

6714 Clear Springs Road
Susana Knolls, CA 93063
July 14, 2009

Board of Supervisors
Ventura County
800 S. Victoria Avenue
Ventura, CA 93009

RE: Item 33, Parcel Nos. 64701-2005 & -2006, July 14, 2009

Dear Board Members:

Before you today is a Conceptual Approval of Draft Amendments to the County Housing Element, which is a proposed amendment that could have extremely negative effects on the surrounding community, involving safety, traffic, incompatible land use, and noise impacts.

Although the Powers that Be say the County needs more affordable housing and sees some now-empty lots, there are countless problems that would make it inadvisable to put high-density housing in this area. First of all, these lots on the Santa Susana Pass Road not only back onto daily, multi-use train tracks, this location is an area of side tracks for passing trains, and it is also a train-repair area. When the General Plan was revised many years ago, then-Supervisor Dougherty strongly advised against housing in this area due to the train tracks. We were told that it was not an area conducive to housing. Now, we can't understand why some 20 years later this is what is being proposed. We were also told at that time that higher density housing should be closer to the center of the city.

Besides the safety hazard of the trains near high-density housing, this property lies on one of the major arteries in and out of the city. There is an abundance of traffic morning and evening, and if there is any trouble on the 118 Freeway, this thoroughfare is jam-packed with cars. Along with the traffic, there is a safety problem with cars coming at high speeds westward down the two-lane Pass Road and coming into a blind curve just before these properties. Even now, with no development there, I am wary every time I pull onto the Pass Road from Clear Springs as cars come down at a high rate of speed. Additionally, high-density, affordable housing should certainly be near public transportation and near necessary stores. There is no public transportation within three miles, and there are no sidewalks, so, I am baffled: why is high-density housing even being considered?

The Pass Road, which is under advisement to be deemed an Historical site, now has a few, low-traffic commercial properties, and individual homes on large sites. High density housing is totally incompatible with this mostly rustic area. In fact, years ago this area was deemed so unsuitable for high density, that lots were merged to make larger homesites. I live on a large lot of merged land on which I may only have one home. This was done in recognition that the area is not conducive for even medium-density housing. My home and others are only 100 yards away, yet there seems to be an attempt to have a double standard imposed on us.

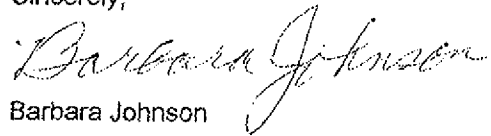
Years ago when the City of Simi Valley voted for commercial industry on Smith Road, such as the Wambold Factory, there were numerous problems, one of which was the noise factor from any enterprises in this area. The Knolls is like a bowl that catches sound. In the proposed area for these homes is a church and when the people are outside, we can hear them speaking in normal voices. I shudder to think of the sound pollution from more than 40 houses in this same area. The City fortunately recognized their mistake and have not allowed any further industry on Smith Road. Please act now to prevent any further land-us folly.

Presented to the Board
Re: Agenda of 7/14/09
Item # 33

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With the current commercial zoning, there was a project proposed to the community that many of us felt would be a good use with minimal impact on the surrounding homes. Why is this project being set aside to have the zoning changed? I respectfully request that you consider all the pertinent factors and protect your constituents by voting against this land-use change.

Sincerely,

A handwritten signature in cursive script that reads "Barbara Johnson". The signature is fluid and elegant, with the first name "Barbara" being more prominent than the last name "Johnson".

Barbara Johnson