Appendix M:

A. Comment Letters Submitted in Response to the Draft IS/MND (11-04-2015).

COMMENT LETTER 4.1

STATE OF CALIFORNIA

GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH

STATE CLEARINGHOUSE AND PLANNING UNIT

EDMUND G. BROWN JR.
GOVERNOR

KEN ALEX
DIRECTOR

December 14, 2015

Stratis Perros
City of Santa Paula
970 Ventura Street
Santa Paula, CA 93061

Subject: Williams Homes / River Rock Project (City Project No. 2014-CDP-02)
SCH#: 2015111040

Dear Stratis Perros:

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. The review period closed on December 11, 2015, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. **4.1.1**

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan
Director, State Clearinghouse

RECEIVED
DEC 18 2015
CITY OF SANTA PAULA

1400 10th Street P.O. Box 3044 Sacramento, California 95812-3044
(916) 445-0613 FAX (916) 323-3018 www.opr.ca.gov

Document Details Report
State Clearinghouse Data Base

RECEIVED
DEC 18 2015
CITY OF SANTA PAULA

SCH# 2015111040
Project Title Williams Homes / River Rock Project (City Project No. 2014-CDP-02)
Lead Agency Santa Paula, City of

Type MND Mitigated Negative Declaration

Description Project Applicant is proposing to redevelop the Project Site to provide a new residential subdivision with approx. 54 residential lots including 53 new homes and the retention/rehabilitation of the Hardison House main residence and barn/stables. Therefore a total of 54 single-family homes will be located on the future Project site. The proposed project would require the demolition of all existing structures on site with the exception of the Hardison House main residence and barn/ stables, which are recognized as a historic resource pursuant to CEQA and will be retained on site. Approx. 9.18 acres of the project site will remain as open space on lots designated as A through D on the proposed Venting Tentative Tract Map No. 5928.

Lead Agency Contact

Name Stratis Perros
Agency City of Santa Paula
Phone 805-933-4214 x251 **Fax**
email
Address 970 Ventura Street
City Santa Paula **State** CA **Zip** 93061

Project Location

County Ventura
City Ventura
Region
Lat / Long 34° 22' 22" N / 119° 03' 56" W
Cross Streets Old Ojal Road
Parcel No. 100-0-040-015
Township **Range** **Section** **Base**

Proximity to:

Highways 126
Airports Santa Paula Airport
Railways
Waterways Santa Clara River
Schools Santa Paula Unified
Land Use HR-2-PD, Hillside Residential

Project Issues Aesthetic/Visual; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Geologic/Seismic; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Growth Inducing; Landuse; Cumulative Effects

Reviewing Agencies Resources Agency; Department of Fish and Wildlife, Region 5; Department of Water Resources; Caltrans, Division of Aeronautics; California Highway Patrol; Caltrans, District 7; Air Resources Board; Regional Water Quality Control Board, Region 4; Native American Heritage Commission; Department of Parks and Recreation

Date Received 11/12/2015 **Start of Review** 11/12/2015 **End of Review** 12/11/2015

Note: Blanks in data fields result from insufficient information provided by lead agency.

COMMENT LETTER 4.2

DEPARTMENT OF TRANSPORTATION
DISTRICT 7-OFFICE OF TRANSPORTATION PLANNING
100 S. MAIN STREET, MS 16
LOS ANGELES, CA 90012
PHONE (213) 897-9140
FAX (213) 897-1337
www.dot.ca.gov

Serious drought.
Help save water!

December 11, 2015

Mr. Stratis Perros
City of Santa Paula
970 Ventura Street
Santa Paula, CA 93061

Re: William Homes / River Rock Project
(City Project No. 2014-CDP-02)
Vic: VN-150
IGR#151130ME -MND

Dear Mr. Perros:

The California Department of Transportation (Caltrans) has reviewed the Mitigated Negative Declaration (MND) for the proposed William Homes / River Rock Project.

The project will be located at 1226 Ojai Road in the city of Santa Paula. The applicant proposes to redevelop the project site to provide a new residential subdivision with approximately 54 residential lots including 53 new homes and the retention/rehabilitation of the Hardison House main residence and barn/stables. A total of 54 single-family homes will be located on the future Project Site. **4.2.1**

To assist in evaluating the impacts of this project to State Transportation Facilities, please consider the following comments:

1. Please clarify the future improvements at the Ojai Road intersection, SR-150 and Orchard Street. The document stated these improvements could be found in the East Area 1 report, unfortunately the report was not included with this submittal.

2. Clarify the complete funding sources for the traffic control signal and if this proposed mitigation will be completed by project completion, or certificate of occupancy. **4.2.2**

3. Future conditions, which include both, project and project plus cumulative traffic generated up to General Plan build out year.

Please keep in mind, any project work proposed in the vicinity of the Caltrans Right of Way, would require an encroachment permit and all environmental concerns must be adequately addressed. **4.2.3**

If you have any questions regarding these comments, please contact project coordinator Miya Edmonson, at (213) 897-6536 and refer to IGR/CEQA No. 151130ME.

4.2.3 cont.

Sincerely,

DIANNA WATSON
for IGR/CEQA Branch Chief

cc: Scott Morgan, State Clearinghouse

COMMENT LETTER 4.3

RESOURCE MANAGEMENT AGENCY

county of ventura

Planning Division
Kimberly L. Prillhart
Director

Decmber 10, 2015

City of Santa Paula
Attn: Stratis Perros, Deputy Planning Director
P.O. Box 569
Santa Paula, CA 93061-0569

Email: sperros@spcity.org

Subject: Comments on the NOI to Adopt a MND and Initial Study for the Williams Homes/River Rock Project

Dear Mr. Perros:

Thank you for the opportunity to review and comment on the subject document. Attached are the comments that we have received resulting from intra-county review of the subject document. Additional comments may have been sent directly to you by other County agencies.

Your proposed responses to these comments should be sent directly to the commenter, with a copy to Laura Hocking, Ventura County Planning Division, L#1740, 800 S. Victoria Avenue, Ventura, CA 93009. 4.3.1

If you have any questions regarding any of the comments, please contact the appropriate respondent. Overall questions may be directed to Laura Hocking at (805) 654-2443.

Sincerely,

TRICIA MAIER

Tricia Maier, Manager
Planning Programs Section

Attachments

County RMA Reference Number 15-020

Ventura County Cultural Heritage Board Memorandum

County of Ventura · Resource Management Agency · Planning Division
800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • ventura.org/rma/planning

DATE: December 10, 2015

TO: Janna Minsk, Santa Paula Planning Director

FROM: Nicole Doner, Cultural Heritage Board staff

SUBJECT: Draft Initial Study/MND Project No. 14-CDP-02
River Rock Development Project, Vesting Tentative Map 5928,
City of Santa Paula, RMA Project Ref. No. 15-022

Below are the CHB staff's suggested changes (additions are shown in *italics* and deletions are crossed out) to the mitigation measures identified in the Draft Initial Study/MND Section 5 Cultural Resources for the above project. The following suggested changes will ensure protection of Ventura County Landmark No.35 (W.L. Hardison House):

5.1 Interpretive Measures

5.1.1 Interpretive Plan. ~~The applicant~~ *An historic preservation professional qualified in accordance with the Secretary of the Interior's Standards shall be selected to* ~~shall~~ prepare an interpretative plan ~~for the property~~ *that includes the design of an on-site interpretation exhibit or plaque to be permanently installed* on Lot B public open space area of the Tentative Tract Map. The plan shall be ~~designed in consultation with a qualified historic preservation professional and~~ approved by the City of Santa Paula prior to issuance of building permits for the last phase of the new construction, and installed upon the completion of the Lot B public open space area, or no later than three years after the recording of the final tract map. **4.4.1**

5.2 Design Measures

5.2.1. Landscape Report Plan
(No changes proposed)

5.2.2. Fencing and Wall Treatment
(No changes proposed)

5.2.3. Construction Monitoring
A qualified historic preservation professional ~~shall be on-call during the bracing and moving operation for the Barn/Stables building and be available to assure that the project is carried out in accordance with the approved plans and project description~~ *will prepare a plan that specifies procedures for protecting historical resources and a monitoring method to be employed by the contractor while working near these resources. At a minimum, the plan will address the method of bracing and moving of the Barn/Stables building, the operation of construction equipment near adjacent historical resources, storage of construction materials away from adjacent resources, and education/training of construction workers about the significance of the historical resources.*

5.2.4 Documentation

~~In consultation with~~ A qualified historic preservation professional, ~~the applicant~~ shall produce a Documentation Report ~~consisting~~ *that generally consists* of *HABS-like* archival quality photographs and *negatives of exterior and interior views of the historic, a description of the historical significance of the property*, and *a full set of* measured drawings of the historic resources *depicting the existing or historic conditions. The printed publication consisting of the documentation report, interpretative information, photographs and negatives, and the Historic Resources Report prepared for this property shall be combined in a reference publication for the public and copies shall be donated to the City of Santa Paula, Museum of Ventura County, Ventura County Cultural Heritage Board and the Santa Paula Historical Society prior to issuance of any permits.* **4.4.1 cont**

5.2.5 Preservation
(No changes proposed)

Please contact Nicole Doner at 805-654-5042 or nicole.doner@ventura.org if you have any questions.

COMMENT LETTER 4.5

RESOURCE MANAGEMENT AGENCY

county of ventura

Environmental Health Division
William C. Stratton
Director

December 7, 2015

Stratis Perros, Deputy Planning Director
City of Santa Paula
P.O. Box 569
Santa Paula, CA 93061

City of Santa Paula Williams Homes/River Rock Initial Study and Mitigated Negative Declaration Review, (RMA REF. #15-020)

Environmental Health Division (Division) staff reviewed the information submitted for the subject project and provides the following comments:

1. Water impoundment(s) and "privately maintained" drainage easements should be maintained in a manner, which will not create mosquito breeding sources.

2. The Division recommends consultation with the Vector Control Section of the Division regarding a mosquito abatement/control plan. The following items are recommended to be included in the plan:

   - Proposed physical control measures that will be utilized to promote drainage.
   - Proposed chemical and biological control measures to be utilized if mosquito breeding occurs.
   - Mosquito monitoring program.
   - Design details, including cross-sections of all drainage areas.

4.5.1

For more information on vector control measures please contact Cary Svoboda at 805/677-8716 or cary.svoboda@ventura.org .

800 South Victoria Avenue, Ventura, CA 93009-1730 (805) 654-2813 FAX (805) 654-2480
Internet Web Site Address: www.ventura.org/rma/envhealth

If you have any questions, please call me at 805/654-2433.

4.5.1 cont

Sean Debley, R.E.H.S. for
Melinda Talent
Land Use Section
Environmental Health Division

c: Cary Svoboda, EHD
Laura Hocking, Planning Division

PUBLIC WORKS AGENCY
TRANSPORTATION DEPARTMENT
Traffic, Advance Planning & Permits Division
MEMORANDUM

DATE: November 24, 2015

TO: RMA – Planning Division
Attention: Laura Hocking

FROM: Transportation Department Ben

SUBJECT: **REVIEW OF DOCUMENT 15-020** Notice of Intent (NOI) to Adopt Mitigated Negative Declaration and Initial Study (MND/IS)
Project: **Williams Homes/River Rock Project**
Lead Agency: **City of Santa Paula**
Planned subdivision of 19.27-acre parcel west of the intersection of Ojai Road (SR 150) and Royal Oaks Place for construction of 54 single-family dwelling units and approval of Vesting Tentative Tract Map 5928 (city).

Pursuant to your request, the Public Works Agency Transportation Department has reviewed the MND/IS for the Williams Homes/River Rock Project.

The proposed project is a subdivision of a parcel west of Ojai Road (State Route 150) and Royal Oaks Place in the City of Santa Paula for the construction of 54 single-family dwelling units on 10.09 acres of a 19.27-acre parcel.

We offer the following comment:

The cumulative impacts of the development of this project, when considered with the cumulative impact of all other approved (or anticipated) development projects in the County, will be potentially significant. To address the cumulative adverse impacts of traffic on the County Regional Road Network, the appropriate Traffic Impact Mitigation Fee (TIMF) should be paid to the County when development occurs. Based on the information provided in the MND/IS for the Williams Homes River Rock Project, and the reciprocal agreement between the City of Santa Paula and the County of Ventura, the fee due to the County would be: **4.6.1**

$28,974.18 = 514 ADT x $56.37 per ADT

Notes
a. County Reciprocal TIMF Rate for Santa Paula Traffic District #2

The above-estimated fee may be subject to adjustment at the time of deposit, due to provisions in the TIMF Ordinance allowing the fee to be adjusted for inflation based on the Engineering News Record Construction Cost Index. The above is an estimate only, based on information provided in the MND/IS.

Our review is limited to the impacts this project may have on the County's Regional Road Network.

Dante Doberneck

From: nicole dryden <nicoledryden@gmail.com>
Sent: Friday, December 11, 2015 9:21 AM
To: Dante Doberneck
Cc: Janna Minsk
Subject: Proctor property development

I strongly oppose the proposed plan for the development of 35 homes in the Ojai rd. area. Each household, at two cars per house, will significantly impact traffic beyond it's capacity. 4.7.1

The lack of information regarding potential solutions to negative impacts is also alarming. My thoughts include; will a traffic light be installed? Is this tract going to be visible from the road, or blemish the view of neighbors? 4.7.2 What is the proposed design of the architecture, and does it suit the neighborhood? Are sub-par building materials going to contribute to the degradation of property values? 4.7.3

Please keep the public informed; you have one of the most important jobs in the city! Thank you.

Nicole Dryden
411 E. Santa Barbara St.

Williams Homes/River Rock (Project No. 14-CDP-02, VTT 5028)

1226 Ojai Road, Santa Paula, CA 93060 [APN: l 00-0-040-015]

The following comments refer to the River Rock IS-MND dated 11-4-2015.

1. On page 9, the following statement is made:

   The existing General Plan land use designation for the Project Site is Hillside Residential. The zoning designation is HR 2-PD (Hillside Residential 2PD, 0-3 du/ac). Based on the allowable density of 0-3 units per acre, the 19.27- acre site would permit 57 single-family dwelling units.

   The site plan on page 16 shows Lot A Open Space which appears to reduce the total site by 50%. Would this then reduce the total housing allowed by 50%? The calculation should be 30 homes minus the one existing or 29 new homes. A 2:1 up-zoning is unacceptable. As described on page 76, the PD (Planned Development) request is unacceptable. The PD as described on page 78 is unacceptably tight and will result in tenement style living unassociated with the country look and feel of the 19th century ranch property. The development of the upper part of the property is not possible due to slope considerations and the buyer was aware of this at time of purchase. **4.8.1**

2. On page 16, Redbud Street appears to extend into the existing subdivision. The integration of these two subdivisions should be shown on a drawing. There appears to be no such drawing in the document. If Redbud Street is a dead-end, then there is only one way of ingress-egress. Page 18 later clarifies this as an emergency exit. If so, what type of gate would be present and what would trigger ingress/egress? Why is Rosewood street not opening to Ojai Road? **4.8.2**

3. On page 16, lot 35 appears to be the existing historic home and potentially the site of the relocated historic barn. There should be a drawing to show the placement of these buildings on the lot and their relationships to the rest of the subdivision. Is there a physical separation between the open space and the Hardison house? **4.8.3**

4. On page 14, the following statement is made:

   Approximately 9.18 acres of the Project Site will be retained as open space on lots designated as A through D on the proposed Vesting Tentative Tract Map 5928.

   The words "in perpetuity" should be added. **4.8.4**

5. On page 23, the Hardison house is discussed as a featured property; however, there is no description of the upgrades to be made to this property which appears to be in need of repair.

   Upgrades to the interior or exterior should be period relevant. There should be a section on planned upgrades and renovation to this house. **4.8.5**

6. Page 17 describes the hillside elevations of the homes. With only two 5 feet setbacks between each home as shown in Section A-A (five feet per home), there is no privacy. Window to window views are possible and lighting from each property will be visible by the other property. Ten feet is too tight between the homes.

7. Page 17 shows the use of vinyl fencing. Vinyl should not be permissible. A complete list of project materials should be made available in this document and shortcuts like vinyl fencing should be disallowed. **4.8.6**

8. Page 17 shows no earthquake stress patterns which might affect the homes and how the houses are reinforced to adjust for the earthquakes.

9. Page 19 Construction Schedule Phasing. No worker parking allowed on the east side of Ojai Road opposite of the site. No worker parking in existing residential neighborhoods.

10. Visitor Parking: there is no designated visitor parking. Existing street parking has been reduced due to the reduced setbacks between the homes. In the event of a 3 to 4 car household, several cars will always be on the street causing a dangerous situation in the event of an emergency and will leave no guest parking. **4.8.7**

11. Façade elevations: not provided. This project was started over a year ago. Applicant should have provided elevations. Are all homes multi-story? **4.8.8**

12. Loss of pastoral street view. The current street view looking west is pastoral with the large house and the view of the mountains. The new street view will be partially walls and partially open space which is potentially walled. There is no grandeur to the proposal from the street view. See point 13 below.

13. Page 22 discusses Loss of Scenic Vista:

    a. Have a substantial adverse effect on a scenic vista?
    No Impact. *A significant impact may occur if the proposed Project introduces incompatible visual elements within a field of view containing a scenic vista or substantially blocks views of a scenic vista. The term scenic vista generally refers to panoramic views (visual access to a large geographic area, for which the field of view can be wide and extend into the distance). No scenic views are provided from or through the Project Site. The Project Site is an infill lot within a developed area of the City of Santa Paula and* ***does not possess any unique scenic vistas****. Therefore, no impact to any recognized or valued scenic view would occur.* **4.8.9**

    No unique scenic vistas? This is highly subjective and most people would disagree particularly those living in the adjacent areas.

14. Hillside Residential. The property is zoned Hillside Residential but the proposal does not appear to include any hillside homes. Rather the elevation shows townhouse style homes which are built on a level pad. THIS IS NOT A HILLSIDE HOME. A hillside home takes advantage of the hill. **4.8.10**

Dante Doberneck

From: pat kennedy <pkennedy16@gmail.com>
Sent: Friday, December 11, 2015 3:59 PM
To: Dante Doberneck; jminsk@spcity.org6
Subject: Williams Homes / River Rock Development Project Project Number 14-CPD-02, VTT 5028

1. Why has nothing been posted at the site itself regarding this development to notify neighbors and other interests parties?

2. Why has the Historic Board not met to discuss this property? Did the Planning Director, in fact, tell the Council that it has not met because there is nothing to do? If so that would indicate negligence on his part! This property is one of the most historically significant properties in Santa Paula as well as Ventura County! **4.9.1**

3. It is unthinkable that anyone would think that moving the barn next to the house and converting it to a garage in any way preserves the historical value of the barn or the property as a whole. The relationship, distance and relative size, of homes to barns is historically significant. People did not build large barns and stables next to their homes. The size of the barn, relative to the size of the house, will detract from the architectural significance of the house, if it is moved next to the home, and remove all historical significance of the barn. **4.9.2**

4. A part of the historical significance of the barn is the way it was constructed, including the existing foundation and drainage system. Moving it to a concrete pad means losing this view to the past.

5. Why is their no EIR in place? This property is not just significant because of the structures, but is important as one of the last open spaces for wildlife in the city. Their will be a definite impact on the environment both during construction and after. **4.9.3**

6. Is this to be a development controlled by a HOA? For how long will Williams Homes control the property and at what point will control be transferred to an elected Board of Directors? Is the entire property included, or will the open spaces, including the trail, be for public use? Where is the access point for the trail? Will access to it impact the homes at it's base? **4.9.4**

7. What is the breakdown of responsibilities between the city and the HOA if this is a HOA controlled development - for roads, trail maintenance, potential mud slides, etc.?

8. Will this be, or can it in the future become, a gated community?

9. What provisions are being made for the increased traffic turning onto Ojai Road? Any left turn off of existing streets is already difficult at high traffic volume times. Will there be a traffic light? **4.9.5**

10. The Geotechnical Investigation states that "All non-engineered fills and loose, porous, compressible soils will need to be removed down to competent ground." "The average depth of removal of these soils is expected to be 6 feet with some local areas extending to 8 feet below the existing ground surface." Where will this soil be moved to? How will traffic issues be mitigated during this process? What is the source of water for watering the site during this process to protect **4.9.6**

surrounding residents and their property? What other safeguards will be taken on the site and at the site to which this dirt is sent concerning the potential for Valley Fever when the the soil is disturbed. Valley Fever is known to be an issue in this area! **4.9.6 cont**

11. Are there provisions to prevent construction workers and their vehicles - personal or construction vehicles - from parking on Ojai Road? **4.9.7**

12. No elevations are provided in the plan. Are these single story or multi-story homes. Homes on three sides of the property will have their views impacted and have a right to input on how great the impact will be. **4.9.8**

13. "No impact to any recognized or valued scenic view would occur." Has the author of this statement ever driven up Ojai Road? This property is as familiar as the Faulkner Farm and the Little Red School House to anyone local or visiting the area both as a slice of history, and for the scenic setting. **4.9.9**

14. Parking, including street parking, for this development is insufficient. **4.9.10**

Patricia Kennedy
pkennedy16@aol.com

RIVER ROCK DEVELOPMENT

Project Summary states that the propesed project will require the re moval of the Garage, Second Residence, Relocation and Preservati on of the Barn which are recognized as a historic resources and La ndmark 35 for the Ventura County Cultural Heritage Board.

STANDARD FOR ELIGIBILITY

The standard for determining if a property's essential physical features exist is known as i ntegrity, which is defined for the NRHP as "the ability of a property to convey its signific ance." The CRHR defines integrity as "the authenticity of a historical resource's physical i dentity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the California Register must me et one of the criteria of significance described above and retain enough of their historic c haracter or appearance to be recognizable as historical resources and to convey the reason s for their significance." (National Register Bulletin 15; California OHP Technical Assistance Bu lletin 6)

4.10.1

For purposes of both the NRHP and CRHR, an integrity evaluation is broken down into seven "aspects." The seven aspects of integrity are: Location (the place where the historic property was constructed or the place where the historic event occurred); Design (the comb ination of elements that create the form, plan, space, structure, and style of a property); S etting (the physical environment of a historic property); Materials (the physical elements th at were combined or deposited during a particular period of time and in a particular patte rn or configuration to form a historic property); Workmanship (the physical evidence of th e crafts of a particular culture or people during any given period of history or prehistory) ; Feeling (a property's expression of the aesthetic or historic sense of a particular period of time), and; Association (the direct link between an important historic event or person and a historic property)

Relocating the Barn will have an effect on its DESIGN, SETTING, MATERIALS, WORKMANSHIP, and FEELING. Which does n ot go with the Standards

Relocating the Barn will not only change its (**Design**), it will chang e its (**Setting**). The removal of the Rock foundation which is the sa me as the main houses foundation, it will affect the (**Materials**) wh ich will effect part of its distintive character of **(Workmanship).** Relocating the Barn will remove the Rock Drainage ditch that is sti ll very funtional. That same Rock connects to the rock border along the driveway. It also goes with the Horse Troft and the Rock path ways along the second house. That same Rock style wall runs alon g the south side of the property and connects to the Rock Terraces t hat made up the rows for the Citrus Trees along the Hillside There is 3 rows of Rock Wallthat make up the terraces. That same Rock S tyle holds the Water tank for the property. The Terraces also have original stock citrus trees that are still producing lemons. Contradic ting what the Report states also says nothing about the removal of a ll this materials that make up the setting and design of the property. Which will affect the overall natural **FEELING** of the property w

4.10.1 cont

hich would affect the landmark status. Preserving and Restoring ac cording to the standards does not mean to remove whichis not reco mmended wheather the property will have a new use or not.

All the buildings should remain where they are, be preserved and r estored. The Barn looks worse than it is. Yes it needs a new roof, it needs parts of the sidding that was removed and not put back resto red. The foundation is the issue due to the runoff from the rains. Al l of things can be done without relocating it. Development is inevit able but that does not have to happen by ruining such an important part of this town. People from all over stop and take pictures even i n the state its currently in. Artist have come just to paint the Barn i n its natural setting. That feeling will no longer be there if it is relo cated. It will be a big house with a giant barn that will be turned int o a garage with no yard. The history will be gone. It received its Cu ltural Status for a reason and if the city would have been more resp onsible and keeping their historic preservation with the county this would not be an issue. There is no oversite for landmarks in this to wn. Which that seriously needs to be addressed, but not at the cost of losing the reason this city is even what it is today.

4.10.1 cont

4.10.2

If you look at lot 35 and the open space in front the Main House an d Barn will be the only things on that lot. There is no room for a ya rd or anything else for that matter. No one would buy that in that se tting and if donating it is the plan that would be rediculous. 4.10.2 cont

The trail on the hillside would wash away with the first rain. The ri sk of mudslides is always high. The neighbors have mud run off ev ery year. Retaining wall and easement over time will become a pro blem. With a HOA isnt the city responsible for the up keep of retai ning walls. The second houses foundation is a result of the mud tha t comes from the hillside. 4.10.3 Not to mention, where will people that w ant to use the trail, from the outside community park. 4.10.4 Will parking become a issue like the highschool. Being a HOA community will t hey decide that the trail is just for their HOA or is there a plan that hasnt been said to connect the trail to the existing Williams Homes Community by the Hospital which is also HOA. 4.10.5 How does the Agr icultural property that is next to the hillside feel about the trail and how that will work when people wander off to pick illegally. Not t o mention the High Risk of trespassers, the higher risk in potential for fires. Is all of this being addressed. 4.10.6

If a development hss to happen at least leave the Barn and existing buildings in their place Should build around the back by Fushia an d to the North side of the property along the fense line closest to th e house. Lot 35 should be what is already fenced from the pasture. Someone would still purchace it or if donated could be used for a t eaching extension to the mill or a nice open space park where the c ity could rent it out for special occasions. Qualify for state and fede ral funding. The Mill did it there would be no reason that this could nt happen there. Its too important to loose a big part in this towns h istory because we dont have the write preservation steps going on. 4.10.7

The wildlife that are on the property would also be affected. The re turning Barn Owls who live in the Barn and in the trees on the hills ide. The Red Tailed Hawks that nest in the trees on the hillside. Dif ferent Bird Species Quail, The varity of Birds that eat the nats in th e pasture, I can go on and on. The Deer, Coyote, a fox or bobcat on occasion. All of thid will be affected. 4.10.8

Please look at everything regarding this project, more time and the right people should be overseeing this project. There was no public notice even given except the website. 4.10.9

Photos are available upon request regarding landdcape and settings , etc regarding things brought up in this letter.

4.10.9 cont

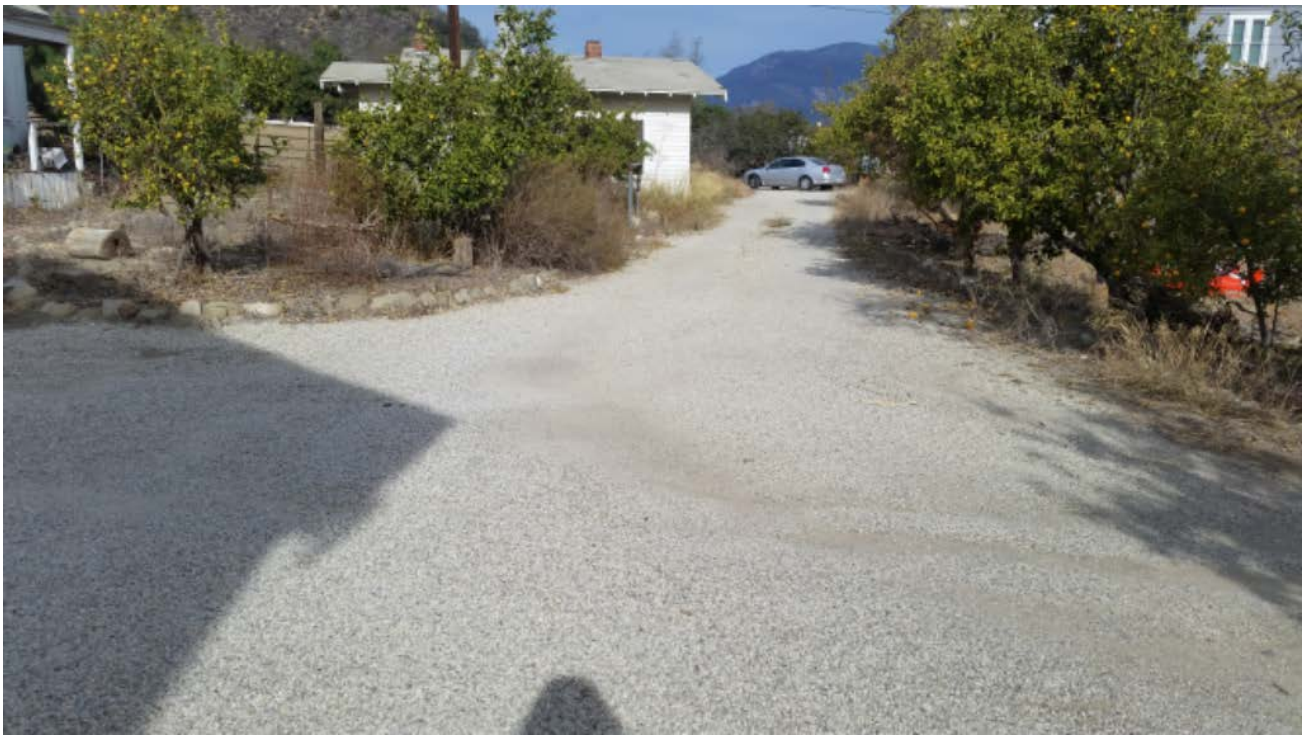
Thank You

Amber Mickelson

Rock Drainage Ditch

Rock Foundation

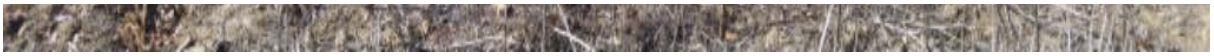
Rock Foundation.



Rock Boarder along Driveway

Horse Troft behind BarElecting

Rock terrace with still one of the producing trees



Dante Doberneck

From: Alberto Perez <Alberto_Perez@raytheon.com>
Sent: Wednesday, December 09, 2015 3:18 PM
To: Dante Doberneck; Janna Minsk
Cc: alberto1210@aol.com
Subject: Ojai Street Development

Is there a forum to comment on this development?

I played around with powerpoint and came up with this as an alternative. **4.11.1**

I live in the near vicinity (1301 Mariposa Drive) and believe that opening the development to the two streets on the south side will decrease the impact to the intersection of Ojai and Royal Oaks Place. **4.11.2**

As proposed... looks like they are placing about twice (or more) the density from surrounding areas. Seems to me just because the lot is large the zoning allowance should only be on the percentage of land that is developable and the hill is not countable. **4.11.3**

Here is a more reasonable development.

4.11.3

I added a walkway on the north side where drainage can be installed and have access to underneath the walkway. (the same can be done on the south side of the development.) This would also provide access for people to walk up to the open space on the hill.

Additionally I added a small park on the north side of the remaining home. This can be dual use if the home turns into an elderly care facility for example, or a museum. Parking also on the left side of the open space.
Total 24 homes. (you might be able to add a home in each of the streets to make it ~28 homes and it would still be more reasonable.

4.11.3 cont

Do we as neighbors have any say in what gets approved?

Regards,

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