

October 14, 2009
Revised November 12, 2009

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

SUBJECT: REQUEST FOR GENERAL PLAN AMENDMENT SCREENING OF PROPERTIES IN SATICOY COMMUNITY FROM RESIDENTIAL-TWO FAMILY TO COMMERCIAL AND INDUSTRIAL; APNS 090-0-152-11, 090-0-143-13, 090-0-143-17, 090-0-142-11 AND 090-0-142-14.

Honorable Board of Supervisors,

Thank you for this opportunity to review and respond to our request for a General Plan Amendment and Zone Change of our properties in Saticoy from Residential, Two Family (R-2), to Commercial (CPD)/Light Industrial (M-1). There are a number of reasons why these properties should be designated Commercial/Light Industrial rather than Medium Density Residential.

First is the lack of an adequate water supply for medium density residential development. The City of Ventura supplies water to the Saticoy community through an extra-territorial water service agreement. However, there are strict policies that govern extra-territorial water service from the City of Ventura. Section 22.110.055 of the city's municipal code (Water Connections Outside City Limits) states that "the City will provide water service if the use is a single family dwelling unit or a second unit built or to be built on a lot of record in existence on the date an application for water service is filed with the City, provided that the use can be supplied with City water service without extending the City's water distribution mains. Since the map creating the medium density residential lots has not been recorded, the City cannot make the finding required to provide water to multiple residential lots. A map to create the multiple residential lots cannot be recorded without the County making the finding that the property has a source of potable water prior to approving the map. Therefore, medium density residential development of these properties, using City of Ventura water, cannot be realized. This is the main reason why these properties were not included in the inventory of vacant, residential lots considered for the new RHD (residential

Exhibit 2

high density) zone required by the State Department of Housing and Community Development in the County's Housing Element Update.

The City's water policy for non-residential development permits one ¾" water meter per legal lot. Due to recent, light industrial development in the Saticoy area under this water policy, we are confident that we can develop light industrial uses on these lots with one ¾" water meter per lot.

The commercial designation is requested for the portion of APN 090-0-142-11 that fronts Los Angeles Avenue, as shown on Exhibit #1. Currently a legal, non-conforming retail business is located there. The change to commercial will allow this business to become conforming and avoid the amortization process.

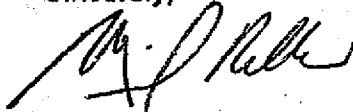
We have been told by County of Ventura planning staff that the parcels could support medium density residential development if the two water wells that are currently on the properties were reactivated and a mutual water company was formed. We do not agree with this approach of using Santa Paula Basin groundwater as a water supply for urban uses when a municipal water source is available. It is our philosophy that the best use for the Santa Paula Basin groundwater is for irrigation of agriculture. If the General Plan designation and zoning of these parcels are changed and they develop industrially, the County Water Resources Division will require the existing water wells to be destroyed. This will be beneficial to the agricultural users of the Santa Paula Groundwater Basin as these properties will no longer have the ability to pump water from that basin.

Besides the water issue, there are other reasons why this General Plan Amendment and Zone Change should be supported. Commercial/Light industrial development on these parcels would be consistent with the overall land use development pattern of the area. As mentioned above, the Los Angeles Avenue frontage is already developed commercially. It is reasonable to extend the light industrial development occurring on the east side of Los Angeles Avenue north into this area. Besides one block of older residential development between Rosal Lane and Nardo Street, industrial development occurs from the County of Ventura's Service Yard at the Santa Clara River north all the way to Azahar Street as shown on the attached aerial exhibit #2.

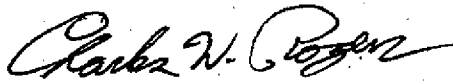
Also, given the large number of approved residential units in the east side of the City of Ventura since the adoption of the Saticoy Area Plan approximately twenty years ago, and the scarce amount of industrial designated properties in East Ventura, the additional industrial designated properties, in this correct location, is welcomed by the Saticoy Neighborhood Council. (see the attached letter of support).

If you have any questions regarding this letter, please feel free to contact us. We look forward to seeing you at the General Plan Amendment screening public hearing.

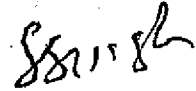
Sincerely,



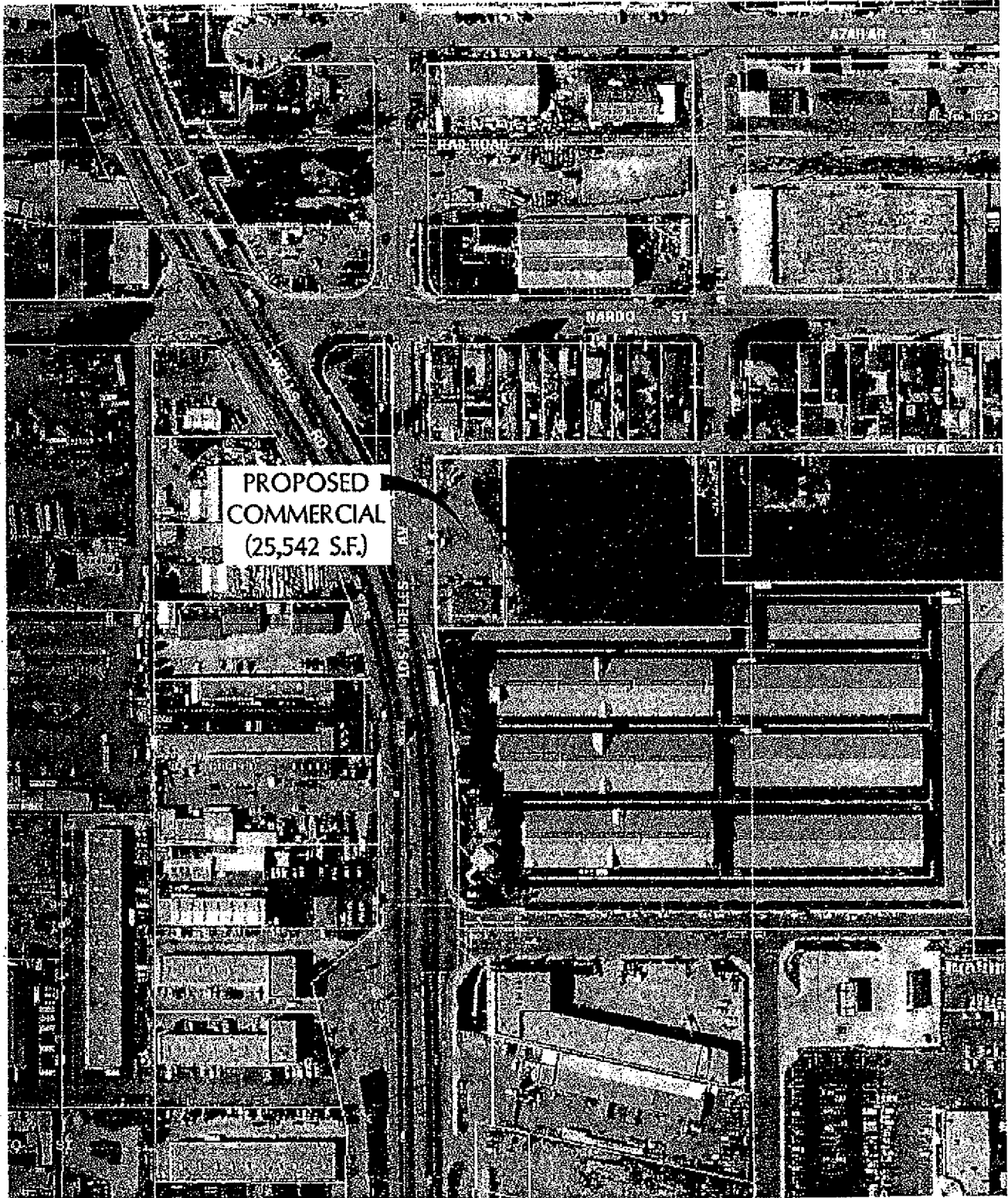
Michael Rolls



Charles Rogers



Sam Sunner



J:\01.239654\Planning\Exhibits\3964-01-CPD-ZONE.dwg Nov 12, 2009, 9:52am mjpnes

GP09-0005 EXHIBIT #1

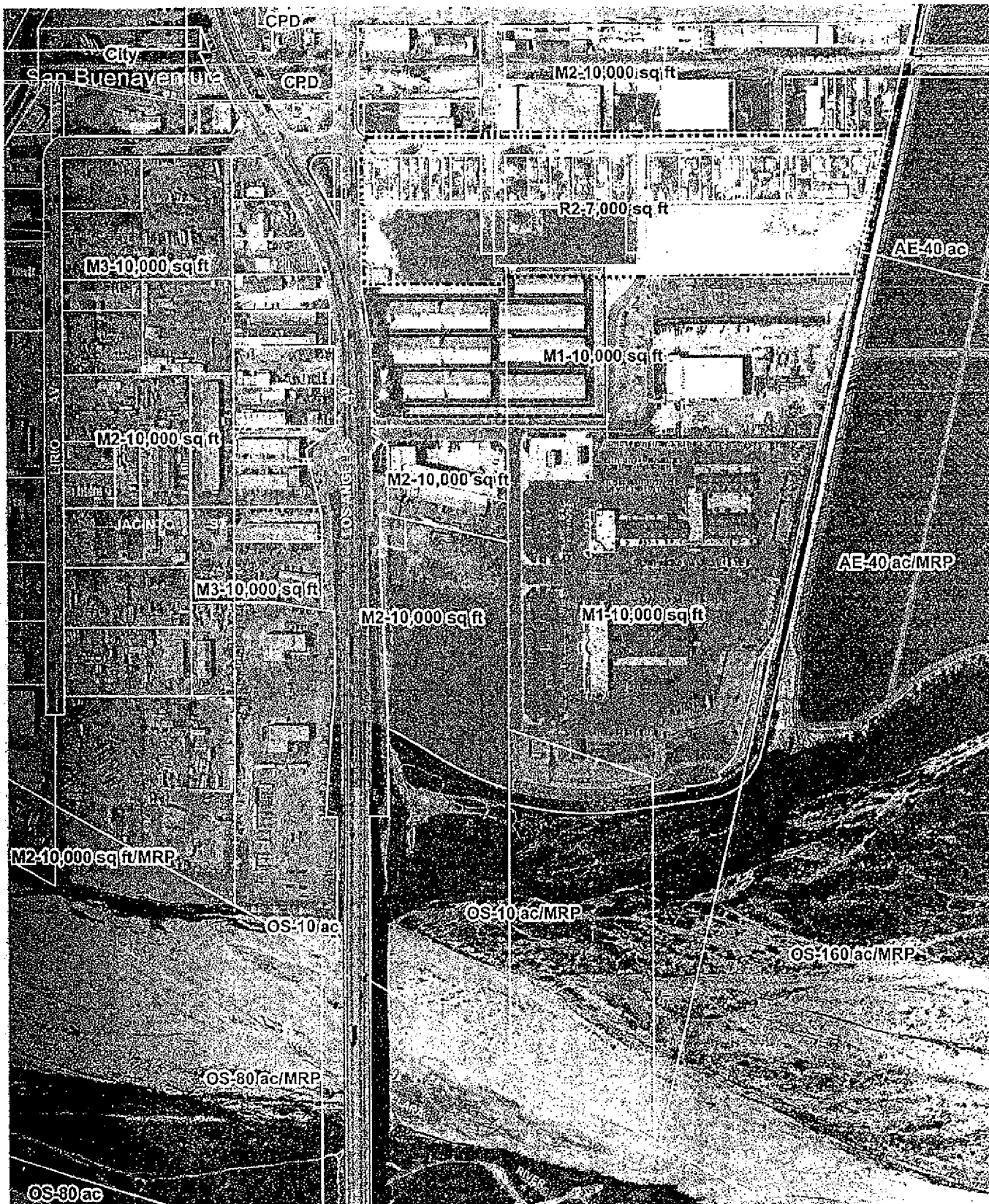
Prepared by:



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100' 0' 200'
SCALE: 1"=200'



Prepared by: Jensen Design & Survey Inc.

Parcel boundaries on this exhibit are a graphical representation only. They should not be used in place of record boundary information and/or field survey data and do not accurately define property boundaries.

GP09-0005
EXHIBIT #2

1 inch = 400 feet



October 5, 2009

Ventura County Board of Supervisors
800 South Victoria Avenue
Ventura, California 93009

RE : Proposed General Plan Amendment and Zoning Change in Saticoy From
Residential, R-2 to Industrial, M-1 for APNs 090-0-152-11, 090-0-143-13, 090-0-143-
17, 090-0-142-14, and 090-0-142-11

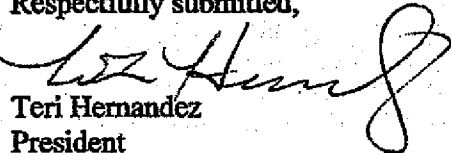
Dear Members of the Board,

The Saticoy Neighborhood Council is composed of residents that see the need in this area for improvement and job development within our community. We feel a town that is safe and inviting will benefit both the residents and encourage businesses to grow. Our local businesses employ our residents. Continued job creation from within our own area is vital as it creates more opportunities for our residents.

As President of the Saticoy Neighborhood Council I reviewed the proposed General Plan Amendment and Zone Change from Residential, R-2 to Industrial, M-1 as proposed by Mr. Rolls, Mr. Rogers and Mr. Sunner. As Council President I see support for the General Plan Amendment and Zone Change within our community. Additional developed M-1 zoning will create job opportunities within our community. It is an infill project that makes sense as it is adjacent to existing M-1 properties.

Please show your support for the Saticoy community by Endorsing this General Plan Amendment and Zone Change.

Respectfully submitted,



Teri Hernandez
President
Saticoy Neighborhood Council