ILLUSTRATIVE PLAN

MACE RANCH INNOVATION CENTER

ILLUSTRATIVE PLAN
August 2015

The Buzz Oates Group of Companies
Ramco Enterprises Inc.
Reynolds & Brown

P INTO + PARTNERS
Cunningham Engineering
Existing General Plan Land Use Designation

PROJECT SITE

NOTES:
1. Digitally revised January 2019 and April 2019 from Goode Earth Inc.

Proposed General Plan Land Use Designation

- Project PO Boundary
- Urban Agricultural Transition Area
- General Commercial
- Innovation Technology Center
- Public/Semi-Public

Projected General Plan Land Use Designation

CITY OF SANTA CLARA
FLOODplain
CALTRANS RIGHT OF WAY
AGRICULTURE
RECREATIONALGS
RECREATIONALS
RECREATIONALHS
AGRICULTURE
CENTRALCITY
NEIGHBORHOOD CTR
CITIES
COMMUNITY/COMMERCIAL
PUBLIC AND QUASI-PUBLIC
PARKS/OPEN SPACE
WATERFRONT/GREENBELT
PARKS/REcreation
ZONING

Proposed Zoning

Project PD Boundary:
Mace Ranch Innovation Center (MRIC)
PD 4-88 (New Subarea):

Existing Zoning:

ZONE DESIGNATIONS
- N.C. = NON-CENTRAL (ZONING)
- A.C. = AGRICULTURAL (ZONING)
- R.N. = RESIDENTIAL (ZONING)
- R.C. = RESIDENTIAL (RURAL)
- R.C.S. = RESIDENTIAL (SUBURBAN)
- R.T. = RESIDENTIAL (TRANSITIONAL)
- T.O. = MIXED USE (
- CMO = COMMERCIAL-
- M.C. = MIXED-USE (COMMERCIAL)-
- M.R. = MIXED-USE (RESIDENTIAL)
- M.T. = MIXED-USE (TRANSITIONAL)

NOTES:
- All information was reviewed by the City of Ojai Zoning Department 1/24/12.

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ZONING
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PINTO + PARTNERS
Research/Manufacturing (TYP.)
Open Space/ Commons
Solar Panels/Orchard in Parking areas
Parking Area (TYP.)
R&D Buildings (TYP.)
Plaza/Open Space
Open Space/"The Oval"
Transit Plaza
Pedestrian Promenade
Hotel/Conference

0 200' 400' 1000' 1500'
**ANTICIPATED BUILDING USES**

**Program Total by Use**
- Research/Office/RD: 1,380,000 sqft
- Manufacturing/Research: 864,000 sqft
- Ancillary Retail: 40,000 sqft
- Hotel/Conference: 150,000 sqft

**Total:** 2,654,000 sqft

*The identified locations and square footages of these uses represents conceptual planning built-out scenarios. Please note that supportive commercial uses, which include ancillary retail and hotel/conference, may comprise up to 768,000 sqft/72,000 m² within the MACE RANCH INNOVATION CENTER.*
CONCEPTUAL PHASING:

TOTAL SITE AREA

- Phase 1A & 1B: 2,102,113.68 Sqft = 48.2 Acres
- Phase 2: 1,255,290.18 Sqft = 28.8 Acres
- Phase 3: 2,123,171.29 Sqft = 48.7 Acres
- Phase 4: 3,539,664.24 Sqft = 86.2 Acres
- Total Phasing SQFT: 9,020,239.39 Sqft = 212 Acres

TOTAL BUILDING SQ. FOOTAGE

- Phase 1A & 1B: 540,000 Sqft
- Phase 2: 700,000 Sqft
- Phase 3: 700,000 Sqft
- Phase 4: 714,000 Sqft
- Total SQFT: 2,654,000 Sqft
View East from Commons