



December 17, 2009

Bruce Smith
Manager – Plans, Ordinances and Regional Planning Section
County of Ventura
800 S. Victoria Avenue L1740
Ventura, CA 93009-1740

**SUBJECT: PROPOSED GENERAL PLAN AMENDMENT FOR PROPERTIES IN
SATICOY (APNS 09-0-152-11, 09-0-143-13, 09-0-142-11)**

Dear Mr. Smith:

This is a follow-up to our meeting of November 24, 2009 regarding the above referenced properties. At that meeting, we shared with you some recent Ventura City Council actions related to the Subject Properties.

In particular, on November 16, 2009, the Ventura City Council adopted the Saticoy & Wells Community Plan and Development Code. The Community Plan contains policies to guide future development for the entire 1,000 acre planning area, including the unincorporated Old Town Saticoy area. The Development Code, however, does not apply to the unincorporated Old Town Saticoy area.

In light of our Council's adoption of the Community Plan, the focus of our November 24th meeting was the need for an update of the County's Saticoy Area Plan to be consistent with the City's Community Plan and Development Code. Also, given that the City's Development Code does not cover the unincorporated Old Town Saticoy area, I mentioned in our meeting that our staff is open to the idea preparing guidelines for commercial, residential, and mixed-use development based on the policies of the Community Plan and within the context of a County Area Plan update. The Subject Properties are located within an area shown in our Community Plan for future "Transit Oriented Development", so the City would be supportive of mixed-use development on those properties. And finally, I would like to reiterate the fact that, by adopting the Saticoy & Wells Community Plan, the Ventura City Council has expressed a willingness to reexamine the City water policy as it applies to Saticoy.

Exhibit 4

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Once again, thank you for the opportunity to meet with you on this matter. We look forward to working with you in an effort to coordinate City and County plans and standards for the Saticoy Area.

Sincerely,

Jeffrey Lambert, AICP
Community Development Director