Appendix M:

B. Comment Letters Submitted in Response to the Recirculated Draft IS/MND (02-08-2016).

COMMENT LETTER 5.1

STATE OF CALIFORNIA

GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH

STATE CLEARINGHOUSE AND PLANNING UNIT

EDMUND G. BROWN JR.
GOVERNOR

KEN ALEX
DIRECTOR

March 8, 2016

RECEIVED
MAR 11 2016
CITY OF SANTA PAULA

Janna Minsk
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 Janna Minsk:

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on March 7, 2016, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

> "A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

5.1.1

Sincerely,

Scott Morgan
Director, State Clearinghouse

Enclosures
cc: Resources Agency

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

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 Janna Minsk
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 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; Aesthetic/Visual

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Reviewing Agencies Resources Agency; Department of Fish and Wildlife, Region 5; Department of Parks and Recreation; 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

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Date Received 02/05/2016 **Start of Review** 02/05/2016 **End of Review** 03/07/2016

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

COMMENT LETTER 5.2

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

RECEIVED
FEB 26 2016
CITY OF SANTA PAULA

Serious drought. Help save water!

February 22, 2016

Ms. Janna Minsk
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#160218ME -MND

Dear Ms. Minsk:

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. **5.2.1**

Caltrans' previous comments are to be considered, again, for this public comment process. Attached is a copy of the comment letter that was submitted on December 11, 2015 for your convenience.

If you have any questions regarding these comments, please contact project coordinator Miya Edmonson, at (213) 897-6536 and refer to IGR/CEQA No. 160218ME.

Sincerely,

DIANNA WATSON
IGR/CEQA Branch Chief

Enclosure: Comment Letter
cc: Scott Morgan, State Clearinghouse

COMMENT LETTER 5.3

STATE OF CALIFORNIA – THE NATURAL RESOURCES AGENCY EDMUND G. BROWN, JR., *Governor*

OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION
1725 23rd Street, Suite 100
SACRAMENTO, CA 95816-7100
(916) 445-7000 Fax: (916) 445-7053
calshpo@parks.ca.gov
www.ohp.parks.ca.gov

March 4, 2016

Janna Minsk
Planning Director
City of Santa Paula Planning Department
P.O. Box 569
Santa Paula, CA 93061
Sent via email March 4, 2016

Dear Ms. Minsk:

RE: **River Rock/Hardison House (Project No. 14-CDP-02; VTTM No. 5928)**

Thank you for including the California Office of Historic Preservation (OHP) in the environmental review process for the River Rock/Hardison House Project (proposed project) and the City of Santa Paula (Lead Agency) intent to adopt a Mitigated Negative Declaration (MND). The State Historic Preservation Officer and the OHP have a broad responsibility for the implementation of federal and state historic preservation programs in California. Our comments are offered with the intent of preserving historical resources impacted by the proposed project while allowing the Lead Agency to meet its program needs. The following comments are based on the information included in the IS/MND for the proposed project and the SanBuena Ventura Research Associates report (SanBuena report), included as Appendix C.

5.3.1

The proposed project includes request for approval of a Vesting Tentative Tract Map (5928) to subdivide the 19.28 acre property into 57 individual lots and construct 55 new single-family residences and associated site infrastructure (sewer, roads, gutters, etc.). The project site is partially occupied by the existing Hardison farm complex, which includes a main farmhouse, barn, a second residence, garage, and other associated agricultural site features. The proposed project will relocate the barn, and combine the barn structure with the farmhouse on a single 0.65 acre lot. The north, east, and west of the farmhouse/barn lot will be surrounded by the new single-family homes, streets, and contemporary landscaping. All other buildings and features of the farm complex will be demolished. The Lead Agency evaluated the resources and determined the property is eligible for listing on the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), and the City of Santa Paula Historic Landmark Designation, making the Hardison farm complex a historical resource for the purposes of CEQA (See CEQA Guidelines § 15.064.1(a)(1-4)).

5.3.2

The IS/MND determines the proposed project will result in a significant adverse change to the Hardison property pursuant to the definition provided in the CEQA Guidelines § 15064.5(b)(1), which states:

> Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the historical resource would be materially impaired.

The resource, in this instance, is the historic farm property, which will undergo physical demolition, destruction, relocation and alteration of both the built environment resources and their immediate surroundings. It appears the collection of buildings/structures, fences, retaining walls, vegetation, openspace, etc. may need to be evaluated as a historical district. A historical district is defined by the National Parks Service as a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. The elements of the district may be considered collectively significant, even if individual components lack distinction on their own. The impacts to individual resources should be evaluated based on their contribution to the farm complex as a whole, not as merely to the individual building or structure.

The historical farm complex in its current state retains a high degree of historic integrity. The elements of historical integrity that will be impacted by the proposed project include location, design, setting, feeling, and association. More specifically, the IS/MND states that the following design elements of the proposed project will cause significant impacts to the historical resource:

5.3.2 cont

- Development of the property as a single family residential subdivision,
- Reduction of the eligible property from 19.27acres to 0.65 acres,
- Relocation of the Barn/Stables building,
- Demolition of the Second Residence and Garage/Residence, and
- Construction of new single family residences within the setting of the Main Residence.

The mitigation measures in the IS/MND include both interpretive plan elements and design measures; however, it is unlikely the proposed mitigation measures would reduce the impacts to Hardison farm complex to a level that would be considered insignificant. Even with implementation of mitigation measures provided in the Mitigation Monitoring and Reporting Plan, the proposed subdivision design severs the relationship of the historical resources to the historical people and events that make the farm complex historically significant. While project mitigation measures call for use of the Secretary of the Interior Standards for Rehabilitation to apply to work on the barn (after relocation), this treatment alone does not address the significant impacts resulting from the loss of the farm complex as a whole.

The Lead Agency might consider preparing an Environmental Impact Report (EIR) so decision makers and the public can consider feasible project alternatives that would significantly reduce or eliminate impacts to historical resources. Another option for the Lead Agency is to work with the project applicant to modify the proposed project in such

a way that would restore and preserve the Hardison farm complex, thereby avoiding the impacts to historical resources discussed above.

5.3.2 cont

Thank you for considering our comments. If you have questions, please feel free to contact Sean deCourcy, State Historian II of the Local Government and Environmental Compliance Unit, at (916) 445-7042 or at Sean.deCourcy@parks.ca.gov.

Sincerely,

Julianne Polanco
State Historic Preservation Officer

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: March 17, 2016

TO: Janna Minsk, Santa Paula Planning Director
Chris Williamson, Contract Planner

FROM: Nicole Doner, Cultural Heritage Board staff

SUBJECT: **Re-circulated** 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

Based on our review of the comments we received from the State of California Historic Preservation Office (SHPO), San Buenaventura Conservancy, and the National Barn Alliance regarding this IS/MND and our review of the re-circulated IS/MND, the Cultural Heritage Board staff provides the following new comments to ensure the protection of Ventura County Landmark No. 35 (W.L. Hardison/Proctor House):

- The conclusion of the analysis in the IS/MND is that the property appears to be eligible for listing on the National Register, California Register and the City of Santa Paula Landmark designation. Thus, the entire property should be regarded as a historic resource for CEQA purposes. However, the impacts to the historical farm complex as a potential historic district were never analyzed in the IS/MND. As recommended by SHPO in their March 4, 2016 letter to Ms. Minsk, the Lead Agency should evaluate the farm complex (including the collection of buildings, structures, hardscape and landscape features that originate from the periods of significance that range from 1883 to 1962) for its potential as a historical district using the National Register criteria. **5.4.1**

- The Lead Agency proposed mitigation would: 1) relocate the barn closer to the farmhouse determined to be eligible for both the National Register and California Register, 2) document the smaller residence and garage buildings proposed for demolition through Historic American Building Survey-like (HABS-like) documentation, and 3) demolish all other elements of the farm complex. Even with the mitigation measures, this treatment does not address the significant impacts resulting from the loss of the farm complex as a whole, and clearly results in a significant impact to historical resources for the purposes of CEQA. Thus, an EIR should be prepared to evaluate alternatives and explore more effective mitigation. **5.4.2**

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

COMMENT LETTER 5.5

RECEIVED
MAR 08 2016
CITY OF SANTA PAULA

SAN BUENAVENTURA CONSERVANCY
WWW.SBCONSERVANCY.ORG

March 8, 2016

Attn: Stratis Perros, Deputy Planning Director, PO Box 569, Santa Paula, CA 93061

The San Buenaventura Conservancy works through advocacy and outreach to preserve the irreplaceable historic, architectural and cultural resources of Ventura and surrounding areas. We have been asked by residents of Santa Paula to comment on the recirculated **River Rock/Rosewood/W.L. Hardison House (Project No. 14-CDP-02; VTTM No. 5928)**

The City of Santa Paula intends to adopt a Mitigated Negative Declaration (MND) based on the IS/MND for the proposed project to subdivide the property locally known as Ventura County Landmark #35 – the Hardison/Proctor farm. The proposed project adds 50+ new single family homes and will result in significant adverse impacts to the historic property but the IS/MND finds that they are less than significant after mitigation. The proposed project destroys critical features of the historic Hardison farmstead and impairs the aesthetic qualities of the site. These types of adverse impacts be mitigated to a less than significant level.

5.5.1

The proposed project alters the extraordinarily significant W.L. Hardison property: farmhouse, barn, 2nd residence, garage, outbuildings and landscape. Based on Lead Agency findings, the Hardison property is a historical resource for the purposes of CEQA. However, the collection of house, barn, and other buildings/structures as well as the landscape, heritage trees and plants, fences, walls, drainage ditches, roads, pathways and their spacial relationships and circulation patterns should actually be defined as a historical district. The project as currently proposed will destroy important features of that district and relocate the barn far too close to the south side of the farmhouse on less than an acre, creating an "artificial" historic context to facilitate maximum development of the site. The south, east, and north of the newly created farmhouse/barn lot will be surrounded by the new single-family homes. Access to the house, formerly from the main road to the east, is reconfigured to the south. A public park will adaptively reuse the pasture in front of the house presumably to fulfill open space requirements. All other buildings and features of the district will be demolished, and the view of the house from scenic Highway 150 will be partially impaired to the north and south by new homes and the relocated barn itself.

5.5.2

This project will cause unmitigable adverse impacts to the historic farmstead district and also it's individual features, which will undergo demolition, relocation and alteration. The proposed project results in a fictional relationship between the remaining historical resources and the association to W.L. Hardison co-founder of Union Oil and Limoneira Ranch. The buildings and structures and the agricultural landscape and site plan currently retain a remarkably high degree of historic integrity – virtually unchanged from a century ago, and the historic analysis emphasizes the rarity of this type of historic resource. The applicant's historic report finds the property eligible for both the National Register of Historic Places and the California Register of Historic Resources as well as locally in all three applicable criteria: Events, Persons and Architectural significance, making this property one of the most unique and historically important in the city of Santa Paula.

5.5.3

POST OFFICE BOX 23263 · VENTURA, CALIFORNIA 93002

SAN BUENAVENTURA CONSERVANCY
WWW.SBCONSERVANCY.ORG

Resources eligible for the National and California Registers must retain some of "Seven Aspects of Integrity." The aspects are: *Materials, Design, Feeling, Location, Association, Workmanship and Setting*. This property retains a remarkably high degree of all seven. The proposed project will adversely impact five: location integrity, design integrity, setting integrity, and integrity of feeling and association. The IS/MND finds that the proposed project will cause significant impacts to the historical resource through relocation of the barn, demolition of structures, and reduction of the Hardison house property to just 0.6 acre from its historic 19+ acres with the addition of 50+ homes surrounding the house and barn.

5.5.3 cont.

The mitigation measures currently proposed in the IS/MND (documentation, interpretive elements and design measures) do not mitigate the impacts to the historic farmhouse and barn and related resources to the level of insignificance CEQA requires. In addition, all feasible mitigations must be undertaken until adverse impacts have been mitigated. There are further mitigations that are feasible but not included in the IS/MND. The following mitigations should be included/added to this project MND/EIR.

5.5.4

- *All work shall be supervised by a licensed architect meeting the Secretary of the Interior's Qualifications for Historic Architecture.*
- *Adjacent grading, site preparation and construction supervision by a qualified preservation architect.*
- *Creation of construction buffers for house/barn while homes are built and shoring/stabilization plan for barn if moved.*
- *Retention and rehabilitation of barn to Secretary of the Interior's Standards in situ.*
- *Nomination mitigation: NRHP nomination of the property to the National Register of Historic Places.*

SAN BUENAVENTURA CONSERVANCY
WWW.SBCONSERVANCY.ORG

- *Standards compliant protection plan and materials conservation report listing possible salvage and reuse of historic materials.*
- *Design mitigation: increasing setbacks between the historic buildings and new construction.*
- *Design mitigation: California Historical Building Code Compliance.*
- *Design mitigation: Compatible new landscape with historic or appropriate vegetation and protection of scenic view corridor.*
- *Protect and maintain historic trees, cactus and landscape elements with a landscape protection plan and construction buffers.*
- *View easement to maintain sight-lines across any parcel or park between the Hardison house and the Eligible Scenic Highway 150.*
- *Commemorative signage, interpretive educational program or public art component.*
- *Publishing of photos, historic report, and research about the Hardison/Proctor families in a publication for local distribution.*
- *HABS II compliant photos/measured drawings donated to the National Park Service/Library of Congress and local libraries.*
- *Archeological assessment of the site before any construction activities, exploration of unique features found before construction.*
- *Mitigation measure for inadvertent discovery of archeological/paleontological resources.*

(Enforcement: No Certificate of Occupancy for project until all mitigations have been completed.)

5.5.4 cont.

Even with the addition and implementation of all the above feasible mitigation measures, the project as proposed would still have significant impacts on the environment. Therefore an MND is not appropriate and an EIR is necessary to further explore feasible project alternatives to avoid the destruction of the district. **Only addition of a mitigation measure that requires wholistic project compliance with the Secretary of the Interior's Standards (the Standards) would allow the project to proceed under a MND because there is no impact to historic resources when the Standards are followed.** (Stated another way, projects that follow the Standards are exempt.) The Standards allow for flexibility in alterations and additions to resources and might even allow for sensitive repositioning of structures on the site allowing contextual infill development to occur while maintaining valuable cultural resources.

5.5.5

Additionally, the Environmental Impact Analysis (EIA) of the IS/MND does not make the required findings of no significant impacts to Aesthetics. The EIA states in **Aesthetics a.** "...the Project retains or improves views of the Hardison House." This is not the case since new single-family homes will obscure sight-lines to the house and district. The EIA states in **Aesthetics b.** "The integration of the existing Hardison House and barn/stable on Lot 35 of the tract map would retain and improve a recognized desirable aesthetic natural feature... would result in a less than significant aesthetic impact..." The original district layout is historic and therefore aesthetically preferred, any alteration, or in this case substantial demolition, cannot be categorized as an "improvement." The EIA in **Aesthetics c.** mentions temporary construction debris impacts and compatibility with the form of the adjacent tracts but ignores the demolition of historic features on the property that cannot be mitigated. The historic and scenic character of the property is what needs to be protected, not the form and design of the adjacent neighborhoods. The EIA does not make the required findings that a project adding 50+ new houses on the property would not adversely impact the aesthetics of the historic resource that is seen by millions of travelers on Scenic Highway 150. This is also an unmitigable impact unless the Standards are used.

5.5.6

The Hardison farmstead is a property that deserves a compatible, contextual and sensitive approach to any development on the site, not just one that maximizes buildable lots to the detriment of our heritage. If variances/exceptions are granted to maximize the project's density and reduce setbacks and lot sizes, then one of Santa Paula's most significant remaining properties should be preserved in return. With sensitive design of the new subdivision and adherence to the Secretary of the Interior's Standards, the majority of the district can be preserved while the majority of the development proceeds with minimal redesign.

5.5.7

If the project is not modified to protect the historic district, the Lead Agency is required to prepare an Environmental Impact Report so the public can consider feasible project alternatives that would significantly reduce or eliminate Aesthetic and Cultural Resource impacts. The Conservancy would like to propose a feasible "Preservation Alternative" if an EIR is undertaken. However, the project can still be modified to preserve most of the important historic resources and allow for a profitable and compatible new development under an MND. The Conservancy is available and willing to discuss pro-preservation approaches that facilitate sensitive development in a win-win.

The San Buenaventura Conservancy Board of Directors.

Please add this letter into the administrative record on this project.
San Buenaventura Conservancy, PO Box 23263, Ventura, CA 93002
email: sbconservancy@mac.com

COMMENT LETTER 5.6

Tom Tarantino

From:	Anna Arroyo
Sent:	Monday, March 07, 2016 11:45 AM
To:	Janna Minsk
Cc:	Tom Tarantino
Subject:	FW: Comments on development at W. L. Hardison Farmstead
Attachments:	NBA letter to Santa Paula Planning Dept_Mar5_2016.pdf

Anna Arroyo, Assistant Planner
aarroyo@spcity.org
(805) 933-4214 x214
City of Santa Paula-Planning Department
200 S. 10th Street/ PO Box 569, Santa Paula, CA. 93061
I'm in the office Mon.,Tues. & Thurs. by appointment

RECEIVED
MAR 07 2016
CITY OF SANTA PAULA

From: Danae Peckler [mailto:dapeckler@yahoo.com]
Sent: Monday, March 07, 2016 11:44 AM
To: cbwplans@gmail.com
Cc: Plan Department; Don Truax; C. Bultman
Subject: Comments on development at W. L. Hardison Farmstead

Dear Chris Williamson and who it may concern at the Santa Paula Planning Department:

My name is Danae Peckler and I am writing you to submit comments on the above-reference project on behalf of the National Barn Alliance (NBA), a non-profit organization that has been working to protect and promote the preservation our America's rural heritage since 1995. Attached you will find a copy of our letter in support of a more thoughtful and historically sensitive plan for the preservation of the W. L. Hardison farmstead. As proposed, the current project does substantial and irreparable harm to this historic property. **5.6.1**

Please respond at your earliest convenience to assure me that you successfully received our submission.

Thank you for your time and consideration of this material!

Sincerely,
Danae (& the NBA)

March 5, 2016

Santa Paula Planning Department
c/o Chris Williamson
P. O. Box 569
Santa Paula, CA 93061

Re: River Rock Development Project & the Wallace L. Hardison Farmstead

Dear Mr. Williamson,

Today, I am writing on behalf of the National Barn Alliance (NBA)—the only national organization focused on the preservation of historic barns and farmsteads. Since 1995, the NBA has worked to raise awareness of the cultural value embodied in our historic farm properties. These tangible links to our agrarian past continue to reflect our nation's history and are vital components of our American experience.

The NBA became aware of the River Rock Development Project late last year and we are pleased to have the opportunity to now provide comment on the proposed plans. Studies conducted in association with this project indicate that the Wallace L. Hardison farmstead is a National-Register and California-Register-eligible property that is historically significant for its associations with regional agricultural history (Criterion A/1), historically important individuals in your community's past (Criterion B/2), and for its architectural expression as an outstanding farm property in your area (Criterion C/3). Although a historic property need meet only one of the criteria to merit listing on these registers, this resource meets three of the four professional requirements for historic significance. Further, the historic architectural investigation and report prepared for Williams Homes, Inc. (28 July 2015) finds that this resource is eligible for local landmark listing with two periods of significance, so that the importance of this property extends from 1883 until 1900 and also from 1900 to 1962. We would also like to point out that the July 2015 report noted a construction date of circa 1900 for the secondary dwelling identified on the property. **5.6.2**

As currently proposed, the plan to demolish two contributing historic structures and relocate the historic barn substantially alter the property's historic integrity of location, design, setting, workmanship, feeling, and association. Furthermore, the complete lack of information on existing historic landscape features is an unfortunate oversight. All farm properties contain landscape features, detailing the spatial organization and design of the relationship between the built environment and the land that supports its function. The relocation of the barn, regrading of the land, and creation of more than 50 new residential **5.6.3**

lots will adversely affect the historic integrity of location, design, setting, feeling and association of the entire farm property and, more specifically, for the barn and its relation to the agricultural fields, pasture, and orchard lots that once marked it. The historic integrity of this property should not be piecemealed in an attempt to mitigate the negative impacts of the proposed plans to one building or another. Collectively, the buildings and the land comprise the historic Wallace L. Hardison farmstead. **5.6.3 cont.**

In conclusion, it is the opinion of the Board Members of the NBA that this project will have an adverse effect on the historic Wallace L. Hardison farmstead and that the proposed mitigation measures do not sufficiently offset these significant impacts. On page 50 of the recirculated report for the River Rock Development project, this property was noted as one of the last remaining ranches from this era in Santa Paula's history: "The house and outbuildings is one of only a handful of ranches in the canyon from this period to remain today, and the only intact ranch from this period to include both its original property and associated buildings" (8 February 2016). Therefore, it is further unsettling to read that this report and the proposed mitigation measures contained within it discuss methods for making this historic ranch look more like the abundant number of non-historic residential subdivisions around it. **5.6.4**

The proposed River Rock Development project and these plans appear to miss the mark. The NBA does not believe that the community will benefit from the destruction of its last few surviving ranches, but will instead be made poorer for it.

With sincere thanks for your time and consideration of our comments,

Danae Peckler

Danae Peckler, MHP
SOI-Qualified Architectural Historian and Past President, National Barn Alliance

National Barn Alliance Board of Directors:
Donald Truax IL, *President*
Charles Bultman, MI *Vice President*
Michael Woodford, NY *Treasurer*
Emily Anderson, VA *Secretary*
Danae Peckler, KY/VA *Past President*
Keith Cramer, NY
Charles Leik, VA/MI
Jeffery Marshall, PA
Robert Sherman, IL

NBA Member Organizations:
California-Nevada Barn Alliance
Friends of Ohio Barns
Historic Barn & Farm Foundation of Pennsylvania
Indiana Barn Foundation
Kansas Barn Alliance
Michigan Barn Preservation Network
Missouri Barn And Rural Network
Preservation Trust of Vermont

COMMENT LETTER 5.7

chris williamson <cbwplans@gmail.com>

Saving a part of the W.L. Hardison Home and Barn in its existing place.

1 message

jluvnlife77@aol.com <jluvnlife77@aol.com> Wed, Feb 10, 2016 at 6:38 PM
To: cbwplans@gmail.com

To Whom it may concern:

"Completed in 1884, this was the home of Wallace L. Hardison and his family. Mr. Hardison is remembered primarily for being a co-founder of both the Union Oil and the **Limoneira** Companies. However, when he built this house neither of these accomplishments had occurred! A businessman of many interests, he was, among other things, breeder of fine race horses and registered cattle, the **President of the Santa Paula Horse and Cattle Company**, a part owner of a profitable gold mine in Peru and the one-time owner of the Los Angeles Herald. The town's **first telephone line** was installed here to connect him with Union Oil's wells in nearby **Adams Canyon**. In 1894 the structure was lifted by pulley's to permit a basement to be built.The style is **Victorian Era Farmhouse**." What a history!!!! **5.7.1**

There are few towns that still boast such a slice of history where everyone can drive by and view it!

How could Santa Paula even consider for one moment building around this wonderful heritage? And look at how lovingly the house has been restored! This is such a pastoral setting, and should remain so. The highway here cannot tolerate more traffic, and this would devalue homes existing in the area as well. **5.7.2**

My son lives directly next to the barn and horses, at the end of a quiet cul-de-sac. He bought here for the very location of the house, and has greatly improved his yard for the purpose of enjoying the view of the ranch. The history and surroundings are extremely important to the neighborhoods around it as well. **5.7.3**

Please consider those that live on both sides of this ranch, as well as those living in The Oaks neighborhood. The traffic is already very busy through Ojai Road/Highway 150. **5.7.4**

Last, but not least, when I visit my son and his family in Santa Paula we talk about the history in Santa Paula and how it has been preserved through the Agricultural Museum, the Train Depot, The Oil Museum, the Downtown area, and W.L. Hardison Home and Barn. When I take my grandchildren for walks through the lovely setting how will I explain to them that Santa Paula decided they want more cookie-cutter homes, rather than save the beautiful home and barn and land right next to them? **5.7.5**

Respectfully and Sincerely,

Jackie Abel
Homeowner and Proud Ventura County Resident for 40 years

Arnold ACEVEDO
1310 OJAI Rd
SANTA PAULA CA

3-2-16

RECEIVED
MAR 07 2016
CITY OF SANTA PAULA

City of Santa Paula Planning Department
Chris Williamson, AICP, Contract Planner
PO Box 569
Santa Paula, CA 93061

RE: River Rock/Hardison House Project #2014-CDP-02

Dear Mr. Williamson:

I have lived along the easement road north of the Proctor (Hardison) House property for many years. I have serious problems with several of the developer's proposals since they could cause great harm to my family's lifestyle and my home's value. **5.8.1**

First, 53 homes is a bad idea in such a confined area. Traffic is bad enough as it is. This will only make it worse and more dangerous. **5.8.2**

Second, two-storey homes should not be allowed along our easement road. They will stand much too tall and will obliterate any view toward the south. They will also create a closed-in feeling that is dark, depressing, and totally opposite to the pleasant and open view we have now. **5.8.3**

Third, it is important that emergency vehicles can reach our homes with little or no difficulty. The easement road is very narrow and large vehicles already have trouble getting in and out. Turnouts or extra space by moving the wall over should be considered. **5.8.4**

Anything that will lower my property value or my quality of life is completely unacceptable.

Thank you,

Arnold ACEVEDO

COMMENT LETTER 5.9

Tom Tarantino

From: Anna Arroyo
Sent: Monday, March 07, 2016 8:32 AM
To: Chris Williamson
Cc: Tom Tarantino
Subject: FW: River Rock/ Hardison Development

RECEIVED
MAR 07 2016
CITY OF SANTA PAULA

For you

Anna Arroyo, Assistant Planner
aarroyo@spcity.org
(805) 933-4214 x214
City of Santa Paula-Planning Department
200 S. 10th Street/ PO Box 569, Santa Paula, CA. 93061 I'm in the office Mon.,Tues. & Thurs. by appointment .

-----Original Message-----
From: amina.bancroft@gmail.com [mailto:amina.bancroft@gmail.com]
Sent: Friday, March 04, 2016 10:37 PM
To: Plan Department
Subject: Re: River Rock/ Hardison Development

Dear Sir:

I am writing to let you know I oppose the River Rock/ Hardison House development project. Most of my friends and neighbors feel the same way.

Building fifty-three (53) homes in an already traffic-congested area is a bad idea. It is my understanding that the land is zoned for only thirty (30) homes. Even that amount seems questionable. It's already dangerous accessing Ojai Rd. So many new homes will only make it worse, and the already overcrowded school district will be largely affected. **5.9.1**

In addition, the noise, dust, and traffic congestion that will certainly be caused during the two-year construction phase will cause even more problems, create a nightmare on Ojai Rd, and significantly lower our quality of life both then and afterward. **5.9.2**

I urge you to deny Williams Homes' request for a waiver to increase density and ask that you protect the small town lifestyle of Santa Paula and its historical sites. The residents of this wonderful community deserve better. There have to be better options out there. **5.9.3**

My family and my neighbors are opposed to anything that will lower our property values, decrease our safety, or otherwise damage our quality of life. This project threatens all three. **5.9.4**

Thank you,
Amina Bancroft

Sent from my iPhone

COMMENT LETTER 5.10

Tom Tarantino

From: Anna Arroyo
Sent: Monday, March 07, 2016 8:33 AM
To: Chris Williamson
Cc: Tom Tarantino
Subject: FW: River Rock/ Hardison House Development: Oppose

Anna Arroyo, Assistant Planner
aarroyo@spcity.org
(805) 933-4214 x214
City of Santa Paula-Planning Department
200 S. 10th Street/ PO Box 569, Santa Paula, CA. 93061
I'm in the office Mon.,Tues. & Thurs. by appointment

RECEIVED
MAR 07 2016
CITY OF SANTA PAULA

From: Mary Benigar [mailto:mary.c.benigar@gmail.com]
Sent: Saturday, March 05, 2016 9:05 AM
To: historian@santapaulahistoricalsociety.org; sean.deCourcy@parks.ca.gov; cbwplans@gmail.com; Plan Department
Subject: River Rock/ Hardison House Development: Oppose

Dear Sir:

I am writing to let you know I oppose the River Rock/ Hardison House development project.

Building fifty-three (53) homes in an already traffic-congested area is a bad idea. It is my understanding that the land is zoned for only thirty (30) homes. I urge you to deny Williams Homes' request for a waiver to increase density and ask that you protect the small town lifestyle of Santa Paula. The residents of this wonderful community deserve better. There have to be better options out there. **5.10.1**

My family and my neighbors are opposed to anything that will lower our property values, decrease our safety, or otherwise damage our quality of life.

This project threatens all three.

Thank you,
Mary C. Benigar

COMMENT LETTER 5.11

Tom Tarantino

From: Anna Arroyo
Sent: Monday, March 07, 2016 1:23 PM
To: Chris Williamson
Cc: Tom Tarantino; Janna Minsk
Subject: FW: River Rock / Hardison House Development

RECEIVED
MAR 07 2016
CITY OF SANTA PAULA

From: Kevin Beyer [mailto:kevin.beyer@jetairtech.com]
Sent: Monday, March 07, 2016 12:29 PM
To: Plan Department
Cc: Lori Beyer
Subject: River Rock / Hardison House Development

Dear Members of the Planning Department,

While we are not anti-development in any way, my family and I are opposed to the River Rock / Hardison House project for a number of reasons and ask you not to approve this development.

We have been informed the property is currently zoned for a maximum of 30 homes. We also understand that the developer, Williams Homes, is asking to place 53 homes on this property. We strongly urge you not to grant the density waiver that the developer, Williams Homes, is requesting. This would be a mistake as it would serve to help the developer, not the citizens of Santa Paula. **5.11.1**

Please consider the following.

- The traffic impact on SR 150 (Ojai Road) would add significantly to the existing impacted traffic at peak hours at 30 homes.
- The requested density level of 53 homes would make it much worse.
- Placing lights on SR 150 to mitigate the impact would enable traffic inflow to SR 150 from connecting streets, but the additional vehicles would greatly increase travel time to SR 126, the downtown area or anywhere south of Santa Paula Street.
- To avoid traffic, cars would travel through neighbor hoods on the east and possible west sides of SR 150 (through The Oaks neighborhood and others). As you know, additional traffic is a negative and will reduce the quality of life for members of these neighborhoods.
- It would also negatively impact safety in these quiet neighborhoods. **5.11.2**
- The main street through The Oaks, for example, is Laurel. This is also the main route to Thelma Bedell School and is already impacted with both vehicle and pedestrian traffic during peak traffic hours.
    - Please consider the pedestrian traffic usually consists of children walking to and from school along Laurel Rd.
    - Please consider further that Laurel Rd. is a narrow street and is designed for a low quantity of low speed traffic. There are no designated lanes on Laurel Rd. as it is a meandering neighborhood lane.
    - Please also consider that there is an existing traffic problem on Laurel Rd. caused by vehicles travelling at excessive speeds, running stop signs and driving in the center of the road.

- Beyond the traffic caused by the school, there are many families bicycling and walking dogs through these neighborhoods. Additional traffic, especially those 'cutting through' to avoid traffic signals, puts these citizens at greater risk.

- From a personal point of view, I expect to experience additional wait times to turn from Say Rd. onto SR 150 in the morning.
  - Along with a few neighbors, I expect not to be able to back out of my driveway in the mornings (when we take our children to school) due to cars waiting on Say Rd. at the light.
- While somewhat hard to define, additional vehicle traffic and traffic controls directly affect the 'feel' of a city and increase the negative impact.

5.11.2 cont

Considering all the above, we ask that you do not grant a density waiver to Williams Homes for this project. However, we would fully support a development of fewer homes (significantly fewer than 30) on larger parcels with a lower traffic impact. Since this type of development may not be within Williams Homes capabilities, it means that they are the wrong developer for this parcel from Santa Paula's perspective.

Further, and more importantly, unless it can be shown that any development will add value to Santa Paula at the net level, after all the positive and negative impacts are considered, please do not approve multi-home projects in Santa Paula. It is our belief that the negative impacts are never completely brought to light until the project has been completed. These lower the 'perceived value' of a city.

5.11.3

Also, most projects are approved by a group such as yours, without placing requirements on the developer to add value. A development should improve, not maintain, the economics, safety, and quality of life to the existing community.

The Santa Paula Planning Commission's approval should be reserved for projects that can be shown to add to the look, feel and ease of living in Santa Paula as well as make the city safer and more prosperous than without it.

Thank you.

Kevin

Kevin Beyer
1157 Say Rd.
Santa Paula, CA 93060
805-701-4681

City of Santa Paula Planning Department
Chris Williamson, AICP, Contract Planner

We live on Ojai Rd directly across from the proposed development of the Hardison property. It is our opinion that the development will greatly impact our quality of life and the quality of life of all Santa Paulans. We have read the materials submitted by Williams Homes and we have the following comments.

In the Initial Study/Mitigated Negative Declaration (pg. 28) the subject of Scenic Vista is discussed. Indeed scenic vista might be something rather difficult to determine. The report determines that it is in no way a scenic vista. it describes the property as a " infill lot within a developed area of the City of Santa Paula and does provide an in-passing view of the Hardison House, former pasture that is currently a dry field, and rising hillside in the rear". Certainly given this description one would never consider it as "scenic". However this description fails to adequately describe the scenic value of the site. One principle characteristic of a scenic vista is that it is singled out as a place that people enjoy looking at. I can attest as one who lives across the street that it is the judgement of many who pass by that the barn, field, and home are indeed a scenic vista. Hardly a day goes by without someone either in a car or on foot stopping to admire, photograph or just ponder the beauty and peace of the place that speaks of a time gone by. **5.12.1**

This brings up another issue with the declaration regarding the Historical Impact of the proposal. It is important to see that the home, the barn and the surrounding open space are indeed one unit. One cannot preserve one while destroying another. It is necessary to preserve the whole unit for the true historical integrity of any part. Moving the barn closer to the home and destroying the open space by allowing a crowded development would destroy the context of the historical relevance of the Proctor Hardison Home. The suggestion that the placement of a commemorative plaque would in some way undo this damage is preposterous. It is just this sort of destruction that is to be safeguarded by listing sites with the NRHP or CRHP. Please do not allow the destruction of our timeless historical treasures for the short lived benefit of increased city revenues. **5.12.2**

Williams homes claims that the proposed lot sizes are very close (within 100 square feet) to the size of those in the surrounding neighborhoods. From their own map one can see that this is clearly not true of the contiguous properties. All the Ojai Rd properties are considerably larger. It should be noted that the yellow lines are indeed **5.12.3**

not property lines for all the properties- The first two properties on Ojai Rd that the proposed development would border have their properties cut in half by these lines in the map that Williams homes is circulating. This seems rather deceptive on the part of Williams Homes. Of the lots bordering on Ojai Road, 8 are significantly larger. While 4 are many times larger. Our lot, for example, directly across the street, is more than 3 times the size of the proposed lots. The same is true about those properties that border on either side of the development. I am not sure how far away they went to get their figures, but the claim is surely misleading. **5.12.3 cont**

It also strikes me as misleading to build homes at a density of more than twice the permitted density. Clearly it is cheaper for the developer to cluster the homes on the easily developed level area of the property but I don't see this as good for the city. The quality of life of those residents would be significantly impaired as would that of all of the present homeowners.

The report claims that traffic will be minimally impacted on Ojai Rd. For this they stated some arbitrary threshold of acceptance which they claimed was approved by the city that in their study the projected impact would not reach. It is mind boggling that one could hold this to be an adequate threshold. Anyone trying to access Bedell School knows that there are times when the traffic right now on Ojai Rd. is very heavy. There are now no cars that enter the property on a daily basis while after construction there will be nearly 100 going in and out at various times of the day and night. How could this not have a significant negative effect on the traffic? **5.12.4**

The report grants that there will be impacts towards the 126 and that they would be contributing to the cost (with the East Area Development) of updating the structures so that they are more able to carry the increased load. Why would it not be wiser to wait and see what the actual effects of the **voter approved** East Area Development really are before jumping into this development that does not have the approval of the residents.

The character of the development is also of concern. The houses to be built are expected to sell for between just under 500K to 600K. These are not homes that will be accessible to many Santa Paulans. Thus the development will draw in homeowners who have no connection to the city, will very likely not work in the city, and (given the projected 2.6 persons/home that Wiliams Homes projected at the meeting they recently held) would not even have children that could increase their interest in the good of our community. **5.12.5**

All in all we urge you to reconsider this proposal. Williams Homes proposes to build homes that most Santa Paulans can not afford while destroying an important part of our heritage. They are putting up houses in the way that is easiest and most affordable for **5.12.6**

themselves without consideration of the impact that it will have on the current residents. There are other uses for the property that would have a positive impact for our community. Some proposals that are circulating that would be good for our city include creating an historical farm or a community garden space. We have a very large housing complex already approved in the East Area development; one should wait to see the impact that those homes will have before adding more variables to the plan. It is important for you as our city planner to make decisions not solely on the generation of fees but rather the good of the community. Please safeguard our historical and cultural treasure that speaks so eloquently to the special farming heritage that is Santa Paula. **5.12.6 cont.**

Thank you for your consideration,

Steven and Mary Cain

Steven R. Cain
Mary T Cain

1205 Ojai Rd
805(933-5569)

CITY OF SANTA PAULA
MAR 08 2016
RECEIVED

[illegible]

This is Mary Kate Cain.
I am 7 years old and I
live right across the street from
the field and barn. I am writing
to tell you that the barn is
beautiful from my window
It is very pretty in itself
and peaceful to look out at
It would be less of a landmark
if it is not left how it is. I have
watched bobcats and [illegible] with
[illegible] horses playing in the field.
Where would these poor animals
go?

I also think that having [illegible] many
houses so [illegible] together [illegible]
[illegible]

[illegible]

5.13.1

CITY OF SANTA PAULA
MAR 08 2016
RECEIVED

Tom Tarantino

From: Anna Arroyo
Sent: Monday, March 07, 2016 8:34 AM
To: Chris Williamson
Cc: Tom Tarantino
Subject: FW: I oppose the River Rock development

RECEIVED
MAR 07 2016
CITY OF SANTA PAULA

Anna Arroyo, Assistant Planner
aarroyo@spcity.org
(805) 933-4214 x214
City of Santa Paula-Planning Department
200 S. 10th Street/ PO Box 569, Santa Paula, CA. 93061 I'm in the office Mon.,Tues. & Thurs. by appointment .

-----Original Message-----
From: Briena Cooper [mailto:briena.c@gmail.com]
Sent: Saturday, March 05, 2016 7:41 PM
To: Plan Department
Subject: I oppose the River Rock development

Dear Sir or Madam:

I am writing to let you know I oppose the River Rock/ Hardison House development project. Most of my friends and neighbors feel the same way.

I have several objections.

1) The proposed plan destroys a valuable part of Santa Paula history. Given that we have no lack of new housing (with the EA1 development,etc), Santa Paula should preserve our historic buildings in their original settings whenever possible. **5.14.1**

2) My understanding is that the ranch property is currently zoned for up to 3 homes per acre...but the proposal would have 53 homes built on 9 acres. That is not only not consistent with its zoning but also clearly not consistent with the surrounding neighborhoods. **5.14.2**

3) The city of Santa Paula has a shortage of developed parks as admitted in the city's master plan. The master plan analysis identified city park space as being less than 30% of the standard recommended park space for our population. The master plan recommends 5 acres per 1,000 residents as the standard. In the analysis, they recommended requiring all new developments to make up for that lack. The proposed development does not included any dedicated park space. IF the city decides not to preserve this historic ranch, it should follow the master plan and require any development of this ranch to dedicate 3 acres as a neighborhood park. **5.14.3**

Based on these considerations, I strenuously object to the proposed Hardison house development project. I urge you to do whatever you can to protect our history and prevent building such a dense development. If the project cannot/will not be stopped I urge you to follow the recommendation of the master plan and require this new development to dedicate 3 acres as a neighborhood park.

Rebecca Countryman
17036 April Lane
Santa Paula, California 93060
(661) 619-0197

February 16, 2016

Santa Paula Planning Department
P.O. Box 569
Santa Paula, CA 93061

Attn: Chris Williamson
AICP
Contract planner

Re: W. L. Hardison Home and Property

Dear Mr. Williamson:

This letter is in regards to the W. L. Hardison home, property and the proposal by ***Williams Home Inc.*** to build 53 homes on the property surrounding it.

My initial concern is that the proposed project would involve the building of a 53-unit residential subdivision. As stated in an article in the Ventura County Star: "Our goal is to make the barn and the house viable and preserve their historical futures," project manager Carl Steinberg said. "One of the reasons we want to do 53 homes is it creates enough financial resources to help preserve the two historic structures." 5.15.1

Creation of a preservation or historical society by Williams Home, Inc. would allow the group to apply for local and statewide grant opportunities to offset the expenses of maintaining the home and

property surrounding it. In addition, gifting of the property to the preservation or historical society would offer the investors a tax write off as well.

Therefore, the need to build 53 homes to finance this does not seem to me as a viable reason for this many homes to be built. In addition, the W. L. Hardison home and property could be a 'working ranch' where volunteers who are docents and work the farm and garden areas with flowers and vegetables could sell them in a Farmers Market type setting where monies would go to maintaining this area. The home could be used for events such as weddings, teas and other special events that would supply additional funding for the preservation of the home and property. **5.15.1 cont**

An additional concern is the amount of traffic that will be coming onto Highway 150 from this tract that is already heavily traveled by residences and visitors to our city. A reduction in the amount of homes to be built will create less of an impact on the aforementioned road. **5.15.2**

Thank you for your time and consideration in this matter.

Sincerely,

Rebecca Countryman

Rebecca Countryman

COMMENT LETTER 5.16

chris williamson <cbwplans@gmail.com>

Reducing Housing Density of the Hardison/Procter Property

1 message

Jack DeJamaer <henri4@dejamaer.net>
To: cbwplans@gmail.com

Sat, Feb 6, 2016 at 5:18 PM

The purpose of this email is show my concern for the high density of housing requested by the Developer for the Hardison/Procter property. The Developer is asking for a zoning change to allow 53 houses on this small property. The Oaks and adjacent areas have a unique quality that the residents of this area do not want impacted. I recommend that the city reject the zoning change and allow the Developer to only build the number or residences allowed under the current zoning regulations. Limoneira is planning an extensive housing development on the East Side of town that will provide additional housing for Santa Paula residents – we do not need another high density housing track in this area. **5.16.1**

I am sure that Santa Paula has more than met the California low income housing requirements and we do not need another high density housing track with all of the associated traffic problems on Ojai road. It is almost impossible to enter Ojai road from the various streets that the Oaks and adjacent housing tracks use to go downtown or to work – especially during school and rush hours. Putting in a bunch of street lights would assist with this issue, but would impact the large amount of traffic flowing through Highway 150, which is a major thoroughfare for Mupu, Thomas Aquinas College, Upper Ojai and the other ranches along Ojai road. **5.16.2**

There is also the matter of preserving the few Historic Landmarks in the Santa Paula area. Mr. Hardison was one of the first settlers in the Santa Paula area and was also one of the Limoneira founders. It would be a of great benefit to future generations to preserve this Historic Landmark. **5.16.3**

Jack DeJamaer

1213 laurel Rd.

Santa Paula, CA.

COMMENT LETTER 5.17

RECEIVED
MAR 09 2016
CITY OF SANTA PAULA

March 6, 2016

City of Santa Paula Planning Department
Chris Williamson, AICP, Contract Planner
PO Box 569
Santa Paula, CA 93061

Re: River Rock Hardison House Project

Dear Sir:

I live near the proposed River Rock Hardison House Project. I feel that adding 53 homes to the area would destroy what is left of the quiet and ambiance of the neighborhood. **5.17.1**

Here are reasons for my objection to the proposed project:

1. It is common knowledge that the addition of 100 vehicles to the morning and evening commute along Ojai Road would be a nightmare. **5.17.2**
2. Local residents would no doubt use ancillary streets through the Oaks to bypass Ojai Road.
3. Children walking to school as well as those playing in the Oaks would be in danger due to increased traffic.
4. The already congested schools (as described by parents of children attending these schools) would be overburdened. **5.17.3**
5. There would be more noise and light pollution. **5.17.4**
6. The cost of the homes would be prohibitive for most local citizens.

At the Hardison presentation on March 3, 2016, many people voiced similar concerns. **5.17.5**

I urge you to listen to the voices of the citizens living in proximity to the proposed River Rock Hardison House Project.

Regards,

Ellen Evanow
1214 Mariposa Drive
Santa Paula, CA 93060

COMMENT LETTER 5.18

Sent: Tuesday, March 08, 2016 8:31 PM
To: Janna Minsk
Subject: Fwd: River Rock/ Hardison House Development

Please fwd to Chris

Sent from my iPad

RECEIVED
MAR 08 2016
CITY OF SANTA PAULA

Begin forwarded message:

From: Kathryn Gardner <kathrynlynngardner@gmail.com>
Date: March 8, 2016 at 6:02:38 PM PST
To: <plan@ci.santa-paula.ca.us>
Subject: River Rock/ Hardison House Development

City of Santa Paula Planning Department
Chris Williamson, AICP, Contract Planner
PO Box 569
Santa Paula, CA 93061

Re: River Rock/ Hardison House Project

Dear Sir:

I am writing to let you know I oppose the River Rock/ Hardison House development project. Many of my friends and neighbors in Santa Paula are also opposed to this proposed development, particularly due to its negative impact on traffic on the 150 as well as the fact it will destroy an historical landmark in the area. **5.18.1**

I am opposed to building fifty-three (53) homes in an already traffic-congested area. I have had problems accessing Ojai Road from that area and with 53 new homes, it will only make traffic problems worse as well as dangerous.

I am particularly opposed to the destruction of the Hardison House, a beloved landmark here in Santa Paula. The green space is a beautiful place and a wonderful spot that points to our roots in agriculture. Please, let us not loose our heritage just to build more homes. This will damage our quality of life here in small town Santa Paula.

I urge you to deny Williams Homes' request for a waiver to increase density and ask that you **5.18.2**

I urge you to deny Williams Homes' request for a waiver to increase density and ask that you protect the small town lifestyle of Santa Paula.

Thank you.

Sincerely,
Kathryn Gardner

COMMENT LETTER 5.19

CLIFFORD & PHYLLIS GARMON
1246 MAPLE ST.
SANTA PAULA, CALIF

2/27/2016

RECEIVED
MAR 01 2016
SANTA P

City of Santa Paula Planning Department
Chris Williamson, AICP, Contract Planner
PO Box 569
Santa Paula, CA 93061

RE: River Rock/Hardison House Project

Dear Sir:

I am writing to let you know that I oppose the River Rock/Hardison House development project. Most of my friends and neighbors feel the same way. **5.19.1**

Building fifty-three (53) homes in an already traffic-congested area is a bad idea. It is my understanding that the land is zoned for only thirty (30) homes. Even that amount seems questionable. It's already dangerous accessing Ojai Road. So many new homes will only make it worse. **5.19.2**

In addition, the noise, dust, and traffic congestion that will certainly be caused during the two-year construction phase will cause even more problems, create a nightmare on Ojai Road, and significantly lower our quality of life both then and afterward. **5.19.3**

I urge you to deny Williams Homes' request for a waiver to increase density and ask that you protect the small-town lifestyle of Santa Paula. The residents of this wonderful community deserve better. There have to be better options out there.

My family and my neighbors are opposed to anything that will lower our property values, decrease our safety, or otherwise damage our quality of life. This project threatens all three. **5.19.4**

Thank you,

Phyllis Garmon

PHYLLIS GARMON

COMMENT LETTER 5.20

RECEIVED
FEB 29 2016
CITY OF SANTA PAULA

Ismael Guillen
1300 Ojai Rd.
Santa Paula

(date)

City of Santa Paula Planning Department
Chris Williamson, AICP, Contract Planner
PO Box 569
Santa Paula, CA 93061

RE: River Rock/Hardison House Project #2014-CDP-02

Dear Mr. Williamson:

I have lived along the easement road north of the Proctor (Hardison) House property for many years. I have serious problems with several of the developer's proposals since they could cause great harm to my family's lifestyle and my home's value.

First, 53 homes is a bad idea in such a confined area. Traffic is bad enough as it is. This will only make it worse and more dangerous.

Second, two-storey homes should not be allowed along our easement road. They will stand much too tall and will obliterate any view toward the south. They will also create a closed-in feeling that is dark, depressing, and totally opposite to the pleasant and open view we have now. **5.20.1**

Third, it is important that emergency vehicles can reach our homes with little or no difficulty. The easement road is very narrow and large vehicles already have trouble getting in and out. Turnouts or extra space by moving the wall over should be considered.

Anything that will lower my property value or my quality of life is completely unacceptable.

Thank you,

Ismael G

Ismael Guillen

Comments on Appendix C Hardison House Phase I II Historic Resources Report (S. Hamlin)

1. On page 2 of Appendix C, the following statement is made:

City of Santa Paula Historic Landmark Designation Criteria

City of Santa Paula Ordinance No. 816 adopted on November 19, 1984, provides for the designation of City Landmarks in accordance with the following standards and procedures:

A. Criteria for Designation of Landmark Nomination.

The Design Assistance Committee, shall upon such investigation as it deems necessary, make a determination as to whether a nominated property or structure meets one or more of the following criteria: **5.21.1**

(1) Historical & Cultural Significance

SAN BUENAVENTURA RESEARCH ASSOCIATES **Page 2 of 26**

Please include copy of minutes from these meetings and reviewof the session by appropriate agencies in the final MND for this project.

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

5. Eligibility of Historic Resources

Previous Listings or Determinations of Eligibility

The W.L. Hardison House was designated Ventura County Landmark No. 35 in 1977, at a time when the historic preservation program in the City of Santa Paula was operated under a joint powers agreement with the County of Ventura. This agreement lapsed in 1984 when the city adopted its own Historic Preservation Ordinance (City Ordinance No. 816). Since that time, the city has re-designated several County Landmarks located within the city as City Landmarks. It appears that the Hardison House has not been re-designated as a City Landmark, leaving its current local listing status unclear.

5.21.2

SAN BUENAVENTURA RESEARCH ASSOCIATES **Page 14 of 26**

The city is obviously violating its own Historic Preservation Ordinance (816) by not reviewing this and other buildings in a regular and timely manner. Please provide dates and minutes of all meetings of the Historic Preservation Commission and the Design Assistance Committee since 1984. If not available digitally, please provide access to copies. If none available, please provide City Attorney's opinion as to why this ordinance has been ignored particularly in light of the following conclusion on page 16 of the Historic Resource document.

Conclusion

This property appears to be eligible for listing on the NRHP, CRHR, and for City of Santa Paula Landmark designation. Therefore the property should be regarded as a historic resource for the purposes of CEQA. The contributing buildings for purposes of NRHP and CRHR eligibility are the Main Residence and Barn/Stables. The Garage/Residence and Second Residence also contribute towards City of Santa Paula Landmark designation.

5.21.3

3. Restoration of home and barn.

There is a lengthy discussion about the design and construction standards necessary to renovate/restore the home and barn. These specifications should be written into the Development Agreement as well as an appropriate monitoring schedule.

4. Historic Setting

While the Historic Resource document provides an invaluable and fascinating history of the owners and their contribution to the City of Santa Paula, the county and the State of California, there is no reference to the site itself.

The California Office of Historic Preservation says this ...*The project in our CEQA case-study proposed to turn a historically significant citrus farm into a residential subdivision. The project included relocation of the farmhouse, removal of all trees, and demolition of the landscape features that occupy the site. The Lead Agency prepared a Mitigated Negative Declaration for the proposed but failed to identify the historic farm as a contributing resource of a larger historic vernacular landscape. When dealing with a historic landscape, the building is only one part of the larger resource. Relocating the building and demolishing all other features associated with the setting would result in a significant impact ...*

5.21.4

http://ohp.parks.ca.gov/pages/1071/files/ceqa%20significant%20impacts%20cultural%20landscapes%20vi.pdf

The Historic Resource document should be amended to include a section on the site and its significance.

5. Relation of Historic Building to new tract

On page 9 of "The Oaks" written by Mitch Stone, there is a discussion of the Harrison Crumrine home, a family who owned much of the property which became the Oaks. The author says:

"The two-story Crumrine House can still be seen today, on Cadway Street, now on a small parcel ***crammed*** *into the midst of a 1950's subdivision..."*

5.21.5

Clearly the Hardison family and its decendents are equally significant. Why would the city want to subject this history to a fate as dismal as that of the Harrison Crumrine family? The proposed site plan must be redone to eliminate the gridding of homes and rectilinear street layout. The developer should consider using the entire property with a limited density to create a graceful turn-of-the century community or another adaptive reuse of the entire property.

COMMENT LETTER 5.22

City of Santa Paula Planning Department
Chris Williamson, AICP, Contract Planner
P.O. Box 569
Santa Paula, CA 93061

VIA EMAIL

RECEIVED
MAR 07 2016
CITY OF SANTA PAULA

RE: River Rock/Hardison House Project

Dear Sir:

I am writing to let you know that I oppose the River Rock/Hardison House Developmnet project. Most of my friends and neighbors feel the same way. **5.22.1**

Building fifty-three (53) homes in an already traffic-congested area is a **bad** idea. It is my understanding that the land is zoned for only thirty (30) homes. Even that amount seems questionable. It's already dangerous accessing Ojai Road and exiting the congested 10th Street freeway offramp. So many new homes will only make it worse.

In addition, the noise, dust, and traffic congestion that will certainly be caused during the two-year construction phase will cause even more problems, create a nightmare on Ojai Road, and significantly lower our quality of life both then and afterward. **5.22.2**

I urge you to deny Williams Homes' request for a waiver to increase density and ask that you protect the small-town lifestyle of Santa Paula. The residents of this wonderful community deserve better. There have to be better options out there.

My family and my neighbors are opposed to anything that will lower our property values, decrease our safety, or otherwise damage our quality of life. This project threatens all three. **5.22.3**

Thank you,

Silvia Huerta-Wetherbee
Santa Paula Resident

COMMENT LETTER 5.23

chris williamson <cbwplans@gmail.com>

River Rock Development Project - Vesting Tentative Tract Map No. 5928

1 message

pat kennedy <pkennedy16@gmail.com> Tue, Mar 8, 2016 at 2:35 AM
To: cbwplans@gmail.com

City of Santa Paula Planning Department
C/O Mr. Chris Williamson

Re: River Rock Development Project - Recirculated Initial Study / Mitigated Negative Declaration

Below are my concerns regarding the River Rock Development Project as outlined in the Recirculated Initial Study / Mitigated Negative Response Declaration

Aesthetics

Two story housing will block the scenic view that now exists. Relocating the barn next to the house will detract from the view of the house. The relative size of the barn and house is consistent with their current locations. Locating the barn next to the house is not. **5.23.1**

Two story housing is not consistent with surrounding housing.

The architectural plans do not provide three distinctive architectural styles. There is one cookie cutter style with different architectural coatings.

There is no discussion of the walls around the project that the applicant proposed at the site viewing. These need to be included in the proposal, as they will impact the line of site of the surrounding residents.

Air Quality

There is no indication of a source of reclaimed water. "Where possible" does not guarantee that any water will be reclaimed.

Those on site "should be advised to wear" respiratory protection, but surrounding neighbor's will not realistically have this protection. The construction site can not control dust during periods of high winds. The person monitoring the site is not named. There is a concern when the earth is disturbed that those in the area could be exposed to Valley Fever. There have been reported cases in the Santa Paula area. **5.23.2**

Biological Resources

One reconocence visit is insufficient to determine which wildlife species would be impacted. Different plants and animals are seen during different seasons. The statement that no mammals were seen proves this. There is documentation of mammals on the property, including the pasture, reptiles have been seen there, and there is clear evidence, as well as documentation, of nesting owls (in the barn, which is to be moved and repurposed, with some parts removed). In addition, the visit was made during a drought. Recent rains are revealing vegetation and wildlife that were potentially not visible during the visit. **5.23.3**

There is no guarantee that residents would respect the native species - plant or animal - by limiting use of the hillside to the projected trail.

The proposed development area will abut those areas where wildlife is found. The density of buildings in the project will affect wildlife residing on the adjoining hillside by limiting habitat and increasing human traffic, lighting, and noise. The effects of this cannot be measured in advance.

Cultural Resources

Interpretive Measures

An historic preservation professional should be consulting on this project before any decisions are made about the existing buildings or vegetation as well as the impact of the project on all aspects of historical significance, including the relocation or demolition of buildings. A part of the historical significance of the site is the relative location of the existing buildings. The existing foundation and drainage system for the barn is a part of its historical significance, and cannot be duplicated. **5.23.4**

The landscape report and plan needs to be completed and considered before the plan is approved, not after.

The plan for educating workers on the project needs to be submitted before the project is approved.

If the house and property are to be sold to private parties, but controlled by a HOA, there is little reason to think that a buyer will be found. If no buyer is found, that puts financial the responsibility for the maintenance of the buildings on the other homeowners. That needs to be clearly explained in the project plan before approval. **5.23.5**

Palientological resources do exist on the property in the form of fossilized mollusks. This would indicate that other fossil evidence of past life also exists. **5.23.6**

Land Use and Planning

The project does not comply with 7 of the development standards for HR 2 - PD zones and is not consistent with adjoining and nearby development. No Planned Develop Permits should be allowed. It is entirely possible for the applicant to propose a plan that meets the standards. The developer had access to these standards before beginning plans for the site. **5.23.7**

Parking, including street parking, for this development is insufficient. **5.23.8**

Transportation/ Circulation

The project will have a major impact on traffic during the construction phase. Traffic on Ojai Road is already an issue, especially during peak hours. There is no proposal to mitigate this issue. **5.23.9**

Utilities and Service Systems

The projected availability and use of water does not take into consideration the drought conditions in the state and the fact that future water use restrictions may be put into place. The use of water during the construction period, required to mitigate construction issues, is not addressed sufficiently. **5.23.10**

Mandatory Findings of Significance

This project will impact resources of historical significance. A part of the historical significance of this property is the relative placement of buildings. The barn, it's placement relative to the house, and the surrounding features, including the foundation and drainage system, as well as the additional two structures are a part of what makes this property historically significant. In addition, moving the barn will both change the structure and its intended use. This plan directly impacts this important example of a period of California history, and specifically local history. **5.23.11**

The impacts on existing plant and animal wildlife, including migratory birds cannot be estimated or mitigated. There will be an impact. There needs to be an EIR for this project.

The proposed project's cumulative impact IS significant.

This project is described as being an HOA controlled development. The breakdown of responsibilities between the city and the HOA needs to be a part of the plan. **5.23.12**

Thank you for your consideration of my comments.
Patricia Kennedy

COMMENT LETTER 5.24

George Sheryl Ketterman
1155 Royal Oaks Pl
Santa Paula

3-4-16

City of Santa Paula Planning Department
Chris Williamson, AICP, Contract Planner
PO Box 569
Santa Paula, CA 93061

RECEIVED
MAR 07 2016
CITY OF SANTA PAULA

RE: River Rock/Hardison House Project

Dear Sir:

I am writing to let you know that I oppose the River Rock/Hardison House development project. Most of my friends and neighbors feel the same way.

Building fifty-three (53) homes in an already traffic-congested area is a bad idea. It is my understanding that the land is zoned for only thirty (30) homes. Even that amount seems questionable. It's already dangerous accessing Ojai Road. So many new homes will only make it worse.

5.24.1

In addition, the noise, dust, and traffic congestion that will certainly be caused during the two-year construction phase will cause even more problems, create a nightmare on Ojai Road, and significantly lower our quality of life both then and afterward.

I urge you to deny Williams Homes' request for a waiver to increase density and ask that you protect the small-town lifestyle of Santa Paula. The residents of this wonderful community deserve better. There have to be better options out there.

My family and my neighbors are opposed to anything that will lower our property values, decrease our safety, or otherwise damage our quality of life. This project threatens all three.

Thank you,

George Ketterman

COMMENT LETTER 5.25

RECEIVED
FEB 25 2016
CITY OF SANTA PAULA

Patricia Ketterman
615 N. Ojai Rd.
Santa Paula, Ca

City of Santa Paula Planning Department
Chris Williamson, AICP, Contract Planner
PO Box 569
Santa Paula, CA 93061

RE: River Rock/Hardison House Project

Dear Sir:

I am writing to let you know that I oppose the River Rock/Hardison House development project. Most of my friends and neighbors feel the same way.

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5.25.1

In addition, the noise, dust, and traffic congestion that will certainly be caused during the two-year construction phase will cause even more problems, create a nightmare on Ojai Road, and significantly lower our quality of life both then and afterward.

I urge you to deny Williams Homes' request for a waiver to increase density and ask that you protect the small-town lifestyle of Santa Paula. The residents of this wonderful community deserve better. There have to be better options out there.

My family and my neighbors are opposed to anything that will lower our property values, decrease our safety, or otherwise damage our quality of life. This project threatens all three.

Thank you,

Patricia A. Ketterman

PATRICIA A. Ketterman

COMMENT LETTER 5.26

RECEIVED
FEB 29 2016
CITY OF SANTA PAULA

HARALD MARSCHALL
1216 BIRCH ST.
SANTA PAULA,

City of Santa Paula Planning Department
Chris Williamson, AICP, Contract Planner
PO Box 569
Santa Paula, CA 93061

RE: River Rock/Hardison House Project

Dear Sir:

I am writing to let you know that I oppose the River Rock/Hardison House development project. Most of my friends and neighbors feel the same way.

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My family and my neighbors are opposed to anything that will lower our property values, decrease our safety, or otherwise damage our quality of life. This project threatens all three.

5.26.1

Thank you,

Harald Marschall

HARALD MARSCHALL

FEB 29 2016
CITY OF SANTA PAULA

WILLIAM L. MARTIN
1343 MAGNOLIA DR.
SANTA PAULA, CA. 93060

2/26/2016

City of Santa Paula Planning Department
Chris Williamson, AICP, Contract Planner
PO Box 569
Santa Paula, CA 93061

RE: River Rock/Hardison House Project

Dear Sir:

I am writing to let you know that I oppose the River Rock/Hardison House development project. Most of my friends and neighbors feel the same way.

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5.27.1

In addition, the noise, dust, and traffic congestion that will certainly be caused during the two-year construction phase will cause even more problems, create a nightmare on Ojai Road, and significantly lower our quality of life both then and afterward.

I urge you to deny Williams Homes' request for a waiver to increase density and ask that you protect the small-town lifestyle of Santa Paula. The residents of this wonderful community deserve better. There have to be better options out there.

My family and my neighbors are opposed to anything that will lower our property values, decrease our safety, or otherwise damage our quality of life. This project threatens all three.

Thank you,

William L. Martin

William L. Martin

RECEIVED
FEB 26 2016
CITY OF SANTA PAULA

Eugene E Marzec
1347 Magnolia Dr.
Santa Paula, CA 93060

Feb. 23, 2016

City of Santa Paula Planning Department
Chris Williamson, AICP, Contract Planner
PO Box 569
Santa Paula, CA 93061

RE: River Rock/Hardison House Project

Dear Sir:

I am writing to let you know that I oppose the River Rock/Hardison House development project. Most of my friends and neighbors feel the same way.

Building fifty-three (53) homes in an already traffic-congested area is a bad idea. It is my understanding that the land is zoned for only thirty (30) homes. Even that amount seems questionable. It's already dangerous accessing Ojai Road. So many new homes will only make it worse.

In addition, the noise, dust, and traffic congestion that will certainly be caused during the two-year construction phase will cause even more problems, create a nightmare on Ojai Road, and significantly lower our quality of life both then and afterward. **5.28.1**

I urge you to deny Williams Homes' request for a waiver to increase density and ask that you protect the small-town lifestyle of Santa Paula. The residents of this wonderful community deserve better. There have to be better options out there.

My family and my neighbors are opposed to anything that will lower our property values, decrease our safety, or otherwise damage our quality of life. This project threatens all three.

Thank you,

Eugene E Marzec
Eugene E. Marzec

Marie P. Marzec
Marie P. Marzec

COMMENT LETTER 5.29

chris williamson <cbwplans@gmail.com>

RE: Your e-mail out historic report for Hardison House

1 message

Amber Mickelson <luvmeows@hotmail.com> Wed, Feb 10, 2016 at 12:51 PM
To: chris williamson <cbwplans@gmail.com>

Hi there,
I have a question in regards to the Ranch. I see somethings have been added to the MND report from the last. It says in the beginning that whoever purchases the property will have to maintain it. My question is Willams Homes are tge owners currently and shouldnt they also be maintaining it. At least according to the local historic ordinance. **5.29.1**

Happy Connecting. Sent from my Sprint Samsung Galaxy S® 5

------- Original message -------
From: chris williamson <cbwplans@gmail.com>
Date: 2016/02/02 9:25 AM (GMT-08:00)
To: Amber Mickelson <luvmeows@hotmail.com>
Subject: Re: Your e-mail out historic report for Hardison House

Good Morning.

Yes, first, there is no EIR. The MND is the document that was prepared, and is being sent out again this week.

Is "PRA" a public records request? I don't have the document here to know what you actually requested. I'll ask in the office - new process to me.

On Mon, Feb 1, 2016 at 2:46 PM, Amber Mickelson <luvmeows@hotmail.com> wrote:
How do I get the EIR REPORT is that the MND and I would like to get the PRA already submitted

Happy Connecting. Sent from my Sprint Samsung Galaxy S® 5

------- Original message -------
From: chris williamson <cbwplans@gmail.com>
Date: 2016/01/29 11:57 AM (GMT-08:00)
To: Astasia Vanuelos <luvmeows@hotmail.com>
Subject: Your e-mail out historic report for Hardison House

Hi..

The new Mitigated Neg Declaration (MND) will go public on Feb 8. We're happy to hold a copy here for you. The historic report is the same as the first MND in November. It is attached.

change.org Start a petition Browse Search Log in

City of Santa Paula: Saving a part of the W.L. Hardison Home and Barn in its existing place

by amber mickelson · 385 supporters

Petition update

Letter to the city

amber mickelson
Santa Paula, CA

Feb 26, 2016 — The purpose of this petition is to show that preserving Santa Paula's history, farmland heritage, and its cultural resources are valued by our citizens. The W.L. Hardison Home, Landmark #35, is closely associated with a significant historical event; the settlement of Santa Paula Canyon. Wallace Hardison was one of the first settlers to purchase land in Santa Paula Canyon during the 1880s. Hardison was also one of the founders of Limoneira Company. The house and out buildings are one of only a handful of ranches in the canyon from this period that remain today. The surrounding landscape features are associated with a farm setting and its cultural resources associated with the citrus industry will be lost forever. This is not the right plan for this Project. As citizens we demand a better plan for this site. As a community we are asking that you protect this historical landmark and preserve the W.L. Hardison Ranch.

The W.L. Hardison Home should remain and could be furnished as a homestead with period pieces. Historical tours could be given by docents dressed in historical costumes. Visitors could patron every weekend and school kids could visit on field trips.

As a working farm, fresh fruits and vegetables could be picked as a tourist attraction; similar to Underwood Farms. Both our local 4H and FFA could work the farm, providing hands on agricultural learning experiences. Annual pumpkin patches could be held, it could be rented for movies, and used for weddings, parties and special events; similar to Camarillo Ranch. It would be a fabulous tourist attraction for our community.

Open rural areas and farmland are what make this region so unique and appealing for locals and tourists alike. This is why tourism is a large piece of our local economy.

Share Tweet Email

Discussion

Sign this petition

385 supporters

115 needed to reach 500

First name

Last name

Email

5.29.2

United States

Street address

Zip code

I'm signing because... (optional)

Share with Facebook friends

Sign

5.29.3 Display my name and comment on this petition

By signing, you accept Change.org's terms of service and privacy policy, and agree to receive occasional emails about campaigns on Change.org. You can unsubscribe at any time.

change.org

Recipient: City of Santa Paula

Letter: Greetings,

Saving a part of the W.L. Hardison Home and Barn

Signatures

Name	Location	Date
Monica Porras	Santa Paula, CA, United States	2016-01-29
Heather Silva	Santa Paula, CA, United States	2016-01-29
Sarah Sidote-Ortiz	Ojai, CA, United States	2016-01-29
Cindy Price	Show Low, AZ, United States	2016-01-29
Susan Brown	Occidental, CA, United States	2016-01-29
Ashley Riesgo	Santa Paula, CA, United States	2016-01-29
Media Lee	Santa Paula, CA, United States	2016-01-29
Claudia Leidecker	Santa Paula, CA, United States	2016-01-29
Becky Contreras	Santa Paula, CA, United States	2016-01-29
Aura Stogsdill	Ojai, CA, United States	2016-01-29
Pat Kennedy	Santa Paula, CA, United States	2016-01-29
Marla Davison	Oxnard, CA, United States	2016-01-29
Kelly Hagar	Ojai, CA, United States	2016-01-29
Christina Roman	Watertown, TN, United States	2016-01-29
Sheryl Hamlin	Santa Paula, CA, United States	2016-01-29
Joy Giorgi	Coarsegold, CA, United States	2016-01-29
nicole dryden	Santa Paula, CA, United States	2016-01-29
Brenda Moreno	Santa Paula, CA, United States	2016-01-29
steve martinez	Santa Paula, CA, United States	2016-01-29
Vince Roman	Murfreesboro, TN, United States	2016-01-29
D Peckler	Fredericksburg, VA, United States	2016-01-30
Robert Sandoval	Santa Paula, CA, United States	2016-01-30
Amber Reed	Camarillo, CA, United States	2016-01-30
Monics Belgum	Santa Paula, CA, United States	2016-01-30
Tony Sidote	Ojai, CA, United States	2016-01-30
Denise McConica	Ventura, CA, United States	2016-01-30
Mike Gray	Santa Paula, CA, United States	2016-01-30
Helen Hernandez	Santa Paula, CA, United States	2016-01-30
Chelsea Brewer	Ojai, CA, United States	2016-01-30
Richard Rudman	Santa Paula, CA, United States	2016-01-30

Name	Location	Date
Jenna Williams	Beaverton, OR, United States	2016-01-30
traci falls	Santa Paula, CA, United States	2016-01-30
Regina Virto	Fillmore, CA, United States	2016-01-30
Michelle Phillips	Santa Paula, CA, United States	2016-01-30
Sharon Tubbs	Santa Paula, CA, United States	2016-01-30
Candace Dryden	Ventura, CA, United States	2016-01-30
Gabriella Stanley	kingman, AZ, United States	2016-01-30
Cheryl Dimitt	Fillmore, CA, United States	2016-01-30
Kevin Fildes	Santa Paula, CA, United States	2016-01-30
Frank Garcia	Santa Paula, CA, United States	2016-01-30
Kit Sauer	Santa Paula, CA, United States	2016-01-30
lisa coryell	Santa Paula, CA, United States	2016-01-30
Dolores Salcedo	Santa Paula, CA, United States	2016-01-30
Luanne Pontbriant	Ojai, CA, United States	2016-01-30
meredith adams	Carmel Valley, CA, United States	2016-01-30
Michelle Maclellan	Ventura, CA, United States	2016-01-30
Carol Larmon	Santa Paula, CA, United States	2016-01-30
Mary Jane Lax	Santa Paula, CA, United States	2016-01-30
Shannon Nelspn	Santa Paula, CA, United States	2016-01-30
Joy Cummings	Santa Paula, CA, United States	2016-01-30
Teresa Vanuelos	Santa Paula, CA, United States	2016-01-30
Joe Cline	Port Hueneme, CA, United States	2016-01-30
Cindi Nowak	Santa Paula, CA, United States	2016-01-30
Mallory Ruiz Langley	Santa Paula, CA, United States	2016-01-30
Arlene "Liz" Perez	Santa Paula, CA, United States	2016-01-30
Mary Cain	Santa Paula, CA, United States	2016-01-30
Duane Falls	Santa Paula, CA, United States	2016-01-30
Rachel Oleson	Santa Paula, CA, United States	2016-01-30
Karen Collins	Santa Paula, CA, United States	2016-01-30
Yolanda Rivera	Santa Paula, CA, United States	2016-01-30
Cessie Ramos	Santa Paula, CA, United States	2016-01-30
Jim Gray	Santa Paula, CA, United States	2016-01-30

Name	Location	Date
Diann Vasquez	Santa Paula, CA, United States	2016-01-30
Catherine Rico	Santa Paula, CA, United States	2016-01-30
Jan Becher	Santa Paula, CA, United States	2016-01-30
Rosanna Rodriguez	Santa Paula, CA, United States	2016-01-30
Marshall Roath	Santa Paula, CA, United States	2016-01-31
Kathryn Gardner	Santa Paula, CA, United States	2016-01-31
jeri nieberding	Santa Paula, CA, United States	2016-01-31
April Davison	Santa Paula, CA, United States	2016-01-31
Krys Bojanowski	Santa Paula, CA, United States	2016-01-31
lisa warden	Santa Paula, CA, United States	2016-01-31
David Hernandez	Santa Paula, CA, United States	2016-01-31
Allison Fausset	Fillmore, CA, United States	2016-01-31
Anastasia Sherman	Santa Paula, CA, United States	2016-01-31
Jesus Cardenas	Oxnard, CA, United States	2016-01-31
Michael Collins	Santa Paula, CA, United States	2016-01-31
Yvette Frost	Santa Paula, CA, United States	2016-01-31
Kristina Zabala	Portland, OR, United States	2016-01-31
Eric Rico	Albuquerque, NM, United States	2016-01-31
Ruth Barnett	Ventura, CA, United States	2016-01-31
Kim Feay	Moorpark, CA, United States	2016-01-31
Christine Pacheco	Santa Paula, CA, United States	2016-01-31
geneva obiols	santa paula, CA, United States	2016-01-31
Joyce Stockton	Santa Paula, CA, United States	2016-01-31
Kathy Zwers	Santa Paula, CA, United States	2016-01-31
Meegan Sugarman	Ventura, CA, United States	2016-01-31
Sarah Powell	Santa Paula, CA, United States	2016-01-31
Lisa Lewis	Santa Paula, CA, United States	2016-01-31
Shannon Sullivan	Salt Lake City, UT, United States	2016-01-31
Monica Lindsay	Ventura, CA, United States	2016-01-31
Amy Tomhave	Ventura, CA, United States	2016-01-31
April Burgener	Decatur, IL, United States	2016-01-31
Ronda McKaig	Santa Paula, CA, United States	2016-01-31

Name	Location	Date
Janelle Hodgson	Santa Paula, CA, United States	2016-01-31
Amy Augros	Santa Paula, CA, United States	2016-01-31
roger owens	Santa Paula, CA, United States	2016-01-31
Frank Davis	Santa Paula, CA, United States	2016-01-31
Janell Miller	Kansas City, MO, United States	2016-01-31
Linda ekman	Ojai, CA, United States	2016-01-31
Jamie Rodgers	Elmore City, OK, United States	2016-01-31
carrie owens	Santa Paula, CA, United States	2016-01-31
Lisa Aparicio	Ventura, CA, United States	2016-01-31
Jessica Garcia	Santa Paula, CA, United States	2016-01-31
silvia huerta	Santa Paula, CA, United States	2016-01-31
Martha Brown	Santa Paula, CA, United States	2016-01-31
Tom Wright	Santa Paula, CA, United States	2016-02-01
Christine Wells	Santa Paula, CA, United States	2016-02-01
candace lozano	Fillmore, CA, United States	2016-02-01
Gabrielle Muratori	Santa Paula, CA, United States	2016-02-01
Omar Martinez	Santa Paula, CA, United States	2016-02-01
debbie garcia	Las Vegas, NV, United States	2016-02-01
Melissa Solis	Santa Paula, CA, United States	2016-02-01
melissa haller	santa paula, CA, United States	2016-02-01
jacqueline calderon	Santa Paula, CA, United States	2016-02-01
Dennis Kaplan	Mayfield Heights, OH, United States	2016-02-01
Eva Rabago	Ventura, CA, United States	2016-02-01
Guadalupe Angulo	Santa Paula, CA, United States	2016-02-01
Michael Steele	Morrice, MI, United States	2016-02-01
Carita Boshoff	Santa Paula, CA, United States	2016-02-01
Angela Sandez	Santa Paula, CA, United States	2016-02-01
Karen Heath Karayan	Santa Paula, CA, United States	2016-02-01
AMANDA HERNANDEZ	Oxnard, CA, United States	2016-02-01
Rebecca patton	Santa Paula, CA, United States	2016-02-01
Lisa Seeley	Santa Paula, CA, United States	2016-02-01
Nancy Gallaher	Santa Paula, CA, United States	2016-02-01

Name	Location	Date
Richard davis	Santa Paula, CA, United States	2016-02-01
Gloria Valencia	Santa Paula, CA, United States	2016-02-01
Noemy Estrada	Santa Paula, CA, United States	2016-02-01
Richard Perez	Santa Paula, CA, United States	2016-02-01
Kathryn Binsley	Chico, CA, United States	2016-02-01
Adriana Villa	Santa Paula, CA, United States	2016-02-01
Susan McCarthy	Santa Paula, CA, United States	2016-02-01
Priscilla Gray	Port Hueneme, CA, United States	2016-02-01
Amber Terranova	Santa Paula, CA, United States	2016-02-01
Genevieve Finley	Santa Paula, CA, United States	2016-02-01
crystal ibarra	Santa Paula, CA, United States	2016-02-01
jeanette alamillo	Santa Paula, CA, United States	2016-02-01
shawn ryan	Sherman Oaks, CA, United States	2016-02-01
Susanna Emerson	Santa Paula, CA, United States	2016-02-01
Mary Kretschmer	Santa Paula, CA, United States	2016-02-01
Mark Kretschmer	Santa Paula, CA, United States	2016-02-01
Amina Bancroft	Santa Paula, CA, United States	2016-02-01
Maria Chavez	Santa Paula, CA, United States	2016-02-01
Laura Solis	Santa Paula, CA, United States	2016-02-01
Jessica Haggard	Ventura, CA, United States	2016-02-01
Maria Grace Kelly	Santa Paula, CA, United States	2016-02-01
Mary Shields	Ojai, CA, United States	2016-02-01
Michele Holmes	Santa Paula, CA, United States	2016-02-01
Carly Munoz	Camarillo, CA, United States	2016-02-01
David Bailey	Germantown, TN, United States	2016-02-01
Debbie Friedrich	Santa Paula, CA, United States	2016-02-01
Teresa Peralez	Clovis, NM, United States	2016-02-01
Paula Brennecke	Bonham, TX, United States	2016-02-01
Aileen Lopez	Santa Paula, CA, United States	2016-02-01
Jennie Burns	Salem, OR, United States	2016-02-01
SYLVIA Chamberlain	Bullhead City, AZ, United States	2016-02-01
Cindy Alamillo	Santa Paula, CA, United States	2016-02-01

Name	Location	Date
Maria De Bruyn	Santa Paula, CA, United States	2016-02-01
Briena Cooper	Santa Paula, CA, United States	2016-02-01
Deborah Baker	Westlake Village, CA, United States	2016-02-01
Patrick Gardner	Santa Paula, CA, United States	2016-02-01
Nancy Coker	Santa Paula, CA, United States	2016-02-01
Monica Seeley	Ventura, CA, United States	2016-02-01
Marguerite Leon	Santa Paula, CA, United States	2016-02-01
Suzanne Soprano	Santa Paula, CA, United States	2016-02-01
Lucinda Anderson	Santa Paula, CA, United States	2016-02-01
Cynthia Mathieu	Santa Paula, CA, United States	2016-02-01
Mark Bortolin	Crested Butte, CO, United States	2016-02-02
Dorothy DeFratus	Santa Paula, CA, United States	2016-02-02
Anna Le Comte	Fillmore, CA, United States	2016-02-02
Jenna Wilber	Ventura, CA, United States	2016-02-02
Carissa Cappocchi	Kailua, HI, United States	2016-02-02
Cara Stephens	Simi Valley, CA, United States	2016-02-02
Jean Collins	Santa Paula, CA, United States	2016-02-02
Alysha Giliberti	New Brunswick, NJ, United States	2016-02-02
Debbie Cleaveland	Simi Valley, CA, United States	2016-02-02
Dana Vickers	Moorpark, CA, United States	2016-02-02
Jackie Abel	Moorpark, CA, United States	2016-02-02
Tina Baselice	Ventura, CA, United States	2016-02-02
Yvonne Davis	Redlands, CA, United States	2016-02-02
Irene Garcia	Thousand Oaks, CA, United States	2016-02-02
susan nardi	Moorpark, CA, United States	2016-02-02
Roxanne Landers	Simi Valley, CA, United States	2016-02-02
Alexandra Kaiser	Santa Paula, CA, United States	2016-02-02
gina gables	Simi Valley, CA, United States	2016-02-02
Megan Freuberg	Moorpark, CA, United States	2016-02-02
Kate Gutierrez	Simi Valley, CA, United States	2016-02-02
Jamie Stopher	Moorpark, CA, United States	2016-02-02
Lisa Merkord	Fillmore, CA, United States	2016-02-02

Name	Location	Date
Heather Bruhn	Moorpark, CA, United States	2016-02-02
Jessica Pulido	Santa Paula, CA, United States	2016-02-02
Kaylee Leming	Thousand Oaks, CA, United States	2016-02-02
Sarah Gooding	Ventura, CA, United States	2016-02-02
Kaitlyn Neeett	Ventura, CA, United States	2016-02-02
Dawn Patton	Santa Paula, CA, United States	2016-02-02
Brandy Lengning	Fillmore, CA, United States	2016-02-02
Glen Lewis	Santa Paula, CA, United States	2016-02-02
Edina Adorjan	Woodland Hills, CA, United States	2016-02-02
Katie Connell	Simi Valley, CA, United States	2016-02-02
Amy Lemos	Simi Valley, CA, United States	2016-02-02
Rochelle Storts	Santa Paula, CA, United States	2016-02-02
Malachi boyce	Santa Paula, CA, United States	2016-02-02
Michael Lara	Santa Paula, CA, United States	2016-02-02
Elena Gonzales	Los Lunas, NM, United States	2016-02-02
Joyce Goodwin	SIMI VALLEY, CA, United States	2016-02-02
David Musgrove	Santa Paula, CA, United States	2016-02-02
Terence Danielson	Leeds, UT, United States	2016-02-02
Francesca Coughlin	Riverside, IL, United States	2016-02-02
scott hill	Adelanto, CA, United States	2016-02-02
Jasmine Perez	Santa Paula, CA, United States	2016-02-02
Rita X Stafford	Santa Paula, CA, United States	2016-02-02
Jon Worden	Ventura, CA, United States	2016-02-02
Filiberto Rico	Santa Paula, CA, United States	2016-02-03
Shane Kelley	Bakersfield, CA, United States	2016-02-03
Lori Murphy	Washington, NC, United States	2016-02-03
Ana Mendoza	Santa Paula, CA, United States	2016-02-03
Michael Karayan	Santa Paula, CA, United States	2016-02-03
Ricki Bernardo	Simi Valley, CA, United States	2016-02-03
Jack DeJamaer	Santa Paula, CA, United States	2016-02-03
Jody Bancroft	Simi Valley, CA, United States	2016-02-03
Andrew Ruiz	La Mesa, CA, United States	2016-02-03

Name	Location	Date
Jessica Hopper	Simi Valley, CA, United States	2016-02-03
Christian Hammon	Ventura, CA, United States	2016-02-03
Maarja Miley	Camarillo, CA, United States	2016-02-03
Christopher Woodard	Inglewood, CA, United States	2016-02-03
Amanda Osburn	Ladera Ranch, CA, United States	2016-02-03
Amanda Coombe	Los Angeles, CA, United States	2016-02-03
Trevor Patterson	Santa Paula, CA, United States	2016-02-03
Adam Bianchi	Agoura Hills, CA, United States	2016-02-03
Olivia Escoto	Santa Paula, CA, United States	2016-02-03
Kathleen Szabo	Simi Valley, CA, United States	2016-02-03
cory paul	OJai, CA, United States	2016-02-03
Eric Tooke	Maricopa, AZ, United States	2016-02-03
Benjamin Faulk	Santa Paula, CA, United States	2016-02-03
John Premo	Santa Paula, CA, United States	2016-02-03
Tia Weikal	Los Angeles, CA, United States	2016-02-03
Mallory Talledo	Aurora, CO, United States	2016-02-03
David Fish	Camarillo, CA, United States	2016-02-03
Jee Hiraga	San Jose, CA, United States	2016-02-03
Margaret Richard	Concord, CA, United States	2016-02-03
Steven Cain	Santa Paula, CA, United States	2016-02-03
Preston Northrop	Los Angeles, CA, United States	2016-02-03
Martin McCann	Santa Paula, CA, United States	2016-02-03
Pamela Tooke	Santa Paula, CA, United States	2016-02-03
Melissa Sedler	Oxnard, CA, United States	2016-02-03
Miriam Zamora	Santa Paula, CA, United States	2016-02-03
Ben Coughlin	Santa Paula, CA, United States	2016-02-03
Michael Miley	Camarillo, CA, United States	2016-02-03
Daniel Bagdazian	Camarillo, CA, United States	2016-02-03
Charles Law	Santa Paula, CA, United States	2016-02-03
Chris Molander	Savannah, GA, United States	2016-02-03
Brandon Nichols	Santa Paula, CA, United States	2016-02-03
Rebecca Shaneyfelt	Santa Paula, CA, United States	2016-02-03

Name	Location	Date
Katherine Lawless	Santa Paula, CA, United States	2016-02-03
Kirby Fike	Fillmore, CA, United States	2016-02-03
Jane Forsyth	Santa Paula, CA, United States	2016-02-03
Bernadette Bergen	NORFOLK, VA, United States	2016-02-03
William Pennock	Santa Paula, CA, United States	2016-02-03
Bryce Wilson	Ventura, CA, United States	2016-02-03
Sebastian Lemmon	Somis, CA, United States	2016-02-03
Elisha Wilson	Scottsdale, AZ, United States	2016-02-03
Daniel Wilber	Ventura, CA, United States	2016-02-04
Maria Yaklin	Bellevue, IA, United States	2016-02-04
Gabriel Zamora	Santa Paula, CA, United States	2016-02-04
Tyler Stevenson	Ventura, CA, United States	2016-02-04
María Aguilar	Santa Paula, CA, United States	2016-02-04
Heather Marr	Santa Paula, CA, United States	2016-02-04
Tina Hensley	Fillmore, CA, United States	2016-02-04
Jesse Phillips	Santa Paula, CA, United States	2016-02-05
Concerned Citizen	New City, NY, United States	2016-02-05
Thomas McClain	Santa Paula, CA, United States	2016-02-05
Margaret Bousman	Riverside, CA, United States	2016-02-05
Christine Scorsur	Ojai, CA, United States	2016-02-05
Brittney Mckelvy	Santa Paula, CA, United States	2016-02-05
Teresa Carpenter	Ojai, CA, United States	2016-02-05
Jaclyn Fillingame	Santa Paula, CA, United States	2016-02-05
benjamin Scorsur	Ojai, CA, United States	2016-02-05
Ashley McMillan	Fort Stewart, GA, United States	2016-02-05
Erika Lohrenz	Santa Paula, CA, United States	2016-02-05
Camille Collison	Camarillo, CA, United States	2016-02-05
Nanci Martinez	Ventura, CA, United States	2016-02-05
Rebecca Eckert	Santa Paula, CA, United States	2016-02-05
David Sierra	Santa Paula, CA, United States	2016-02-05
James Lane	Oxnard, CA, United States	2016-02-05
Dan Wilkinson	Ventura, CA, United States	2016-02-05

Name	Location	Date
Everett Kemp	Glen Ellen, CA, United States	2016-02-05
gabrielle gaxiola	morgan hill, CA, United States	2016-02-05
Shannon Moran	Thousand Oaks, CA, United States	2016-02-05
Donna Slack	Oregon City, OR, United States	2016-02-05
Samantha DeVerse	Santa Paula, CA, United States	2016-02-05
erin tufuga	Santa Paula, CA, United States	2016-02-05
Susan Pollard	Carpinteria, CA, United States	2016-02-05
Lynda Vercher	Simi Valley, CA, United States	2016-02-05
Alfred Lewis	Ventura, CA, United States	2016-02-05
Paul Tubbs	Santa Paula, CA, United States	2016-02-05
Jessica Potts-Mee	Ventura, CA, United States	2016-02-05
Linda Jenkins	Yuma, AZ, United States	2016-02-05
Dori Perrier	Simi Valley, CA, United States	2016-02-05
Carolyn Bernsen	Winchester, VA, United States	2016-02-06
John Jr	Santa Paula, CA, United States	2016-02-06
Amanda Gray	Ventura, CA, United States	2016-02-06
Andrea Pedone	Santa Paula, CA, United States	2016-02-06
jean carmichael	Santa Paula, CA, United States	2016-02-06
Jen Scott	Santa Paula, CA, United States	2016-02-06
Elaine Rovner	Thousand Oaks, CA, United States	2016-02-06
Kari Coleman	Santa Paula, CA, United States	2016-02-07
Christina Conte	Simi Valley, CA, United States	2016-02-07
Teri Dantes	Simi Valley, CA, United States	2016-02-07
David Ramser	Ojai, CA, United States	2016-02-08
Peter Johnson	Santa Paula, CA, United States	2016-02-08
Gilbert Gomez Jr.	Santa Paula, CA, United States	2016-02-09
Peter Parziale	Santa Paula, CA, United States	2016-02-10
Courtney Boyce	Santa Paula, CA, United States	2016-02-11
Beverly Shoemate	Santa Paula, CA, United States	2016-02-11
Julie Masters	Apple Valley, CA, United States	2016-02-11
Serena Jasso	Santa Paula, CA, United States	2016-02-11
alberto perez	Santa Paula, CA, United States	2016-02-11

Name	Location	Date
Javier Vigil	Santa Paula, CA, United States	2016-02-11
Anita Lemos	Santa Paula, CA, United States	2016-02-11
Jessica Martinez	Santa Paula, CA, United States	2016-02-11
Alma Hernandez	Santa Paula, CA, United States	2016-02-11
Adriana Camacho	Santa Paula, CA, United States	2016-02-11
kim fullerton	santa paula, CA, United States	2016-02-11
Vanessa Lowe	Santa Paula, CA, United States	2016-02-11
Debra Renick	Santa Paula, CA, United States	2016-02-11
Rachael Forbes	Oxnard, CA, United States	2016-02-11
Alicia Watt	Buellton, CA, United States	2016-02-11
MARK TOVAR	Ventura, CA, United States	2016-02-11
Jack Fullerton	Santa Paula, CA, United States	2016-02-11
Kersti Lewis	Santa Paula, CA, United States	2016-02-11
Lisa Seeder	Granada Hills, CA, United States	2016-02-11
Alex Ohnemus	Ventura, CA, United States	2016-02-11
REBECCA GRIDLEY	Santa Paula, CA, United States	2016-02-11
Angela Covarrubias	Santa Paula, CA, United States	2016-02-11
scott brown	Santa Paula, CA, United States	2016-02-11
Anne Stehly	Santa Paula, CA, United States	2016-02-11
Lisa Williams	Ventura, CA, United States	2016-02-11
Christine (Tena) Petix	Riverside, CA, United States	2016-02-11
Katherine Evans	Huntington Beach, CA, United States	2016-02-11
KATHARINE SMITH	OJAI, CA, United States	2016-02-12
Erica Marquez	Santa Paula, CA, United States	2016-02-12
Bree Watson	Wofford Heights, CA, United States	2016-02-12
Summer Whitehead	Santa Paula, CA, United States	2016-02-12
Brenda Soto	Santa Paula, CA, United States	2016-02-12
Jack Smith	Bakersfield, CA, United States	2016-02-12
Kim Andresen	Redding, CA, United States	2016-02-12
Anna Schall	Ventura, CA, United States	2016-02-12
Don Burningham	Ventura, CA, United States	2016-02-12
meghan garrigues	Ventura, CA, United States	2016-02-12

Name	Location	Date
Kristal murguia	Santa Paula, CA, United States	2016-02-12
Clay Davidson	Ventura, CA, United States	2016-02-12
Sam Niebergall	Ventura, CA, United States	2016-02-12
Dianna S Blevins	Ventura, CA, United States	2016-02-13
Kaitlyn Brown	Lincoln, CA, United States	2016-02-13
Kathryn Nezhni	Simi Valley, CA, United States	2016-02-13
ELLEN EVANOW	Santa Paula, CA, United States	2016-02-13
Fiona Grant-Endsley	Eureka, CA, United States	2016-02-14
Gretel Compton	Santa Paula, CA, United States	2016-02-14
John Stone	Santa Paula, CA, United States	2016-02-15
Beth Thayer	Ventura, CA, United States	2016-02-16
hilary carson	Los Angeles, CA, United States	2016-02-16
david moraga	Santa Paula, CA, United States	2016-02-17
andy piche	Santa Paula, CA, United States	2016-02-19
Michael Lozano	Santa Paula, CA, United States	2016-02-19
Coleen Brewer	Oak View, CA, United States	2016-02-22
kassandra Rosales	Santa Paula, CA, United States	2016-02-23
Murphy Pamela	Santa Paula, CA, United States	2016-02-23
Efren Bracamontes	Santa Paula, CA, United States	2016-02-23
Anthony Arguelles	Santa Paula, CA, United States	2016-02-23
Vickie Taylor	Santa Paula, CA, United States	2016-02-24
Aracely Moreno	Santa Paula, CA, United States	2016-02-25
suzanne kingston	malibu, CA, United States	2016-02-29
Gina Willson	Las Vegas, NV, United States	2016-03-04
Kathryn Nezhni	Simi Valley, CA, United States	2016-03-04
Robert Buenrostro	Santa Paula, CA, United States	2016-03-05
Lorraine Oviedo	Bakersfield, CA, United States	2016-03-06
Tearssa Ramirez	Santa Paula, CA, United States	2016-03-06
Susan Stephenson	Santa Paula, CA, United States	2016-03-07
Angela De La Rosa	Santa Paula, CA, United States	2016-03-07
sandra arana	Santa Paula, CA, United States	2016-03-07
Anjenette Vargas	Santa Paula, CA, United States	2016-03-08

change.org

Recipient: City of Santa Paula

Letter: Greetings,

Saving a part of the W.L. Hardison Home and Barn

Comments

Name	Location	Date	Comment
Heather Silva	Santa Paula, CA	2016-01-29	I want to preserve Santa Paula's history.
Cindy Price	Show Low, AZ	2016-01-29	Show Low is my home town and I hate to see it destroyed in any way.
Susan Brown	Occidental, CA	2016-01-29	I think this would benefit the surrounding community and the future of Santa Paula's historical values !
claudia leidecker	santa paula, CA	2016-01-29	Care that this historical house and barn should be preserved for all citizens to enjoy and appreciate.
Marla Davison	Oxnard, CA	2016-01-29	This should stay as is. If the barn wS distorted during relocating it will be gone. Let's save our Santa Paula history.
Christina roman	Murfreesboro, TN	2016-01-29	Bob Procter was a dear sweet friend and that property holds many great memories.
sheryl hamlin	santa paula, CA	2016-01-29	Santa Paula deserves better! Preserving history adds value to the community.
Joy Giorgi	Coarsegold, CA	2016-01-29	I was born and raised in Santa Paula and have seen too many of the towns historical buildings taken down in the name of progress. Save the Hardison Ranch, if you can.
steve martinez	Santa Paula, CA	2016-01-29	i don't want to wait more than 5 minutes to leave my driveway
Robert Sandoval	Santa Paula, CA	2016-01-30	We don't need more vehicle traffic and noise on Highway 150.
Amber Reed	Camarillo, CA	2016-01-30	I was born and raised in Santa Paula. It would be a shame to see 53 houses there instead of the beautiful history
Chelsea brewer	Ojai, CA	2016-01-30	I grew up in Santa Paula and feel it's important to have it's rich and beautiful agricultural heritage preserved.
Richard Rudman	Santa Paula, CA	2016-01-30	There has to be a better plan that does not further erode the look and feel of our special city, Santa Paula!
lisa coryell	chico, CA	2016-01-30	leave some peaceful natural beauty
Dolores Salcedo	Santa Paula, CA	2016-01-30	I'm signing because I want to preserve Santa Paula's history. We need new homes in our town, but not at the expense of our history.
Luanne Pontbriant	Ojai, CA	2016-01-30	This is an historical landmark that should not be touched, demolished, moved or changed in any way!
meredith adams	Carmel Valley, CA	2016-01-30	Santa Paula was home to my grandparents, my parents, brother, and myself. My father had visions for keeping the integrity of the Santa Clara Valley and its history. SP will turn into the sprawl of LA basin if these quaint sites are not preserved.
Carol Larmon	Santa Paula, CA	2016-01-30	Our history as well as the esthetics are more important than an over crowded housing project! East Area One needs to be developed before even considering such a drastic plan
Mary Jane Lax	Santa Paula, CA	2016-01-30	This is an important part if asana Paula's history
Shannon Nelspn	Santa Paula, CA	2016-01-30	New housing going in east area one already. Santa paula cant afford that many new homes. Traffic is already at gridlock on ojai/santa paula rd.
Joy Cummings	Santa Paula, CA	2016-01-30	I agree, 53 homes is far too many for this property. It would be overcrowded and the existing highway cannot handle the added traffic.
Cindi Nowak	Santa Paula, CA	2016-01-30	Do not change the Oaks
Mary Cain	Santa Paula, DE	2016-01-30	When purchasing our home we were told that the ranch was an agricultural preserve and would not be developed. What has happened to change this?

Name	Location	Date	Comment
Jim Gray	Santa Paula, CA	2016-01-30	Way too many homes for the size of the land and character of the "Oaks" neighbirhood.
April Davison	Santa Paula, CA	2016-01-31	The Hardison Ranch is a beautiful piece of land and history that should be preserved. I see it every day and it brings me peace . Please do not destroy it. From a practical point of view, this canyon is simply not suited for such a development. Traffic would be a nightmare. This part of Santa Paula is paradise. Please don't take it away.
christophe bojanowski	santa paula, CA	2016-01-31	Santa Paula has very few walkable public recreational spaces. This should be turned in to one.
Anastasia Frangos	Santa Paula, CA	2016-01-31	It is a vital part of Santa Paula History. To make it a proper park, museum, to preserve in it's original form. If managed right, we can rent it out for movies, weddings, etc and would be more profitable in the long run than the taxes of a few homes. If we are smart we would not throw away something that makes our town unique, stand out and be the place people want to move in, invest, develop. Instead of being known for our stupid murder rate, let people be enthralled with the beauty of out historical places that are more unique than anywhere else in California. We could be that place that is unforgettable. Changing the landscape will be a great loss, we will be just anoth half assed attempt that will greatly lessen it's value. A value that really can be very beneficial for Santa Paula.
Kristina Zabala	Portland, OR	2016-01-31	My family has had ranch property near this for over a hundred years. Protect the unique heritage of this small town.
Eric Rico	Albuquerque, NM	2016-01-31	Santa Paula is my home town! We need to preserve. Eric
geneva obiols	santa paula, CA	2016-01-31	I grew up on mariposa dr it's already busy street
Lisa Lewis	Santa Paula, CA	2016-01-31	I've lived two blocks away from this house most of my life. It is part of Santa Paula's history and the entire site should be preserved as it currently is.
Shannon Sullivan	Santa Paula, CA	2016-01-31	Don't destroy a piece of Santa Paula history!
Amy Augros	Santa Paula, CA	2016-01-31	Too many homes, too much crowding!
Frank Davis	Santa Paula, CA	2016-01-31	Beautiful home
Janell Miller	Kansas City, MO	2016-01-31	I love Santa Paula Lived there alot of years
Jamie Rodgers	Ojai, CA	2016-01-31	I grew up in Ojai, had family in Santa paula, I know the his begger and friends of the family, my kids called Norris grandpa Procter. It's a land mark that should be preserved.
carrie owens	Santa Paula, CA	2016-01-31	I was born and raised in Santa Paula. I live very close to this property. I for one don't think new tract homes will fit on this property. The traffic is already bad . what about schools. Save our land marks. Move housing to Ventura.
Christine Wells	Santa Paula, CA	2016-02-01	I care about the canyon and Santa Paula history.
debbie garcia	las vegas, NV	2016-02-01	must preserve all things important t o the history ventura county born raised dont take history away fanily from santa paula
Karen Heath Karayan	Santa Paula, CA	2016-02-01	I am opposed to the large number of single family homes/units for this property.
Lisa Seeley	Santa Paula, CA	2016-02-01	I live very near the W.L. Hardison/Proctor Home and with the building of these 53 homes (seems like a lot for that property), the traffic would be greatly increased on a road that is already very busy. Also, the house is a beautiful historical landmark and there needs to be land left around it.
Richard davis	Santa Paula, CA	2016-02-01	Traffic will increase

Name	Location	Date	Comment
Gloria Valencia	Santa Paula, CA	2016-02-01	It's my hometown and it's Historic!
Noemy Estrada	Santa Paula, CA	2016-02-01	With all the new developments in this city along with surrounding cities we need to preserve our treasures for our children to enjoy and learn from. Let's not loose our culture, our city.
Susan McCarthy	Santa Paula, CA	2016-02-01	It is beautiful piece of Santa Paula history.
Priscilla Gray	Port Hueneme, CA	2016-02-01	Santa Paula's history is also its beauty and it will be lost with the destruction of beautiful old homesteads like this. Let the plan be modified and build fewer homes in this area. Let the buildings stand as an homage to the town's roots and give SP residents some sense of continuity with its past.
jeanette alamillo	Santa Paula, CA	2016-02-01	this house is a great part of Santa Paula
Susanna E	Notre Dame, IN	2016-02-01	It is important to the entire community to preserve our historical sites, as a way of respecting the past and honoring future generations.
Amina Bancroft	Santa Paula, CA	2016-02-01	Our home shares a fence with this property. The beautiful landscape, home, horses, and historical barn connected to this property are the very things that drew us in to purchasing our home. This area is a gem to Santa Paula, and building an overcrowded housing development on this land is a shame. Also, as mentioned before me, building 53 houses in this small space would significantly affect traffic as well as contribute to the already overcrowded schools in the district.
Jessica Haggard	Ventura, CA	2016-02-01	I'm signing because this beautiful property should be maintained for all of its historical significance. Hwy 150 cannot handle anymore traffic as it is.
Maria Grace Kelly	Santa Paula, CA	2016-02-01	This is a beautiful and meaningful house that is integral to the landscape of Santa Paula. This house is both meaningful and aesthetically pleasing, and is a welcoming sight for any newcomer entering into Santa Paula along the 150. Beautiful/historic architecture fills Santa Paula citizens with city pride!
Mary Shields	Ojai, CA	2016-02-01	Though I live just outside Santa Paula, we visit very often and it's my hometown. I'd hate to see one of my favorite nostalgic properties built up so aggressively.
Michele Holmes	Santa Paula, CA	2016-02-01	The charm of Santa Paula is in its history! A side benefit of not jamming a bunch of houses on that property would be to keep traffic down on this major thoroughfare!
David Bailey	Germantown, TN	2016-02-01	I grew up in Santa Paula and this how and barns were a big part of that experience and the special environment that makes SP stand out from every other cookie cutter CA community.
Teresa Peralez	Clovis, NM	2016-02-01	I think it's not right tearing down part of Santa Paula history. I was born and raised in Santa Paula. I lived most my life there till 2000.
Paula Brennecke	Bonham, TX	2016-02-01	It would be a tragedy for us to lose this bit of our history!
Deborah Baker	Simi Valley, CA	2016-02-01	We need to preserve our history.
Monica Seeley	Ventura, CA	2016-02-01	I love this house and property and I would hate to see a piece of Santa Paula / Ventura history lost forever. Also you don't need another development! 10th street is congested enough! And there is a drought on (still)! We don't need any more home using more water and resources.
Suzanne Soprano	Santa Paula, CA	2016-02-01	I work at the Agriculture Museum & I love it because I have great memories of going to "The Mill" as a child. Even though it's not exactly the same as it used to be, it was wonderfully restored & is such an amazing building. I know how important it is to preserve our historic landmarks & our farmland. I love the Hardison home & barn & I would hate to see it destroyed & crowded with new homes & more traffic!!!

Name	Location	Date	Comment
Lucinda Anderson	Santa Paula, CA	2016-02-01	Present homes in Santa Paula should be renovated. New homes are not needed to be built especially along Ojai Road. I feel that open space should be preserved as well as our town's history and culture. The Hardison home would make a lovely place for shops/a small café/even a B&B. Let us think of alternate uses for the property.
Cynthia Mathieu	Santa Paula, CA	2016-02-01	I'm signing because it is important to preserve things from our past.
Dorothy DeFratus	Santa Paula, CA	2016-02-02	adding housing will add to traffic on ojai road. already to busy as it is.
Yvonne Davis	Redlands, CA	2016-02-02	Santa Paula is my hometown, and my family still lives there. I care about the preservation of its history and small-town charm.
Kate Gutierrez	Simi Valley, CA	2016-02-02	It's history
Jamie Stopher	Moorpark, CA	2016-02-02	Preserving history and open spaces matters!
Glen Lewis	Santa Paula, CA	2016-02-02	Traffic is already a nightmare. Adding 50 or 60 vehicles would be insane.
Edina Adorjan	Woodland Hills, CA	2016-02-02	Jackie is my friend. :)
Malachi boyce	Santa Paula, CA	2016-02-02	who ever proposed this is an absolute idiot and needs to leave our town today. This property is one of the best things in Santa Paula. Let single family homes and more local history!
Elena Gonzales	Los Lunas, NM	2016-02-02	I'm signing because Santa Paula is historical and should stay that was I am born and raised in Santa Paula no mater where I am I am still Santa Paulan! Save the history and what makes it beautiful!!
David Musgrove	Santa Paula, CA	2016-02-02	I live across the street from this ranch and property and it will GREATLY affect me. I want to continue to see the hillside and not homes. The ability leave my driveway will be exponentially affected
Jasmine Perez	Santa Paula, CA	2016-02-02	It's important to keep the roots in a town and not try to change and destroy everything to a modern society. Age is looked down on and we try to change it. It needs to be cherished, honored and tells a story.
Rita X Stafford	Santa Paula, CA	2016-02-02	It's great to see all the interest in new approaches to housing. Clearly, 53 single-family houses crammed onto a single tract on the Proctor Ranch is not one of them. Nor would such a development benefit Santa Paula. However, centrally located, mixed use housing that is inspired, affordable, and ecologically sound in concept and design will attract a group no one ever thinks about: The young Santa Paulans who go away to college, but do not want to come back because there's not much to come back to. Yet, they're the ones who can bring vibrant 21st century energy and contribute significantly to Santa Paula's future.
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filiberto rico	Santa Paula, CA	2016-02-03	We got to keep our towns history
Lori Murphy	Washington, NC	2016-02-03	I lived in Santa Paula 27 years and don't want part of its history lost and destroyed.

Name	Location	Date	Comment
Michael Karayan	Santa Paula, CA	2016-02-03	I'm signing this because this is far too many homes for this site. Ojai Rd is already crowded during rush hour.How about a development more like the "Oaks" fewer homes with larger lots. In addition this is a historic site and the house and barn should remain in tact.
Jack DeJamaer	Santa Paula, CA	2016-02-03	I am signing this petition due to heavy traffic on Ojai Rd (highway 150) and in all of Santa Paula. The traffic is getting so bad that it is difficult to drive through Santa Paula during school hours. Besides, Santa Paula has more than their share of low income housing -- it is time for other cities to start sharing the load.
Andrew Ruiz	La Mesa, CA	2016-02-03	Preserving the history and cultural resources is important to the health of the community.
Maarja Miley	Camarillo, CA	2016-02-03	Keeping important landmarks like this on as long as possible is a must. Every city, town and a village has at least one place that they find should be there. Also this historical site is absolutely beloved by the community and a charming place. I have friends who live right by there and they are devastated if the now living complex would be built there. Save history and don't destroy it. You will later regret, when our kids have nothing "real" from old times.
Christopher Woodard	Los Angeles, CA	2016-02-03	I'm singing this petition because it is always a tragedy to see concrete cover what used to be fresh and green. In the words of Walter Lippmann, "It is hard to learn to love the new gas-station that stands where the wild honeysuckle grew."
Amanda Osburn	Ladera Ranch, CA	2016-02-03	Open rural areas and farmland are what make this region so unique and appealing for locals and tourists alike. This is why tourism is a large piece of the local economy. If the open land were to go, so would the history, charm, and appeal of the town. You would be left with insignificant, little developed boxes. A tragic shame for such a beautiful town. I am vehemently against the purchase and development of this land for high density urban housing.
Olivia Escoto	Santa Paula, CA	2016-02-03	I couldn't have put it any better than Anastasia Frangos. I agree with her. view.
cory paul	canyon country, CA	2016-02-03	Stop tearing down our history. Someone buy this home and land and tell the city and developers to look somewhere else
David Fish	Camarillo, CA	2016-02-03	I think it's important to preserve what little history our state has. Imagine if England had bulldozed all of their history for new housing projects and strip malls? Let's remember and keep our heritage. It will only enrich future generations.
Steven Cain	Santa Paula, CA	2016-02-03	I am concerned about the history of Santa Paula, and unwise, over-excited development.
Ben Coughlin	Santa Paula, CA	2016-02-03	The proctor place is beautiful, and I hate to see historical places fall to opportunists.
Charles Law	Santa Paula, CA	2016-02-03	This beautiful house and barn should be saved in place.
Rebecca Shaneyfelt	Santa Paula, CA	2016-02-03	I was raised in Santa Paula and value historical architecture.
Bernadette bergen	norfolk, VA	2016-02-03	I was born and raised in Santa paula and I love my hometown.
William Pennock	Santa Paula, CA	2016-02-03	53 homes is too many.
sheryl hamlin	santa paula, CA	2016-02-04	Resort with great restaurant and B&B in main house with period condos clustered asymmetrically around the property. Horses should be part of experience. Need a visionary developer.
Tina Hensley	Fillmore, CA	2016-02-04	It would be a shame and I thing wrong to destroy this magnificent house and property.

Name	Location	Date	Comment
Jesse Phillips	Santa Paula, CA	2016-02-05	I live on Fuchsia Lane where they are opening up the street to the new tract. I'm outraged at the amount of traffic we are going to have in our street!
Thomas McClain	Santa Paula, CA	2016-02-05	Preserve Santa Paula.
Christine Scorsur	Ojai, CA	2016-02-05	This ranch is a part of the community. There is no way this house and barn and ranch should be allowed to be destroyed to put more developments in. I would snatch this property up in a second to save the history and beauty of this ranch and home.
Brittney Mckelvy	Santa Paula, CA	2016-02-05	We don't need more houses
Teresa Carpenter	Ojai, CA	2016-02-05	This is a piece of local history and should be protected and preserved
benjamin Scorsur	Ojai, CA	2016-02-05	This is a historical land mark.
Ashley McMillan	Fort Stewart, GA	2016-02-05	I'm always for saving anything historical.
Everett Kemp	Glen Ellen, CA	2016-02-05	I am signing because I am an Ojai native and always passed by this property in awe of its history and old world charm. I have always wanted to walk thru and experience the property. I appreciate the history and story and we need to preserve as many of these historical buildings for future generations to experience and enjoy like I and many other people have.
Shannon Moran	Thousand Oaks, CA	2016-02-05	There are enough tract homes let's keep some history alive
erin tufuga	Santa Paula, CA	2016-02-05	I'm signing because I drove by this house everyday for the last 27 years and can't imaging Santa paula without it!
Alfred Lewis	Ventura, CA	2016-02-05	Mindless pursuit of the almighty dollar has ruined too many good thing.
John Jr	Santa Paula, CA	2016-02-06	I live in Santa Paula Canyon and love this house!
jean carmichael	Santa Paula, CA	2016-02-06	keep all
Christina Conte	Moorpark, CA	2016-02-07	This can't happen
Teri Dantes	simi valley, CA	2016-02-07	History is important!
Jackie Abel	Moorpark, CA	2016-02-07	Please take a minute and sign the petition. SAVE THE LAND next door to my grandchildren's home! Some of my most enjoyable days are spent in Santa Paula with my grandchildren, walking around The Oaks neighborhood, and enjoying the friendly horses and surroundings at the W.L Hardison Home and Barn. I love Santa Paula for it's historical preservation of downtown and amazing historical homes and landmakrs in the area. When we drive through town and on out Highway 150 toward Ojai, I love knowing that the beautiful W.L. Hardison Home and Barn is standing there in a lovely, pristine meadow where horses graze and history is kept for my grandchildren to appreciate and enjoy for years to come. Santa Paula does not need another tract of homes! This would bring an astronomical amount of traffic to a pastoral area in which families and children come and go, as well as thru traffic on Highway 150. This lovely stretch of land is not meant to have cookie-cutter homes on it. It is meant to keep history alive, just like Santa Paula has so diligently done through the years!

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Jackie Abel	Moorpark, CA	2016-02-07	Please take a minute and sign the petition. SAVE THE LAND next door to my grandchildren's home! Some of my most enjoyable days are spent in Santa Paula with my grandchildren, walking around The Oaks neighborhood, and enjoying the friendly horses and surroundings at the W.L Hardison Home and Barn. I love Santa Paula for it's historical preservation of downtown and amazing historical homes and landmakrs in the area. When we drive through town and on out Highway 150 toward Ojai, I love knowing that the beautiful W.L. Hardison Home and Barn is standing there in a lovely, pristine meadow where horses graze and history is kept for my grandchildren to appreciate and enjoy for years to come. Santa Paula does not need another tract of homes! This would bring an astronomical amount of traffic to a pastoral area in which families and children come and go, as well as thru traffic on Highway 150. This lovely stretch of land is not meant to have cookie-cutter homes on it. It is meant to keep history alive, just like Santa Paula has so diligently done through the years!
Gilbert Gomez Jr.	Santa Paula, CA	2016-02-09	I live right near this area and i believe in preserving our history in Santa Paula. We already made a big mistake when they didn't preserve our history by knocking down our Historic Library on Main St. Let's not make that mistake again!
PETER PARZIALE	OJAI, CA	2016-02-10	I'm not sure what an equitable solution is, but to demolish a beautiful and historic home seems to be a shame. Let's brainstorm some solutions to saving the home before it's torn down and it's too late to say "I've got a great solution!"
Jackie Abel	Moorpark, CA	2016-02-11	From my cousin, an AIA Architect in Washington State on Bainbridge Island: It sounds like your community could benefit from establishing a land trust-- it is EXTREMELY difficult to stop a legal development, especially in California. But if your community is serious about this-- serious enough to invest, someone could try to raise enough money from within the community and from conservancy grants to purchase the property and put it in a trust to conserve it. That is how Bainbridge Island has been able to preserve our forests and farms. Bainbridge Island Land Trust - Protecting and Preserving Property, Acquiring Land… BI-LANDTRUST.ORG http://www.bi-landtrust.org
alberto perez	Santa Paula, CA	2016-02-11	too dense
Javier Vigil	Santa Paula, CA	2016-02-11	I'm a local and the last thing we need is another for profit apt housing. Especially on ojai road it would be more detrimental to the both bedell and the other elementary schools not to mention the traffic it would create to the already traffic ridden road would be extremely detrimental.
Alma Hernandez	Santa Paula, CA	2016-02-11	I live in the other side of the fence, theirs only one way out of this area and it's ojai Ed, as it is it's already crowded in case of a emergency what do we do. I vote no
kim fullerton	santa paula, CA	2016-02-11	Santa Paula is losing its unique identity as a beautiful quaint town with all its history. Also, the resources available in this town can barely handle the amount of citizens it currently supports. Schools, grocery stores, Police, Fire and Traffic. There's a huge development going on on the outskirts of town right now. I hope new development stays there, on the outskirts.

Name	Location	Date	Comment
Debra Renick	Santa Paula, CA	2016-02-11	Santa Paula does not need another ugly development with streets feeding onto Ojai Rd. One of the last historic places in Santa Paula, this beautiful house should retain its farmlike setting and historic barn with more open space. At the most, a few homes in the same style, not 53 two-story ugly homes. home should have more parkland surrounding it to retain
Alicia Watt	Buellton, CA	2016-02-11	I grew up in Saticoy and my family lived in Santa Paula when they first came to California. Please preserve our local history!!
MARK TOVAR	Ventura, CA	2016-02-11	WE MUST SAVE ARE HISTORY FOR THE CHILDREN
scott brown	Santa Paula, CA	2016-02-11	They were founders of the City and their house and barn should be preserved either in situ or somewhere else in town
Lisa Williams	Ventura, CA	2016-02-11	I love this house and land and think it's important to preserve the history and beauty of Santa Paula
katharine smith	ojai, CA	2016-02-12	Santa Paula has been widely recognized for its preservation and beautification efforts. Many cities nationwide have regretted allowing their historic sites to be developed beyond recognition, and later attempt to preserve something of what is left. I live in Upper Ojai, just over the Santa Paula line, and pass this historic home and barn almost daily. Disturbing the location of the barn in relation to the residence would negatively impact any attempts to preserve this historic site in a meaningful way.
Jack Smith	Bakersfield, CA	2016-02-12	My home town
Anna Schall	Santa Paula, United States Minor Outlying Islands	2016-02-12	I grew up on Maple Street, just in the neighborhood across from the property. It is a beautiful piece of history and it would be a shame to see it go.
Don Burningham	Ventura, CA	2016-02-12	I grew up on Fuchsia Lane behind this property and had friends that lived on this property. It would be a big loss for Santa Paula to not have it preserved as part of it's valuable history.
Kristal murguia	Santa Paula, CA	2016-02-12	I don't want any new housing development in this area. There is already so much congestion why do we need to add more?! People run late to work or have to leave even earlier then they did before just because a few houses are put up. Please stop this! Thank you.
Kathryn Nezhni	Simi Valley, CA	2016-02-13	Santa Paula is developed enough. Why does every square inch of land need to be paved over!? We need to leave some history and nature for our kids and grandkids to enjoy.
ELLEN EVANOW	Santa Paula, CA	2016-02-13	The impact on the environment, traffic and possible nearby home value will be negative. I am against this proposal.
david moraga	Santa Paula, CA	2016-02-17	I have lived next door to property for the past 18 years, I am against new housing on this property, traffic is already bad enough with what we have going on now. NO NEW HOUSING ON THIS PROPERTY!!
Coleen Brewer	Oak View, CA	2016-02-22	Born and raised in SP. PLEASE PEOPLE....Do not destroy another landmark in this beautiful valley.
Murphy Pamela	Santa Paula, CA	2016-02-23	No more random development.....leave the open space alone
Efren Bracamontes	Santa Paula, CA	2016-02-23	What do you mean why em I signing. I pass thru there every day and you don't see that any where else. The old house the barn specially the land Where else does Santa Paula have that combination of history.
Denise McConica	Ventura, CA	2016-02-23	Please preserve this beautiful historical home, property and barn and allow the building of homes on this land.

Name	Location	Date	Comment
amber mickelson	Santa Paula, CA	2016-02-23	This property is an important part of this Community, it played a big part in the Development of Santa Paula, The Citrus Industry and The Oil Industry. Its also one of the very few farms still in this are intact that remained in the family since it was sold in 2013.To loose this to another housing development would be a loss. 2 years of noise, dust, traffic that will last farther than the 2 years of construction. Just the impacts on the environment is not worth the 53 homes that they want to build. To Alter and Relocate the Barn next to the Main House would not only take away its Integrity but its feel of what it once was. The property isnt just home to the Horses, its home to the Barn Owls, Red Tail Hawks that have nested there for years, Quail, Gnatcatchers that nest in the Sage on the Hillside, Deer, Coyotes, Fox, just to name a few. The City needs to take responsibilty and not let them completely destroy one of the few areas we have left. Whether they find away to save the whole thing which is wishful thinking, or it be restored and preserve in its place so when it is put up for sell someone will want to maintain and preserve it. Also be able to use it for venues or just live in it like its original use. Either way it needs to be preserved.
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Vickie Taylor	Santa Paula, CA	2016-02-25	I don't want to see our town throw away another important piece of our history! This can be used to preserve our past with an eye to our future. Some possibilities are a combination of an FFA Farm, Pumpkin Patch, visitors center, wedding venue, historical home tour, include space for a family picnic area/BBQ, buggy rides. So many options more than a housing project and cutting down the size of the barn and moving it beside the house!
Kathryn Nezhni	Simi Valley, CA	2016-03-04	Part of the charm is its rural atmosphere. Why does every inch of land have to be developed so one person can get rich. What will be left for our children. It's criminal to put 50ish houses on that small parcel. For once, let's think of the greater good instead of campaign donors.
Susan Stephenson	Santa Paula, CA	2016-03-07	I do not think 53 homes is reasonable, way too many for this property. The historic Hardison house deserves space around it. Ojai road is already overloaded with traffic, so adding more housing would exacerbate the traffic congestion.
Jenette vargas	Santa Paula, CA	2016-03-08	The historic of the house. It's our history and pride living here in Santa Paula

COMMENT LETTER 5.30

RECEIVED
FEB 18 2016
CITY OF SANTA PAULA

673 Westfield Court
Ventura, CA 93004
February 17, 2016

City of Santa Paula Planning Department
Mr. Chris Williamson, AICP, Contract Planner
P.O. Box 569
Santa Paula, CA 93061

RE: Proposed IS/MND - River Rock / Hardison House Project

Dear Mr. Williamson:

I strongly object to this project due to the fact that it does not follow the City of Santa Paula's current General Plan and the Circulation Element which describes the Fagan Canyon Future Expansion Area and the future access roads needed to connect Ojai Road (SR150) to Fagan Canyon. Specifically, the River Rock project as currently proposed, would prevent the construction of a future access road that would be needed when Fagan Canyon is developed sometime in the future. **5.30.1**

The Circulation Element clearly states the need for access roads to connect Fagan Canyon with Ojai Road and it is also shown on all the maps showing the City's Expansion Areas.

A very logical location for an access road to Fagan Canyon would be through the River Rock Project and over the hill on the parcel to the north due to a much lower elevation and gentler slope.

Sincerely yours,

Michael W. Mobley

COMMENT LETTER 5.31

chris williamson <cbwplans@gmail.com>

Procter property

1 message

shannon nelson <patsydiamo@gmail.com> Sun, Feb 7, 2016 at 1:31 PM
To: cbwplans@gmail.com

I cannot impress upon you too much how awful it would be if you permit that developer to build 53 homes on that gorgeous property. I understand about private property rights, so i will not say anything about the number already permitted by zoning, but increasing that to 53 is way too many!. **5.31.1**

Im sure you are aware of the horrendous gridlock that already exists on Ojai Rd at peak traffic times. This development would make that problem much worse. A traffic light might help, i suppose, but adds to loss of rural atmosphere and small town feel of our community. **5.31.2**

Beyond the traffic problem is the fact that Santa Paula really needs to increase its attractiveness to tourists. I grew up in Ojai and watched over the years as that town made planning decisions that resulted in it becoming one of the most popular tourist attractions in Ventura County. Some of those decisions were to: not allow development to completely destroy agriculture, avoiding a sea of tract home developments, preserving open space, not allowing chain stores to dominate, preserving historical buildings and locations, and following the advice of creative architectural review boards and planning commissions regarding the look and types of development allowed in the community. **5.31.3**

Im not saying we should be exactly like Ojai--theyve gone way overboard with the tourist thing---but i believe Santa Paula can take a lesson from these steps and improve the look and attraction of the city and not make decisions based solely on perceived tax incentives. Lets work on preserving the beauty of what we have and building on that by making sensible land use decisions. 53 homes on the Procter property is NOT one of those decisions!

Sincerely,
Shannon Nelson
Forest Dr., Santa Paula

COMMENT LETTER 5.32

RECEIVED
FEB 25 2016
CITY OF SANTA PAULA

Elsbeth Nowak
1302 Ojai Road
Santa Paula, CA 93060

19 February 2015

City of Santa Paula Planning Department
Chris Williamson, AICP, Contract Planner
PO Box 569, Santa Paula, CA 93061

Project: River Rock/Hardison House (#2014-CDP-02; VTTM #5928; IS/MND dated 8 Feb 2016)

Dear Mr. Williamson:

I am very much opposed to the current version of the proposed project above. Allow me to list some of my concerns: **5.32.1**

1. My husband and I built our home adjacent to the Proctor/Hardison property over 22 years ago. We selected our location based on its position and view. Much of our home's value is based on its outlook. I will not allow my view to be unduly ruined or my property value to suffer. This project, as is, threatens both.

2. Fifty-three (53) homes are far too many to add to such a small area already subject to very high traffic. This excessive additional traffic will only make a bad thing worse and make accessing Ojai Road a much more dangerous situation. **5.32.2**

3. Thirteen (13) lots with mostly two-storey homes along our easement road is completely unacceptable. It will completely block my view and that of my neighbors. It will also create a deep, closed-in "canyon effect" along the entire easement road that is both ugly and depressing. Our property values and lifestyles will be much the worse for it. Under no circumstances should two-storey houses be allowed on lots 1 through 12. **5.32.3**

4. Section C-C of Figure 2.7 (pg. 21) shows a cross-section at lot 12 which happens to be one of the highest lots. I need to see an accurate cross-section at the lot(s) closest to my house where the "cut" will no doubt be much shallower. I'm sure my neighbors would like the same for themselves. **5.32.4**

5. Our existing easement road is very narrow. Emergency vehicles already have a very difficult time accessing our homes (there are no defined areas to turn around). The existing shabby chain link fence can be bumped up against when an emergency vehicle needs to maneuver with little consequence. A masonry wall is a vast improvement but a different matter. Since it is a permanent barrier it should be placed further inside the development's boundary so that emergency vehicles can maneuver without unnecessary difficulty. **5.32.5**

6. The CC&R's of the proposed development's HOA must keep members from erecting or otherwise installing nuisance/eyesore structures or lighting in their backyards and from allowing trees or shrubbery to block the views of adjacent homes outside the development. **5.32.6**

I appreciate your assistance in seeing that these issues are addressed and remedied and that the health, safety, quality of life, and property values of your fellow neighbors are protected.

Sincerely,

Elsbeth Nowak

Elsbeth Nowak

RECEIVED
FEB 25 2016
CITY OF SANTA PAULA

Esidro I Prado
1203 Birch St.
Santa Paula, Ca 93060

2-23-16

City of Santa Paula Planning Department
Chris Williamson, AICP, Contract Planner
PO Box 569
Santa Paula, CA 93061

RE: River Rock/Hardison House Project

Dear Sir:

I am writing to let you know that I oppose the River Rock/Hardison House development project. Most of my friends and neighbors feel the same way.

Building fifty-three (53) homes in an already traffic-congested area is a bad idea. It is my understanding that the land is zoned for only thirty (30) homes. Even that amount seems questionable. It's already dangerous accessing Ojai Road. So many new homes will only make it worse.

5.33.1

In addition, the noise, dust, and traffic congestion that will certainly be caused during the two-year construction phase will cause even more problems, create a nightmare on Ojai Road, and significantly lower our quality of life both then and afterward.

I urge you to deny Williams Homes' request for a waiver to increase density and ask that you protect the small-town lifestyle of Santa Paula. The residents of this wonderful community deserve better. There have to be better options out there.

My family and my neighbors are opposed to anything that will lower our property values, decrease our safety, or otherwise damage our quality of life. This project threatens all three.

Thank you,

Esidro I Prado

Esidro I Prado

COMMENT LETTER 5.34

Tom Tarantino

From: Anna Arroyo
Sent: Monday, March 07, 2016 8:34 AM
To: Chris Williamson
Cc: Tom Tarantino
Subject: FW: Hardison Home

RECEIVED
MAR 07 2016
CITY OF SANTA PAULA

Anna Arroyo, Assistant Planner
aarroyo@spcity.org
(805) 933-4214 x214
City of Santa Paula-Planning Department
200 S. 10th Street/ PO Box 569, Santa Paula, CA. 93061 I'm in the office Mon.,Tues. & Thurs. by appointment .

-----Original Message-----
From: Steve Ramser [mailto:steveramser@me.com]
Sent: Saturday, March 05, 2016 3:09 PM
To: Plan Department
Subject: Hardison Home

To Whom it May Concern,

I am writing to let you know I oppose the Hardison Home development project. Building 53 homes in an already traffic-congested area, is a bad idea; even 30 homes would be too many. It is already dangerous accessing Ojai Road; and building an entire neighborhood will only make it worse. The effect of construction on Ojai road traffic will be unbearable. **5.34.1**

Preserving Santa Paula's history, farmland heritage, and cultural resources are valued by our citizens. The W.L. Hardison Home, Landmark #35, is closely associated with a significant historical event; the settlement of Santa Paula Canyon.

Wallace Hardison was one of the first settlers to purchase land in the 1880's. He was one of the founders of Limoneira Company. The property is one of only a handful of ranches in the canyon from this period that remain today. If only the home remains, the surrounding landscape features and cultural resources connected with framing and the citrus industry will be lost forever. **5.34.2**

Developing the ranch for track homes is not the right plan for this property. As citizens we demand a better plan for this site. As a community we are asking that you protect this already deemed, Santa Paula historical landmark and fully preserve the W.L. Hardison Ranch.

The Hardison Home could be furnished as a homestead. Historical tours and field trips could be given by docents dressed in historical costumes. As a working farm, fruits and vegetables could be picked as a tourist attraction; similar to Underwood Farms. Both our local 4H and FFA would benefit from hands-on agricultural experiences. It could hold annual pumpkin patches, be rented for movies, and used for weddings, parties and special events; similar to Camarillo Ranch. It would be a fabulous tourist attraction for our community. **5.34.3**

Open rural areas and farmland are what make Santa Paula unique and appealing for locals and tourists alike. This is why tourism is a large part of our local economy.
My family, neighbors, and I plead, that you to deny the Williams' Home request for a waiver to increase density and ask that you protect the small town lifestyle and historical significance of Santa Paula. **5.34.3 cont.**

Respectfully,
Steve Ramser

819 Ojai rd.
Santa Paula

Sent from my iPad

COMMENT LETTER 5.35

chris williamson <cbwplans@gmail.com>

Hardison house

1 message

dkayrenick <dkayrenick@aol.com> Thu, Feb 11, 2016 at 8:22 AM
To: cbwplans@gmail.com

What a terrible plan. We do not need 53 homes and a bunch of streets feeding onto Ojai Rd. The historic character of the house and barn in situ should be retained, with at most a few homes in a similar style on one feeder street, not 53 two story boxes. **5.35.1**
Debra Renick
14397 Ojai Rd.
Santa Paula, CA 93060

Sent via the Samsung GALAXY S® 5, an AT&T 4G LTE smartphone

RECEIVED
MAR 14 2016
CITY OF SANTA PAULA

11 March 2016

City of Santa Paula Planning Department
Chris Williamson, AICP, Contract Planner
PO Box 569
Santa Paula, CA 93061

RE: River Rock/Hardison House Project

Dear Sir:

I am writing to let you know that I oppose the River Rock Hardison House development project. Most of my friends and neighbors feel the same way.

Building fifty-three (53) homes in an already traffic-congested area is a bad idea. It is my understanding that the land is zoned for only thirty (30) homes. Even that amount seems questionable. It's already dangerous accessing Ojai Road. So many new homes will only make it worse.

In addition, the noise, dust, and traffic congestion that will certainly be caused during the two-year construction phase will cause even more problems, create a nightmare on Ojai Road, and significantly lower our quality of life both then and afterward.

I urge you to deny Williams Homes' request for a waiver to increase density and ask that you protect the small-town lifestyle of Santa Paula. The residents of this wonderful community deserve better. There have to be better options out there.

My family and my neighbors are opposed to anything that will lower our property values, decrease our safety, or otherwise damage our quality of life. This project threatens all three.

5.36.1

Thank you.

Janet W Shepard
5000 Santa Maria St
Santa Paula Ca 93060

RECEIVED
FEB 25 2016
CITY OF SANTA PAULA

Harold + Beverly Shoemate
1351 MAGNOLIA DR.
SANTA PAULA CA 93060

2-23-16

City of Santa Paula Planning Department
Chris Williamson, AICP, Contract Planner
PO Box 569
Santa Paula, CA 93061

RE: River Rock/Hardison House Project

Dear Sir:

I am writing to let you know that I oppose the River Rock/Hardison House development project. Most of my friends and neighbors feel the same way.

Building fifty-three (53) homes in an already traffic-congested area is a bad idea. It is my understanding that the land is zoned for only thirty (30) homes. Even that amount seems questionable. It's already dangerous accessing Ojai Road. So many new homes will only make it worse.

5.37.1

In addition, the noise, dust, and traffic congestion that will certainly be caused during the two-year construction phase will cause even more problems, create a nightmare on Ojai Road, and significantly lower our quality of life both then and afterward.

I urge you to deny Williams Homes' request for a waiver to increase density and ask that you protect the small-town lifestyle of Santa Paula. The residents of this wonderful community deserve better. There have to be better options out there.

My family and my neighbors are opposed to anything that will lower our property values, decrease our safety, or otherwise damage our quality of life. This project threatens all three.

Thank you,

Harold R + Beverly Y Shoemate

Harold R + Beverly Y Shoemate

COMMENT LETTER 5.38

Tom Tarantino

From: Anna Arroyo
Sent: Monday, March 07, 2016 8:34 AM
To: Chris Williamson
Cc: Tom Tarantino
Subject: FW: W.L. Harrison Home

RECEIVED
MAR 07 2016
CITY OF SANTA PAULA

Anna Arroyo, Assistant Planner
aarroyo@spcity.org
(805) 933-4214 x214
City of Santa Paula-Planning Department
200 S. 10th Street/ PO Box 569, Santa Paula, CA. 93061
I'm in the office Mon.,Tues. & Thurs. by appointment

From: Heather Silva [mailto:heatherteacher6@gmail.com]
Sent: Sunday, March 06, 2016 6:02 PM
To: Plan Department; Plan Department
Subject: W.L. Harrison Home

To Whom it May Concern,

We are writing to let you know we oppose the Hardison Home development project. Building 53 homes in an already traffic-congested area, is a bad idea; even 30 homes would be too many. It is already dangerous accessing Ojai Road; and building an entire neighborhood will only make it worse. **5.38.1**

Preserving Santa Paula's history, farmland heritage, and cultural resources are valued by our citizens. The W.L. Hardison Home, Landmark #35, is closely associated with a significant historical event; the settlement of Santa Paula Canyon.

Wallace Hardison was one of the first settlers to purchase land in the 1880's. He was one of the founders of Limoneira Company. The property is one of only a handful of ranches in the canyon from this period that remain today. If only the home remains, the surrounding landscape features and cultural resources connected with framing and the citrus industry will be lost forever. **5.38.2**

Developing the ranch for track homes is not the right plan for this property. As citizens we demand a better plan for this site. As a community we are asking that you protect this already deemed, Santa Paula historical landmark and fully preserve the W.L. Hardison Ranch.

The Hardison Home could be furnished as a homestead. Historical tours and field trips could be given by docents dressed in historical costumes. As a working farm, fruits and vegetables could be picked as a tourist attraction; similar to Underwood Farms. Both our local 4H and FFA would benefit from hands-on agricultural experiences. It could hold annual pumpkin patches, be rented for movies, and used for weddings, parties and special events; similar to Camarillo Ranch. It would be a fabulous tourist attraction for our community.

Open rural areas and farmland are what make Santa Paula unique and appealing for locals and tourists alike. This is why tourism is a large part of our local economy. **5.38.3**

My family and neighbors pled that you to deny the Williams' Home request for a waiver to increase density and ask that you protect the small town lifestyle and historical significance of Santa Paula.

Respectfully,
Heather & Patrick Silva
322 Bradley St
SP, CA 93060

COMMENT LETTER 5.39

To:

March 3, 2016

City of Santa Paula Planning Department
Chris Williamson, AICP, Contract Planner

We are writing this letter on behalf of the residents located on Fuchsia Lane and Marigold Lane in the City of Santa Paula. This letter is in regards to the proposed River Rock/ Hardison House Tract development and the access road tie into Fuchsia Lane. We the residents at this location are strictly opposed to having our cul-de-sac street opened for access to this proposed development. If access through our neighborhood is granted the following potential problems will arise:

1) Compromised neighborhood safety

5.39.1

There are many children who live in the neighborhood as well as children attending a licensed day care. These children utilize the areas (sidewalks, front yards, etc.) in and around the street for travel, play, and other various activities. A substantial increase in traffic flow will significantly put these children at greater risk for an accident and/or injury to occur. In addition the increased traffic will increase the likelihood of a vehicle collision occurring as there are several "blind spots" located throughout the neighborhood.

2) Quality of Life

A majority of the residents in the area purchased/moved into the neighborhood because of the quietness, safety, and limited traffic which are all important things when considering where to live. An increase in traffic flow eliminates these elements from the neighborhood thus reducing the quality of life for its residents. In addition property values could substantially be affected as a result of the neighborhood geography being changed in addition to an increase in traffic flow. Home values are generally higher in neighborhoods where there is greater seclusion and privacy with minimal traffic. Neighborhoods that are access points for nearby neighborhoods and that have substantial traffic generally have lower home values. This reduction in value has a significant effect on quality of life due to its financial impact.

5.39.2

In conclusion, though we are against Fuchsia Lane becoming an access point to the River Rock/Hardison House Tract, we do however understand that emergency vehicle access is imperative and would feel comfortable having a locked gate for emergency vehicle access only at the end of Fuchsia Lane. We hope you consider our comments and come up with an alternative access point for this development which does not affect Fuchsia Lane or Marigold Lane.

5.39.3

Kind regards,

John Stone 805-525-9505
&
The residents of Fuchsia and Marigold Lane

CITY OF SANTA PAULA
MAR 03 2016
RECEIVED

CITY OF SANTA PAULA

MAR 03 2016

RECEIVED

Fuchsia and Marigold Lane neighborhood letter signature page
RE: River Rock/Hardison Housing Tract Development

	NAME	ADDRESS	SIGNATURE
1	John Stone	1006 Fuchsia Lane	[illegible]
2	Jean Stone	1006 Fuchsia Ln.	Jean M. Stone
3	FRED W DAVIS	1000 FUCHSIA LN	[illegible]
4	Michelle Crilly	1117 Fuchsia Ln	Michelle Crilly
5	Gilbert Gomez	1136 Fuchsia Lane	[illegible]
6	Robert Buenrostro	1142 Fuchsia Lane	[illegible]
7	Tearssa Ramirez	1142 Fuchsia Lane	[illegible]
8	Nicholas Buenrostro	1142 Fuchsia Lane	[illegible]
9	RAFAEL [illegible]	1148 FUCHSIA LANE	[illegible]
10	Diane Gilman	1148 Fuchsia Ln	[illegible]
11	Juan Gonzalez	1135 Fuchsia Ln	[illegible]
12	[illegible]	1123 Fuchsia Ln	[illegible]
13	Delfina Perez	1105 Marigold Ln	Delfina Perez
14	Jamie Johnson	1111 Marigold Ln.	[illegible]
15	Robert Herrera	1129 MARIGOLD Ln	[illegible]
16	[illegible]	1135 MARIGOLD Ln	Cecilia DeGolla
17	Ernesto De la Cruz	1141 Marigold Ln	[illegible]
18	Crystal De La Cruz	1141 marigold Ln	Crystal De La Cruz
19	Vanessa Ramirez	1141 marigold Ln	Vanessa Ramirez
20	Monica Ramirez	1141 Marigold Ln	Monica Ramirez
21	Matthew Bermudez	1141 Marigold Ln	Matthew Bermudez

Fuchsia and Marigold Lane neighborhood letter signature page
RE: River Rock/Hardison Housing Tract Development

	NAME	ADDRESS	SIGNATURE
22	Jay Lobco	1147 Marigold ln	[illegible]
23	Pedro Ruiz	1142 Marigold	Pedro Ruiz
24	Emma Ruiz	1142 MARIGOLD	Emma Ruiz
25	LEONARD HERNANDEZ	1136 MARIGOLD LN.	[illegible]
26	PHILLIP D. WILKE	1124 MARIGOLD LN	Phillip D. Wilke
27	Isabel Ochoa	Isabel Ochoa	1112 marigold lane
28	Joshua Acosta	[illegible]	1112 Marigold ln
29	Jesse Phillips	1012 Fuchsia Ln	[illegible]
30	Michelle Phillips	1012 Fuchsia Ln	Michelle Phillips
31	BEN URIAS	1106 Fuchsia Ln.	[illegible]
32	Marina O. Urias	1106 Fuchsia Ln.	Marina O. Urias
33	[illegible]	1112 Fuchsia Ln.	Dawna R. Burningham
34	Brent H Burningham	1112 Fuchsia Lane	Brent H Burningham
35	Vikki DAVIS	1000 FUCHSIA LN	VIKKI DAVIS
36	Mercedes C Rodriguez	1129 Fuchsia Ln	Mercedes C Rodriguez
37	[illegible]	1018 fuchsia LN	[illegible]
38			
39			
40			
41			
42			

CITY OF SANTA PAULA
MAR 03 2016
RECEIVED

COMMENT LETTER 5.40

chris williamson <cbwplans@gmail.com>

Hardison house development plan

1 message

thayerfam <thayerfam@aol.com> Thu, Feb 11, 2016 at 8:18 AM
To: cbwplans@gmail.com

The plans to cram 53 homes onto this historic parcel is terrible!

And adding multiple access roads onto Ojai Road is just beyond belief! If the city feels the need to allow development on this property, common sense would make a single access road to a reasonable number of homes seem obvious.

The current proposal should be rejected! **5.40.1**

Greg Thayer

Sent via the Samsung Galaxy Note® 8.0, an AT&T 4G LTE tablet

Dear Sir: Mar 3, 2016

I am very much opposed to the development of the Hardison property @ 1226 Ojai Rd. We have no water for the existing people already settled here. You do not ask people to conserve water and then add fifty three homes which will only add to the already short supply of water for agriculture and existing homes. 5.41.1

Ojai Rd is already impacted with traffic as it is. No No No to this plan. 5.41.2

MAR 07 2016
CITY OF SANTA PAULA

Mary Osmund
805 642-8726

COMMENT LETTER 5.42

RECEIVED
FEB 29 2016
CITY OF SANTA PAULA

Gene Wallace
1348 Magnolia Drive
Santa Paula, CA 93060-1112

Feb 25, 2016

City of Santa Paula Planning Department
Chris Williamson, AICP, Contract Planner
PO Box 569
Santa Paula, CA 93061

RE: River Rock/Hardison House Project

Dear Sir:

I am writing to let you know that I oppose the River Rock/Hardison House development project. Most of my friends and neighbors feel the same way.

Building fifty-three (53) homes in an already traffic-congested area is a bad idea. It is my understanding that the land is zoned for only thirty (30) homes. Even that amount seems questionable. It's already dangerous accessing Ojai Road. So many new homes will only make it worse.

5.42.1

In addition, the noise, dust, and traffic congestion that will certainly be caused during the two-year construction phase will cause even more problems, create a nightmare on Ojai Road, and significantly lower our quality of life both then and afterward.

I urge you to deny Williams Homes' request for a waiver to increase density and ask that you protect the small-town lifestyle of Santa Paula. The residents of this wonderful community deserve better. There have to be better options out there.

My family and my neighbors are opposed to anything that will lower our property values, decrease our safety, or otherwise damage our quality of life. This project threatens all three.

Thank you,

Gene P. Wallace

Gene P. Wallace

COMMENT LETTER 5.43

Richard & Sue Yamamoto
1330 Ojai Road
Santa Paula, CA 93060

March 3, 2016

RECEIVED
MAR 07 2016
CITY OF SANTA PAULA

City of Santa Paula Planning Dept.
Chris Williamson, AICP, Contract Planner
P.O. Box 569
Santa Paula, CA 93061

As long time residents of Santa Paula and residing in the area directly impacted by the proposed River Rock/Hardison House project, we wish to voice our concern specifically on the size/density of the proposed development.

While maximizing the number of houses on the property may be the most profitable for the developers, we believe it would detrimentally impact the quality of life in the Oaks/Ojai Road area. While development within the city limits is certainly preferable to sacrificing open space or agricultural land, 53 homes on these 19 acres seems excessive. **5.43.1**

We feel there are multiple issues that should be considered before allowing a sizable project of this nature to go forward. Although current drought considerations might be lessened by anticipated El Nino rains, there is certainly no guarantee that rainfall will persist. With the East Area 1 project already authorized, how much further development is reasonable or realistic? **5.43.2** The most attractive part of living in Santa Paula is its quaint, small town atmosphere, and this is particularly true of the Oaks with its quiet, low density ambiance. So maintaining this quality should be a high priority. **5.43.3**

Tax revenues might even be more beneficial with a higher end, more spacious project. The present traffic conditions on Ojai Road are already problematic during peak traffic hours and certainly would be exacerbated with a larger development and more cars. **5.43.4**

In conclusion, we hope that you will limit the size of the project to a size and character that will compliment our town and not detrimentally impact the quality of life in our precious Oaks area. **5.43.5**

Richard M. Yamamoto
Richard M. Yamamoto

Sue Yamamoto
Sue Yamamoto

 COMMENT LETTER 5.44

chris williamson <cbwplans@gmail.com>

Opposition to proposed River Rock/Hardison House development

1 message

Anna Zalesak <annamzalesak@gmail.com> Sat, Mar 5, 2016 at 8:04 PM
To: Cbwplans@gmail.com

Dear Sir:

I am writing to let you know I oppose the River Rock/ Hardison House development project. Most of my friends and neighbors feel the same way.

Building fifty-three (53) homes in an already traffic-congested area is a bad idea. It is my understanding that the land is zoned for only thirty (30) homes. Even that amount seems questionable. It's already dangerous accessing Ojai Rd. So many new homes will only make it worse.

In addition, the noise, dust, and traffic congestion that will certainly be caused during the two-year construction phase will cause even more problems, create a nightmare on Ojai Rd, and significantly lower our quality of life both then and afterward.

I urge you to deny Williams Homes' request for a waiver to increase density and ask that you protect the small town lifestyle of Santa Paula. The residents of this wonderful community deserve better. There have to be better options out there.

My family and my neighbors are opposed to anything that will lower our property values, decrease our safety, or otherwise damage our quality of life. This project threatens all three.

5.44.1

Thank you,

Anna M. Zalesak

–
Anna Marie Zalesak
805.415.3795