

SUMMARY

The project site is proposed for the development of a variety of commercial and recreational uses including a resort with a conference center, restaurant(s), tennis/fitness facility, equestrian facilities, and spa. Development may also include a new main gate, main hotel building to provide a maximum of 300 guest rooms, new casita buildings containing two to three guest suites each, swimming pool(s), a surgery recovery center, and additional parking. The existing helipad is to remain at its current location.



The Hummingbird Nest Ranch Specific Plan (HBNRSP or Specific Plan) is a regulatory plan that, upon adoption by the City Council becomes the land use policy and zoning for the Hummingbird Nest Ranch property. The purpose of the HBNRSP is to address plan consistency with the City of Simi Valley General Plan. The HBNRSP will establish the type, location, intensity, character of development, and the required infrastructure for the development of the proposed resort. The intent of the HBNRSP is to implement the City of Simi Valley General Plan.

1.0 INTRODUCTION

1.1 Purpose and Intent of Specific Plan

This document, together with accompanying maps and diagrams, constitutes the HBNRSP. This Specific Plan provides the framework for the future planning and development of the Hummingbird Nest Ranch property. This Specific Plan has been prepared as a result of the authorization to proceed under General Plan Amendment (GPA) Pre-screening PR-664 Hearing held with the Simi Valley City Council on February 9, 2009 (see **Appendix A** for a copy of the public hearing memorandum). The Specific Plan describes the comprehensive development of a resort with a variety of guest quarters ranging from suites of rooms in the existing main villa and a newly proposed hotel, to use of the existing and newly proposed casitas units. The planned resort may also include a conference center, restaurants, music venue, fitness and spa facilities, an equestrian facility, a surgery recovery center, and associated accessory uses on the existing 125-acre property.

The Hummingbird Nest Ranch Specific Plan is a regulatory plan which, upon adoption by the City Council, becomes the land use policy and zoning for the Hummingbird Nest Ranch property. This Specific Plan is based on the City of Simi Valley General Plan and the Zoning Ordinance and all applicable regulations, programs and policies. The Specific Plan has been developed to implement the proposed General Plan update. This Specific Plan includes more detailed regulations, conditions and standards necessary and convenient for the systematic implementation of the mandatory elements of the General Plan. The Specific Plan will establish the type, location, intensity, allowable uses, character of development, and the required infrastructure for the development of the proposed resort/spa and other commercial/recreational uses. Proposed development plans, infrastructure plans and any other development approval will be consistent with this Specific Plan.

The authority to require Specific Plans is granted by California State Law, as found in the 2008 California Planning, Zoning, and Development Laws (Government Code Sections 65450 through 65457) and the Simi Valley Municipal Code (Section 9 – 1.1701 et seq.). The required content of a Specific Plan is defined in Section 65451 of the California Government Code.

1.2 Objectives of Specific Plan

The Hummingbird Nest Ranch Specific Plan provides a comprehensive plan for the proposed development of commercial and recreational uses on the existing Hummingbird Nest Ranch property. The following goals, which reflect the objectives of the City of Simi Valley General Plan and the goals of the property owner, have guided the preparation of this Specific Plan:

- Facilitate and implement the City of Simi Valley General Plan goals and policies as they relate to the Hummingbird Nest Ranch Specific Plan area.
- Rezone the property from RE(A)- Residential Estate with Animal Overlay Zone to CR(SP)- Commercial Recreation with Specific Plan Overlay Zone and Open Space.
- To provide for resort-type hotel on site.

- The preserve the natural topography and scenic nature of the site.
- To develop the site with sensitivity to the natural landforms, vegetation, and streambeds.
- To provide infrastructure plans that allow for independent development of the planning units within the plan area.
- To allow for a variety of commercial and recreational uses onsite.
- To ensure that the different uses allowed by the Specific Plan are developed in a compatible manner.

1.3 Environmental Clearance

The City of Simi Valley, on the basis of the Initial Study for the project, determined that the project would not have potential for a significant effect on the environment. A Mitigated Negative Declaration was issued for the project.

1.4 Relevant Planning & Zoning Documents

The Hummingbird Nest Ranch project area is located within the incorporated boundary of the City of Simi Valley, in Ventura County, and is under the jurisdiction of the City of Simi Valley regulatory and policy documents.

1.4.1 City of Simi Valley General Plan

The City of Simi Valley General Plan, updated in 1998, is comprised of 10 elements, each containing goals, objectives and policies to guide development in the City. The City of Simi Valley General Plan designates the project area as Residential Estate, Residential Low Density, and Open Space. The purpose of the Residential Estate designation is to create a residential environment typified by lots of one acre or more and custom houses with individual architecture. Lots should be grouped and be of such a number so as to form an identifiable neighborhood and image. The Residential Low Density designation allows a density of 0 – 3.25 units per acre. The purpose of this designation is to encourage a single-family suburban and rural residential environment with a wide range of lot sizes but a low overall density. It is

2.0 DESCRIPTION OF THE SPECIFIC PLAN

2.1 Project Location

The 125-acre Hummingbird Nest Ranch property is located at 2940 Kuehner Drive, in the City of Simi Valley. As shown on **Exhibits 2-1 and 2-2, Regional Location and Project Location**, the subject property is located in the hills on the east side of Simi Valley and north of the Simi Valley Freeway (SR 118). Access to the ranch is via gated driveway entrance at the terminus of Kuehner Drive, approximately 1,300 feet north of SR 118.

The property is relatively isolated, situated among rolling hills, oak trees and sandstone rock outcroppings. The property is surrounded by open space owned by either the Rancho Simi Recreation and Park District or the Mountains Recreation Conservancy Authority. SR-118 is located to the south of the property. Mt. Sinai Memorial Park is located to the west, along with residential uses.

2.2 Opportunities and Constraints

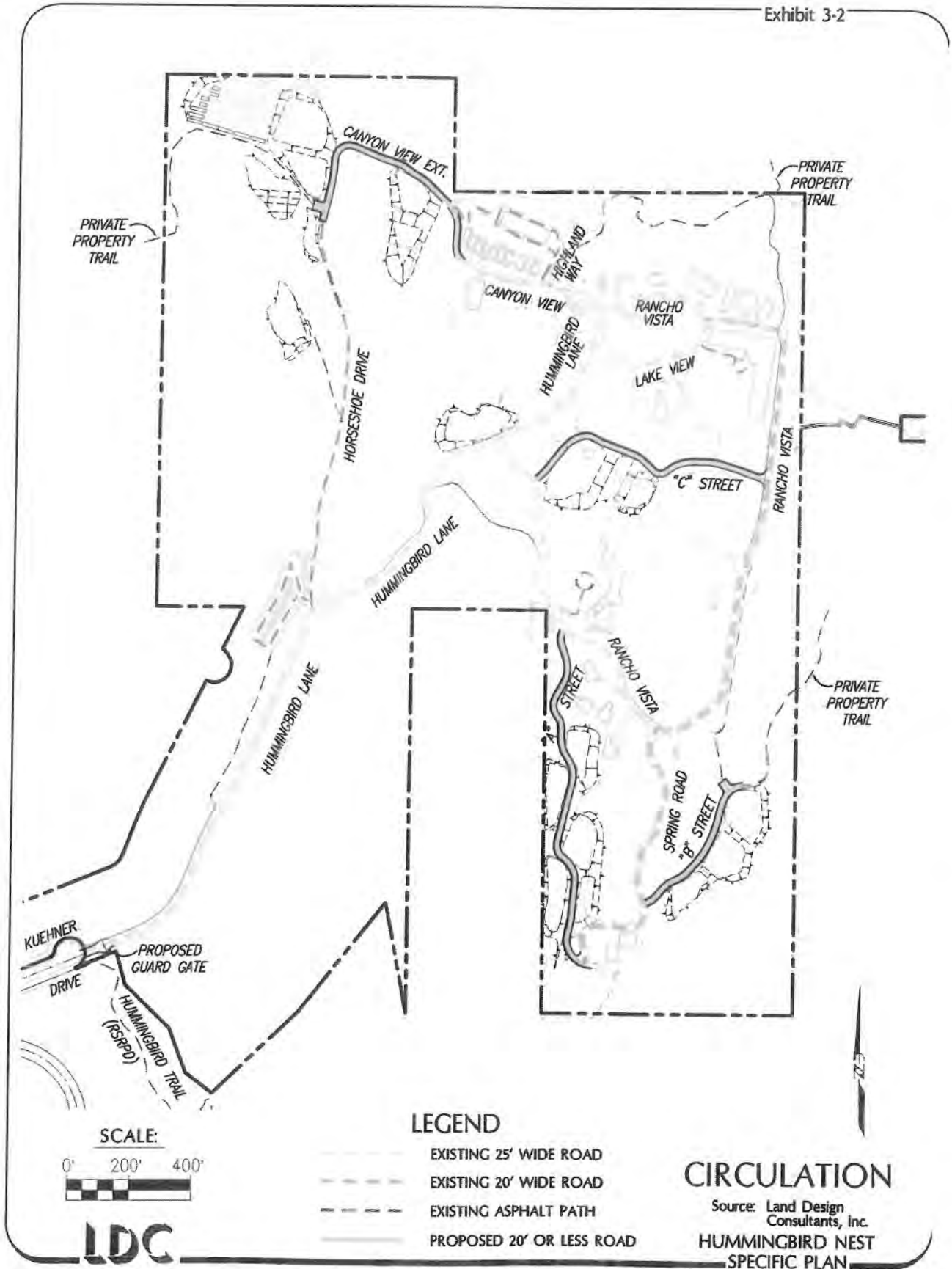
The site design of the Hummingbird Nest Ranch project reflects several on-site opportunities and constraints. The **Land Use Map** has been designed to accommodate these constraints and is illustrated in **Exhibit 3-1** on page 3-2. The **Conceptual Site/Grading Plan** illustrated in **Exhibit 3-4** on page 3-9 also accommodates the areas of opportunity and constraint.

2.2.1 Existing Conditions

The Specific Plan project area encompasses the entire project boundary, totaling approximately 125 acres. The site is currently characterized by the following facilities and structures; the main Villa - an approximately 17,000-square foot single-family residence, "Sitting Bull" - the original ranch house with a pool, one cottage, four guest houses (casitas), 10 staff houses, a 22,000-square foot equestrian facility in the main barn, two smaller barns, miscellaneous maintenance buildings and various accessory buildings, three riding arenas, a helipad, and a solar panel field.



Exhibit 3-2



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LEGEND:

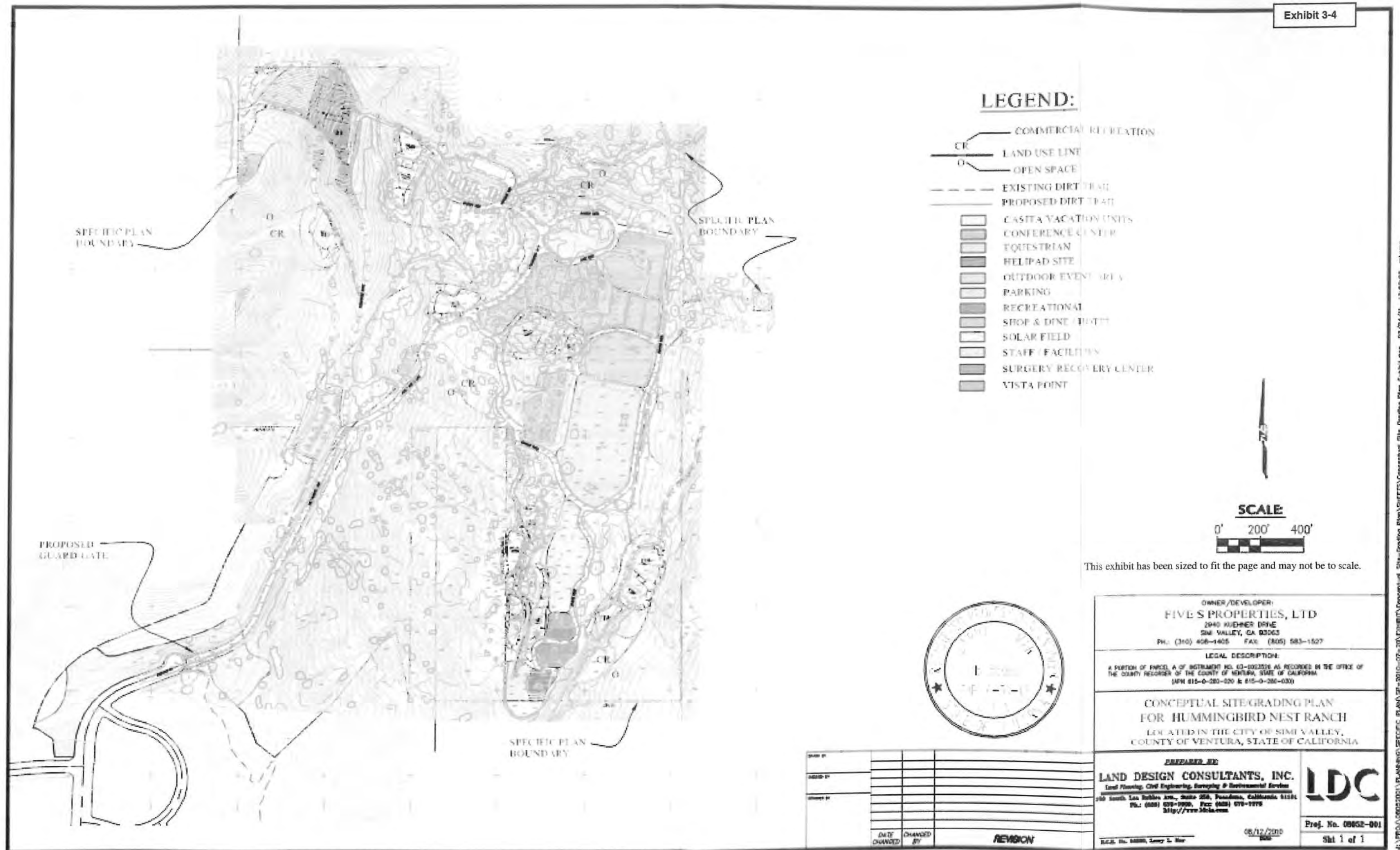
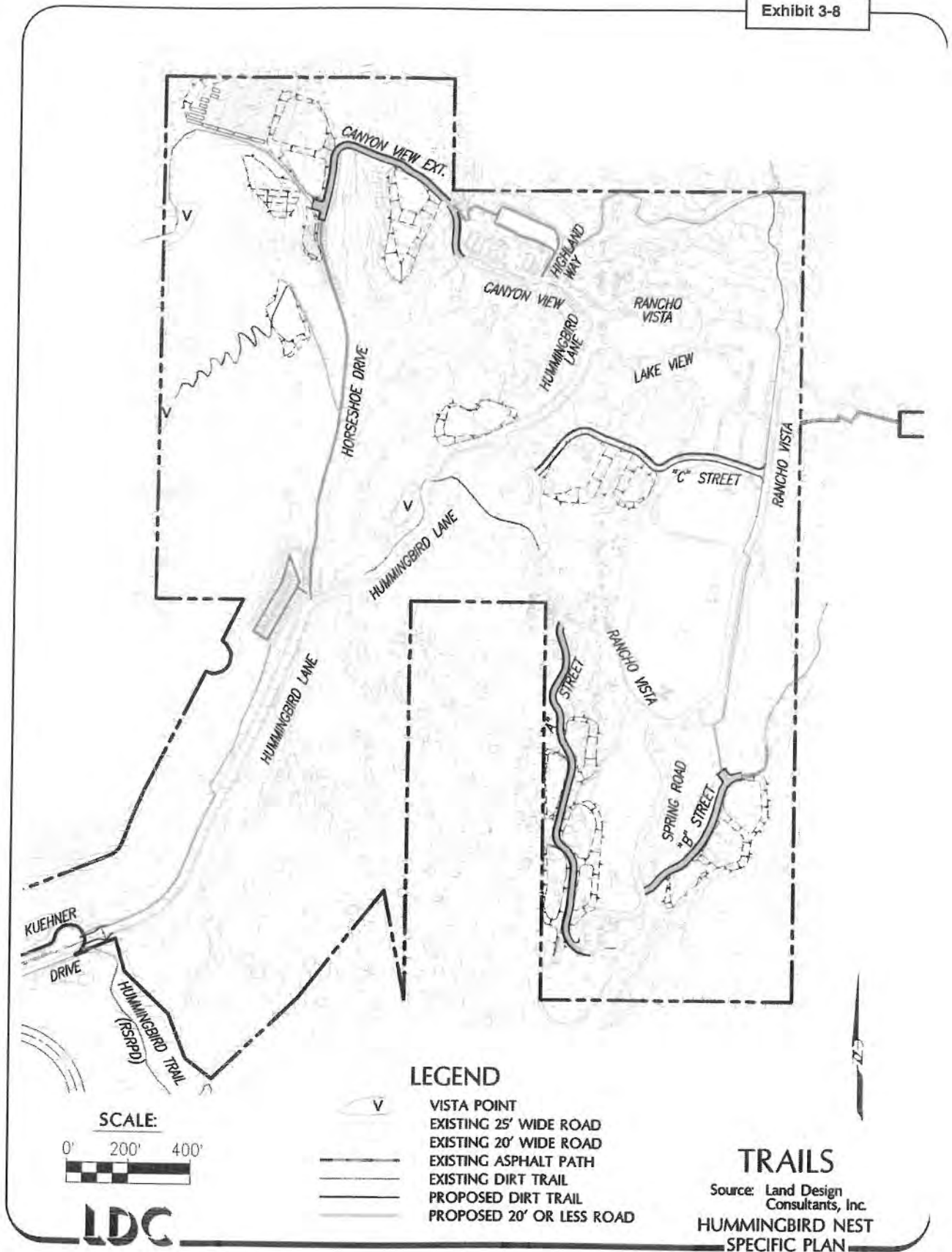


Exhibit 3-8



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Description of Site

An approximately 15,000-square foot single-family residence, a 20,000-square foot equestrian facility, and various accessory buildings, including 15 staff houses, miscellaneous barns and maintenance buildings, occupy the 122.7-acre site. The original ranch house, constructed in the 1930s, will remain on the site. The site is located in the hills on the east side of Simi Valley, north of SR 118 and is subject to the Hillside Performance Standards (HPS). The existing ranch has a gated driveway entrance on Kuehner Drive, approximately 1,300 feet north of SR 118 (visually depicted in Figures 1 and 2).

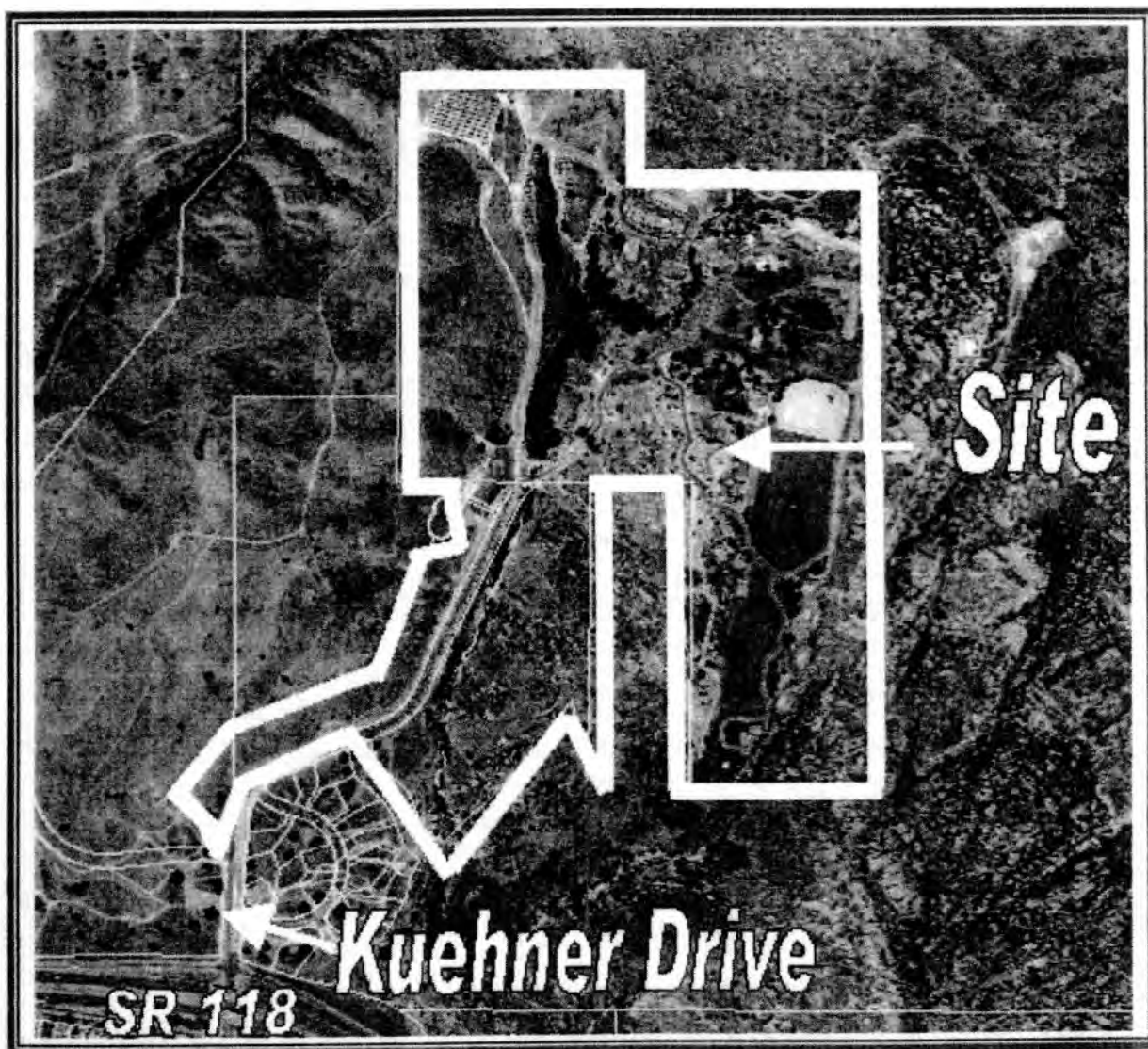


Figure 1. Aerial photo