precise alignment, including the design of all local and cul-de-sac streets, shall be established during the Planned Development Review process.

# Wood Ranch Specific Plan

---

## D. STREET STANDARDS

1. The street system shall follow the design standards as shown on Exhibit E. Where a design standard is not specified in the Specific Plan, the existing standard for the City of Simi Valley shall be used.
2. Where applicable, the street standards as defined in Section 8180-4 of the Hillside Performance Standards, Ordinance No. 376, shall be used to minimize grading requirements in hillside areas.

## E. TRAIL STANDARDS

1. Pedestrian Trails: Pedestrian trails of four feet minimum width shall be provided where generally shown on Exhibit E. They shall be constructed of asphalt, concrete, decomposed granite or other approved material.

The City of Simi Valley has approved a single 14' wide combination pedestrian/bicycle trail in lieu of two separate concrete paths.

2. Equestrian Trails: Equestrian trails shall be provided where generally shown on Exhibit E. They shall be constructed of decomposed granite or other approved material. The width shall be a minimum of fourteen feet (14').
3. Bicycle Paths: Bicycle paths shall be provided, where generally shown on Exhibit E. They shall be constructed of asphaltic concrete. The width shall be a minimum of ten feet (10').

## F. OFF-SITE ROADS

Traffic congestion might occur in certain streets beyond the boundaries of the project. If any street listed below shows a level of service worse than C determined by actual traffic count prior to the completion of the phase noted or if the traffic generated exceeds the volume stated, then the Wood Ranch project will be conditioned to carry out the design and construction of that street improvement in a manner acceptable to the Director of Public Works where it has not been constructed or made a condition of development fronting on streets to be improved.

## IV. Circulation

---

1. The intersection of Royal Avenue and Madera Road shall be improved to a minimum of four lanes in each direction prior to the completion of Phase I.
2. Madera Road shall be completed to a minimum of four lanes from the project boundary to Los Angeles Avenue prior to the completion of Phase II.
3. The phasing of construction of First Street shall be as follows:
  - a. Prior to combustible construction in any phase of PD-S-800, an all weather access road shall be provided to that phase.
  - b. Prior to issuance of occupancy permits for any residential units in Phase VI of Wood Ranch, First Street shall be improved to its ultimate width from Wood Ranch Parkway east to the first four-way intersection. This ultimate width shall be determined by Exhibit E (Circulation) of the Wood Ranch Specific Plan.
  - c. Prior to issuance of occupancy permits for any residential units in Phase VI of Wood Ranch, a second access shall be provided from the first four-way intersection of First Street east of Wood Ranch Parkway to Bluegrass Street. This access shall be a minimum of 24 feet in width of all weather surface with four foot graded and compacted shoulders in each side.
  - d. The Fire District shall limit the number of occupied structures in Phase VI of Wood Ranch to 100 before a paved surface must be provided as a second access. This paved surface shall follow the current configuration of the proposed second access or the ultimate build out of First Street as described in Exhibit E (Circulation) of the Specific Plan may be constructed in lieu thereof.
  - e. Prior to issuance of any occupancy permits for any residential units in Phase VII of Wood Ranch, First Street shall be improved to its ultimate width from Wood Ranch Parkway east to Bluegrass Street. This ultimate width shall be determined by Exhibit E (Circulation) of the Wood Ranch Specific Plan.

Full build out of First Street to Bluegrass Street shall be completed prior to occupancy of any unit in Phase VII or VIII.

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# Wood Ranch Specific Plan

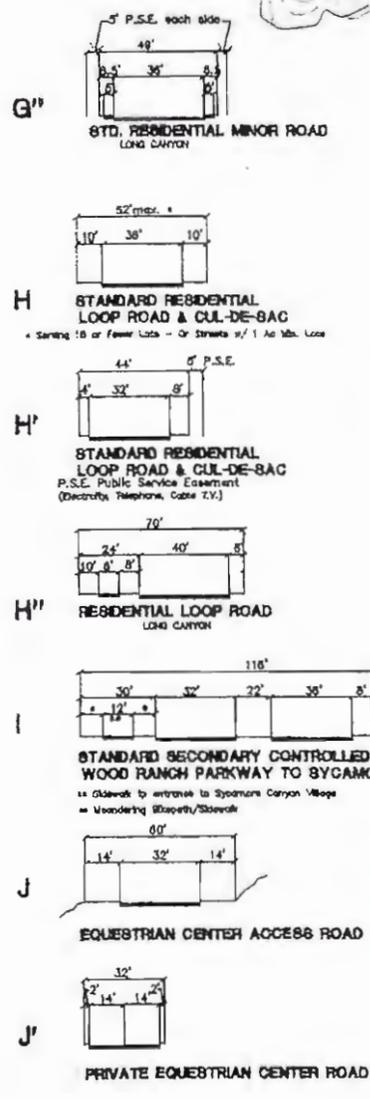
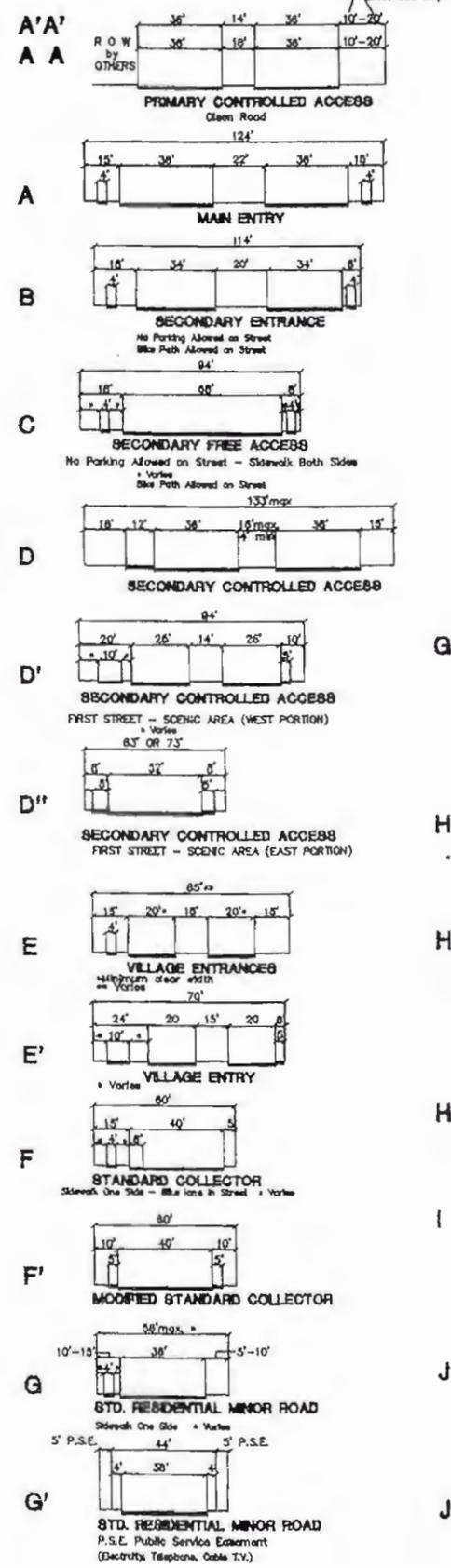
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## Reimbursement of Off-Site Improvements

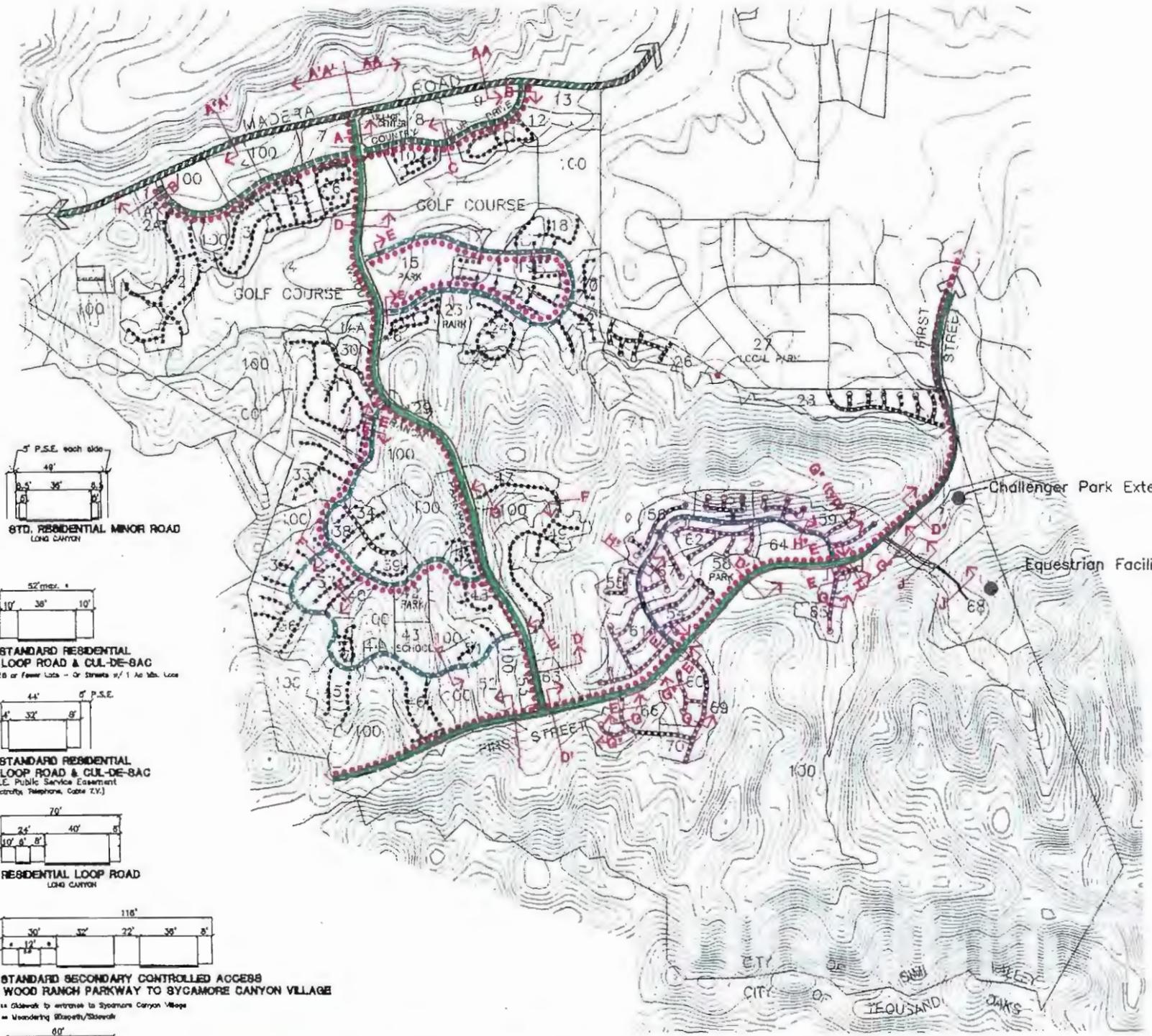
- a. The City of Simi Valley and the developer of Wood Ranch should take such actions as necessary to enter into a contractual agreement prior to the recordation of any final map for Phase I, for the proportionate reimbursement of costs incurred by the developer for the improvement of the intersection of Royal Avenue and Madera Road. Said agreement shall be in a form acceptable to the City Attorney.
  
- b. The City of Simi Valley shall diligently pursue the adoption of one or more procedures, including but not limited to assessment districts, areas of benefit and contractual agreements to provide for the proportionate reimbursement to the developer of Wood Ranch for the remaining off-site street improvements within the City of Simi Valley.

In no way shall this agreement be construed to commit the City to either guaranteeing reimbursement if none of the adjoining land develops or in committing the City to sharing costs of the improvements.

# LEGEND



- Primary Controlled Access
  - Secondary Controlled Access
  - Secondary Free Access
  - Standard Collector
  - Standard Residential Minor Road
  - Bike Path
- Refer to Recreation Concept Plan for Pedestrian Paths



# Circulation

## WOOD RANCH



NORTH



SCALE: 1" = 2000'

October 10, 1996

## V. Development Phasing and Public Service Facilities

---

The physical and economic development of Wood Ranch will be implemented in eight (8) major phases as shown on Exhibit F.

Phase I will include the main entrance to the Ranch and a portion of the development along Madera Road. The golf course and Lake Park Village will also form part of this phase.

Phase II completes the development along Madera Road and includes Planning Units 26, 27, and 28 along the eastern boundary of the Ranch. Construction beyond this phase shall not begin prior to January, 1985.

Phases III through V will follow the construction of Wood Ranch Parkway with Phases VI and VII following the extension of First Street. Phase VIII, the final phase, is the site of the existing ranch house and will complete the development.

Sewer, water facilities, and utilities that will serve Wood Ranch are shown on Exhibits G, H and I. These facilities will be constructed and extended as necessary to meet the requirements of the phased build-out of Wood Ranch.

A fire station site, as shown on Exhibit D, shall be dedicated in fee to the Fire District as a part of the Planned Development Permit for Phase II. No development shall be permitted in Long Canyon Village of Wood Ranch, prior to the construction and staffing of a fire station on that site.

The developer shall provide an elementary school in Sycamore Canyon Village in accordance with the requirements of the Simi Valley Unified School District. The school shall be under construction prior to the issuance of the 251<sup>st</sup> building permit in Phase VI, VII or VIII, and no building permits beyond the 250<sup>th</sup> will be issued until and unless said construction has begun. For the purposes hereof 'under construction' shall mean completion of grading necessary to construct the school, and commencement of concrete foundations, for both administrative and classroom portions of the school.

Refer to Section IV on page 19 for comments concerning off-site road requirements for certain phases.

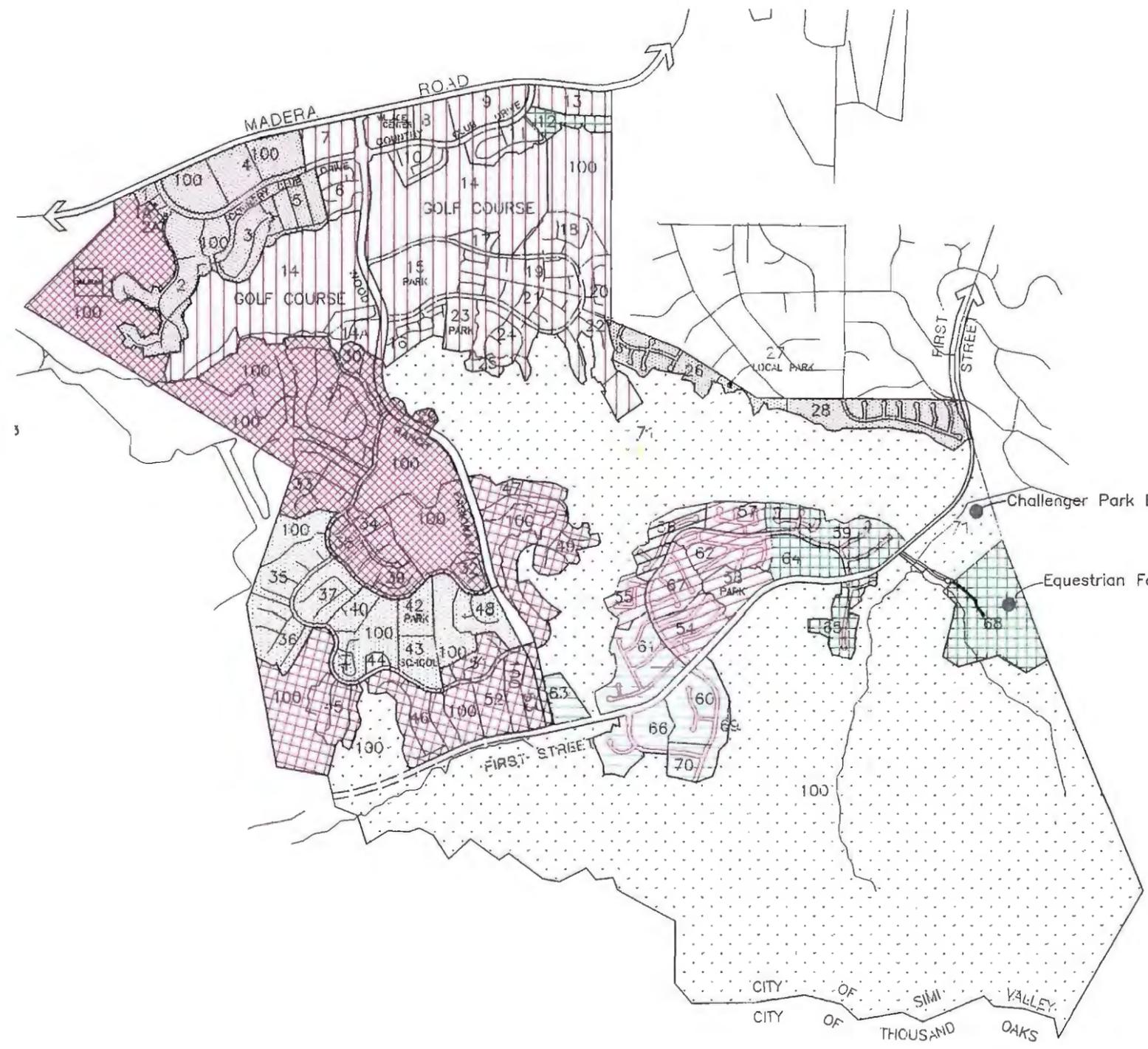
# Wood Ranch Specific Plan

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# LEGEND

- 
**PHASE I**  
 Planning Areas: 6, 7, 8, 9, 10, 11, 13, 14, 14A, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25
- 
**PHASE II**  
 Planning Areas: 1, 1A, 2, 2A, 3, 4, 5, 26, 27, 28
- 
**PHASE III**  
 Planning Areas: 29, 30, 31, 32, 33, 34, 38, 39
- 
**PHASE IV**  
 Planning Areas: 35, 36, 37, 40, 41, 42, 43, 48
- 
**PHASE V**  
 Planning Areas: 44, 45, 46, 47, 49, 51, 52, 53
- 
**PHASE VI**  
 Planning Areas: 60, 61, 63, 66, 69, 70
- 
**PHASE VII**  
 Planning Areas: 54, 55, 56, 57, 58, 62, 67
- 
**PHASE VIII**  
 Planning Areas: 12, 59, 64, 65, 68
- 
**PHASE IX**  
 Planning Areas: 100, 71



# Phasing

## WOOD RANCH



NORTH

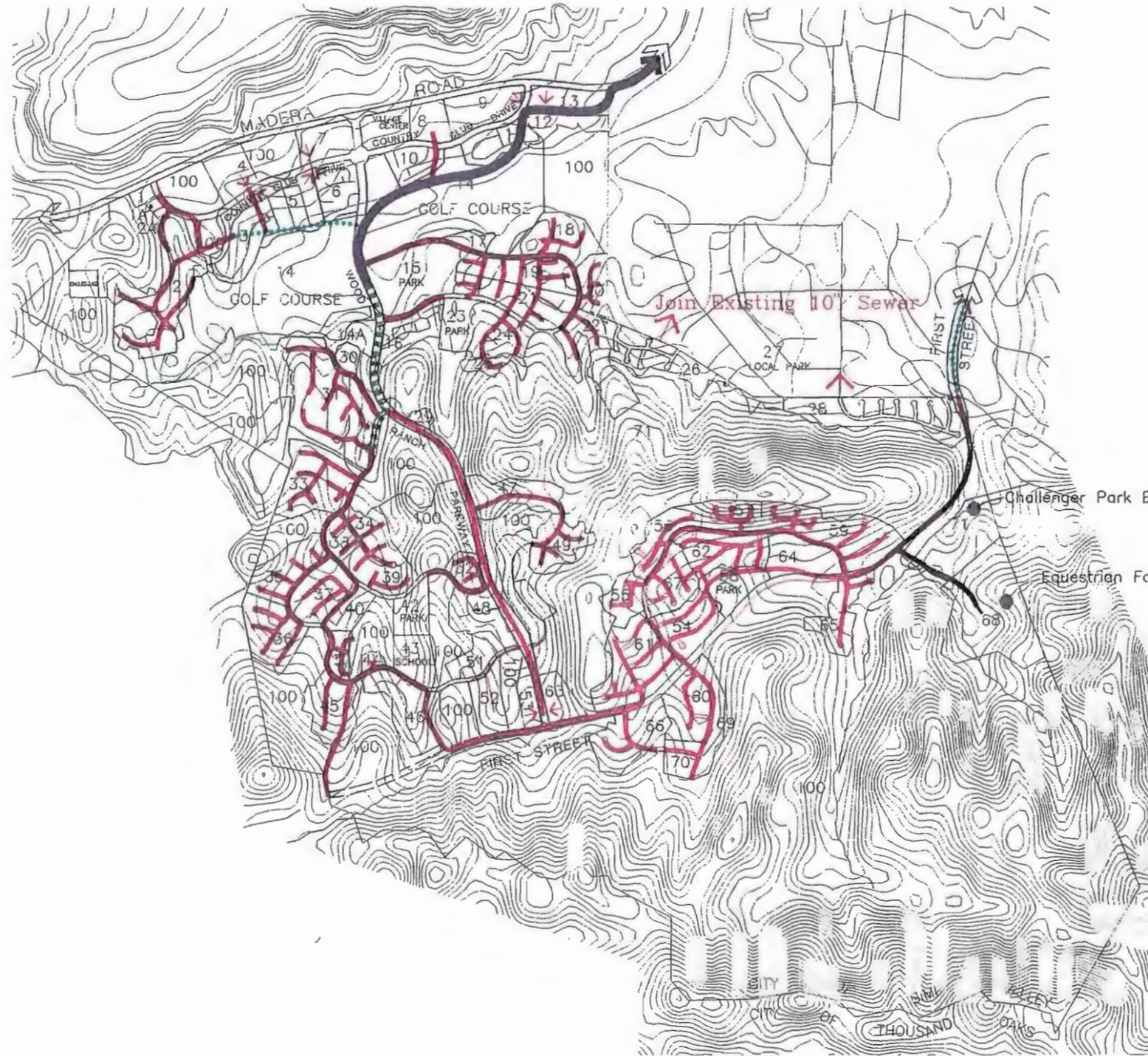


SCALE: 1" = 2000'

October 10, 1998

# LEGEND

-  15" Sewer Main
-  12" Sewer Main
-  10" Sewer Main
-  8" Sewer Main
-  Collection Point



# Sewer Facilities

## WOOD RANCH



NORTH



SCALE: 1" = 2000'

October 10, 1998

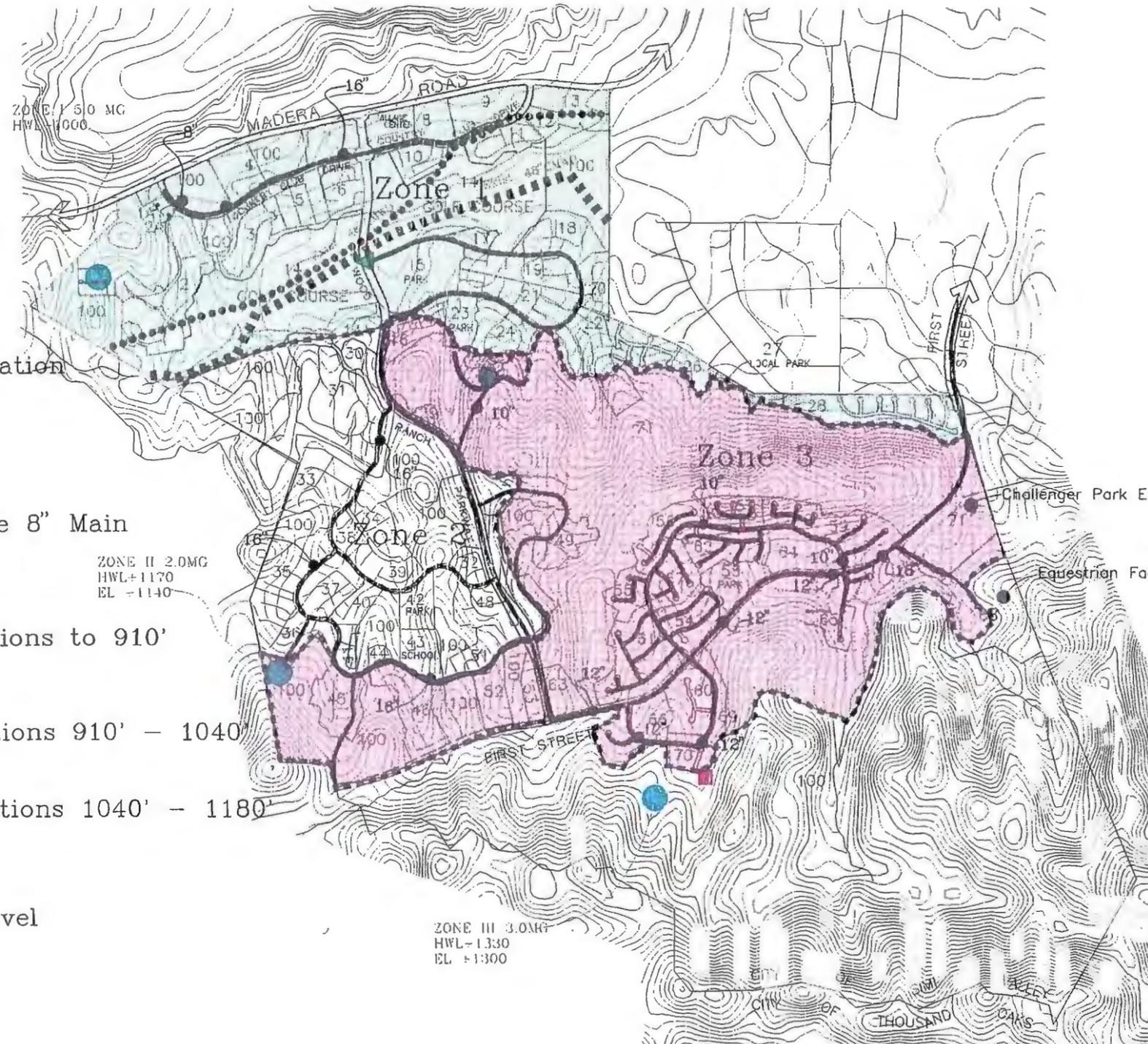
# LEGEND

-  Water Reservoir
-  Turnout Station
-  Booster Pump Station
-  Pressure Reducing Station

-  12" Water Main
-  Showing Water Main  
If Not Sized, Shall Be 8" Main
-  Zone Limit Indicator

-  Zone I Serves Elevations to 910'
-  Zone II Serves Elevations 910' - 1040'
-  Zone III Serves Elevations 1040' - 1180'

MG - Million Gallons  
 HWL - High Water Level  
 El - Elevation



# Water Facilities

## WOOD RANCH



NORTH

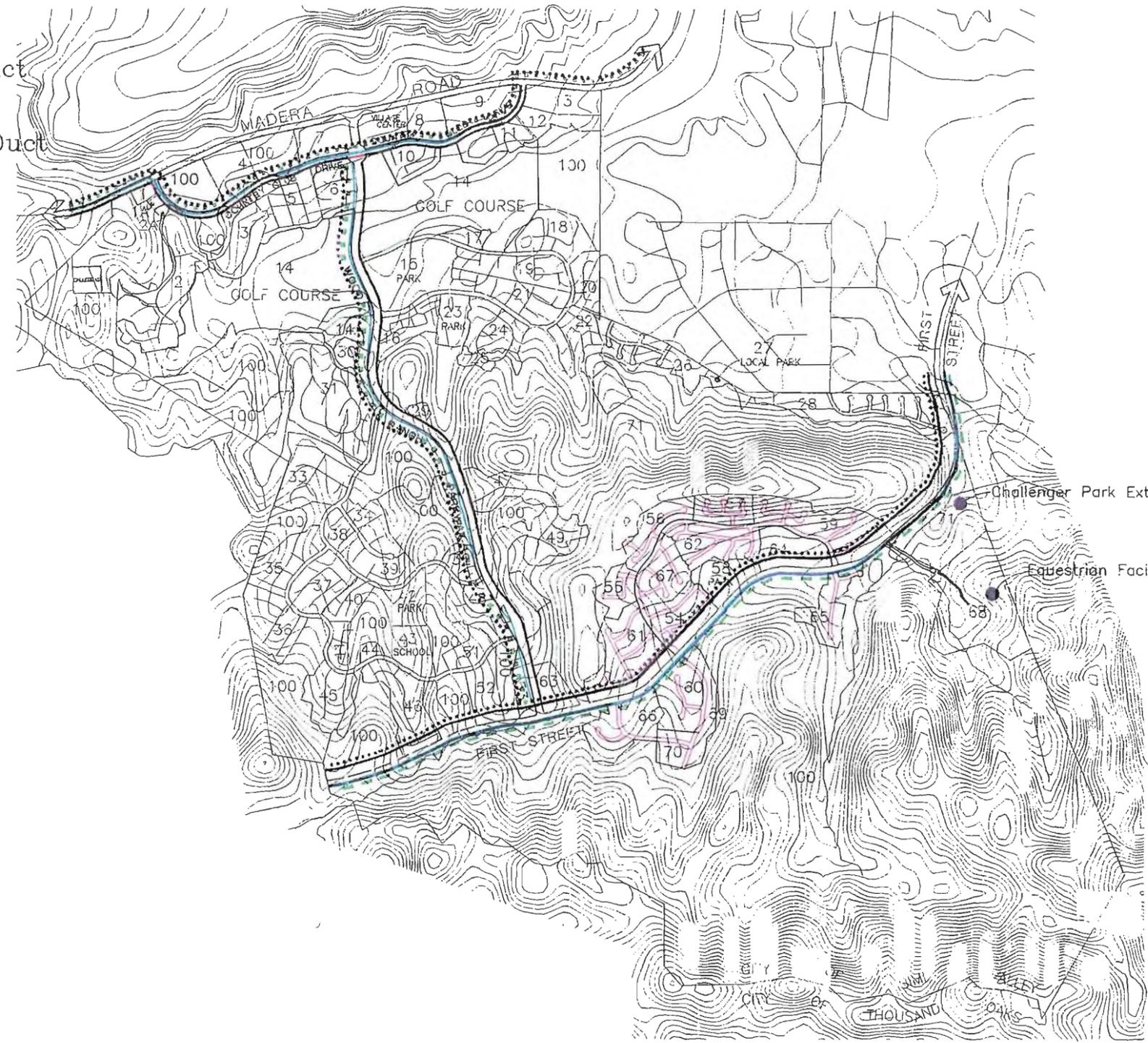


SCALE: 1" = 2000'

October 10, 1996

# LEGEND

-  Phone - 9 Pair 4" Duct
-  Electric - 2 Pair 5" Duct
-  Gas - 6" Line
-  Gas - 4" Line
-  Gas - 2" Line
-  Cable TV



## Utilities

### WOOD RANCH



NORTH



SCALE: 1" = 2000'

October 10, 1996

# VI. Recreation Element

---

## A. PURPOSE

This section describes the recreation element for Wood Ranch which includes public, private and community facilities.

## B. GOALS

1. To provide a wide range of recreational facilities, based upon the needs of the residents and related to the natural features of the Ranch.
2. To maximize the use of water retention and inundation areas for a golf course and water recreation facilities.
3. To integrate public, private and community recreation facilities into a compatible program to avoid duplication.

## C. RECREATION CONCEPT

Recreation at Wood Ranch shall be directed to fulfill these levels of need:

- Public Recreation
  - Private Recreation
  - Community Recreation
1. Public Recreation: Public parks, Planning Units 15, 27, 42 and 58 on Exhibit J, have been planned for the Ranch. Each park provides active sports facilities for the community it will be serving. In addition, an inter-connecting network of pedestrian and bicycle trails will link all the villages and recreation areas together. An equestrian trail will connect to similar trails in adjacent developments and provide access to the undeveloped hills on the Ranch.
  2. Private Recreation: It is anticipated that merchant house builders will design and build private recreation facilities within their tracts to assist them in selling their products and to meet specific recreational needs. These facilities will be considered in more detail during the Construction Plan Review process.

# Wood Ranch Specific Plan

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3. Community Recreation: Community recreation areas are shown on Exhibit J as Planning Units 14, 14A, 23 and 68.

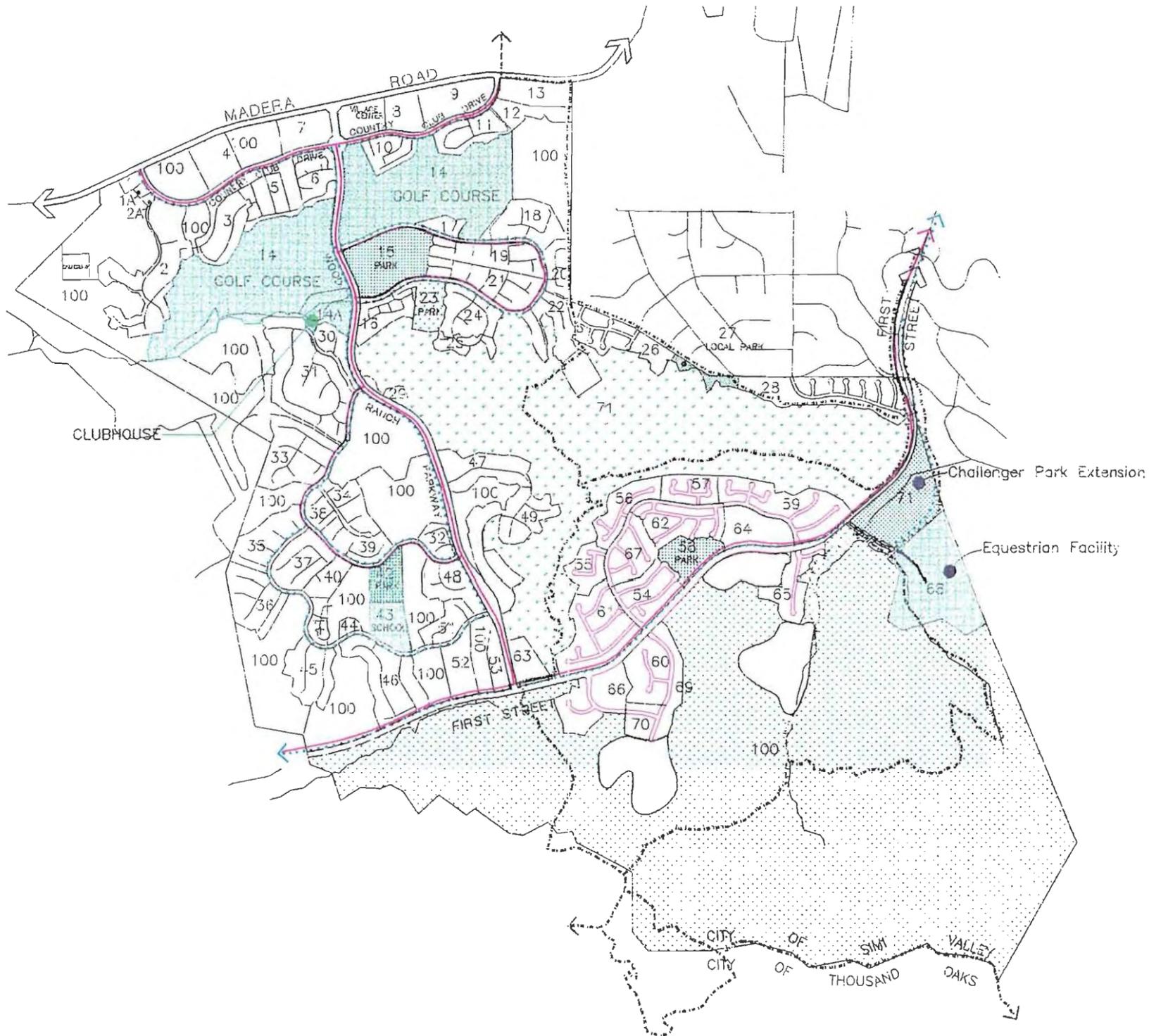
Planned uses in these areas are as follows:

- A golf course and clubhouse
- An equestrian center
- A private park with lake amenity

Because of their commercial base, use of these facilities (excepting the private lake park) will be extended to the Simi Valley community with the operations being funded by the revenues that are generated.

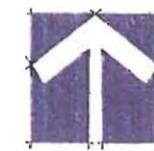
# LEGEND

-  Community Recreation
-  Public Park
-  Semi-Private Park
-  Public Open Space
-  Private Open Space
-  Bike Trails
-  Pedestrian Trails
-  Equestrian Trails



# Recreation Concept

## WOOD RANCH



NORTH



SCALE: 1" = 2000'

October 10, 1996

Exhibit J

# VII. Open Space

---

## A. PURPOSE

To describe the use and development of areas designated as Open Space in Wood Ranch.

## B. GOALS

1. Areas of Open Space shall be used, where feasible, to preserve natural features, views, native vegetation and provide for 40 acre farm lots.
2. Areas of Open Space shall be used to create physical separation from the effects of urbanization for the residents of the Ranch.

## C. OPEN SPACE AREAS

Open Space areas within Wood Ranch are shown on Exhibit K. These areas will provide for public open space, and 1 to 40 acre ranch lots, where feasible.

Public open space will be maintained by the Rancho Simi Recreation and Parks District.

Private open space not used as public open space or farm-style ranches will be maintained by the Wood Ranch Homeowners Association with a back-up agreement with the Simi Valley Landscape District No. 1, or the Simi Valley Unified School District or a responsible public open space agency.

# Wood Ranch Specific Plan

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# LEGEND

-  Private Open Space
-  Public Open Space
-  Public Park
-  Semi-Private park

Open  
Space

WOOD  
RANCH



NORTH



SCALE: 1" = 2000'

October 10, 1996

Exhibit K

# VIII. Landscape Plan

---

## A. PURPOSE

To establish the overall landscape plan for Wood Ranch.

## B. GOALS

1. Wherever feasible, native and drought tolerant plant material shall be used.
2. Appropriate plant materials shall be used to define space, create a visual image and separate differing land uses.
3. Landscaping shall be located to compliment and enhance view potentials on a long-term as well as a short-term basis.
4. Fire retardant and erosion-controlling planting material shall be used wherever warranted.
5. Landscaping shall consider solar rights of adjacent structures.
6. Agricultural uses shall be encouraged as means of maintaining open space areas.

## C. LANDSCAPE CONCEPT

The backdrop for the development areas shall be provided by homogeneous landscaping which is divided into four major use categories as noted on Exhibit L.

- Landscape Area
- Buffer/Transition Area
- Grassland Area
- Natural Open Space

1. Landscape Area: Landscape areas include major entrances, arterial and collector streets, greenbelts and trail systems, golf courses, recreation areas and general development areas. Planting materials shall be specified for each of these areas at the Planned Development Permit stage.

# Wood Ranch Specific Plan

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2. Buffer/Transition Area: This area is the physical separation between development and open space. It shall be landscaped to provide a natural and visual transition between these areas.
3. Grassland Areas: Within the Ranch's natural open space area, Exhibit L, several grass knolls and ridges are visible. Where feasible, these landforms shall be maintained in natural grasses. Use of these areas will be limited to agricultural and recreational activities.
4. Open Space: These areas shall be maintained in their natural state except where agriculture is feasible.

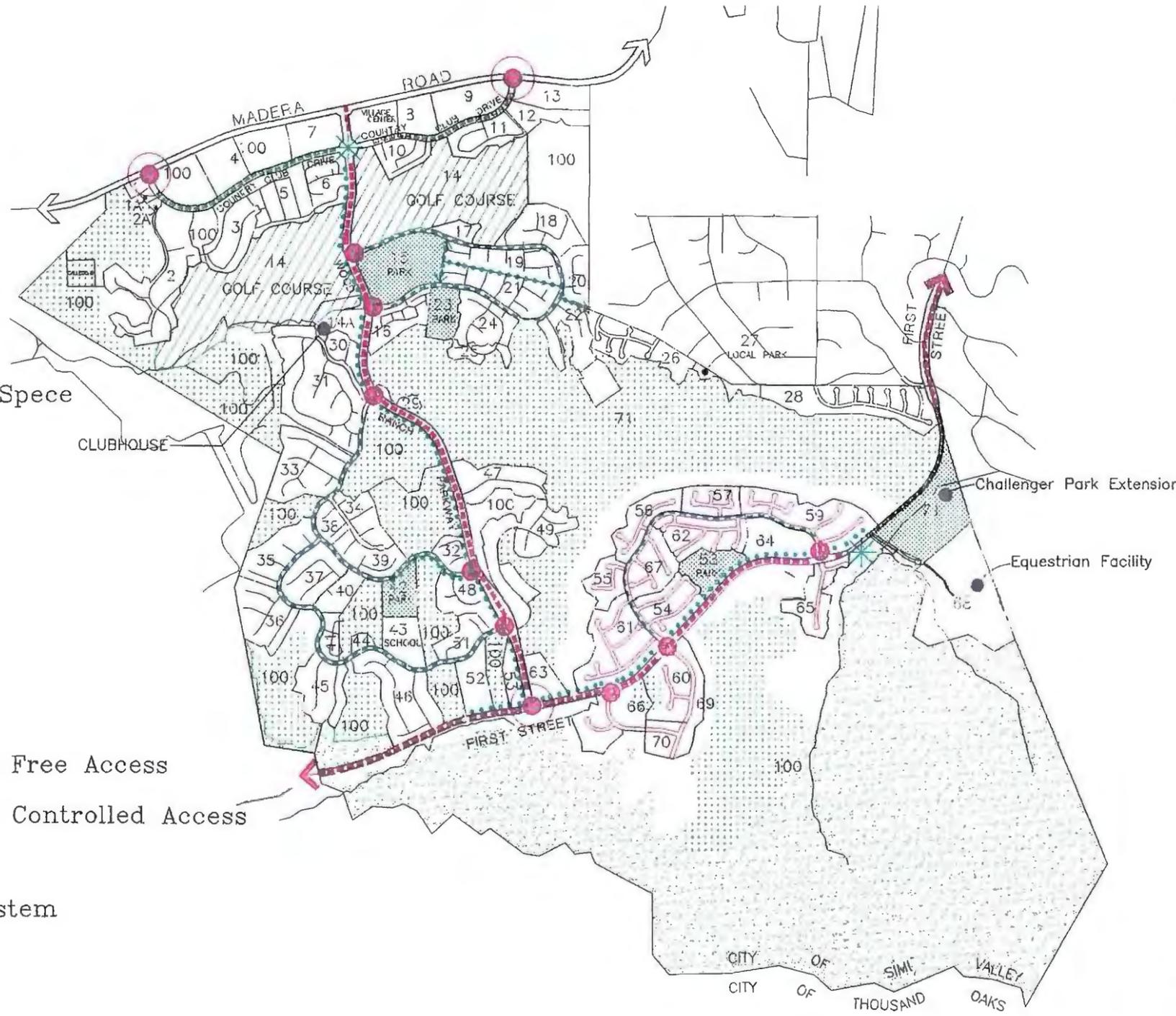
## **D. FIRE SUPPRESSION**

Prior to development in fire hazard areas, a fire suppression plan for the open space area shall be submitted to the Fire Department for approval.

# LEGEND

-  Golf Course
-  Major Recreation Area
-  Park Site
-  Buffer/Transition Area
-  Public & Private Open Space
-  Open Space

- Landscaped Areas
-  Entry Statement
  -  Major Entry
  -  Village Entry
  -  Secondary Street - Free Access
  -  Secondary Street - Controlled Access
  -  Standard Collector
  -  Green Belt/Trail System



# Landscape Concept

## WOOD RANCH



NORTH



SCALE: 1" = 2000'

# IX. GENERAL GRADING CONCEPT

---

## A. PURPOSE

This section describes the overall grading concept that shall be used during the development of Wood Ranch.

## B. GENERAL GRADING STANDARDS

1. Standards: Hillside Performance Standards, Ordinance # 376, and Chapter 7 of the Land Use Development Manual of the City Simi Valley, as existing at the date of approval of the Wood Ranch Specific Plan, shall apply to the development of Wood Ranch.
2. Lot Type Classification: Lots depicted on Exhibit M have been classified as Types A, B or C. In addition to the graphic illustrations provided by Exhibits M and N, the grading technique for these lot types are as follows:

Type "A" Lots: Type A lots are located in areas which are relatively flat plateaus. Grading of the entire lot area will be permitted. Runoff will be directed to adjacent streets.

Type "B" Lots: Type B lots are grouped throughout the property. These lots are located on minor inclined terrain. Grading of Type B lots is restricted to building pads, related patio areas and driveway access. Storm runoff will follow its natural course.

Type "C" Lots: Type C lots are typically located along major changes in topography and are highly visible to the surrounding community. These lots are located on terrain that has a higher percentage of slope than the majority of lots on the Ranch. Grading of Type C lots is restricted to earth movement necessary for driveway access and excavation for building foundations. Storm runoff will follow its natural course.

# Wood Ranch Specific Plan

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## C. GRADING DESIGN APPROACH

1. Reshaping of the natural terrain to permit access and construction shall be kept to a minimum. Where possible, improvements should be designed to conform to the terrain rather than the reverse. Where grading is necessary, the following guidelines shall apply to Type B and C lots:
  - a. Transition Design: The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
  - b. Angular Forms: Angular forms shall not be permitted. The graded from shall reflect the natural rounded terrain.
  - c. Exposed Slopes: Graded slopes shall be concealed wherever possible.
2. The overall shape, height and grade of any cut or fill slope shall be developed in concert with the existing natural contours and scale of the natural terrain of a particular site.
3. The toe and crest of all cut and fill slopes in excess of five (5) feet vertical height but not greater than ten (10) feet vertical height, shall be rounded with vertical height, shall be rounded with vertical curves.
4. The toe and crest of any slope in excess of ten (10) feet vertical height, excepting the toe of any slope within twenty-five (25) feet of a dwelling, shall be rounded with vertical curves of radii no less than five (5) feet and designed in proportion to the total height of the slope.
5. Where cut or fill slopes exceed 100 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion with varying radii to reflect the natural terrain.
6. Where cut and fill slopes are created, detailed landscape and irrigation plans shall be submitted to the Director of Community Development for approval.

The plans will be reviewed for type and density of ground cover, seed-mix, hydromulch mix, plant sizes and irrigation systems.

## **IX. GENERAL GRADING CONCEPT**

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7. The applicant and/or developer shall be responsible for the maintenance and upkeep of all slope planting and irrigation systems until such time as these operations are the responsibility of other parties.
8. Natural drainage courses shall be maintained wherever possible.
9. Cross-lot drainage shall be kept to a minimum and shall occur only when approved by the Department of Public Works.

# WOOD RANCH SPECIFIC PLAN

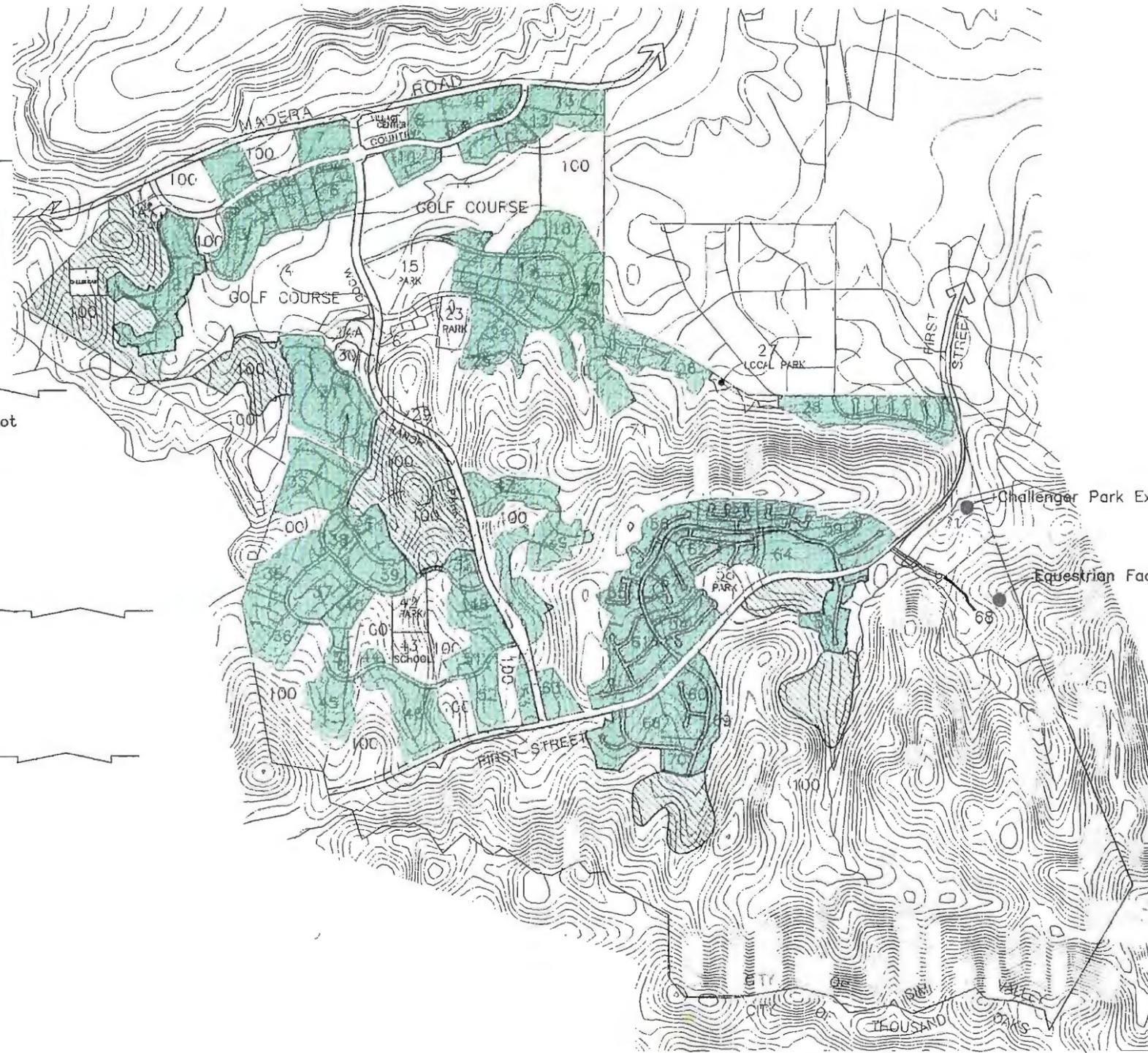
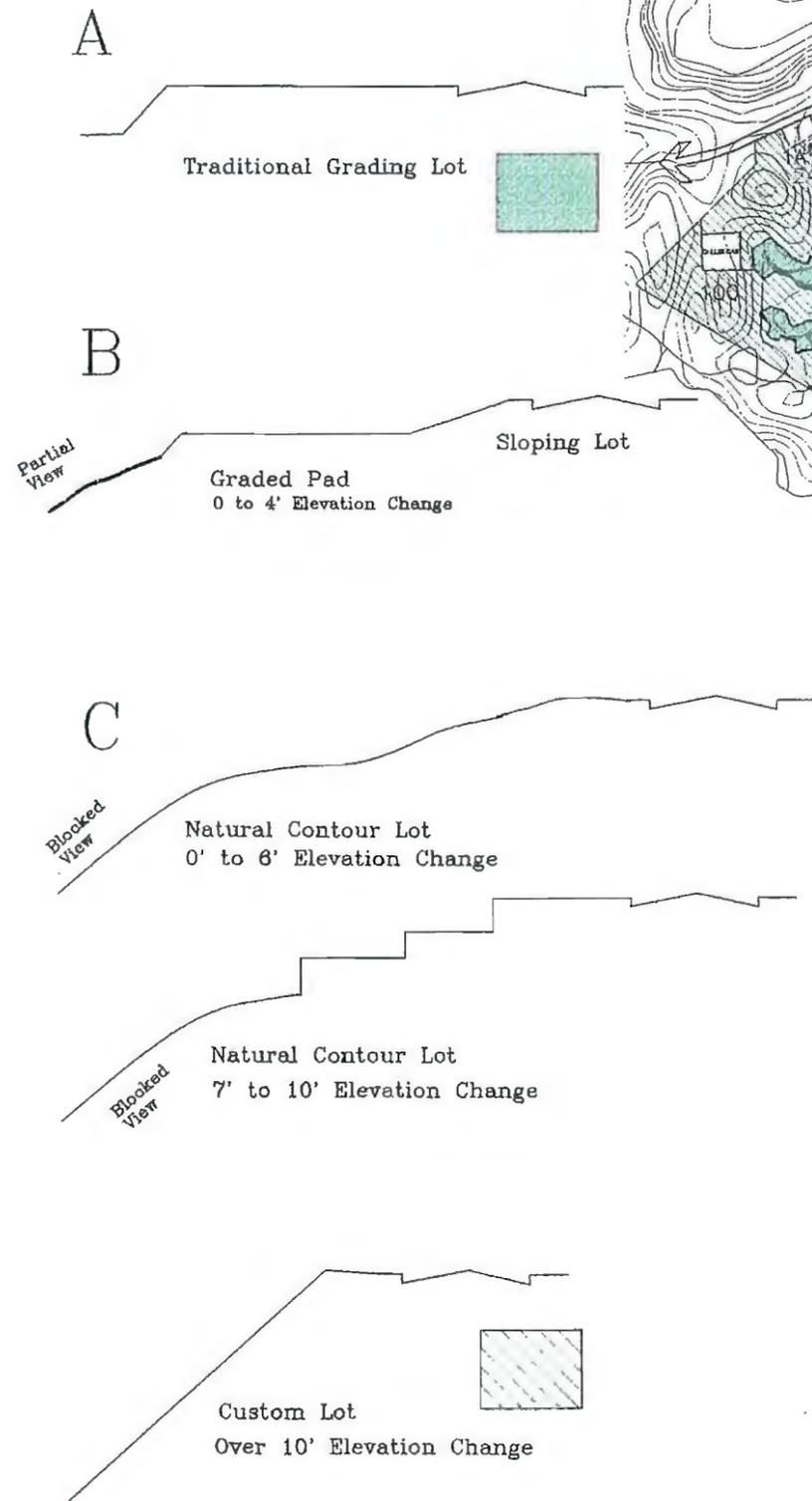
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# LEGEND

# Grading Lot Types

## WOOD RANCH



NORTH



SCALE: 1" = 2000'

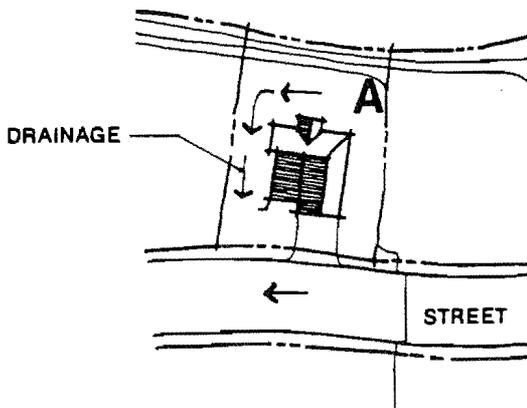
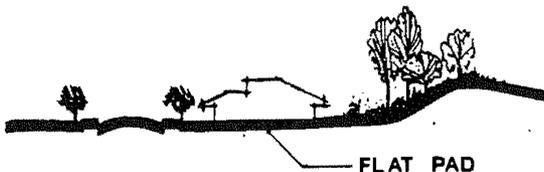
October 10, 1996

Exhibit M

# LOT GRADING TECHNIQUES

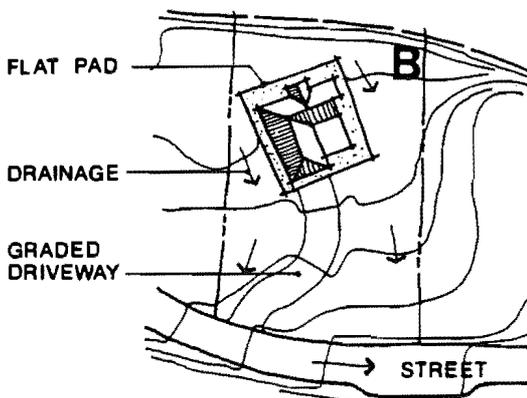
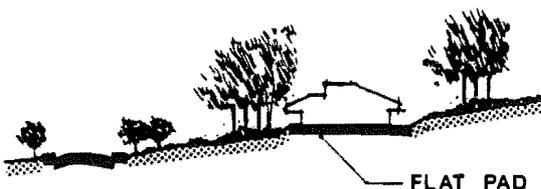
## TRADITIONAL GRADING

CONVENTIONAL PRODUCT  
LOT TYPE A



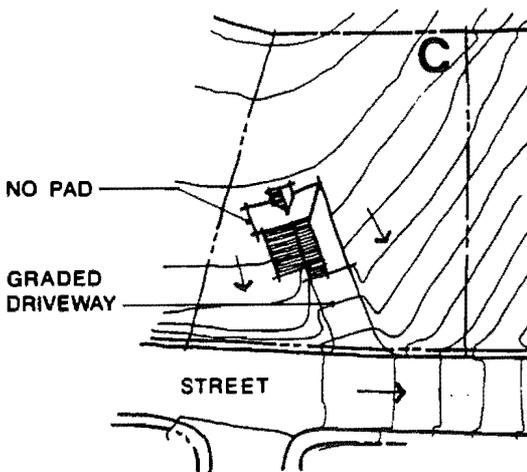
## GRADED PAD SLOPING LOT

CONVENTIONAL PRODUCT  
LOT TYPE B



## NATURAL CONTOUR LOT

CUSTOMIZED FOUNDATION  
LOT TYPE C



# WOOD RANCH

OLYMPIA / ROBERTS CO.



1300 DOVE STREET, SUITE 100  
NEWPORT BEACH, CA 92660, (714) 851-9444

Exhibit N

# Wood Ranch Specific Plan

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# X. Visual Element

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## A. PURPOSE

The following guidelines are provided so that the perception of open space and natural hillsides can be retained while allowing for the development of Wood Ranch. These guidelines are not intended to imply that development will not be allowed in view sensitive areas but rather that development should be completed in such a manner that the appearance of opens space is preserved.

## B. GOALS

1. To preserve the major natural topographic features of the Wood Ranch.
2. To preserve hillsides in excess of twenty percent (20%) slope or greater to the maximum extent possible and consistent with community policies.
3. To consider the view of Wood Ranch currently enjoyed by residents of the valley floor.
4. To provide view windows along Madera Road and First Street.
5. To consider the visual elements of the Wood Ranch when planning the development.

## C. DEFINITIONS

Exhibit "0" depicts view sensitive areas within the proposed development areas of Wood Ranch. This exhibit specifies six categories defined as follows:

- a. View Window: An area where the natural topography, landform and/or plant life allows motorists traveling by or through the Ranch an opportunity to enjoy the visual qualities of the area.
- b. Edge of View Shed: The point at which the natural elevations begin to rise.

# Wood Ranch Specific Plan

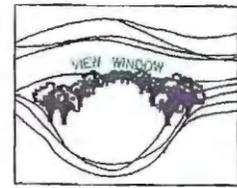
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- c. Limit of View Shed: The point at which the natural elevation has formed a ridgeline of sufficient height that land and/or development behind that line is obscured from view of motorists traveling through or by Wood Ranch.
- d. Transition: That area which serves as a buffer between natural or man-made open space and urban development.
- e. View Node: Natural landforms that are elevated above adjacent areas.
- f. Vista: Major ridgeline which creates the backdrop for Wood Ranch as well as the valley floor.

## **D. GENERAL GUIDELINES**

- 1. Buildings located within view windows shall be clustered and oriented to avoid creating a line of solid development and to permit a view of the area beyond.
- 2. The use of open space shall be considered in locating and developing areas. The integration of natural knolls, vistas, greenbelts and recreation uses with the development areas shall be achieved as shown on Exhibit 0.

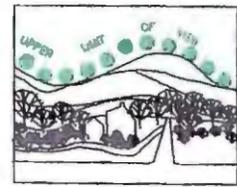
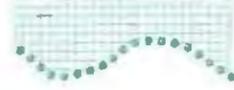
# LEGEND



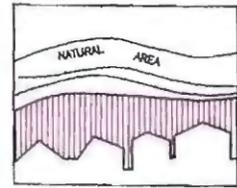
View Window



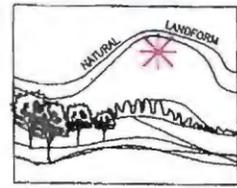
Edge of View Shed



Limit of View Shed



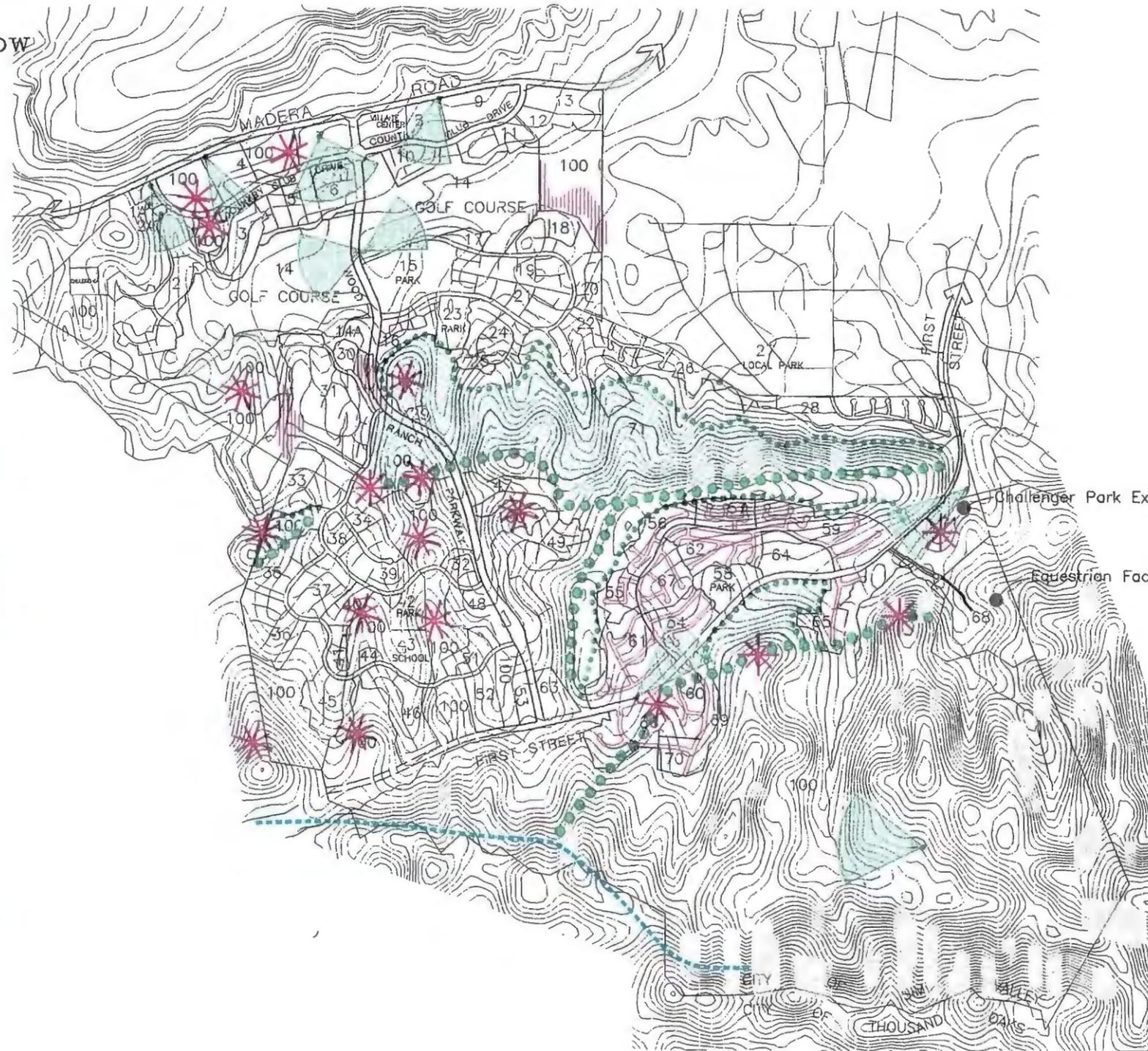
Transition



View Node



Vista



## Visual Analysis

### WOOD RANCH



NORTH



SCALE: 1" = 2000'

October 10, 1998

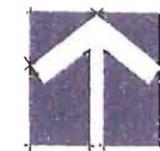
Exhibit O

# LEGEND

 Storm Drain Line

# Drainage Facilities

## WOOD RANCH



NORTH



SCALE: 1" = 2000'

October 10, 1998

# XI. Population Estimate

## A. PURPOSE

Table 3 provides an estimate of the future population of Wood Ranch.

## B. POPULATION PROJECTION

**TABLE 3  
POPULATION PROJECTIONS**

Village	Persons No. of		
	Per DU	DU's*	Population
<u>Country Club Village</u>			
Multi-Family	2.80	1,107	3100
Attached Single Family	3.00	142	426
Detached Single Family	3.20	312	998
<b>Subtotal</b>		<b>1,561</b>	<b>4,524</b>
<u>Lake Park Village</u>			
Multi-Family	2.80	96	269
Attached Single Family	3.00	0	0
Detached Single Family	3.20	471	1507
<b>Subtotal</b>		<b>567</b>	<b>1,776</b>
<u>Sycamore Canyon Village</u>			
Multi-Family	2.80	304	851
Attached Single Family	3.00	0	0
Detached Single Family	3.20	890	2848
<b>Subtotal</b>		<b>1194</b>	<b>3,699</b>
<u>Long Canyon Village</u>			
Multi-Family	2.80	0	0
Attached Single Family	3.00	0	0
Detached Single Family	3.20	689	2205
<b>Subtotal</b>		<b>689</b>	<b>2,205</b>
Farm Lots	3.20	15	48
<b>SUBTOTAL ESTIMATED POPULATION</b>		<b>4,026</b>	<b>12,252</b>
		DU's	Persons
Country Club Village Sr. Units**	1.7	206	350
<b>GRAND TOTAL ESTIMATED POPULATION</b>		<b>4,232</b>	<b>12,602</b>
		DU's	Persons

\*Based on Assigned Density

\*\* 206 Senior units excluded from Assigned/Unassigned unit calculations

## **XII. Development Standards**

---

### **A. PURPOSE**

The development standards are intended to provide a flexible, yet consistent method whereby large parcels of land may be designed and developed for a variety of land uses, while taking advantage of contemporary and innovative site planning techniques.

### **B. APPLICABLE STANDARDS**

The Wood Ranch Specific Plan shall be implemented pursuant to the provisions and procedures of the Simi Valley Municipal Code. More specifically, the review of all new development within the Specific Plan area shall be conducted in accordance with the Planned Development Permit requirements of the Simi Valley Zoning Ordinance, except as provided herein.

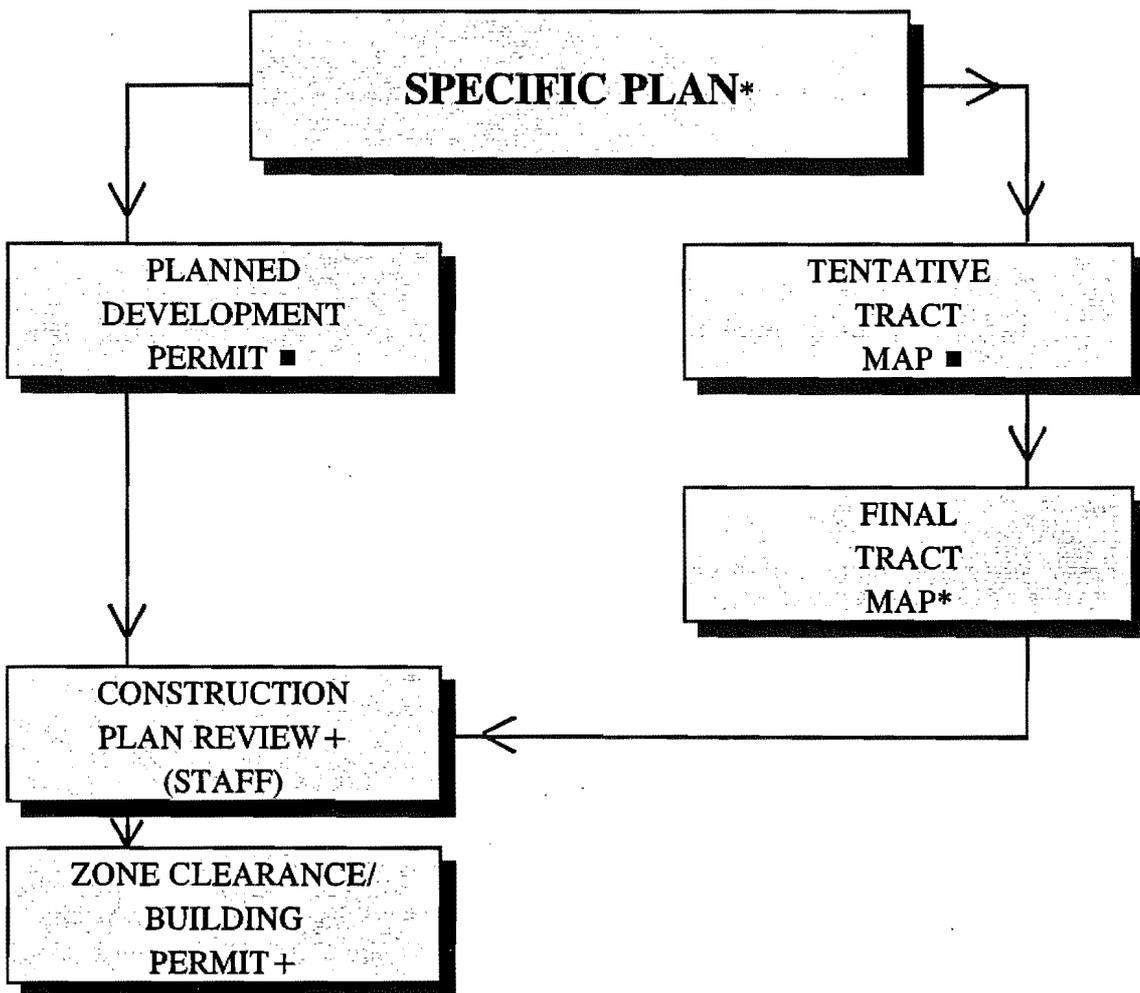
### **C. EXCEPTIONS**

The Planning Commission shall consider conceptual drawings or illustrative renderings and text in lieu of detailed preliminary architectural elevations when reviewing Planned Development Permit applications within the Wood Ranch Specific Plan area. The Director of Environmental Services is hereby authorized to conduct Construction Plan Review or preliminary and final architectural/site plan designs, including architectural approval for any custom home subdivisions, pursuant to the general requirements of an approved Planned Development Permit.

# XIII. Specific Plan Implementation

## A. METHOD

The Wood Ranch Specific Plan shall be implemented through the Planned Development Permit and Construction Plan Review process. The interrelationship of the components and how they combine with the Subdivision Map process is diagrammed below:



### APPROVING AGENCY

- \* City Council
- Planning Commission
- + Department of Community Development (Staff)

# Wood Ranch Specific Plan

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## **B. PLANNED DEVELOPMENT PERMIT**

### **1. PURPOSE**

Planned Development Permits establish development control guidelines for areas of Wood Ranch that are proposed for development. A Planned Development Permit will be prepared for each development phase.

### **2. GOALS**

The goals of each Planned Development Permit are as follows:

- To ensure consistency with the Wood Ranch Specific Plan.
- To encourage innovative neighborhood design in development.
- To promote the highest contemporary standards of site design and architecture.
- To maximize the desirability of the Wood Ranch community as an outstanding place to live, work and play.

### **3. APPLICABILITY**

Planned Development Permits shall be required for those areas of Wood Ranch that are proposed for development. Authority for approval of Planned Development Permits shall rest with the Planning Commission.

### **4. REQUIREMENTS FOR PLANNED DEVELOPMENT PERMITS**

A Planned Development Permit shall consist of plans, drawings, illustrations, designs, reports and other detailed information as required to determine compliance with the provisions of the Wood Ranch Specific Plan, the General Plan and the Zoning Ordinance. The following list of Plans and information is required:

# **XIII. Specific Plan Implementation**

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- a. All applicable tentative tract maps or tentative parcel maps within the proposed Planned Development Permit in accordance with Chapter 2, Division 8 of the City of Simi of Valley Municipal Code.
- b. A legal and physical description of the site, including boundaries, easements, existing topography, natural features, existing buildings, structures and utilities.
- c. Location, grades, widths and types of improvements proposed for all streets.
- d. An overall plan describing proposed provisions for storm drainage, sewage disposal, water supply and such other improvements as may be required by the Director of Public Works.
- e. A Grading Plan for remedial and developmental grading, including cross-sections describing the existing topography and proposed finish grades.
- f. All illustrative site plan showing an artist's concept of all proposed land uses and building locations.
- g. Conceptual landscape and perimeter wall plans.
- h. A statistical land use summary for each Planning Unit.
- i. Architectural theme with guidelines.
- j. Affordable Housing effort.
- k. A slope analysis map pursuant to the Hillside Performance Standards Ordinance #376.
- l. Energy and water conservation measures that are economically feasible.

# Wood Ranch Specific Plan

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## 5. PROCEDURE

Planned Development Permits, which contain plans, drawings, illustrations, designs, reports and other detailed information as required herein, shall be prepared by the developer of Wood Ranch and submitted to the Department of Environmental Services for review and comment. Comments from other City departments and service agencies shall be ascertained through the Development Advisory process.

Upon determination that the Planned Development Permit complies with the provisions of the Specific Plan, the Director of Environmental Services shall prepare a staff report with recommendations which shall be submitted along with the Planned Development Permit to the Planning Commission at the earliest possible regular meeting. The Planning Commission shall approve, deny or conditionally approve the Planned Development Permit.

## C. CONSTRUCTION PLAN REVIEW

### 1. PURPOSE

Construction Plan Review is the procedure for the review and approval of construction plans within each Planning Unit.

### 2. APPLICABILITY

Construction Plan approval shall be required for each Planning Unit noted on the Land Use Development Plan prior to the issuance of any building permit. Authority for approval of Construction Plans shall rest with the Director of Environmental Services.

### 3. REQUIREMENTS FOR CONSTRUCTION PLANS

A Construction Plan shall consist of final construction plans, illustrations, reports and other detailed information as required to determine compliance with the provisions of the applicable Planned Development Permit. The following list of plans and information is required:

## XIII. Specific Plan Implementation

---

- a. A legal and physical description of the site, including boundaries, easements, existing topography, natural features, existing buildings, structures and utilities.
- b. A fully-dimensioned site plan drawn to scale showing the location, size, shape, height and use of all proposed buildings, walls, fences and other structures.
- c. Construction plans indicating all elevations and floor layouts of all buildings, except for custom single-family residences as designated by the Planning Commission, with a statement describing the type of development. In the case of custom lots, building plans shall only be submitted to the Director of Environmental Services for approval prior to issuance of a zone clearance and building permit.
- d. Exterior finishes and a color palette.
- e. Location, grades, sizes and types of improvements proposed for parking areas, walkways, driveways, service areas and landscape areas. (The City shall apply parking standards which are applicable to all other development in Simi Valley, as requested by the applicant in writing on April 20, 1984.)
- f. An overall plan describing proposed provisions for storm drainage, sewage disposal, water supply and such other improvements as may be required by the Director of Public Works.
- g. A Grading Plan for remedial and developmental grading, including cross-sections showing the existing topography and proposed finish grades.
- h. A statistical summary of the major uses of the site including residential density calculations, building coverage, area of landscaping, etc.
- i. Plans for landscaping, irrigation, paving, signing, lighting, fencing, trails, etc.
- j. All other information as required by the Director of Environmental Services to assist in depicting the design and development character of the proposed project.

# Wood Ranch Specific Plan

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The applicant is encouraged to submit a preliminary Construction Plan for review and comment by the Department of Environmental Services prior to the preparation of a final Construction Plan.

# **XIV. Architectural Design Guidelines**

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## **A. PURPOSE**

- To establish and define specific design controls.
- To regulate and enforce the efforts of various disciplines involved.
- To act as a design stimulant in achieving a common goal.
- To ensure total design coordination between adjoining parcels.
- To define a consistent approach to graphics, signing, color, street furniture, lighting and landscaping.

## **B. DESIGN OBJECTIVES**

The Wood Ranch Specific Plan represents a commitment to create a master planned community.

The basic objectives in the design of Wood Ranch are to provide:

1. An enriched village environment.
2. An aesthetically cohesive community.
3. Harmonious massing of structures.
4. The interfacing of natural open spaces, park land and recreational areas.
5. To protect the public health, safety and general welfare.

# Wood Ranch Specific Plan

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## C. DESIGN PHILOSOPHY

The ability to create and control development on Wood Ranch commences with the establishment of a design philosophy. The design philosophy which follows will provide the basis for preparing Architectural Design Guidelines.

### 1. BUILDING DESIGN

Architectural designs should convey a feeling or impression rather than standing out as any particular style. Although the climate and natural beauty of the Ranch are influencing factors, each residential enclave should convey its own blend of building forms, textures and site relationships. The residential enclaves should be somewhat random in composition to reflect a village atmosphere. Each village shall be linked by the natural amenities of the site. One particular style should not dominate but rather an atmosphere should be created resulting in building designs, sensitively integrated with the site, the topography and character of the Wood Ranch.

### 2. RELATION TO SITE

Buildings and other improvements should be appropriate in mass and scale to the site on which they are placed. The site and its relationship to other structures, scenic values, climate orientation, access and topography should be the dominant factors in the design and orientation of structures on each site. The random nature of the village theme should also be considered.

### 3. SELECTION OF MATERIALS

The building and its elements should be unified in textures, colors and materials to provide an order and coherence, not only with themselves, but with the surrounding environment of a natural setting and village concept. Nature provides a strong coherent order without monotony including symmetrical, asymmetrical, linear and curvilinear forms and rough and smooth textures. The design of improvements should compliment this natural site order and present a visual imagery of village identity and at the same time, natural appearance of randomness in form, texture and color. No wood roofing shall be utilized for units in Fire Zone IV.

# **XIV. Architectural Design Guidelines**

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## **4. LANDSCAPE DESIGN**

Landscape design and proper use of plant materials can dominate the total visual image presented by the buildings and building clusters. The village concept gains character and coherence through its landscape treatment. Landscape materials should include native materials and should reinforce the random appearance of the village clusters. Landscape design should respect solar access rights and should be utilized for microclimatic control around structures and outdoor use areas. The design of fencing, exterior lighting and street furniture is an integral part of the landscape design process.

## **5. GRAPHIC IDENTIFICATION**

Site graphics should be an integral part of the design process with appropriate attention given to form, function and location throughout the site. Colors, textures and materials should blend with building and landscape design.

## **D. IMPLEMENTATION**

Architectural Design Guidelines shall be defined in detail for each village and submitted with the Planned Development Permits that are prepared for the Planning Units within each village.

## **XV. Amendments**

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### **SPECIFIC PLAN AND PLANNED DEVELOPMENT PERMIT AMENDMENTS**

Any amendment to the Wood Ranch Specific Plan shall be in accordance with California Government codes, Section 65500 through 65507.

Amendments to any adopted Planned Development Permit shall be in accordance with the provisions and procedures of Article 43 of the Simi Valley Zoning Ordinance. Minor modification to the Planned Development Permit, which do not conflict with the intent of the Specific Plan, shall be approved by the Director of Environmental Services.

# **XVI. Relationship to the General Plan**

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## **A. SPECIFIC PLAN REQUIREMENTS**

The General Plan for the City of Simi Valley has designated the Wood Ranch property as an area where policies of the General Plan can best be realized by use of a Specific Plan. The following are the specified purposes of the Wood Ranch Specific Plan described in the General Plan:

1. Address safety concerns regarding development in the dam inundation area.
2. Provide for an orderly phasing of development relative to the provision of adequate public services.

## **B. PROVISIONS OF THE WOOD RANCH SPECIFIC PLAN**

The Wood Ranch Specific Plan has accomplished these purposes by providing the following:

1. The Bard Reservoir flood inundation area, as well as the Sycamore Dam retention area, have been shown in the Wood Ranch Specific Plan as a golf course. This land use assignment creates a major open space area and provides an opportunity for active recreation, while adhering to established safety standards. Residential developments surrounding the golf course have been sited outside the inundation and retention area limits.
2. Phasing as established by the Wood Ranch Specific Plan directs development, generally speaking, from Madera Road south so that service and infrastructure can be logically planned and extended.

## **C. RELATIONSHIP TO LAND USE ELEMENT**

The Specific Plan standards for Wood Ranch have been integrated into the Specific Plan map in the following ways:

1. The residential density assigned to the dam inundation area has been transferred to other residential areas with the emphasis on clustering on those areas instead of dispersing densities into hillside areas.

# **Wood Ranch Specific Plan**

2. The village with the highest overall density and land intensity is Country Club Village, which is located adjacent to Olsen road. Small nodes of more intense residential uses are located in other villages but the concentration is in Country Club Village.
3. County Club Village is also the location of a 8.17-acre supermarket center which is intended to serve primarily the needs of Wood Ranch residents.
4. All residential uses have been concentrated into villages permitting areas in excess of 20% slope to remain in their natural state.
5. While concentrated into villages, residential uses become less intense as the villages near the foothills.
6. Important archaeological and historic sites on the property will be preserved and protected.

## **D. RELATIONSHIP TO COMMUNITY DESIGN ELEMENT**

The Community Design Element deals with design at three levels: community-wide land use patterns, community-wide appearance of development, and project design. The Wood Ranch Specific Plan addresses these areas and, in fact, implements the goals of this element by proposing a plan which concentrates development in four cost-effective villages thereby allowing economy of development. Attached and closely clustered units in the villages allow for preservation of open space between villages. Within each village neighborhood identity is emphasized through coherence in building design, materials and colors and landscaping.

Architectural compatibility is established by guidelines within the Specific Plan. These guidelines emphasize the village environment interfaced by natural open space, parklands and recreational areas. Architectural designs are not rigidly established but instead, are influenced by the village concept within a natural environment.

# **XVI. Relationship to the General Plan**

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## **E. RELATIONSHIP TO THE OPEN SPACE AND CONSERVATION ELEMENT**

The Wood Ranch Specific Plan established approximately 75% of the Ranch in some form of open space. While this is primarily natural open space, it does include active areas such as a golf course and neighborhood park. Considerable attention has been given to preserving natural landforms as integrated features of the villages so that the perception of natural open space is maintained. The use of reclaimed water, if economically feasible, will be pursued. Local aquifers should be tapped for other water needs where appropriate. During the Planned Development review process, significant oak and sycamore trees will be preserved, where feasible.

## **F. RELATIONSHIP TO CIRCULATION ELEMENT**

The implementation of the Wood Ranch Specific Plan will be a major step toward completing the extension of First Street southerly to initially connect with Sunset Hills Boulevard and to eventually connect to Westlake Boulevard in the City of Thousand Oaks. Consistent with the circulation element, this route provides an important additional access route for the City of Simi Valley.

The Specific Plan, by providing pedestrian, bicycle and equestrian trails, encourages alternative modes of transportation. Additionally, the facilities within the community will reduce the need for external trips by satisfying most recreational and many shopping needs of its future residents. The hierarchy of roads within Wood Ranch provides good regional connections while minimizing the need for local streets by clustering and grouping of development.

# **Wood Ranch Specific Plan**

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## **G. RELATIONSHIP TO RECREATION ELEMENT**

The Wood Ranch development is one that offers a variety of recreational opportunities that will serve the needs and desires of Wood Ranch residents. An array of recreational uses are planned including neighborhood parks; community parks; biking, walking and equestrian trails; a golf course and an equestrian center, all intended to complement the programs of the Rancho Simi Recreation and Parks District.

## **H. RELATIONSHIP TO THE SAFETY AND SEISMIC SAFETY ELEMENTS**

A thorough geological investigation of the Wood Ranch provided data that was considered during the planning phase. The Specific Plan adhered to the direction of this element to ensure the safety of future residents.

The Specific Plan designates a site for a fire station which will ensure adequate fire protection to the residents of Wood Ranch. Additionally, plant material adjacent to open space areas will be native and fire resistant to reduce risk.

The Specific Plan addressed the concerns of residential development in the flood plain by planning development outside the limits of the flood zone.

## **I. RELATIONSHIP TO SCENIC HIGHWAY ELEMENT**

The circulation system of Wood Ranch is designed to preserve the natural state of the Wood Ranch wherever possible and offer scenic vistas.

# **XVI. Relationship to The General Plan**

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## **J. RELATIONSHIP TO NOISE ELEMENT**

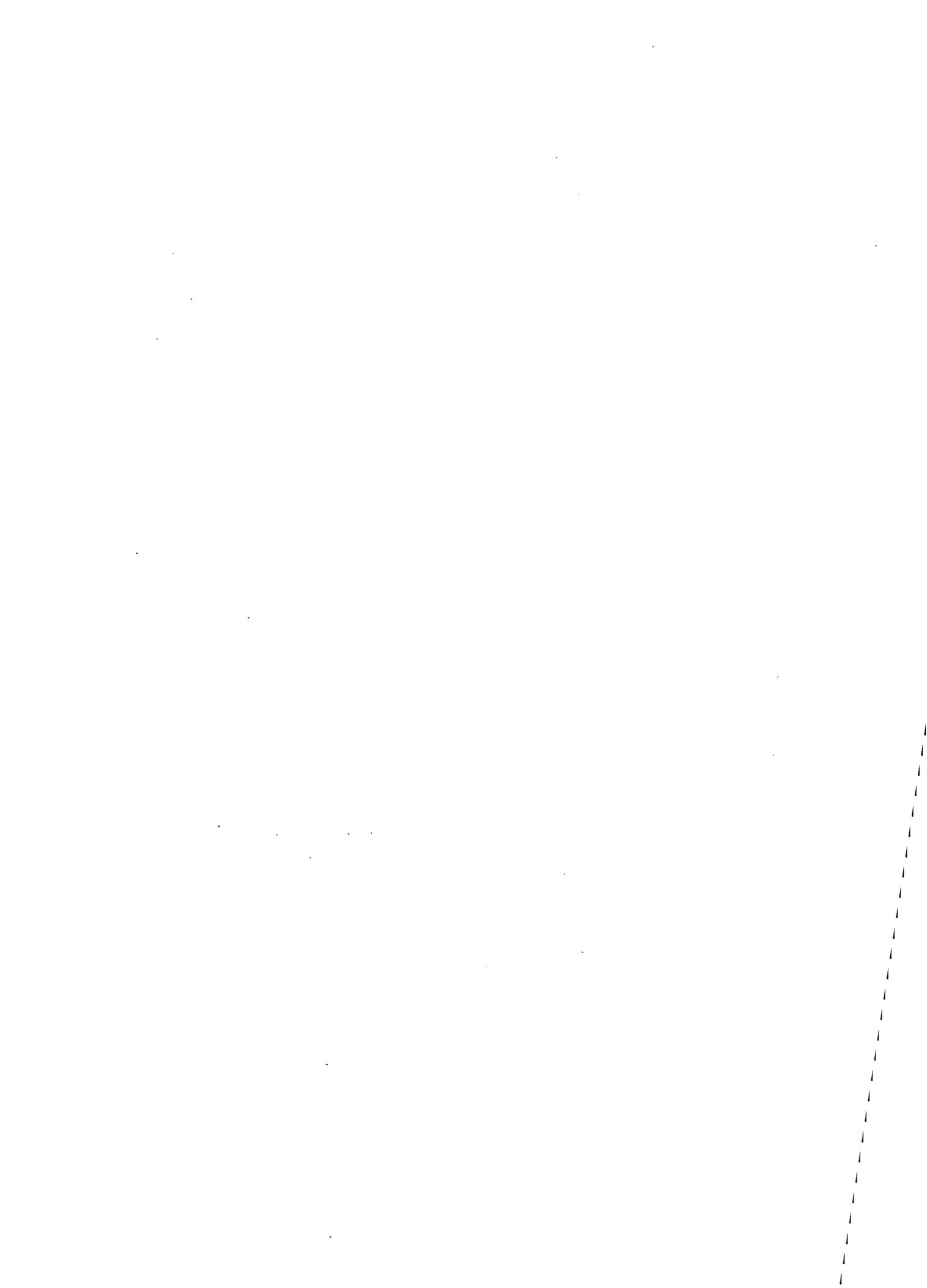
The design of Wood Ranch provides an opportunity to develop a planned community that takes advantage of a quiet environment. The villages of Wood Ranch are generally set off and removed from the primary noise source - major roadways. The villages are enclaves within open space and their layout buffers them from unwanted noise while retaining the sounds found in nature.

Natural knolls are used to segregate some land uses and provide additional opportunities for a quiet environment.

## **K. RELATIONSHIP TO HOUSING ELEMENT**

A stated goal of the Wood Ranch Specific Plan is to provide a variety of housing types to meet the needs of various households and income groups. Within each village, housing types, while offering various sectors of the market. For example, housing in Country Club Village is designed to meet the needs of small households which include young singles, adult singles, empty nesters and the retired. This can be compared to Sycamore Canyon Village where the emphasis is to provide housing that is designed to meet the needs of different income levels of households with children.

Another component of the Specific Plan is the Affordable Housing Program. The intent of this program is to assist in meeting the housing needs of those persons with low to moderate incomes.



## **APPENDIX**



ATTACHMENT A  
CONSERVATION AND PLANNING

Article 8. Authority For and Scope of Specific Plans

65450. The planning agency may, or if so directed by the legislative body shall, prepare specific plans based on the general plan and drafts of such regulations, programs, and legislation as may in its judgment be required for the systematic execution of the general plan and the planning agency may recommend such plans and measures to the legislative body for adoption.

(Added by Stats. 1965, Ch. 1880.)

65450.1. A specific plan need not apply to the entire area covered by the general plan. The legislative body or the planning agency may designate areas within a city or a county for which the development of a specific plan will be necessary or convenient to the implementation of the general plan. The planning agency may, or if so directed by the legislative body shall, prepare specific plans for such areas and recommend such plans to the legislative body for adoption.

(Added by Stats. 1971, Ch. 1446.)

65451. Such specific plans shall include all detailed regulations, conditions, programs and proposed legislation which shall be necessary or convenient for the systematic implementation of each element of the general plan listed in Section 65302, including, but not limited to, regulations, conditions, programs and proposed legislation in regard to the following:

(a) The location of housing, business, industry, open space, agriculture, recreation facilities, educational facilities, churches and related religious facilities, public buildings and grounds, solid and liquid waste disposal facilities, together with regulations establishing height, bulk and setback limits for such buildings and facilities, including the location of areas, such as flood plains or excessively steep or unstable terrain, where no building will be permitted in the absence of adequate precautionary measures being taken to reduce the level of risk to that comparable with adjoining and surrounding areas.

(b) The location and extent of existing or proposed streets and roads, their names or numbers, the tentative proposed widths with reference to prospective standards for their construction and maintenance, and the location and standards of construction, maintenance and use of all other transportation facilities, whether public or private.

(c) Standards for population density and building density, including lot size, permissible types of construction, and provisions for water supply, sewage disposal, storm water drainage and the disposal of solid waste.

(d) Standards for the conservation, development, and utilization of natural resources, including underground and surface waters, forests, vegetation and soils, rivers, creeks, and streams, and fish and wildlife resources. Such standards shall include, where applicable, procedures for flood control, for prevention and control of pollution of rivers, streams, creeks and other waters, regulation of land use in stream channels and other areas which may have a significant effect on fish, wildlife and other natural resources of the area, the prevention, control and correction of soil erosion caused by subdivision roads or any other sources, and the protection of watershed areas.

(e) The implementation of all applicable provisions of the open-space element as provided in Article 10.5 (commencing with Section 65560) of this chapter.

(f) Such other measures as may be necessary or convenient to insure the execution of the general plan.

(Repealed and added by Stats. 1971, Ch. 1446.)

65452. Such specific plans may also include all detailed regulations, conditions, programs, and proposed legislation which may be necessary or convenient for the systematic implementation of any general plan element as provided in Section 65303.

(Added by Stats. 1971, Ch. 1446.)

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## CONSERVATION AND PLANNING

### Article 9. Procedure for Adoption of Specific Plans and Regulations

65500. Before recommending to the legislative body that it adopt a specific plan or regulation or any amendment to a specific plan or regulation, the planning commission shall hold at least one (1) public hearing. Notice of the time and place of said hearing shall be given at least 10 calendar days before the hearing in the following manner:

(a) If the matter is before a county planning commission, the notice shall be published at least once in a newspaper of general circulation published and circulated in the county, or if there is none, it shall be posted in at least three public places in the county.

(b) If the matter is before a city planning commission, the notice shall be published at least once in a newspaper of general circulation published and circulated in the city, or if there is none, it shall be posted in at least three public places in the city.

In addition to notice by publication, a county or city may give notice of the hearing in such other manner as it may deem necessary or desirable.

Any hearing may be continued from time to time.

(Repealed and added by Stats. 1965, Ch. 1880.)

65501. The recommendation of any specific plan or regulation, or of any amendment to a specific plan or regulation, shall be by resolution of the planning commission carried by the affirmative votes of not less than a majority of its total voting members.

(Repealed and added by Stats. 1965, Ch. 1880.)

65502. A copy of any specific plan, regulation, or amendment recommended pursuant to this article shall be submitted to the legislative body and shall be accompanied by a statement of the planning commission's reasons for such recommendation.

(Repealed and added by Stats. 1965, Ch. 1880.)

65503. Upon receipt of a copy of any proposed specific plan or regulation or amendment of such plan or regulation the legislative body may by ordinance or resolution adopt the plan or regulation. Before adopting the proposed specific plan or regulation the legislative body shall hold at least one (1) public hearing. Notice of the time and place of said hearing shall be given in the time and manner provided for the giving of notice of the hearing by the planning commission as specified in Section 65500.

In addition to notice by publication, a county or city may give notice of the hearing in such other manner as it may deem necessary or desirable.

Any hearing may be continued from time to time.

Such plan or regulation, as adopted, shall be designated as a specific plan or regulation.

(Repealed and added by Stats. 1965, Ch. 1880.)

65504. The legislative body shall not make any change or addition in any proposed specific plan, regulation, or amendment thereto recommended by the planning commission until the proposed change or addition has been referred to the planning commission for a report and a copy of the report has been filed with the legislative body. Failure of the planning commission to report within forty (40) days after the reference, or such longer period as may be designated by the legislative body, shall be deemed to be approval of the proposed change or addition. It shall not be necessary for the planning commission to hold a public hearing on such proposed change or addition.

(Repealed and added by Stats. 1965, Ch. 1880.)

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## CONSERVATION AND PLANNING

65505. If the city does not have a planning commission, the only procedural steps required for the adoption of a specific plan or regulation or any amendment to a specific plan or regulation shall be those provided in this article for action by the legislative body.

(Repealed and added by Stats. 1965, Ch. 1880.)

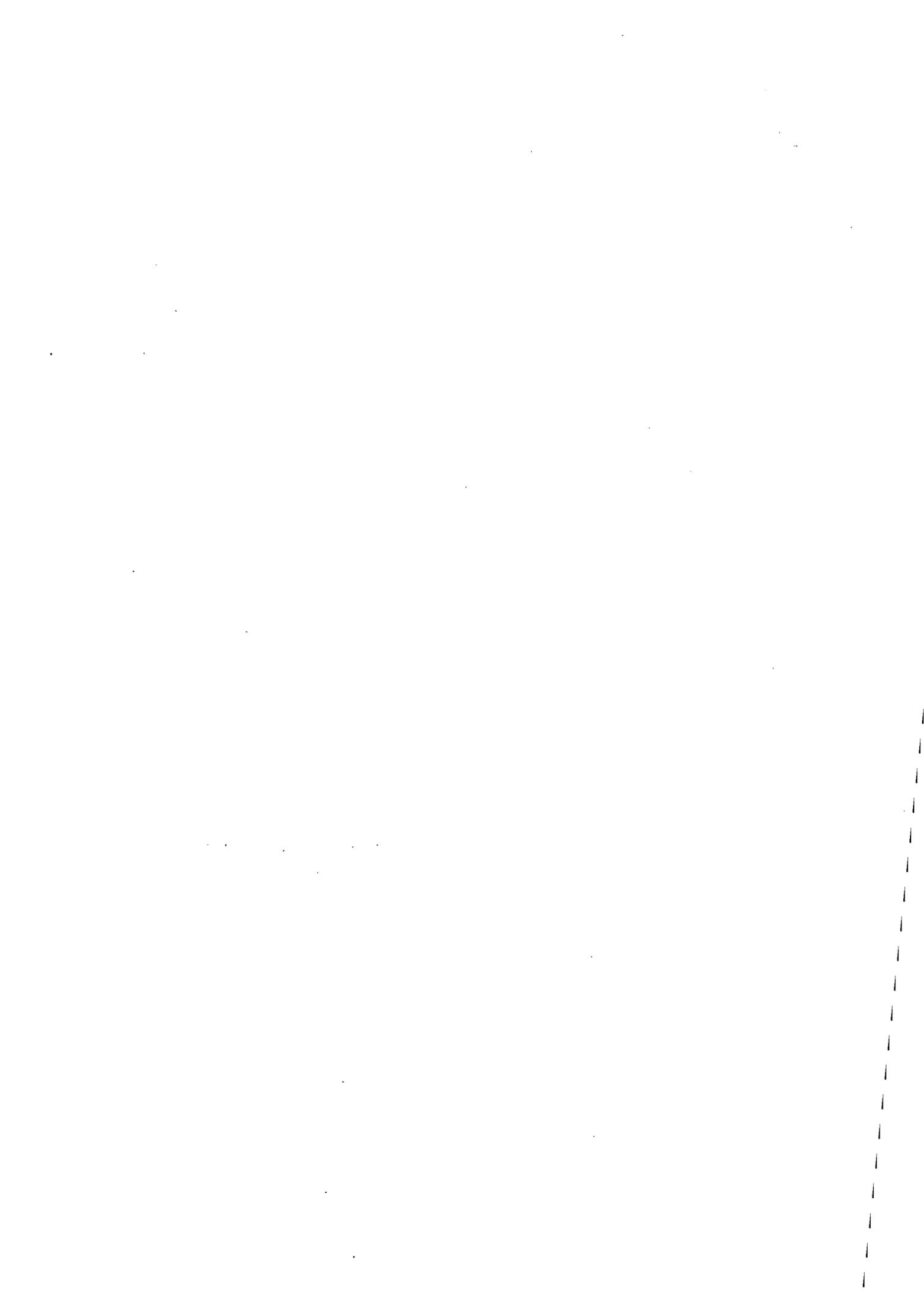
65506. Nothing in this article applies to the adoption or amendment of any ordinance by the legislative body, whether or not it may relate to the subjects mentioned in Article 8 of this chapter, except ordinances expressly adopting or amending a specific plan initiated pursuant to this chapter.

(Amended by Stats. 1970, Ch. 1590.)

65507. When it deems it to be for the public interest, the legislative body may initiate and adopt an ordinance or resolution establishing a specific plan or an amendment thereto. The legislative body shall first refer such proposal to establish such specific plan or amendment thereto to the planning commission for a report. Before making a report, the planning commission shall hold at least one public hearing. The planning commission shall report within 40 days after the reference, or within such longer period as may be designated by the legislative body. Before adopting the proposed plan or amendment the legislative body shall hold at least one public hearing. Notice of the time and place of hearings held pursuant to this section shall be given in the time and manner provided for the giving of notice of hearings by the planning commission as specified in Section 65500.

(Added by Stats. 1970, Ch. 677.)

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## LEGAL DESCRIPTION OF WOOD RANCH

### PARCEL 3

Those portions of Tracts D, E and F, Rancho Simi, together with portions of Sections 19 and 20, Township 2 North, Range 18 West, of Rancho Simi, in the County of Ventura, State of California, as per map recorded in Book 3, Page 7 of Maps, in the office of the County Recorder of said County, described as a whole as follows:

Beginning at a point in that certain course shown as having a bearing and length of North  $29^{\circ}58'58''$  East 5793.03 feet in the southeasterly boundary of the land shown on map filed in Book 39, Page 51 of Record of Surveys, in said office of the County Recorder, said course also being the 10th course of Annexation No. 11 to City of Simi Valley as filed with the Secretary of State on October 18, 1976, said point being distant thereon North  $29^{\circ}58'58''$  East 3220.86 feet from the southwesterly terminus thereof; thence

- 1st: North  $12^{\circ}05'41''$  West 303.43 feet; thence
- 2nd: North  $72^{\circ}53'50''$  West 476 .05 feet; thence
- 3rd: North  $84^{\circ}24'46''$  West 462.20 feet; thence
- 4th: North  $44^{\circ}03'39''$  West 215.70 feet; thence
- 5th: South  $67^{\circ}28'00''$  West 1017.69 feet; thence
- 6th: North  $65^{\circ}41'44''$  West 340.15 feet; thence
- 7th: South  $79^{\circ}50'45''$  West 680.66 feet; thence
- 8th: North  $46^{\circ}44'08''$  West 350.18 feet; thence
- 9th: North  $76^{\circ}12'02''$  West 586.94 feet; thence
- 10th: South  $81^{\circ}06'27''$  West 743.94 feet; thence
- 11th: South  $89^{\circ}06'50''$  West 970.12 feet; thence
- 12th: North  $40^{\circ}26'46''$  West 400.78 feet; thence
- 13th: North  $0^{\circ}18'06''$  East 950.01 feet; thence
- 14th: North  $62^{\circ}12'47''$  West 943.84 feet; thence

- 15th: North 66°03'09" West 440.43 feet to the northwesterly terminus of that certain course shown as having a bearing and length of North 24°40'34" West 7436.65 feet in the southerly boundary of said Record of Survey; thence
- 16th: North 40°52'04" West 233.04 feet; thence
- 17th: South 63°09'10" West 453.93 feet; thence
- 18th: North 80°32'16" West 243.31 feet; thence
- 19th: North 53°23'35" West 654.01 feet; thence
- 20th: South 54°27'44" West 172.05 feet; thence
- 21st: North 53°58'21" West 544.06 feet; thence
- 22nd: South 47°15'16" West 449.36 feet; thence
- 23rd: North 33°30'12" West 425.74 feet; thence
- 24th: North 63°26'06" West 245.97 feet; thence
- 25th: South 69°26'38" West 170.88 feet; thence
- 26th: North 87°21'27" West 325.35 feet; thence
- 27th: South 57°21'19" West 380.03 feet; thence
- 28th: North 18°14'22" West 463.28 feet; thence
- 29th: North 69°04'32" West 364.00 feet; thence
- 30th: North 13°10'21" West 482.70 feet; thence
- 31st: North 80°31'40" West 786.47 feet to the southerly terminus of that certain course shown as having a bearing and length of North 10°37'51" West 2492.58 feet in the westerly boundary of said Record of Survey; thence along said westerly boundary
- 32nd: North 10°37'51" West 2492.58 feet; thence
- 33rd: North 19°15'27" East 2198.12 feet; thence
- 34th: North 58°46'40" West 4746.52 feet; thence
- 35th: North 45°34'58" East 1913.61 feet; thence

- 36th: North  $74^{\circ}15'44''$  West 27.74 feet; thence
- 37th: North  $0^{\circ}23'59''$  East 284.73 feet to the centerline of Olsen Road; thence along said centerline
- 38th: North  $65^{\circ}57'21''$  East 1956.74 feet to the beginning of a tangent curve concave southeasterly and having a radius of 1800 feet; thence
- 39th: Northeasterly along said curve through a central angle of  $11^{\circ}55'35''$  a distance of 374.68 feet; thence tangent to said curve
- 40th: North  $77^{\circ}52'56''$  East 3799.34 feet to the beginning of a tangent curve concave southerly and having a radius of 2200 feet; thence
- 41st: Easterly along said curve through a central angle of  $18^{\circ}00'07''$  a distance of 691.23 feet; thence tangent to said curve
- 42nd: South  $84^{\circ}06'57''$  East 679.24 feet to the beginning of a tangent curve concave northerly and having a radius of 1300 feet; thence
- 43rd: Easterly along said curve through a central angle of  $16^{\circ}05'43''$  a distance of 365.19 feet to the easterly boundary as shown on said Record of Survey; thence along said easterly boundary
- 44th: South  $0^{\circ}26'13''$  West 3512.16 feet to an angle point in said boundary also being the westerly terminus of the 6th course of Annexation No. 12 to City of Simi Valley as filed with the Secretary of State on March 30, 1977; thence continuing along the boundary of said record of Survey also being the boundary lines of said Annexations 12 and 11, as follows:
- 45th: South  $67^{\circ}26'15''$  East 1127.50 feet; thence
- 46th: South  $57^{\circ}47'19''$  East 1415.17 feet; thence
- 47th: South  $89^{\circ}38'59''$  East 3089.60 feet; thence
- 48th: South  $16^{\circ}54'13''$  East 2770.22 feet; thence
- 49th: South  $22^{\circ}24'27''$  East 5196.38 feet; thence
- 50th: South  $29^{\circ}58'58''$  West 2572.17 feet to the Point of Beginning

Containing 3009.68 Acres



RESOLUTION NO. 2013-30

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIMI VALLEY APPROVING GENERAL PLAN AMENDMENT GPA-87, SPECIFIC PLAN AMENDMENT SP-S-1 AMD #13, PLANNED DEVELOPMENT PERMIT MODIFICATION PD-S-449 MOD #12, AND THE NEGATIVE DECLARATION THEREFOR

WHEREAS, the applicant, AMCAL Multi-Housing, Inc., has requested approval of General Plan Amendment GPA-87 to change the land use designation from Residential Medium Density to Neighborhood Commercial, Specific Plan Amendment SP-S-1 AMD #13 to change the designation from Day Care to Day Care/Neighborhood Commercial, and Planned Development Permit Modification PD-S-449 MOD #12 to permit a wider range of neighborhood service-oriented commercial uses and offices for that 2.26 acre site located at the southwest corner of Madera Road and Country Club Drive (1070 – 1080 Country Club Drive), known as Ventura County Assessor's Parcel No. 580-0-100-66, and by the legal description attached hereto as Exhibit A; and,

WHEREAS, based upon evidence and testimony at the public hearing on May 8, 2013, and the findings contained in the Planning Commission staff report dated May 8, 2013, the Planning Commission of the City of Simi Valley recommended approval of GPA-87, Conditional Z-S-694, SP-S-1 AMD #13, PD-S-449 MOD #12, and the Negative Declaration therefor.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SIMI VALLEY DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The findings for the Negative Declaration, contained in Exhibit 1 of the City Council Staff Report dated July 1, 2013, and incorporated herein by reference, are approved.

SECTION 2. The Negative Declaration prepared for General Plan Amendment GPA-87, Conditional Zone Change Z-S-694, Specific Plan Amendment SP-S-1 AMD #13, and Planned Development Permit Modification PD-S-449 MOD #12 is approved.

SECTION 3. The findings, for approval, for General Plan Amendment GPA-87, Specific Plan Amendment SP-S-1 AMD #13, and Planned Development Permit Modification PD-S-449 MOD #12, contained in Exhibit 1 of the City Council Staff Report dated July 1, 2013, and incorporated herein by reference, are approved.

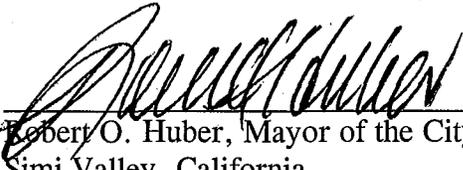
SECTION 4. The General Plan Amendment GPA-87 attached hereto as Exhibit B, Specific Plan Amendment SP-S-1 AMD #13 attached hereto as Exhibit C, and Planned Development Permit Modification PD-S-449 MOD #12 subject to conditions attached hereto as Exhibit D, are hereby approved.

SECTION 5. The City Clerk shall certify to the adoption of this resolution and shall cause a certified resolution to be filed in the Office of the City Clerk.

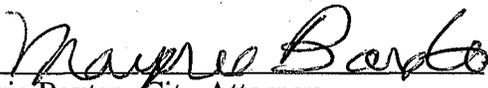
PASSED and ADOPTED this 1<sup>st</sup> day of July 2013

Attest:

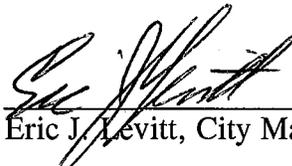
  
\_\_\_\_\_  
Ky Spangler, Assistant City Clerk

  
\_\_\_\_\_  
Robert O. Huber, Mayor of the City of  
Simi Valley, California

Approved as to Form:

  
\_\_\_\_\_  
Marjorie Baxter, City Attorney

Approved as to Content:

  
\_\_\_\_\_  
Eric J. Levitt, City Manager

  
\_\_\_\_\_  
Peter Lyons, Director  
Department of Environmental Services

I, Assistant City Clerk of the City of Simi Valley, California, do hereby certify that the foregoing Resolution No. 2013-30 was regularly introduced and adopted by the City Council of the City of Simi Valley, California, at a regular meeting thereof held on the 1<sup>st</sup> day of July 2013, by the following vote of the City Council:

AYES: Council Members Mashburn, Becerra, Mayor Pro Tem Judge, and Mayor Huber

NAYS: None

ABSENT: Council Member Sojka

ABSTAINED: None

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Simi Valley, California, this 2<sup>nd</sup> day of July 2013.

  
\_\_\_\_\_  
Ky Spangler  
Assistant City Clerk

EXHIBIT A

LEGAL DESCRIPTION

Lot 3 of Tract 4585, in the City of Simi Valley, County of Ventura, State of California, as per Map recorded in Book 122, pages 55 to 57 of Maps, in the Office of the County Recorder of said County.

EXHIBIT B

Resolution Number:

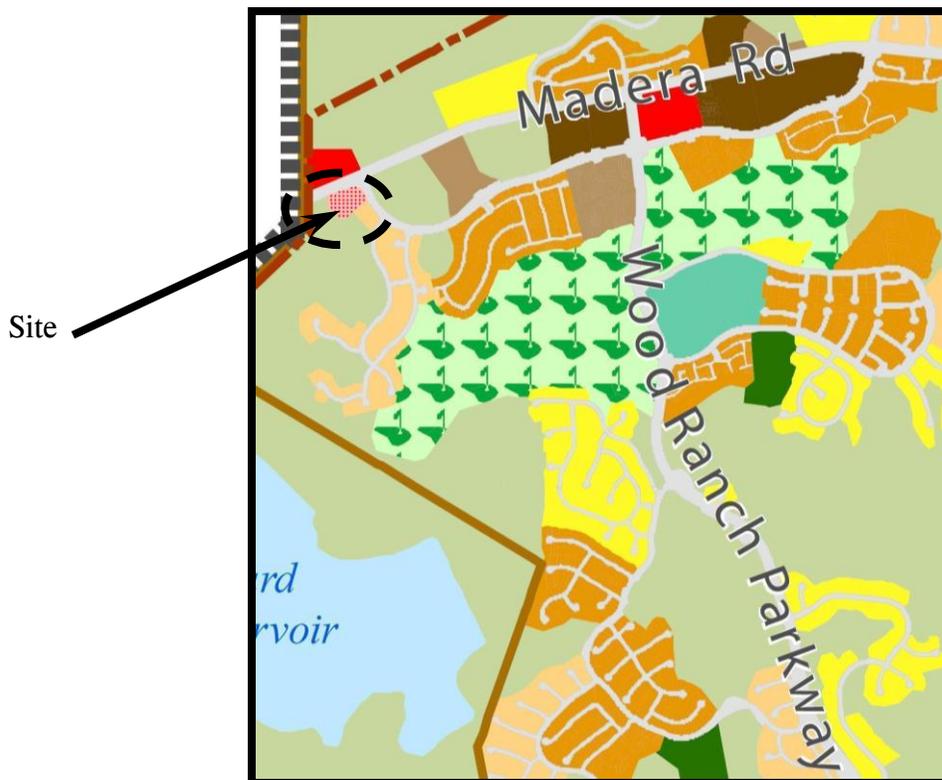
Date of Approval:

General Plan Amendment No.: GPA-87

Amendment Description:

- a) Size – 2.26 acres
- b) Location – Southwest corner of Madera Road and Country Club Drive (1070 – 1080 Country Club Drive/Assessor's Parcel No. 580-0-100-66)
- c) New Designation: Neighborhood Commercial
- d) Previous Designation – Residential Medium Density

Amendment History: A General Plan Amendment application was filed to change the land use designation from Residential Medium Density to Neighborhood Commercial. Concurrent applications were also filed to change the zoning designation, change the Wood Ranch Specific Plan designation, and modify the planned development permit to allow a wider range of service-oriented commercial uses and offices (Ref: Z-S-694/SP-S-1 AMD #13/PD-S-449 MOD #12).



GPA-87 amends the General Plan Land Use Map to change the 2.26-acre site from Medium Density Residential to Neighborhood Commercial.

## EXHIBIT C

The Wood Ranch Specific Plan (SP-S-1) is hereby amended to change the designation for Planning Unit 1A from Day Care to Day Care/Neighborhood Commercial, located at the southwest corner of Madera Road and Country Club Drive (1070 – 1080 Country Club Drive/Assessor Parcel Number 580-0-100-66), as follows:

1. Wood Ranch Specific Plan Table 1 (page 16) is hereby amended to delete Day Care under Public and Semi-Public and add Day Care/Neighborhood Commercial under the Commercial Land Use Allocation as follows:

**TABLE 1  
LAND USE ALLOCATION**

LAND USE DESIGNATION	ACREAGE	PERCENT OF THE RANCH
<b>Residential</b>		
Low Density	259.27	8.61%
Medium Density	197.63	6.57%
Intermediate Density	228.2	7.58%
High Density	28.6	0.95%
Very High Density	33.6	1.12%
Very High Density Senior Units	8.83	0.29%
<b>SUBTOTAL</b>	<b>756.13</b>	<b>25.12%</b>
<b>Commercial</b>		
Day Care/Neighborhood Commercial	1.7	0.06%
Neighborhood Commercial	8.17	0.27%
<b>SUBTOTAL</b>	<b>9.87</b>	<b>0.33%</b>
<b>Public and Semi-Public</b>		
Fire Station	1.0	0.03%
Elementary School	9.4	0.31%
Public Parks	46.1	1.53%
<b>SUBTOTAL</b>	<b>56.5</b>	<b>1.87%</b>
<b>Community Recreation</b>		
Golf Course	208.3	6.92%
Golf Clubhouse	6.6	0.22%
Lake Park	8.9	0.30%
Equestrian Center	41.0	1.36%
<b>SUBTOTAL</b>	<b>264.8</b>	<b>8.80%</b>
<b>Open Space</b>		
Farm Style Ranches	409.1	13.59%
Private Open Space	1016.6	33.78%
Public Open Space	430.0	14.29%
<b>SUBTOTAL</b>	<b>1855.7</b>	<b>61.66%</b>
<b>Major Roads</b>		
	66.68	2.22%
<b>SUBTOTAL</b>	<b>66.68</b>	<b>2.22%</b>
<b>TOTAL</b>	<b>3009.68</b>	<b>100.00%</b>

2. Wood Ranch Specific Plan Table 2 (Country Club Land Use Summary, page 18), is hereby amended to redesignate Day Care to Day Care/Neighborhood Commercial, as follows:

**TABLE 2  
LAND USE SUMMARY BY VILLAGE**

Land Use Designation	Gross Acres	Density Range	DU Range	Average Assigned Density	Assigned DU's	Unassigned DU's	Senior DU's
<b>COUNTRY CLUB VILLAGE</b>							
Residential							
Low	0.00	0-3.0	0	0.0	0		
Medium	30.60	3.1-5.0	95-153	4.1	125		
Intermediate	70.00	5.1-10.0	357-700	7.8	547		
High	20.60	10.1-18.0	208-371	14.0	288		
Very High	34.83	18.1-40.0	470-1040	23.1	601		206
<b>SUBTOTAL</b>	<b>156.03</b>		<b>1130-2264</b>		<b>1561</b>		<b>206</b>
Commercial	8.17						
Golf Course & Clubhouse	214.90						
Fire Station	1.00						
Day Care/Neighborhood Commercial	1.70						
<b>TOTAL</b>	<b>381.80</b>						

Average Assigned Density for Country Club Village is 10.6 du/acre.

\*Acreage and 206 Dwelling Units excluded from density calculations.

3. Wood Ranch Specific Plan Table D (Land Use Distribution, pages 24B and 24C) is hereby amended to delete Day Care under Public, Semi-Public & Private and add Day Care/Neighborhood Commercial under the Commercial Land Use Distribution Category, as follows:

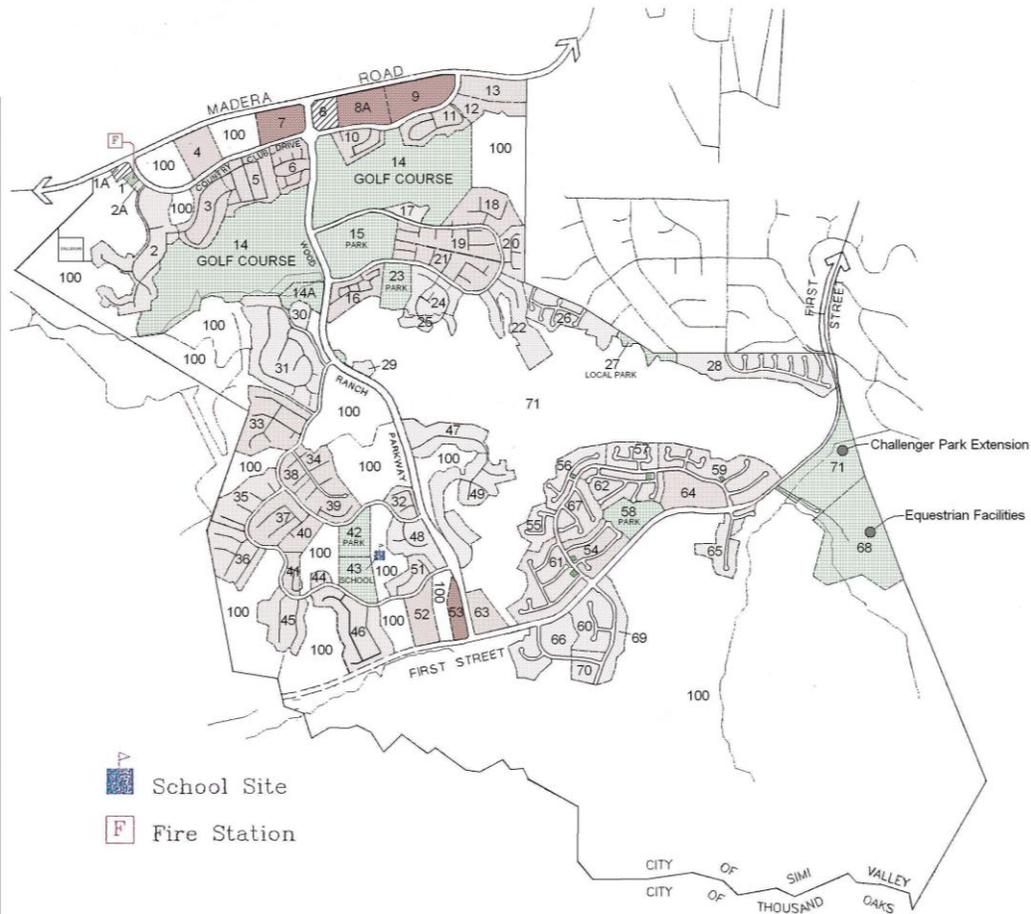
**Table D  
Land Use Distribution**

LAND USE DESIGNATION	PLANNING UNIT	GROSS ACRES	TOTAL UNITS	BUILDOUT			RANGE		ACTUAL DENSITY	ZONING	VILLAGE	PHASE
				BUILT	PROJECTED	UNASSIGNED	FROM	TO				
<b>COMMERCIAL</b>												
NEIGHBORHOOD COMMERCIAL	8	8.17								CPD	COUNTRY CLUB	1
DAYCARE/NEIGHBORHOOD COMMERCIAL	1A	1.70								CN(CZ)	COUNTRY CLUB	2
COMMERCIAL SUBTOTAL		9.87										
<b>PUBLIC, SEMI-PUBLIC &amp; PRIVATE</b>												
FIRE STATION	1	1.00								RPD-0.04	COUNTRY CLUB	2
ELEMENTARY SCHOOL	43	9.40								RPD	SYCAMORE CANYON	4
PUBLIC-PRIVATE SUBTOTAL		10.40										

4. Wood Ranch Specific Plan Exhibit D (Land Use Development Plan, page 25) is hereby amended to redesignate Planning Unit 1A from Day Care in the plan's Public, Semi-Public & Private Specific Plan Category to Day Care/Neighborhood Commercial in the Commercial Category as shown on the next page.

# LEGEND

LAND USE DESIGNATION	
<b>RESIDENTIAL</b>	
<b>LOW DENSITY</b> (0-3.0 DU/AC)	
Single Family Detached	
<b>MEDIUM DENSITY</b> (3.1-5.0 DU/AC)	
Single Family Detached Zero Side Yard Patio Homes	
<b>INTERMEDIATE DENSITY</b> (5-1-10.0 DU/AC)	
Townhomes Single Family Attached Zero Side Yard	
<b>HIGH DENSITY</b> (10.1-18.0 DU/AC)	
Townhomes Apartments	
<b>VERY HIGH DENSITY</b> (18.1-40.0 DU/AC)	
Townhomes Apartments	
<b>COMMERCIAL</b>	
<b>NEIGHBORHOOD COMMERCIAL</b>	
<b>PUBLIC, SEMI-PUBLIC &amp; PRIVATE</b>	
FIRE STATION ELEMENTARY SCHOOL PUBLIC PARKS	
COMMUNITY RECREATION GOLF COURSE GOLF CLUBHOUSE LAKE PARK EQUESTRIAN CENTER	



-  School Site
-  Fire Station

\* Final Alignments Subject to change per approved Planned Development Permit.

\*\* See Recreation Exhibit for trail locations.

 Private Recreation Areas (Long Canyon)

# Land Use Development Plan

## WOOD RANCH



NORTH



SCALE: 1"=2000'