

RANCHO CAÑADA LARGA

#1 Cañada Larga Road
Ventura, California 93001

RANCHO CAÑADA LARGA

Bonsall Family
#1 Cañada Larga Road
Ventura, California 93001




Total Ranch Acreage
6586.43 Acres


34 A.P.N. Parcels


20 Legal Parcels
(19 Certificates of Compliance)

18 Parcels in L.C.A-
Williams Act totaling
6495.85 Acres
(All but A & B)


EXISTING BOUNDARIES

 Rancho Cañada Larga Boundary

 Current Sphere Line

 800 Acre Sanitation
District Parcel

(A,B & C = 300-400 acre usable)

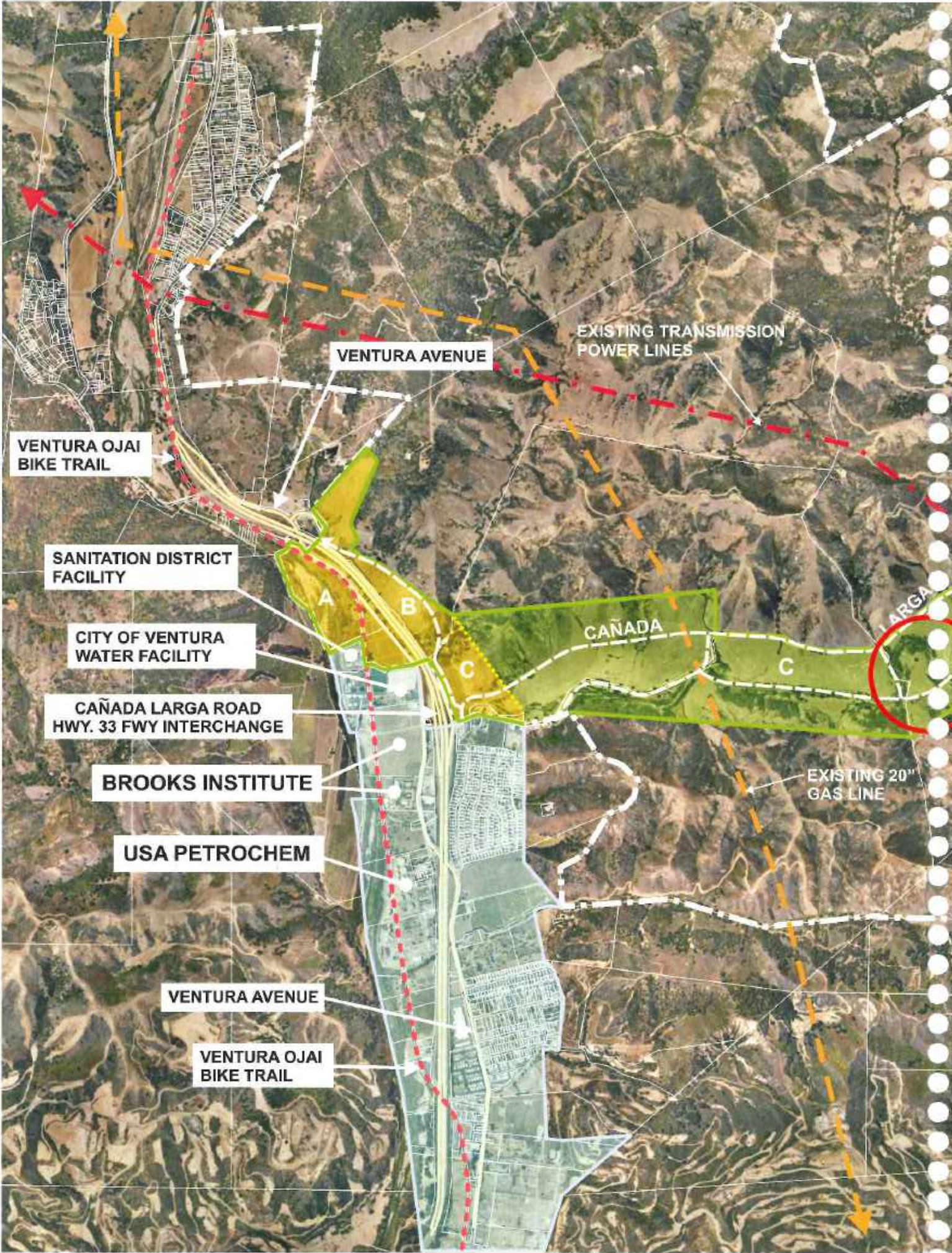
 North Ventura Ave.
Annexation Area

 120 Acre
Western Parcel

(A,B & western portion of C =
120 acre "Catalyst Site 6" in
Westside Economic Strategy
Study Oct. 2006, pg. 144-146)



Cañada Larga Creek
100 Year Flood
Mitigation Area



RANCHO CAÑADA LARGA

WESTSIDE COMMUNITY BENEFITS OF INCLUDING THE WESTERN 120 ACRE PORTION OF THE "SANITATION DISTRICT PARCEL" INTO THE CITY OF VENTURA'S SPHERE OF INFLUENCE BOUNDARY ALONG THE NORTH VENTURA AVENUE:

- CONSISTENT WITH CITY PLANNING GOALS FROM VENTURA VISION (2000) THRU GENERAL PLAN UPDATE TO THE WESTSIDE ECONOMIC DEVELOPEMENT STRATEGY (OCT. 2006).
- OPPORTUNITY TO SERVE NORTH VENTURA AVENUE COMMUNITY PLANNING NEEDS BY FACILITATING BROOKS INSTITUTE NEAR AND LONG TERM EXPANSION GOALS:

"THE FREEWAY ACCESS AND VENTURA AVENUE FRONTAGE WOULD PERMIT COMMERCIAL MIXED USE DEVELOPMENT ON THE WESTERN PORTION OF THE PROPERTY WHILE THE EASTERN SIDE OF THE HIGHWAY COULD SUPPORT ADDITIONAL BUSINESS PARK USES AND POSSIBLY MULTIFAMILY/LIVE WORK RESIDENTIAL USES SUPPORTING THE BROOKS CAMPUS AREA." (PG. 46 WESTSIDE ECONOMIC STRATEGY OCT. 2006)

- ECONOMIC CATALYST TO NORTH VENTURA AVENUE, WESTSIDE AND DOWNTOWN BY BRINGING CAPITAL INVESTMENT TO THIS AREA.
- OPPORTUNITY TO PROVIDE JOBS HOUSING BALANCE FOR NORTH VENTURA AVE. NEIGHBORHOOD.
- ADJACENT TO WATER AND WASTEWATER FACILITIES AND WILL PROVIDE OWN INFRASTRUCTURE IMPROVEMENTS WITHOUT IMPACT TO EXISTING CITY SERVICES
- ADJACENT TO HWY. 33/ CAÑADA LARGA RD. FREEWAY INTERCHANGE AND VENTURA AVENUE ON EAST AND WEST SIDE OF HWY. 33.
- RECREATIONAL AND OPEN SPACE USES AVAILABLE WITH DIRECT ACCESS TO THE VENTURA RIVER AND VENTURA/OJAI BIKE PATH WITHIN THE WESTSIDE PARCEL AND CAÑADA LARGA CREEK AND OAK WOODLAND HABITAT WITHIN EASTSIDE PARCEL.
- ANY FUTURE DEVELOPMENT PROPOSALS SUBJECT TO CITY OF VENTURA CONTROL.

COMMUNITY BENEFITS OF INCLUDING THE 680 ACRE BALANCE OF THE "SANITATION DISTRICT PARCEL" INTO THE CITY OF VENTURA'S SPHERE OF INFLUENCE, INCLUDING THOSE ABOVE:

- THE SOLUTION FOR THE 100 YEAR CAÑADA LARGA CREEK FLOOD INUNDATION OF THE NORTH AVENUE NEIGHBORHOOD, FROM THE NEW AND EXISTING BROOKS INSTITUTE CAMPUS SOUTH THRU ALL OF THE U.S.A. PETROCHEM PROPERTY, IS LOCATED WITHIN THE PARCEL.
- RURAL VERY LOW DENSITY DEVELOPMENT WITHIN THE PARCEL COULD FUND FLOOD MITIGATION FOR THE NORTH VENTURA AVENUE NEIGHBORHOOD DOWNSTREAM.
- THIS EAST WEST ORIENTED VALLEY PARCEL WILL ACCOMMODATE GREEN SUSTAINABLE BUILDING AND SMART GROWTH PRINCIPLES WITH RURAL "T2" USES ADJACENT TO "T3" AND "T4" NORTH VENTURA AVENUE NEIGHBORHOOD USES.
- ANY DEVELOPMENT OF THE 200-300 USABLE ACRES WOULD LEAVE AN AMPLE BALANCE FOR RECREATIONAL AND OPEN SPACE USES WITHIN THE PARCEL INCLUDING CAÑADA LARGA CREEK.
- LIMITED DEVELOPMENT ON THIS PARCEL WOULD ENABLE THE PERMANENT PRESERVATION OF THE BALANCE OF THE 6,000 ACRE RANCH IN OPEN SPACE WITH PUBLIC ACCESS COMPONENTS, CONSISTENT WITH THE TRUST FOR PUBLIC LAND AND VENTURA HILLSIDE CONSERVANCY GOALS.
- ANY DEVELOPMENT PROPOSALS TO BE SUBJECT TO CITY OF VENTURA CONTROL BY BEING IN THE CITY'S SPHERE OF INFLUENCE.

RANCHO CAÑADA LARGA

PHYSICAL SETTING

Rancho Cañada Larga is a 6,500-acre-ranch property located North of the City of Ventura, partially West (40 acres) and mostly East (6,460 acres) of the Highway 33 freeway at the Cañada Larga Road Interchange. The Ranch runs 3 ½ miles East along Cañada Larga Road. The Ranch is within a portion of the current City of Ventura's Area of Interest and Planning Boundaries. It is adjacent to the City's Water Plant and the Sanitation District's Treatment Plant. Edison lines and a 20" gas pipeline cross the property. The Sanitation District Boundary includes 800+ acres of Ranch property running from the Westside (40 acres) and Eastside (50 acres) Highway 33 Freeway Parcels to East 3 ½ miles along the Cañada Larga Road valley floor (the "Sanitation District Parcel", also known as "P.E.A. #1")

TITLE

- Four family owners, 25% undivided interest each
- Trust Deed and Loan Agreement with Waste Management Inc.

COMMUNITY VISION

Annexation of the 800-acre Sanitation District Parcel ("P.E.A. #1") into the City of Ventura – or its Sphere of Influence (S.O.I.) Boundary, Planning Boundary or a future C.U.R.B. Line.

RECENT POLITICAL HISTORY

- 1998-2000 City of Ventura's "Visioning Process" recommends S.O.I. inclusion and/or annexation in final "Ventura Vision March 2000" document (the only one of the 12 ultimate "P.E.A.'s" to be so recommended).
- 2000-2003 City of Ventura Comprehensive Plan Update Advisory Committee ("C.P.A.C.") recommends "Cañada Larga" as a "Potential Expansion Area" site ("P.E.A.#1") as well as inclusion in City's new Sphere of Influence Boundary.
- Fall 2003 City of Ventura Planning Commission confirms C.P.A.C. recommendations for Cañada Larga "P.E.A. #1" to the City Council.
- Spring 2004 Ventura Westside Community Council supports Cañada Larga "P.E.A. #1" to the City Council for S.O.I. inclusion and annexation.
- Spring 2004 Ventura Downtown Community Council supports Cañada Larga P.E.A. #1" to the City Council for S.O.I. inclusion and annexation.
- Spring 2004 Ventura Chamber of Commerce supports Cañada Larga "P.E.A. #1" to the City Council for S.O.I. inclusion and annexation.
- August 2004 Ventura City Council votes 4-3 against total 800-acre parcel being part of E.I.R. study for General Plan Update. City Council votes to include the Western 120-acre portion of the 800-acre "P.E.A.#1" into E.I.R. Project Description.
- Fall 2004/Summer 2005 E.I.R. Draft completed.
- August 2005 Ventura City Council certifies E.I.R. and passes final General Plan Update while deferring action on P.E.A.'s to Spring 2006. (no action taken on P.E.A.'s)
- October 2006 Westside Economic Development Strategy Study identifies the Western 120 Acre portion of P.E.A.#1 as one of six "Catalyst Sites" in the Economic Chapter of the Westside and North Avenue Community Plan.
- April 2007 Ventura City Council votes 7-0 to request LAFCO inclusion of the 120 Acre Western Cañada Larga parcels into the City's Sphere of Influence (S.O.I.).



This map is a product of the City of San Buenaventura, CA. Although reasonable efforts have been made to ensure the accuracy of this map, the City of San Buenaventura cannot guarantee its accuracy.



Map of San Buenaventura, California
Showing
AREA OF INTEREST, PLANNING AREA,
SPHERE OF INFLUENCE, & CITY LIMITS

Definitions (from the California Planning Roundtable)

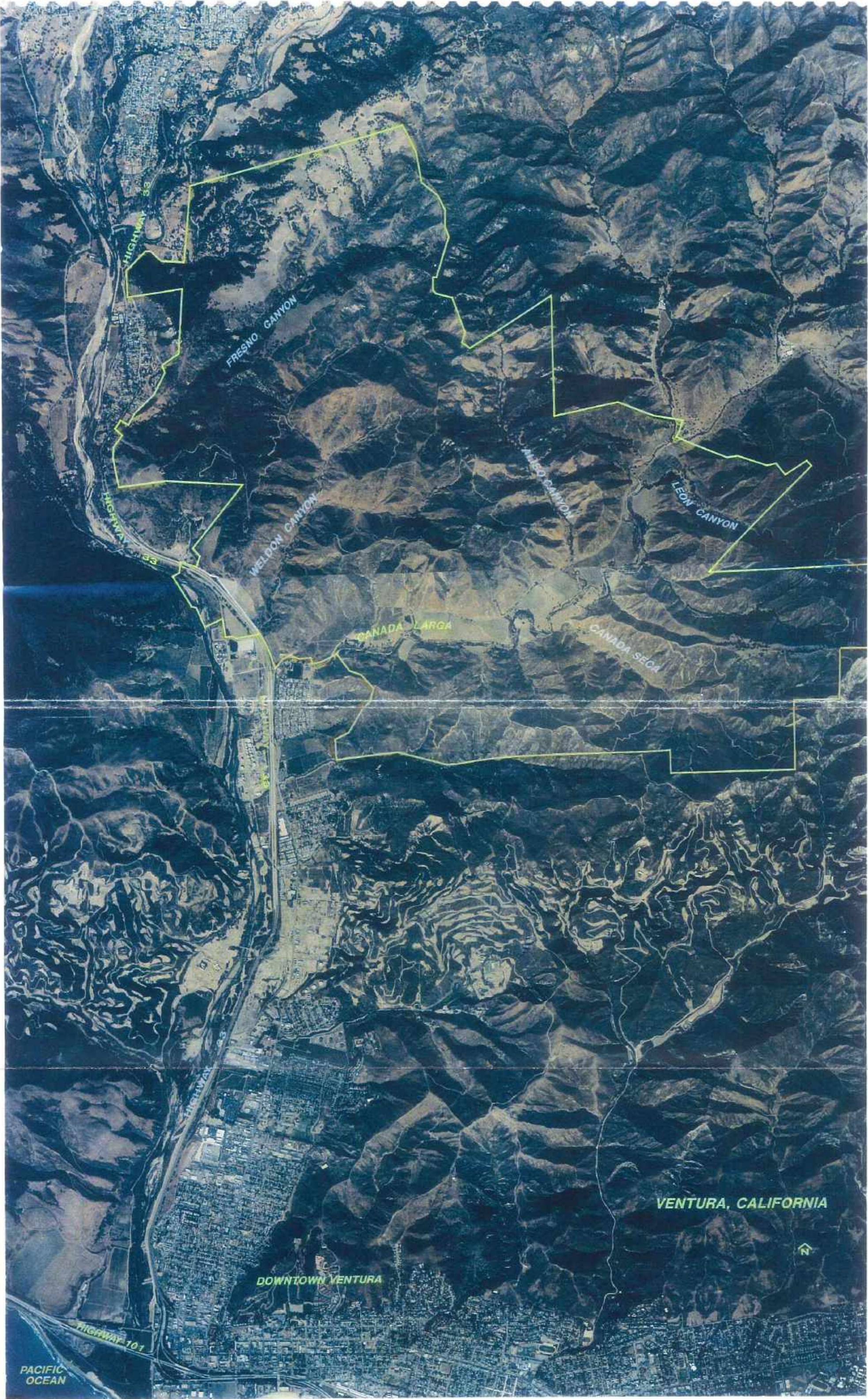
Area of Interest: That area having a direct physical and social influence on a city's planning area but not appropriate for annexation.

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Sphere of Influence: The probable physical boundaries and service area of a local agency as determined by the Local Agency Formation Commission (LAFCO) of the County.



1:75,000



HIGHWAY 33

FRESNO CANYON

WELDON CANYON

JULE CANYON

LEON CANYON

CANADA LARGA

CANADA SECA

VENTURA, CALIFORNIA

DOWNTOWN VENTURA

HIGHWAY 101

PACIFIC OCEAN



City of Ventura

"Visioning Process"

Community Out reach & Workshops

1998-2000

Vision

V E N T U R A

ventura
seize
the future

MARCH 2000



City of San Buenaventura • Seize the Future Citizens Outreach Committee

ACKNOWLEDGMENTS

SEIZE THE FUTURE WAS ACTIVELY MANAGED BY A BROAD-BASED CITIZENS OUTREACH COMMITTEE.

Bill Fulton, *Chair*

Roma Armbrust, *At-large*

John Ashlar, *Building Industry Association*

Michael Carney, *Utilities*

Geoff Cline, *Patagonia/Large employer*

Mary Cook, *At-large*

Curtis Cormane, *Midtown Comm. Council*

John Correa, *At-large*

Jerry Dannenberg, *Ventura Unified School District*

Jim DaPra, *Small employer*

Mike Del Dosso, *Westside Community Council*

Kenneth R. Edwardsen, *At-large*

Kay Faulconer, *Ventura Comm. College Dis.*

Darlene Fuller, *South Coast Area Transit*

Debbie Giles, *At-large*

Jannes Gofourth, *Reed Land Clearing, Small employer*

Doug Halter, *Downtown Community Council*

Gary Jacobs, *Ventura Port District*

John S. Jones, *At-large*

Joe Kreutz, *Banking*

Leslie Leavens-Crowe, *Cultural Affairs Comm.*

Greg Lowe, *Kinkos/Large employer*

Lanette McCaslin, *Pierpont Comm. Council*

Carl Morehouse, *American Planning Assoc.*

Glen Morris, *Public Art Commission*

Paul E. Newman, *Parks & Recreation Comm.*

Clark Owens, *At-large*

Michael Paluszak, *Seaside Park/Ventura County Fairgrounds*

Marcia Rhodes, *Tourism Commission*

Marty Robinson, *County of Ventura*

Betty Sherman, *League of Women Voters*

Chris Stephens, *Ventura County Transportation Commission*

Neal K. Subic, *American Institute of Architects*

Zoe Taylor, *Greater Ventura Chamber of Commerce*

Paul Thompson, *East Ventura Community Council*

Stephen B. Thompson, *American Society of Civil Engineers*

George Tillquist, *Library Commission*

Bob Tobias, *Agriculture*

Eric Werbalowsky, *Environmental Organizations*

SEIZE THE FUTURE WAS SPONSORED AND FUNDED BY THE CITY OF VENTURA.

Sandy Smith, *Mayor*

Brian Brennan, *Councilmember*

Donna De Paola, *Deputy Mayor*

Ray Di Giulio, *Councilmember*

James J. Friedman, *Councilmember*

James L. Monahan, *Councilmember*

Carl Morehouse, *Councilmember*

Donna Landeros, *City Manager*

Bob Boehm, *City Attorney*

Susan Daludding, *Director of Community Development*

SEIZE THE FUTURE WAS OVERSEEN BY A STEERING COMMITTEE.

Sandy Smith, *Chair*; Brian Brennan, Lauri Flack, Bill Fulton, Lynn Jacobs, James L. Monahan, Ted Temple

SEIZE THE FUTURE WAS ASSISTED BY A CITY OF VENTURA STAFF WORKING GROUP.

Everett Millais, *Project Leader*; Andrea Anderson, Priscilla Bailey, Kathy Bowman, Peter Brown, William L. Danforth, Cindy Eaves, Georgeanne Lees, Richard Newsham, Skip Robinson, Charles Spaulding, Cary Uribe, Jenise Wagar

CONSULTING ASSISTANCE FOR SEIZE THE FUTURE WAS PROVIDED BY MOORE IACOFANO GOLTSMAN INC. (MIG).

Daniel Iacofano, *Principal-in-Charge*; Jeff Loux, *Project Manager*; Ed Canalin, Jonathan London, Elizabeth Young



WESTSIDE

Forming a narrow corridor centered on “the Avenue” (Ventura Avenue) between Route 33 and the hillsides, the westside is a mix of residential, commercial, and industrial uses, still making a transition from the decline of the oil industry. Residents take pride in its historical roots (as Ventura’s first settlement area) and its cultural diversity (including its vibrant Latino community) but seek enhancement of its economic sector and aesthetic character.

Westside residents have identified a range of challenges facing their area. For example, the westside has a greater concentration of residential care facilities, social service centers, and rental properties than the other areas of the city. It also has a much greater concentration of hazardous material sites (largely a legacy of the oil industry) than other areas of the city. Community improvement efforts have included streetscape enhancements and a mixed-use neighborhood library/affordable housing development in the newly renovated Casa de Anza building.

The “Take Part” Westside Visioning framework, developed in 1996, emphasized transitioning from the oil industry to new economic activities and land uses and building on the historical and cultural resources of the area. The priorities identified in the

“Take Part” Visioning document were largely affirmed by the input from the *Seize the Future* process. Following are some of the key elements of the 1996 “Take Part” Visioning document. :

Strategies

Circulation

- *The city government should improve circulation through and within the neighborhood through enhanced public transit along Ventura Avenue, improvements to Stanley Avenue, calming traffic on residential streets, developing a neighborhood bike path, and providing access to the planned regional bike path. Make the Avenue more pedestrian friendly. Work with CalTrans to improve dangerous Route 33 entrances and exits.*

Community Identity

- *The city government should work with the Westside Community Council and other organizations to celebrate the neighborhood with street fairs, public art, farmers’ markets, and other events.*
- *The city government should work with developers and property owners to retain the*

historical character of the neighborhood by considering more historic districts, putting in historic street lights, cobble stones, public art, preserving historical structures and using a variety of styles of high quality architecture for new buildings. Encourage home modification to allow seniors to age in place. Provide live/work spaces for artists.

Parks

- The city government should enhance access to parks and open space by developing pocket parks through out the area and a large park next to De Anza School. Consider a hillside amphitheater. Provide additional parks in older tract neighborhoods developed with few or no parks.

Facilities

- The city government should partner with the VUSD, local non-profit organizations and others to develop new public facilities to serve the neighborhood including a new elementary school, additional day care and adult education centers, and a new community pool at the Sheridan Way school. Make better use of existing facilities.

Economic Development

- The city government should work with the Chamber of Commerce and others to enhance business and commercial opportunities with upgraded commercial areas along Stanley, Ventura, and Main, and revitalization of industrial sites for high technology industries.

Additional Strategies

In addition to the strategies identified by the 1996 Take Part Vision framework, the Seize the Future process also provided the following strategies:

Planning

P 3.1 Support the active role of the Westside Community Council, the Westside Business Association, and other civic groups in revitalization and other community planning efforts.

P 3.2 Consider extending the City of Ventura's sphere of influence boundaries and/or annexing the North Avenue area and Cañada Larga to allow more comprehensive planning of the westside.



City of Ventura "C.P.A.C."

(Comprehensive Plan Advisory Committee)

"P.E.A." Selection & Recommendations

2000-2003

RANCHO CAÑADA LARGA

June 11, 2002

Comprehensive Plan Advisory Committee (C.P.A.C.)
City of Ventura
501 Poli Street
Ventura, CA 93002-0099
Attention: Lisa Porras

Dear Ms. Porras and C.P.A.C. Members:

I am writing you on behalf of the Bonsall family. We own the property known as "Rancho Cañada Larga". The Ranch, approximately 6500+ acres, is located north of the City of Ventura at the Cañada Larga Road interchange of the Ojai Freeway (Hwy. 33). The property lies partially west and mostly east of Hwy. 33, and on the north and south sides of Cañada Larga Road for approximately 3 miles. On the City of Ventura's Planning Map, the Ranch is currently within the City's Area of Interest, partially within the City's Planning Boundary, adjacent to the current Sphere of Influence, and borders the "island" of City Limits at the Ventura Water Filtration plant on Ventura Avenue (please see enclosed map).

It has come to our attention, through both the Visioning Workshops of 1998-2000, and conversations with various CPAC members and other community leaders, that there is some desire to consider adjusting the City's Sphere of Influence, to include portions of Rancho Cañada Larga. The March 2000 *Ventura Vision* book, by the City of Ventura and the *Seize the Future Citizens Outreach Committee*, includes the following statement in the Chapter V "Places" section on the Westside:

P3.2 Consider extending the City of Ventura's Sphere of Influence boundaries and/or annexing the North Avenue area and Cañada Larga to allow more comprehensive planning of the Westside.
(page 101)

Additionally, during the Westside Community workshops of the past few years, there has been some discussion of the future potential of the Cañada Larga valley as it relates to the *North Avenue Plan*. One C.P.A.C. member contacted me in February 2002 to let me know of presentations by 2 other C.P.A.C. members concerning the consideration of including additional portions of Rancho Cañada Larga within the City's various Planning Boundaries through the current Comprehensive Plan Update process.

As a result of the Visioning process, these presentations, and follow up conversations with additional C.P.A.C. members and other community residents, I have discussed these possibilities with other family members who have an ownership interest in the Ranch. We would not be opposed to the portion of our ranch in Cañada Larga valley, within the current boundaries of the Sanitation District (the "Sewer District Parcels" - see map), being included within the City's Sphere of Influence. We would also be willing to consider the inclusion of other areas of the Ranch, contiguous to the Sewer District Parcels, upon mutual agreement with the City.

We recognize the fact that these 500 ± acres of gentle terrain within the Cañada Larga valley floor, with readily available freeway access, and the proximity of existing utilities on the ranch, make this land adjacent to the current Sphere of Influence a valuable potential resource to the City of Ventura's planning process. We understand that the inclusion of this property within the Sphere of Influence would allow for more comprehensive planning of the Westside of Ventura, and that no specific development plans are being proposed at this time.

Please feel free to contact me with any questions or comments you may have on this matter.

Sincerely,



Shull Bonsall, Jr.
(805) 565-0629

ENCLOSURES: 3 MAPS.



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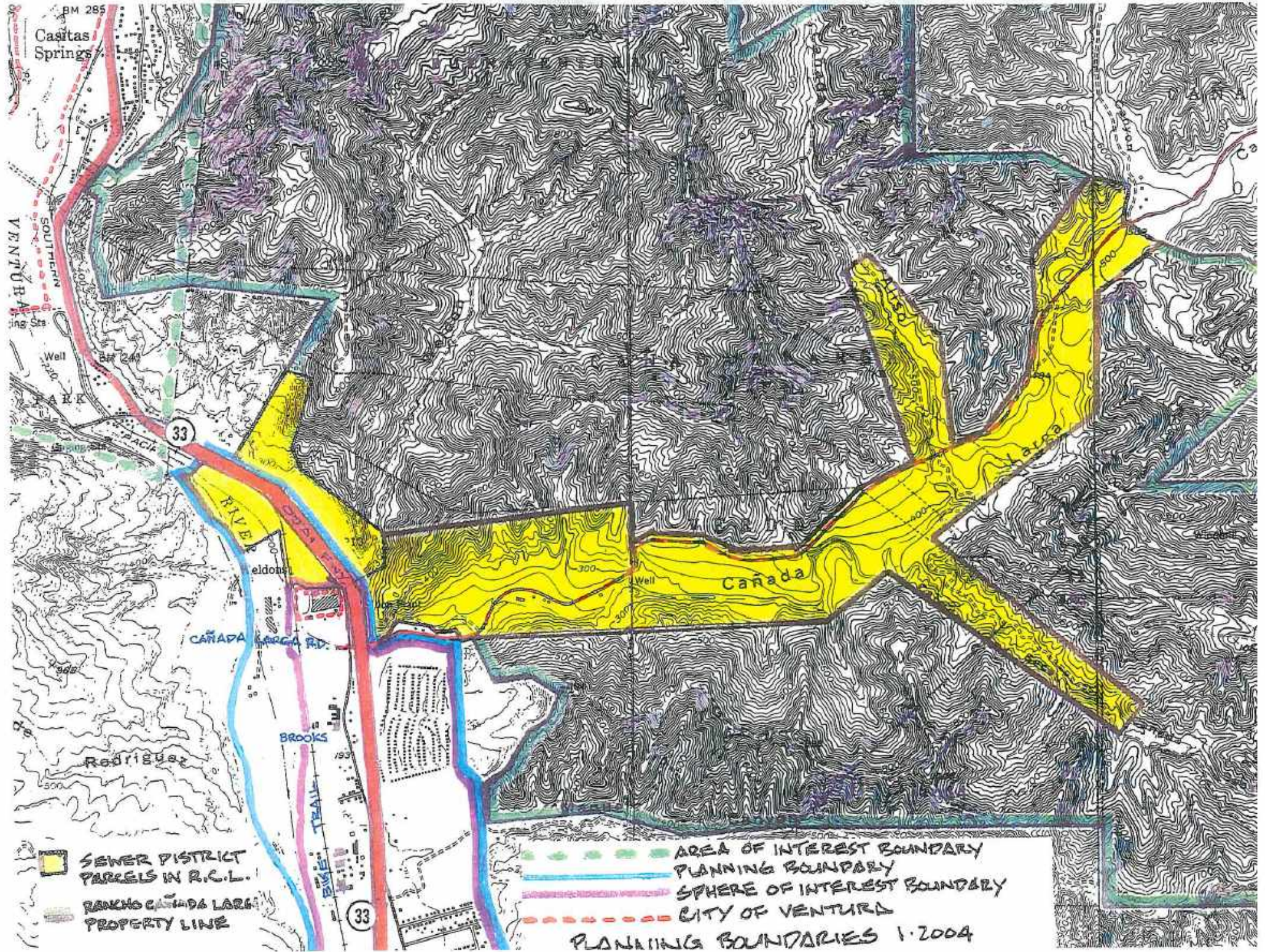


**Map of San Buenaventura, California
Showing
AREA OF INTEREST, PLANNING AREA,
SPHERE OF INFLUENCE, & CITY LIMITS**

Definitions (from the California Planning Roundtable)
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1:75,000



BM 285
Casitas Springs

VENTURA

33

RIVER

CAÑADA CARGA RD.

BROOKS

33

Cañada

SEWER DISTRICT
PARCELS IN R.C.L.

RANCHO CAÑADA LARGE
PROPERTY LINE

AREA OF INTEREST BOUNDARY
PLANNING BOUNDARY
SPHERE OF INTEREST BOUNDARY
CITY OF VENTURA

PLANNING BOUNDARIES 1-2004

Potential Expansion Areas

Comprehensive Plan Update 2025



Potential Expansion Areas
(See Draft Land Use Alternatives report for explanation.)

- Expansion Area
- Other
- Current Sphere of Influence
- City Limits

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Final CPAC Recommended Land Use Scenario Comprehensive Plan Update 2025

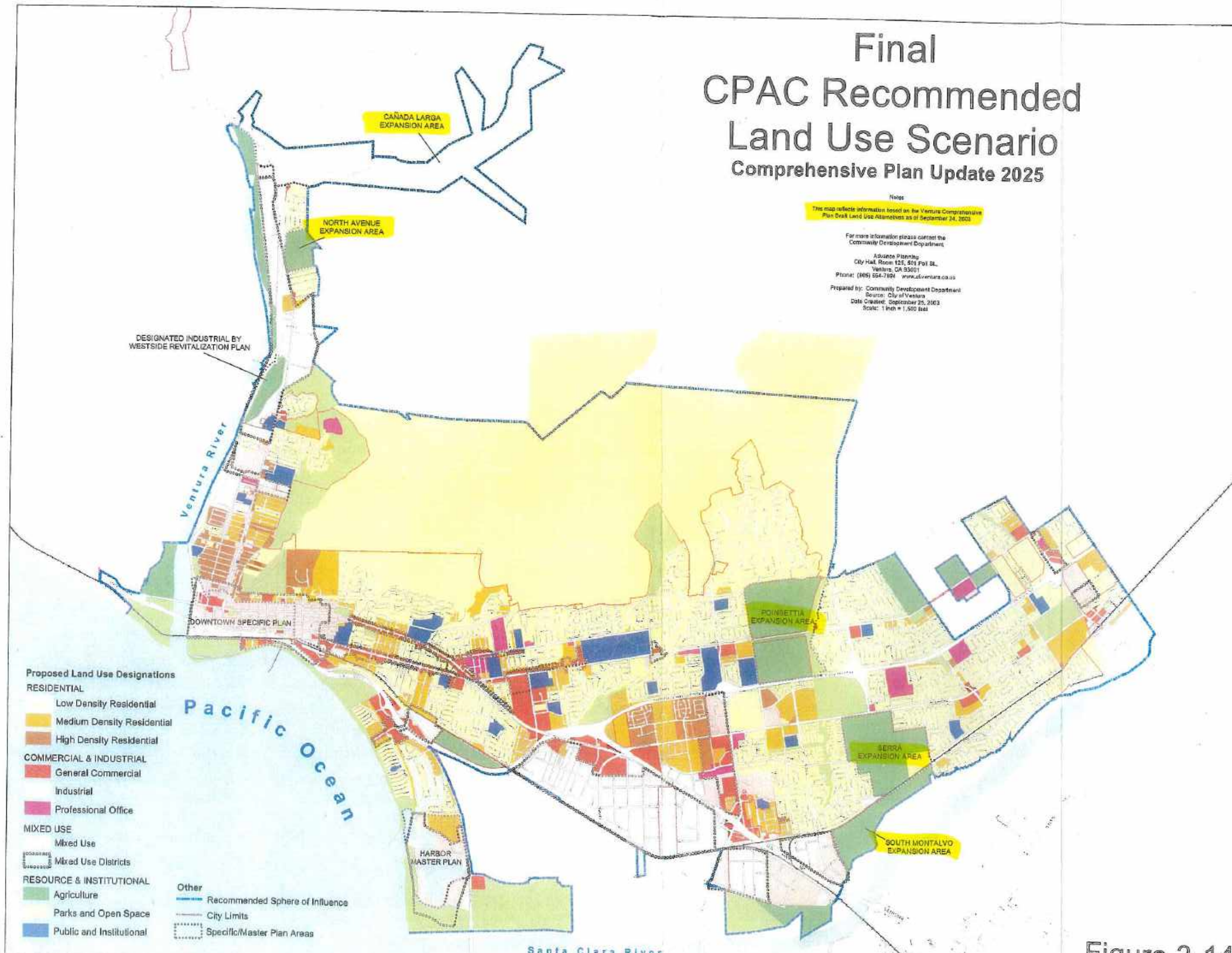
Notes

The map reflects information based on the Ventura Comprehensive Plan Draft Land Use Alternatives as of September 24, 2003.

For more information please contact the
Community Development Department.

Advance Planning
City Hall, Room 125, 501 Fort St.,
Ventura, CA 93001
Phone: (805) 554-7894 www.ci.ventura.ca.us

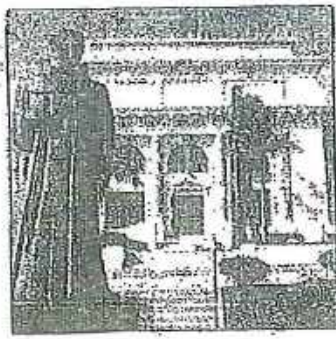
Prepared by: Community Development Department
Source: City of Ventura
Date Created: September 25, 2003
Scale: 1 inch = 1,500 feet



- Proposed Land Use Designations**
- RESIDENTIAL**
 - Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - COMMERCIAL & INDUSTRIAL**
 - General Commercial
 - Industrial
 - Professional Office
 - MIXED USE**
 - Mixed Use
 - Mixed Use Districts
 - RESOURCE & INSTITUTIONAL**
 - Agriculture
 - Parks and Open Space
 - Public and Institutional
 - Other**
 - Recommended Sphere of Influence
 - City Limits
 - Specific/Master Plan Areas

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Figure 3-14

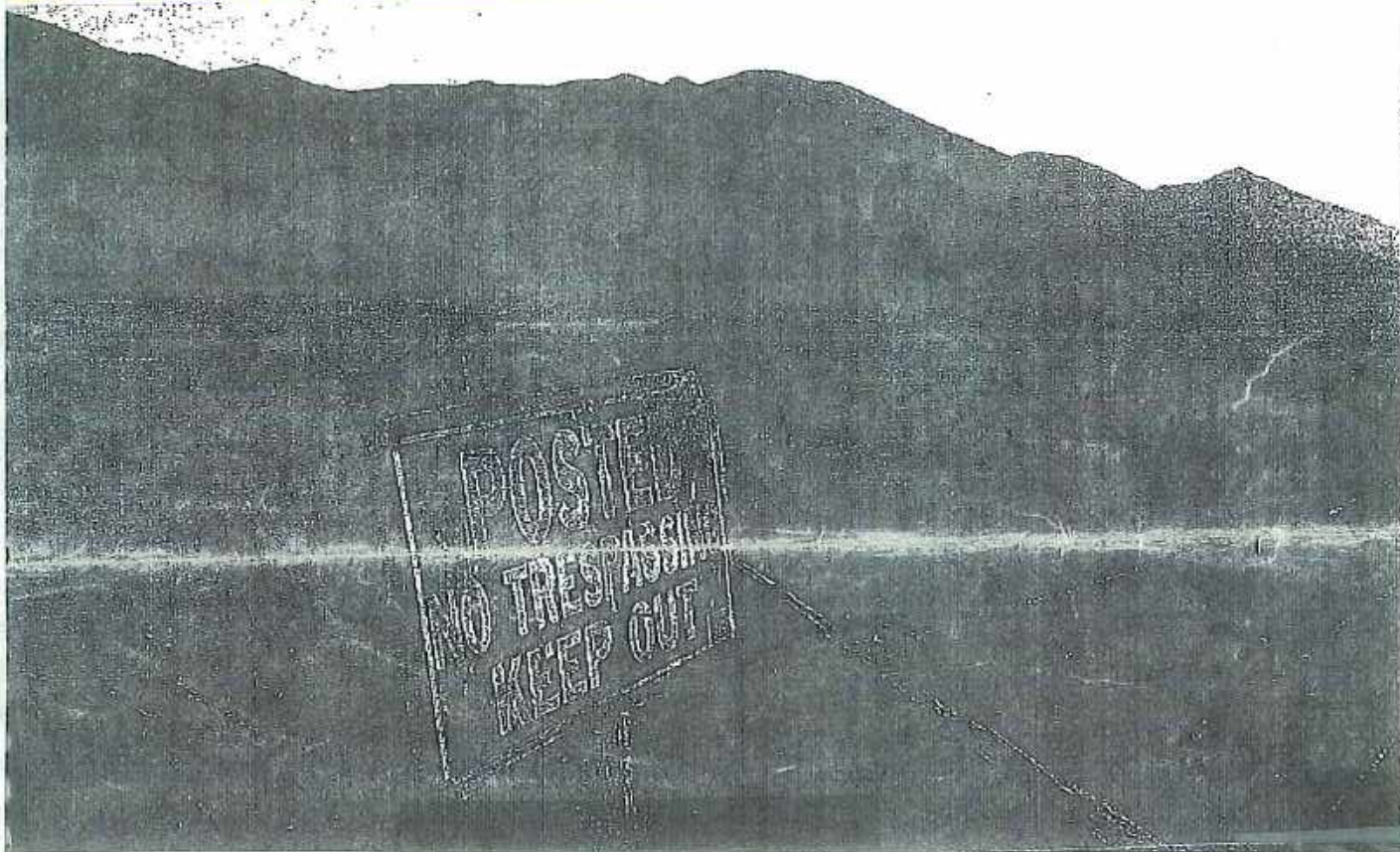


6001110

ay, Sept. 26, 2003

ERRORS IN YELLOW

Bureau



Because Cañada Larga is a grassy area off Highway 33 and north of Ventura, it is used primarily as a grazing land for cattle and not for agriculture. Its development would not require the approval of Ventura voters. It is one of five areas identified as possible development sites by the city's Comprehensive Plan Advisory Committee.

Matt McClain / Star staff

Committee's growth plan includes Cañada Larga

Proposal could touch off another Ventura fight

By John Scheibo

scheibo@insidevc.com

After more than 2½ years of work, a city committee has prepared a blueprint for Ventura growth over the next 25 years that would allow 1,300 new homes in the Cañada Larga area north of town.

The city's Comprehensive Plan, a General Plan-like blueprint for development, dates to 1989 and is being updated. As part of that process, the Comprehensive Plan Advisory Committee approved its recommendations Wednesday night.

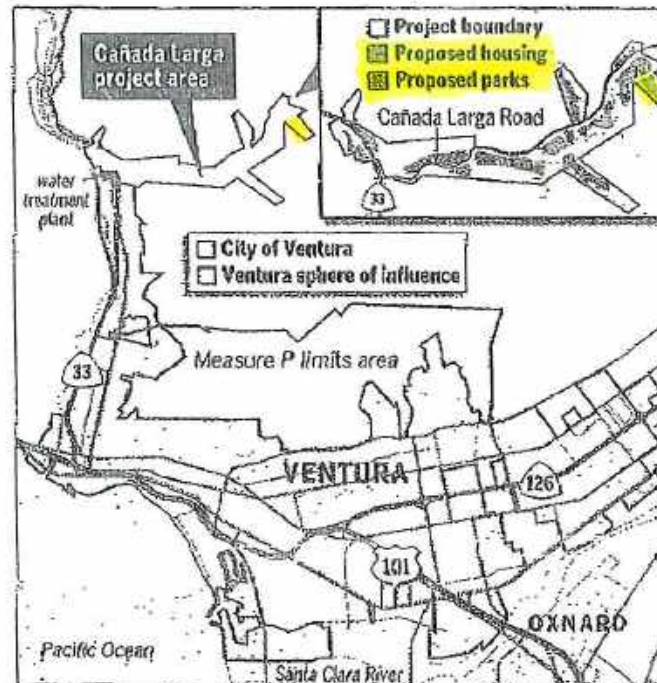
The committee's report calls for building up to 17,800 new homes across Ventura to house the 33,000 new people that

homes could be built on pockets of land within the city identified by the committee over the past 31 months. Others could be built in five larger "expansion areas" currently outside city limits.

Three of those areas are near east Ventura. A fourth is near the northwestern part of the city near Ventura Avenue.

But the committee's inclusion of Cañada Larga as the fifth area for expansion has garnered the most attention. Cañada Larga is northwest of the city, just east of Foster Park.

The committee, composed of citizens and Councilman Carl Morehouse, includ-



2. ACCURACY

We aim to verify every fact we report. Our goal is to ensure accurate reporting.

3. CORRECTIONS

When we make an error, we correct it, without equivocation or excuse.

4. ANONYMOUS SOURCES

We use anonymous sources rarely and only when there is no other way to report important information.

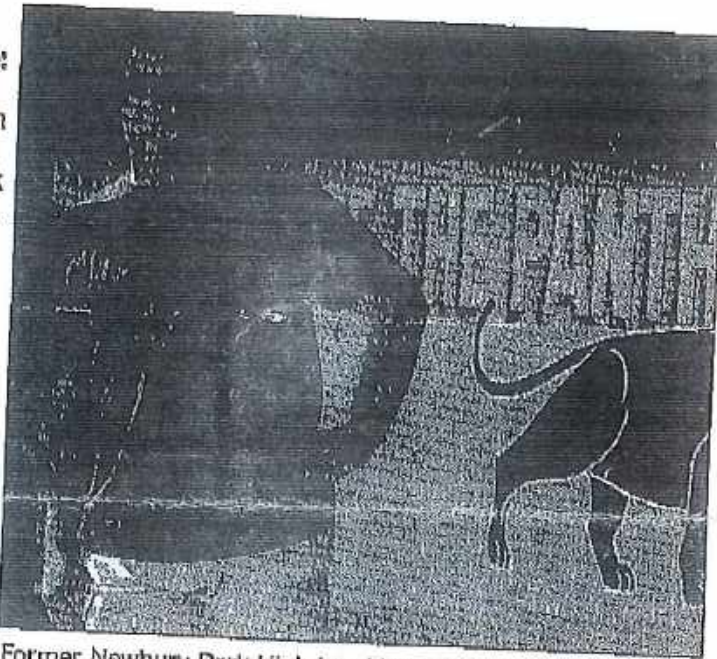
5. ADVERTISING

We believe the advertising we carry for products and services is honest and accurate.

Coming Sunday

Sports

Parental pressure: When Mike Lee accepted his "dream job" as head coach of the Newbury Park High baseball team, he didn't know the hard part would be the pressure and dissent by parents rather than winning games.



Former Newbury Park High head baseball coach Mike Lee lost his job because of what he called parents' pressures.

NOV. 2003

News

The fire: A special eight-page section will recap in words and pictures a harrowing week of devastating fires and the efforts to battle them.

5 Corrections

A story on Sept. 26 about the completion of a blueprint for growth in Ventura contained several errors. The Comprehensive Plan Advisory Committee voted 9-7 on Aug. 27 to include Cañada Larga in the Comprehensive Plan. The full name of Shull "Buz" Bonsall Jr. was not given. Bonsall is one of four owners of 6,500 acres of Cañada Larga land referred to in the story. A map with the story incorrectly gave the impression the city is planning housing and other development, including offices and retail, for the site; the site is one of several being eyed for potential future development. Also, the committee voted 12-5 on Sept. 24 against reconsidering its decision to include Cañada Larga in the city's Comprehensive Plan.

An Associated Press story on Thursday about how much WellPoint

Health Networks Inc. Chief Executive Leonard D. Schaeffer stood to gain from his stock holdings through a proposed merger with Anthem Inc. needs clarification. WellPoint spokesman Ken Ferber explained that the majority of Schaeffer's holdings were in the form of stock options, which could limit his potential gains. Of his more than 3 million WellPoint shares, Schaeffer owned 460,000 shares outright, with 2.25 million shares in the form of vested options and another 720,000 options that were not vested and could not be exercised yet. For Schaeffer to realize much of the tens of millions of dollars the story said he could gain, Anthem's share price would have to reach higher stock-option exercise targets, Ferber said, but he did not give specific figures.

City of Ventura Planning Commission

Hearing On Comp Plan Update

September-December

2003

VENTURA URBAN SPRAWL

THREATENS REMOTE CANYON

Huge project would put 1,300 houses 3 miles outside of city limits without a SOAR vote

Committee's growth plan includes Cañada Larga

Proposal could touch off another Ventura fight

By John Scheibe

jscheibe@insidevc.com

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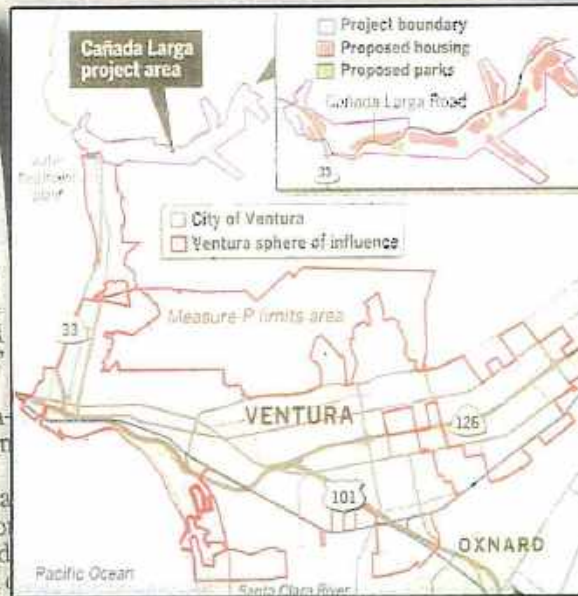
The committee's report calls for building up to 17,800 new homes across Ventura to house the 33,000 new people that could be living here by 2025. Some of the

homes could be built on pockets of land within the city identified by the committee over the past 31 months. Others could be built in five larger "expansion areas" currently outside city limits.

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But the committee's inclusion of Cañada Larga as the fifth area for expansion has garnered the most attention. Cañada Larga is northwest of the city, just east of Foster Park.

See GROWTH on B2



Ventura should keep its focus on smart-growth projects inside the city limits. That is how we have revitalized downtown Ventura. This project will hurt plans to develop the Westside of Ventura and add traffic and air pollution to an important wildlife corridor between the Ventura hillsides and the mountains south of Ojai. Proponents hope they can slip this through because there are no immediate neighbors to this project. We know Ventura voters are smarter than that.

"This is a classic urban sprawl proposal. To leap-frog three miles outside our city limits is a return to the old thinking about urban development."

— Brian Brennan, Ventura City Councilmember and SOAR Board Member



WE NEED YOUR HELP!

If you agree that Canada Larga shouldn't be opened for development contact us so that we can organize a response to the Ventura City Council. Email us at canadalarga@soarusa.org or call 653.0061. Please leave you name, phone number and email so we can efficiently contact you.

See other side for exciting news about the 10th Annual Patagonia Salmon Run!

RANCHO CAÑADA LARGA

November 2, 2003

Planning Commission
CITY OF VENTURA
501 Poli Street
Ventura, CA 93002

Chair: John Hecht, Vice Chair: Carolyn Briggs, Michael Faulconer, Lauri Flack, Martel Fraser,
Bill Growdon, Curt Stiles

**Re: Nov. 4, 2003 Meeting - Review & Consideration of 12 P.E.A.s Illustrated on the C.P.A.C.
Preferred Land Use Scenario and Discussed within the C.P.A.C. Issues and Alternatives
Report**

Dear Commissioners:

I am writing you on behalf of the Bonsall Family, owners of Rancho Cañada Larga, to bring to your attention the following:

- Copy of my September 30, 2003 letter to the Planning Commission.
- Copy of an October 28, 2003 letter from LAFCO regarding relationships of General Plans to Spheres of Influence.
- My comments on the "Characteristics", "Opportunities", & "Constraints" Power Point slides regarding "P.E.A." #1 - Cañada Larga, 814 acres.

Thank you for your review of these materials. Please feel free to call on me by phone or in person at your meetings with any questions or comments you may have.

Sincerely,



Shull Bonsall, Jr.
(805) 565-0629

RANCHO CAÑADA LARGA

Planning Commission
City of Ventura
501 Poli Street
Ventura, CA 93002

September 30, 2003

Chair: John Hecht, Vice Chair: Carolyn Briggs, Michael Faulconer, Martel Fraser, Bill Growdon,
Lauri Flack, Curt Stiles

Dear Commissioners:

I am writing you on behalf of the Bonsall Family. We own the 6,500 acre property known as Rancho Cañada Larga. An 800 acre portion of the ranch, adjacent to the City's current Sphere of Influence boundary and partially within the current Planning Area, has been identified in the Recommended Land Use Scenario and Issues and Alternatives Report forwarded to you by the C.P.A.C. Committee. Their report recommends including this portion of the property within the City's Sphere of Influence boundary during the Comprehensive Plan Update process. We support the C.P.A.C. recommendations for the following reasons:

- The designated 800 acre portion of the property would provide an opportunity for comprehensive planning of a community with housing of all types (affordable to executive) as well as commercial/industrial uses along Ventura Ave.
- Any future development of the designated property would be an economic catalyst for the North Ventura Avenue annexation area and the Westside of the City.
- The property is accessed by existing street and freeway roadways (Canet Rd., Ventura Ave., Cañada Larga Rd./Hwy. 33 Interchange) and adjacent to existing utility infrastructure (City water facility and Sanitation District plant).
- The property is not prime farmland and any future development will not displace viable agricultural activity.
- If the designated 800 acre portion of the property is included within the City's Sphere of Influence boundary, we are committed to including open space and parkland components in any future planning of that property as well as on the balance of the entire ranch.

We would request that you confirm the C.P.A.C. recommendations and include the designated portion of our property within the City's Sphere of Influence boundary during the Comprehensive Plan Update process. We understand inclusion of this land will be a valuable planning asset for the City's future and that no specific development plans are being proposed at this time.

Please feel free to contact me with any questions or comments you may have on this matter.

Thank you,



Shull Bonsall, Jr.
(805) 565-0629



October 28, 2003

Susan J. Daluddung, AICP
Community Development Director
City of Ventura
P.O. Box 99
Ventura, CA 93002

RE: Relationship of General Plans to Spheres of Influence

Dear Susan:

Following the final recommendations by the City's Comprehensive Plan Advisory Committee about the update of the City's General Plan, I received several calls from CPAC members and interested parties about the effects of the recommendations on the City's Sphere of Influence. Also, both prior to the final CPAC recommendation and recently, I met with Shull Bonsall, Jr., the owner of the Canada Larga property, about this same issue. Based on several meetings I've had during the past year with City staff, I believe that both you and your staff fully understand the issues and relationships between the City's General Plan update actions and the roles and responsibilities of LAFCO, but others interested in the process still seem uncertain. Thus, I thought it would be helpful to all to provide you with a letter that gives a perspective based on LAFCO law and the policies adopted by the Ventura LAFCO.

In responding to the various questions I have been asked about the CPAC recommendations, especially about including Canada Larga in the City's Planning Area, I have tried to make sure that the following basic facts are understood.

1. Cities do not determine their Spheres of Influence or city boundaries. These are functions delegated by the State legislature to the Local Agency Formation Commission in each County. LAFCO is solely responsible for establishing Spheres of Influence. Generally, property can be annexed into the City only if it is within the City's Sphere of Influence and only if the annexation is approved by LAFCO. Depending on circumstances, a majority vote of the voters within an area to be annexed may also be required in order for annexation to occur.
2. Some cities, including Ventura, have adopted General Plans that cover areas outside existing city boundaries and outside the city's Sphere of Influence. This is a matter of local policy. Usually cities, including Ventura, refer to such an extended area as the "Planning Area." There is certainly nothing wrong with this approach and it can in fact lead to better long-range planning for land use and services. It is important to remember, however, that City ordinances, plans, and policies are only fully effective and implementable within the boundaries of the City. Such ordinances, plans and policies have minimal effect on properties outside the City's Sphere of Influence. The Guidelines for Orderly Development, in reference to areas outside a city's Sphere of Influence, but within a city's Area of Interest, indicate that, "The County is primarily responsible for local land use planning, consistent with the general land use goals and objectives of the City."

Also, the Ventura LAFCO has a written policy that a city's General Plan will be considered as the primary Plan for areas within a city's Sphere of Influence. For any area outside a city's Sphere of Influence the County's General Plan is the prevailing Plan.

3. All LAFCO actions are considered as projects under the California Environmental Quality Act. Thus, if LAFCO unilaterally decides to change a Sphere of Influence, LAFCO must serve as lead agency under CEQA. If the City initiates an annexation or files with LAFCO to amend its Sphere of Influence, the City would be lead agency under CEQA. To date, the City has not developed a project description relating to its General Plan update necessary for CEQA compliance and LAFCO has not commenced any action for a Sphere of Influence update that requires CEQA review.

Given these basic facts, I have informed those who have asked about the effects of the CPAC recommendations on the City's Sphere of Influence that, as of now, there are no effects. At this time, the CPAC recommendations are just recommendations and are a long way from being final. If the City Council decides to include any of the planning expansion areas outside the City's Sphere of Influence, such as Canada Larga, in the project description for the General Plan update EIR, either as the preferred project or as an alternative, and if that EIR properly addresses LAFCO policies about conversion of agricultural and open space land to urban uses and policies about provision of services, and if, based on a certified EIR, the City's Planning Commission and City Council adopt a General Plan including areas outside the Sphere of Influence, and if LAFCO subsequently approves a change to the Sphere of Influence based on the City's EIR and the City Council actions, then the City's General Plan will have some effect.

I say "some effect" because for the City's General Plan to be truly effective the property involved must also be within the City limits (i.e. annexed to the City). This is true, not only in terms of LAFCO actions, but also because of the various local SOAR ordinances. As you know, the SOAR ordinances are based on the General Plan of a jurisdiction, but can be enforced only for property within the boundaries of the respective jurisdiction. The City's SOAR ordinance is only enforceable for properties in the City. Likewise, the County SOAR ordinance applies to property in the County, including properties within a City's Sphere of Influence, until the property is annexed. If property is covered by the County's SOAR, but then annexed to a city, it is the city's ordinances, policies and plans that control. Thus, LAFCO actions relating to Spheres of Influence and approving annexations may have the effect of removing property from County SOAR jurisdiction. If such property is not covered by a city's SOAR, or a similar measure requiring voter approval, LAFCO actions could result in a property being removed from any SOAR. This potentially would be the case with the Canada Larga property if LAFCO ultimately includes the property in the City's Sphere of Influence and annexation is ultimately approved.

Separate from the City's General Plan update, as of January 1, 2001, each LAFCO in the State must review and update, as necessary, the Spheres of Influence for every city and special district every five years. Prior to, or in conjunction with, Sphere of Influence updates, LAFCO must conduct "municipal service reviews" as specified in Government Code Sec. 56430.

The Ventura LAFCO has begun the municipal service review process by conducting reviews of water and wastewater services. Under our current schedule, we anticipate completing the service reviews for the cities in the County in late 2005. If the City's General Plan update EIR

Susan J. Daluddung, AICP
Relationship of General Plans to Spheres of Influence
October 28, 2003
Page 3 of 3

has been certified by then, and if that EIR properly addresses LAFCO policies about conversion of agricultural and open space land to urban uses and policies about provision of services, the City could at that time request LAFCO to use that EIR and any adopted General Plan update as the basis for a Sphere of Influence update. Keep in mind, however, that current LAFCO policies relating to Spheres of Influence state:

"Consistency with ordinances requiring voter approval: For cities that have enacted ordinances that require voter approval for the extension of services or for changing general plan designations, LAFCO will not approve a proposal unless it is consistent with such ordinances and voter approval has first been granted, or unless exceptional circumstances are shown to exist."

Based on this policy, it is unlikely that the Ventura LAFCO would include any area covered by the City's SOAR or by the City's Hillside Voter Participation Act in the City's Sphere of Influence, unless such areas are first approved by the City voters for development and services. To the extent that any areas covered by SOAR or by the City's HVPA are already in the City's Sphere of Influence it is probable, based on the existing LAFCO policy, that LAFCO will remove such areas from the City's Sphere of Influence at the time of any LAFCO initiated Sphere of Influence update.

I encourage you to use this letter to assist others in understanding the relationships between the City's General Plan and LAFCO's roles and responsibilities about Spheres of Influence. As the City may now be embarking on the legally required processes to update its General Plan, it is important that requisite documents and actions address the interests of other agencies, including LAFCO. To that end we will be providing formal comments to the City about any EIR for the General Plan update when we receive a Notice of Preparation. Of course, I will be happy to expand on any of the comments in this letter at any time as may be requested.

Sincerely,

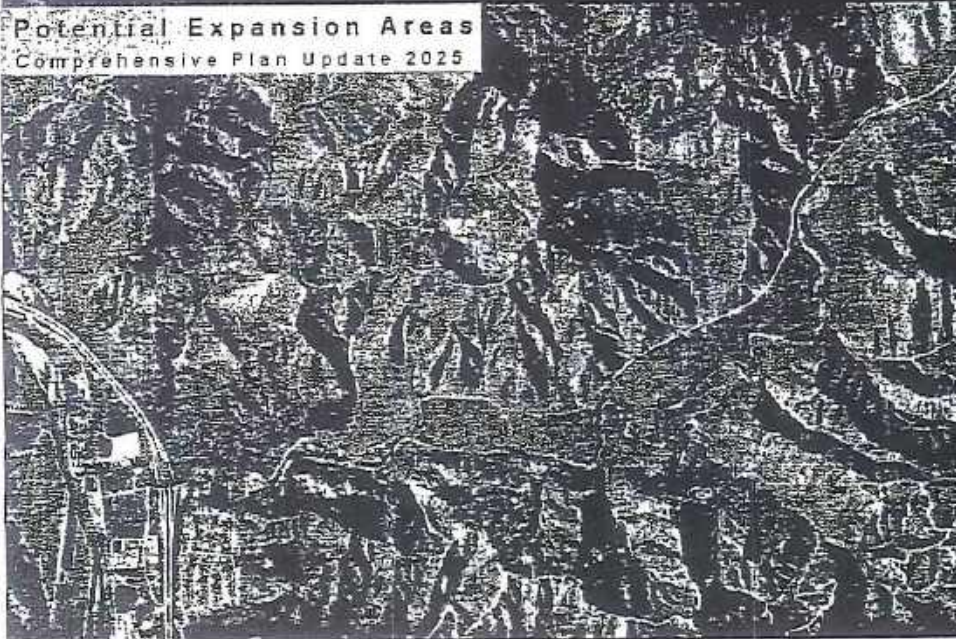


Everett Millais
Executive Officer



cc: Shull Bonsall, Jr.
LAFCO

Characteristics

Potential Expansion Areas
Comprehensive Plan Update 2025



Legend

 Potential Expansion Areas
 City Limits

1. Canada Larga, 814 acres

• ADJACENT TO CURRENT S.O.I. LINE

• ADJACENT TO CITY LIMITS ISLAND

• ADJACENT TO C.P.A.C. ANNEXATION AREA

• ACCESSED BY HWY. 33/CAÑADA LARGA INTERCHANGE, VENTURA AVE. + CANET RD.

- CPAC Selected
- One owner
- LAFCO approval for Sphere of Influence Adjustment.
- Currently cattle operation, under LCA contract
- Area defined by Ojai Sanitary District
- Widening of Cañada Larga Rd. necessary; Possible improvements to Cañada Larga/Hwy 33 interchange

• 4 LANE ACCESS ROAD STUDY DONE.

Constraints

Potential Expansion Areas
Comprehensive Plan Update 2025



Legend

□ Potential Expansion Areas
--- City Limits

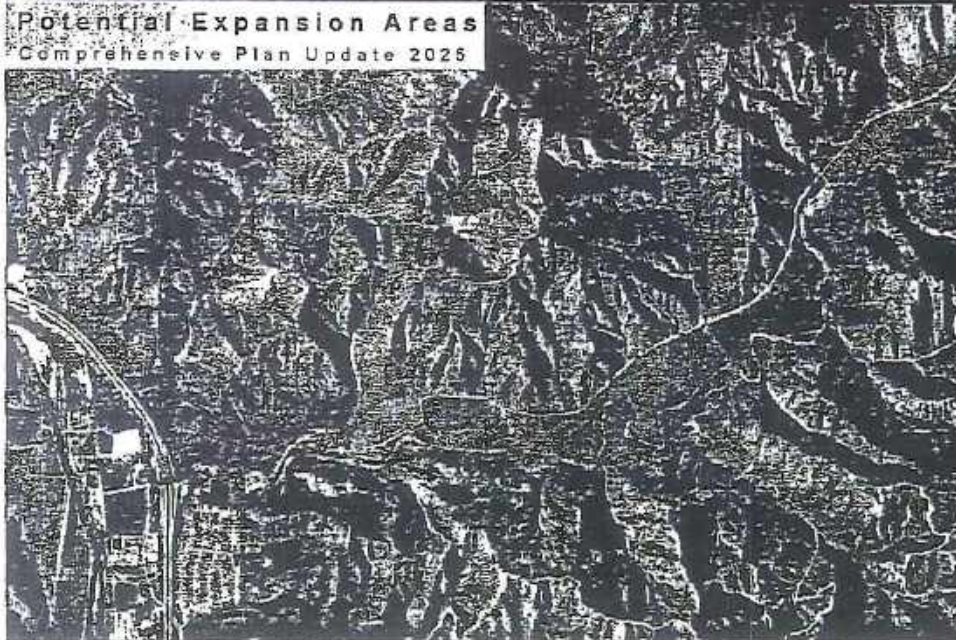
1. Canada Larga, 814 acres

UNUSED FIRE STATION: VENTURA AVE & C.L. RD.

- Possible concerns with police and fire response times
- Distance from existing city.
4+ MILES TO DOWNTOWN MAIN ST. ON FWY.
- Archaeological Site (Mission Aqueduct) **BYPASSED BY NEW ACCESS ROAD**
- Elimination of various natural communities including grasslands, riparian habitat, and limited woodland areas
- High wildfire risk
(NOT ON SITE, IN SURROUNDING HILLS)
- Some landslide areas
(NOT ON SITE, IN SURROUNDING HILLS)

Opportunities

Potential Expansion Areas
Comprehensive Plan Update 2025



Legend

Potential Expansion Area
City Limits

STAFF FOUND ONLY

3 OPPORTUNITIES 1. Canada Larga, 814 acres

• ECONOMIC CATALYST TO AVENUE, WESTSIDE + DOWNTOWN

• CONSISTENT WITH S.O.A.R. WILL NOT DISPLACE PRIME FARMLAND AGRICULTURE

• SITE NEXT TO UNUSED FIRE STATION ON VENTURA AVE.

• COMMERCIAL/INDUSTRIAL USE ON VENTURA AVE.

• ALL TYPES OF HOUSING COULD BE MASTER PLANNED.

- Consistent with Vision (P3.2)
- Flat, developable lands
- Could accommodate a mix of uses with pedestrian orientation

• FREEWAY ACCESS WITH CANADA LARGA ROAD

• SITE BORDERS CITY WATER PLANT + SEWER PLANT

• SITE CROSSED BY EDISON LINES

• SITE CROSSED BY 20" NATURAL GAS PIPELINE

• SITE NOT VISIBLE TO EXISTING COMMUNITY

• SITE SURROUNDED BY IT'S OWN OPEN SPACE

• SITE ACCESSED BY VENTURA AVE + CANET RD.

• SITE CROSSED BY VENTURA/OSAI BIKE TRAIL

Planning Commision Recommended Land Use Scenario

Comprehensive Plan Update 2025

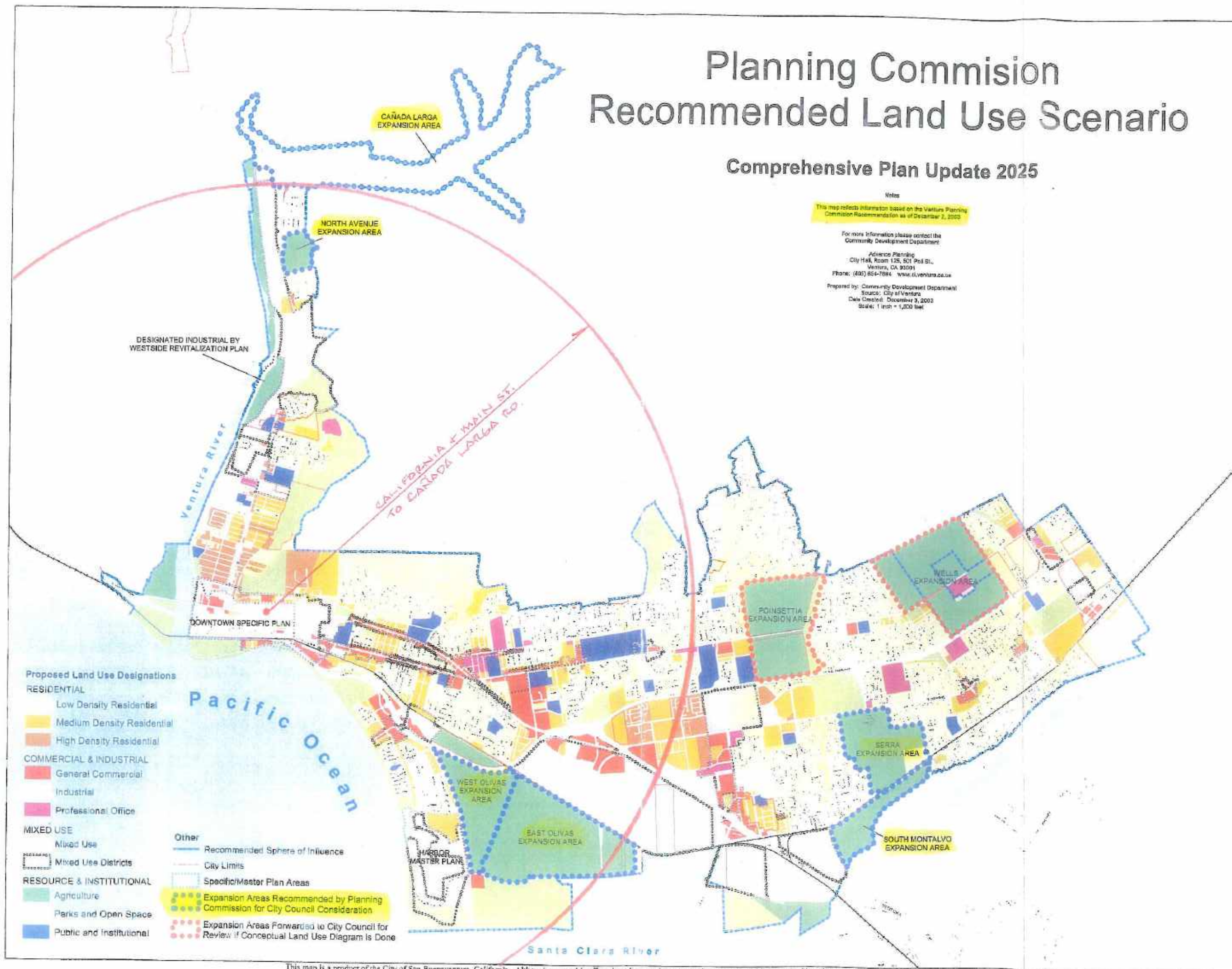
Notes

This map reflects information based on the Ventura Planning Commission Recommendation as of December 2, 2003

For more information please contact the Community Development Department

Address Planning
City Hall, Room 125, 501 Post St.,
Ventura, CA 93001
Phone: (805) 856-7884 www.ci.ventura.ca.us

Prepared by: Community Development Department
Source: City of Ventura
Date Created: December 2, 2003
Scale: 1 inch = 1,000 feet



City of Ventura City Council

Draft Land Use Alternatives
For Draft E.I.R./General Plan Update
January-August
2004

RANCHO CAÑADA LARGA

City Council
City of Ventura
501 Poli Street
Ventura, CA 93002

February 2, 2004

Members: Mayor: Brian Brennan, Deputy Mayor: Carl Morehouse, Neil Andrews, Bill Fulton, Jim Monohan, Sandy Smith, Christy Weir

Subject: City of Ventura Comprehensive Plan Update "Draft Land Use Alternatives."

Dear Council Members:

I am writing on behalf of the Bonsall family, owners of the 6,500 acre Rancho Cañada Larga. Please find enclosed copies from my file summarizing the inclusion of an 800 acre portion of our ranch (the "Sanitation District Parcel") into the current Comprehensive Plan Update process. After six years of process, we urge you to confirm the previous conclusions and recommendations of the Visioning Process, the C.P.A.C. members and the Planning Commissioners to include this parcel within the City's Sphere of Influence boundary. Your decision to include this parcel as a part of the "Draft Land Use Scenario" of the Comprehensive Plan will enable staff and consultants to study all of the Alternatives and report back to you. The resulting E.I.R. will provide the feasibility information on the Alternatives for your consideration and final Comprehensive Plan Land Use Map decision. A current engineering analysis of the 800 acre parcel shows a potential "Development Footprint" of 300-400 acres within the parcel, regardless of density or use. Remaining acreage of the parcel would be parkland, riparian, and open space uses of any future entitlement proposals submitted to you. This parcel provides the City with a unique Planning resource, and enables the remaining 6,000+ acres of the ranch to be considered as permanent open space with potential public access components.

Please feel free to call on me with any questions or comments you may have.

Sincerely,



Shull Bonsall, Jr.
(805) 565-0629

Enclosures: *(please retain packet for future reference and deliberations)*

- ✓ June 11, 2002 letter to C.P.A.C. w/ 11" x 17" City Planning Boundary Map & 8 1/2" x 11" topographic map detail of parcel;
- ✓ September 30, 2003 letter to City of Ventura Planning Commission;
- January 7, 2004 Note of Meeting with 2 members of the Ventura Hillside Conservancy w/ 8 1/2" x 11" topographic detail map;
- January 2004 11" x 17" map of Planning Commission Recommended Land Use Alternative;
- Jensen Design & Survey 11" x 17" aerial photo map of parcel;
- Dave Sargent's 11" x 17" Conceptual Neighborhood Plan for the North Avenue Annexation Area. P.E.A. 1 and P.E.A. 2;
- January 2004 letter from Scott Ellinwood re: narrative description of sustainable design standards for any new redevelopment at R.C.L.;
- Miscellaneous correspondence.

Information Regarding Rancho Canada Larga

The following information was provided by Mr. Shull (Buz) Bonsall, Jr. during a meeting with him, Brooke Ashworth, and Pat Perkins, on January 7, 2004.

(VENTURA HILLSIDE CONSERVANCY - V.H.C.)

Purpose of the meeting:

Mr. Bonsall is one of four family member owners and the spokesperson for Rancho Canada Larga. He provided physical and legal information about the property and explained his ultimate vision for the property to us. He also informed us of the current status, the steps required to achieve his vision, his view of the alternative to his vision, and his request for us to support his vision.

Description of Rancho Canada Larga:

The property is approximately 6500 acres, lying west and mostly east of Hwy 33 at the Canada Larga Road interchange. It is mostly within the city's current 'Area of Interest', partially within the Planning Area, and adjacent to the current Sphere of Influence boundary and the city limits at the Ventura water filtration plant on north Ventura Avenue. The property includes about 800 acres of 'Sanitation District Parcels' which make up the valley floor along Canada Larga Road, extending approximately 3 miles to the east of Hwy 33, as well as the east and west side of Hwy 33 and Ventura Avenue, north of Canada Larga Road. The Visioning Process, CPAC and the Planning Commission have recommended to the City Council that this 800-acre portion of Rancho Canada Larga be included for study as a Potential Expansion Area (PEA) in the Comp Plan Update EIR. If this portion of Rancho Canada Larga is approved as a PEA, the City's Sphere of Influence would be expanded to include at least this area. The remainder of the ranch is hilly land both north and south of the 800 acres.

The Canada Larga Road exit off Hwy 33 is 4 miles from the Main Street and Hwy 33 interchange. It is a 5 to 10 minute drive from the downtown area via Hwy 33.

Current Status:

The land is currently adjacent to Ventura's city limits and Sphere of Influence at the water treatment plant, and is in the county's jurisdiction. All of the ranch is in Williamson Act LCA contracts except two Sanitation District Parcels totaling about 100 acres, lying on the east and west side of the Hwy 33 freeway. All of the LCA land is being used for cattle grazing.

There is an existing lease agreement with Waste Management for the future development of a 500 acre land fill site in a canyon north of the Sanitation District (SD) Parcels at Weldon Canyon. There is also a substantial loan to the property owners carried by Waste Management, and presently secured by land to the north and mostly south of the SD parcels, but which could be shifted to the land south of the SD parcels at the negotiation

Information Regarding Rancho Canada Larga

of the Bonsall family, or, at Waste Management's preference, to the 500 acre site at Weldon Canyon..

Mr. Bonsall's vision:

Mr. Bonsall has made the following proposals.

- 1) To have the east and west side freeway parcels and the valley floor area (i.e. the 800 acre Sanitation District Parcels) included in the city Sphere of Influence as part of the Comprehensive Plan update. This land would be available for the development of mixed use communities of varying densities over the next several years (residential in the valley and office and commercial along Ventura Avenue). The total "Development Footprint" would be 300 – 400 acres.
- 2) The Waste Management lease and debt would be retired with income derived from the future development potential of the Sanitation District Parcels. There would be no land fill site.
- 3) The hillside land south of the valley floor (about 2000 acres) would be donated as permanent open space which could be made available for public access by the receiving entity.
- 4) The remainder of the ranch (about 3700 acres) north of the Sanitation District Parcels would remain intact as a ranch or mitigation bank, with permanent open space assurance (e.g., a conservation easement).

Alternative disposition of the land:

Mr. Bonsall stated that Waste Management would accept the 500 acre landfill site, which had an approved EIR, as collateral, and the 6000 acre balance would be divided into 40 to 80 acre 'ranchettes' allowed by current zoning. Waste Management would own the land fill site, and there would be no public access on any of the parcels.

Conclusion:

Mr. Bonsall feels his vision for the property would benefit Ventura as follows:

- 1) The designated 800 acre area would provide an opportunity for comprehensive planning of a community with housing of all types (affordable to executive) as well as commercial / industrial uses along Ventura Avenue.
- 2) Future development of the 800 acre area would be an economic catalyst for the North Ventura Avenue area, the city's west side, and the Downtown Specific Plan area.
- 3) The property is accessed by existing street and freeway roadways and adjacent to existing utility infrastructure (water plant, sanitation plant, and 20 in. gas line, and Edison transmission lines cross the SD parcels).

Information Regarding Rancho Canada Larga

- 4) The property is not prime farmland and any future development will not displace viable agricultural activity, only grazing.
- 5) If the designated 800 acre portion of the property is included within the city's Sphere of Influence boundary, the owners are committed to including open space and parkland components in any future planning of that parcel as well as the balance of the entire ranch.
- 6) Current engineering review shows an actual potential Development Footprint of approximately 300 – 400 acres of the 800 acre parcel. The approximately 2000 acres to the south would be the Public Open Space opportunity.

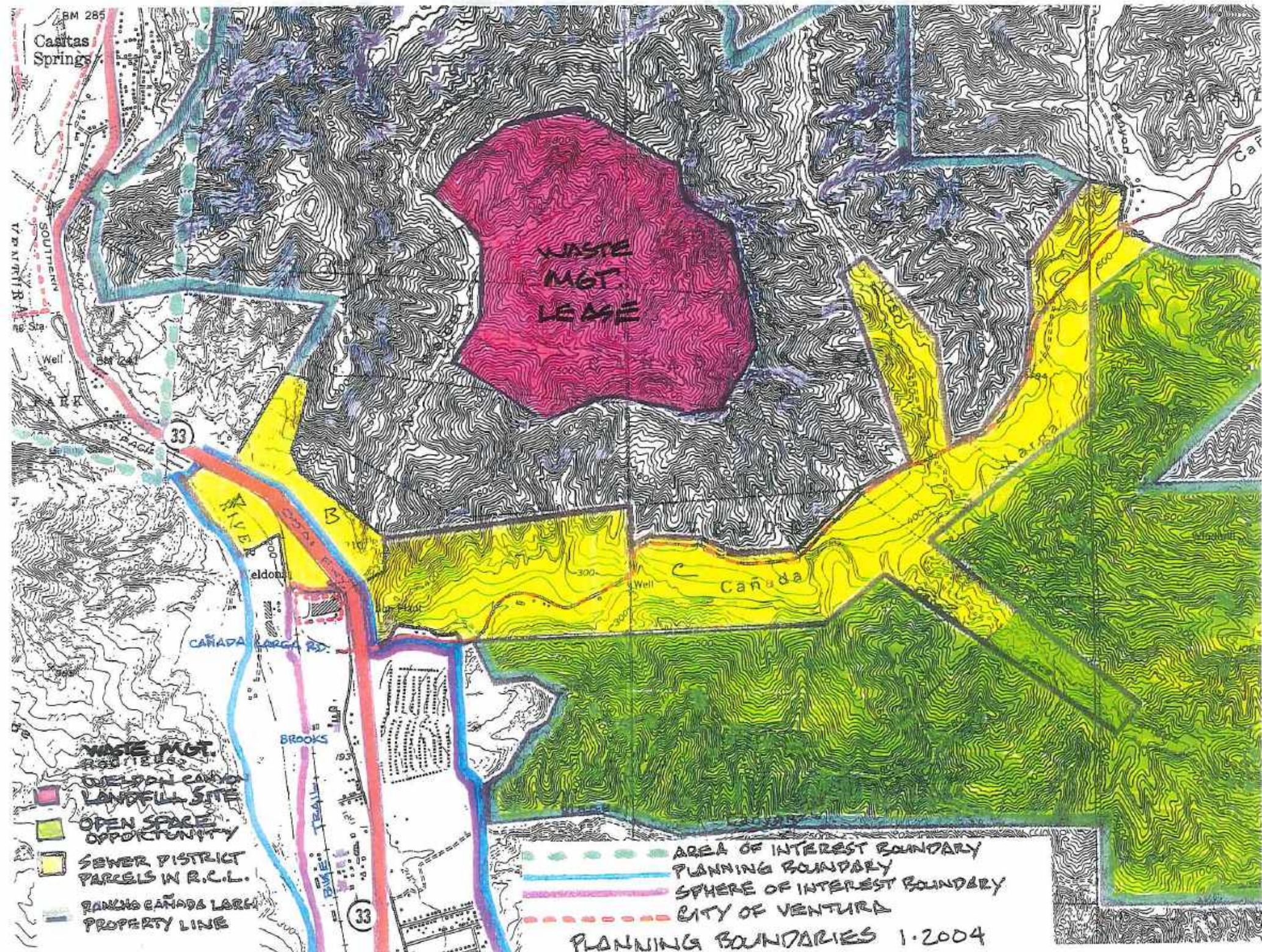
Request for Action:

Mr. Bonsall requests that VHC take a position in support of his proposal. Brooke and I stated that VHC does not normally take positions regarding land use proposals, but said we would pass this information on to the board for discussion.

Respectfully submitted,

Pat Perkins

(MAP ATTACHED)



BM 285
Castas Springs

WASTE
MGT.
LEASE

33

RIVER

eldona

Well 300
Cañada

CANADA CANYON

BROOKS

WASTE MGT.
LEASING
LANDFILL SITE

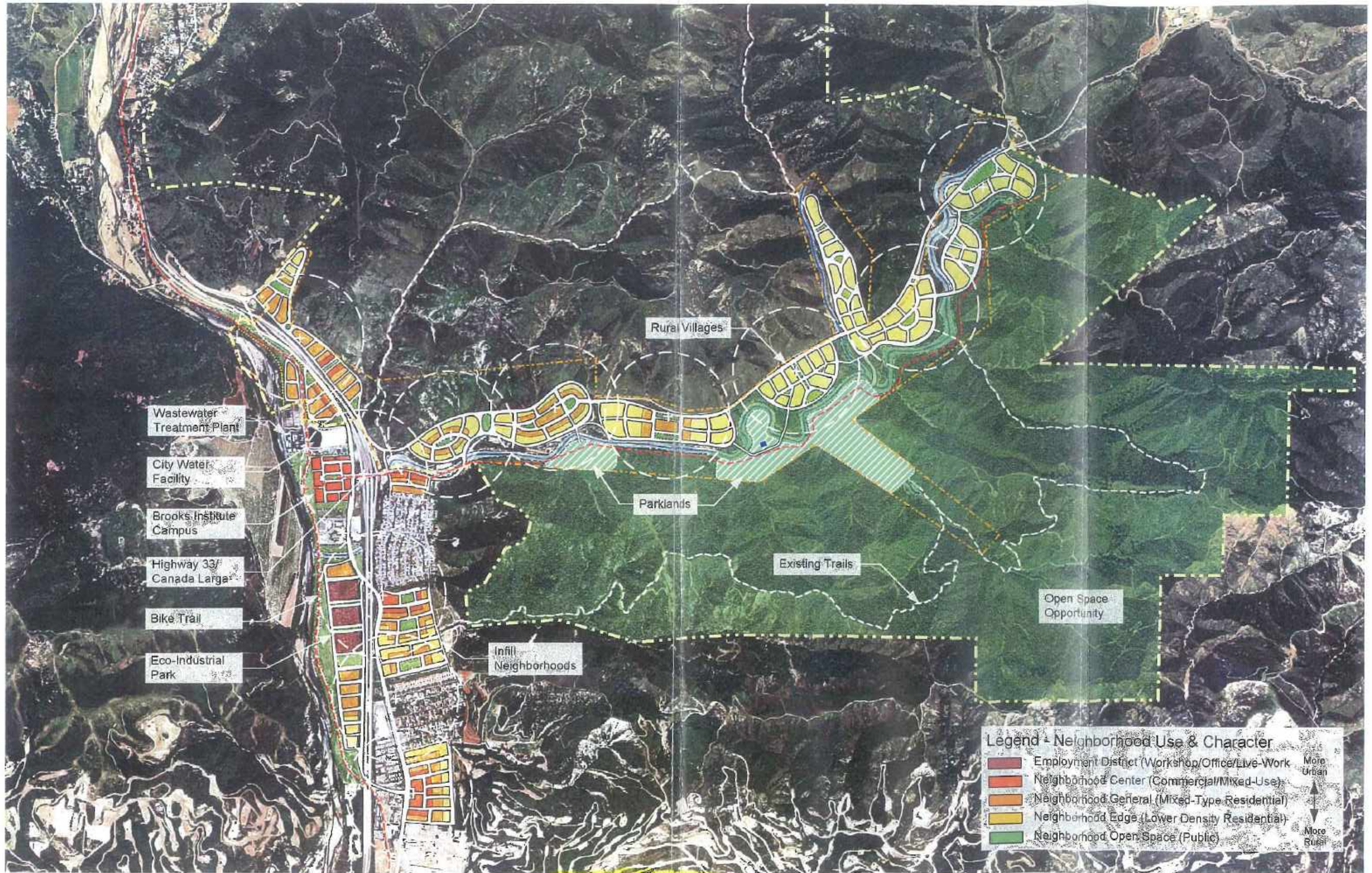
OPEN SPACE
OPPORTUNITY

SEWER DISTRICT
PARCELS IN R.C.L.

RANCHO CAÑADA LORN
PROPERTY LINE

AREA OF INTEREST BOUNDARY
PLANNING BOUNDARY
SPHERE OF INTEREST BOUNDARY
CITY OF VENTURA

PLANNING BOUNDARIES 1.2004



A CONCEPTUAL

DRAFT PLAN OF NEIGHBORHOODS

RANCHO CANADA LARGA & NORTH VENTURA AVENUE
ANNEXATION AREA, VENTURA, CALIFORNIA

1" = 2000' 1 DECEMBER 2003

(SEE #1 & #2 BROOKS INSTITUTE + PETROCHEM)





CITY CONTEXT & LOCATION MAP
RANCHO CANADA LARGA & NORTH VENTURA AVENUE
ANNEXATION AREA, VENTURA, CALIFORNIA
NO SCALE 2 DECEMBER 2003



SCOTT ELLINWOOD & ASSOCIATES
INCORPORATED



December 11, 2003

Rancho Canada Larga
#1 Canada Larga
Ventura CA, 93001

Attention: Shull Bonsall, Jr.

Dear Buz:

It was a pleasure to meet you and hear your vision of creating a prototype sustainable community on the property named Rancho Canada Larga. I would be delighted to add my expertise in sustainable architecture and planning to your effort. After touring the property, I am struck by its wonderful potential. The East-West orientation of the canyon is ideal for solar access. Its gently rolling central plain would allow development with minimal grading. The location with access to both Highway 33 and Ventura Avenue provides an easy connection to downtown.

My experience includes the development of a 'Showcase' project for the U. S. Navy that was named one of the "Top Ten Green Projects in the U. S. for 2002" by the U. S. Department of Energy and the American Institute of Architects Committee on the Environment. I am also one of the founding members of the Sustainability Council of Ventura County. Please see the attached resume for more information.

The end product would be a narrative description of proposed 'sustainable' or 'green' design and construction standards for any new development of Rancho Canada Larga. This narrative would also describe the potential benefits that these standards would accrue to the environment and community of Ventura. Issues such as air quality, energy and water conservation, aesthetic impacts, traffic impacts, urban sprawl, sustainable material selection, wildlife habitat protection and enhancement and other issues affecting the quality of life will be addressed.

I look forward to working with you on this exciting concept.

Respectfully,

Scott Ellinwood, FAIA

S U S T A I N A B L E A R C H I T E C T U R E & P L A N N I N G
1300 CRAVENS LANE SUITE 300 CARPINTERIA CA 93013

(805) 684-0593 fax (805) 684-0834 e-mail: sefaia@aol.com www.scottellinwood.com



RANCHO CANADA LARGA:
A SHOWCASE for SUSTAINABLE DEVELOPMENT

NARRATIVE DESCRIPTION of SUSTAINABLE DESIGN STANDARDS for DEVELOPMENT

This will be a narrative description of proposed 'sustainable' or 'green' design and construction standards for any new development of Rancho Canada Larga. This narrative will also describe the potential benefits that these standards would accrue to the environment and community of Ventura. Issues such as air quality, energy and water conservation, aesthetic impacts, traffic impacts, urban sprawl, sustainable material selection, wildlife habitat protection and enhancement and other issues affecting the quality of life will be addressed.

BACKGROUND:

Rancho Canada Larga is a 6,500-acre property located at the northern end of Ventura Avenue. An 800-acre portion of the ranch is adjacent to the City of San Buenaventura's current Sphere of Influence boundary and is partially within the current planning area. This portion has been identified in the *'Recommended Land Use Scenario'* and *'Issues and Alternatives Report'* by the city's C.P.A.C. Committee. This report recommends including the 800-acre portion within the City's Sphere of Influence boundary during the Comprehensive Plan Update process. At its December 2, 2003 meeting, the Planning Commission also recommended including this parcel within the City's Sphere of Influence Boundary. Of the 800 acres, only some 300 to 400 acres would be appropriate for possible future development.

DESCRIPTION:

Canada Larga consists of a gently sloping valley floor running in a West to East direction. It is accessed from Ventura Avenue and both North and South directions of the Highway 33 Freeway. Canada Larga Road is a two lane County all weather road that runs along the northern edge of the valley, eventually climbing into the hills at the East end of the canyon. The sloping terrain that rises from the valley floor is primarily covered with grasses and coastal age scrub, while the valley floor is a rolling plane of non-native grasses. A seasonal watercourse meanders along the southern edge of the three and a half-mile long valley. Occasional clusters of oaks, sycamores and pepper trees are found scattered along the watercourse and adjacent to the road. The valley and surrounding hills have served as cattle grazing land for over 130 years. Poor soil quality and lack of water has precluded any viable agricultural use in the valley.

QUALITIES OF RANCHO CANADA LARGA:

This property provides a unique opportunity for demonstrating enlightened methods of resolving the competing demands of providing adequate housing opportunities while preserving and enhancing the natural environment that make Ventura such a desirable place to live and work.

- Its location is adjacent to existing residential and industrial development, with proximity and connection to the Highway 33 Freeway and Ventura Avenue. This provides easy access to downtown. A five-minute drive takes one from the interchange to downtown.
- It has existing topography that would allow for sensitive development with minimum grading.
- It could add recreational opportunities, open space with improved wildlife habitat while preserving and enhancing aesthetic views.
- Its east – west orientation optimizes solar access.
- The natural topography will obscure any new development from existing public or private views.

GOALS FOR SUSTAINABLE DESIGN STANDARDS:

- Protecting the visual and environmental values of the land; preserving the hillsides as open space, groundwater recharge and wildlife habitat.
- Reclamation from the effects of cattle grazing on the remaining open space portion of the 800 acre parcel.
- Provide an alternative model to suburban sprawl by clustering development into traditional style villages around commercial / community centers with a mix of housing opportunities within walking distance of the neighborhood centers. Require orientation for solar access. Provide walking and biking pathways leading to the neighborhood centers and on to regional trails. Public transit would then be viable and attractive to residents, significantly reducing infrastructure demands.
- Provide a range of new housing opportunities from affordable to executive standards on land that is not of prime agricultural quality, reducing the pressure on productive land.

- Create construction specific standards that would require pragmatic environmentally responsible planning, design and methods of construction for buildings and site development. These standards would harvest rainfall, sunlight and wind to conserve and collect water and energy, reduce air pollution, minimize environmental impacts of construction materials and methods of construction, improving the quality of life.

EXAMPLES:

- Permeable paving for residential streets, drives and sidewalks;
- Rainwater harvesting for landscape irrigation;
- Low water use planting;
- Permaculture plantings that use food producing plants in lieu of purely ornamental plantings with chemical pesticide, herbicide and fertilizer free plant maintenance;
- Provision for composting and community gardens;
- Sustainably harvested and/or manufactured building materials;
- Construction methods that eliminate waste and allow for recycling of materials.
- Use of materials that minimize embodied energy in their manufacture or transportation.
- Passive solar heating and cooling of buildings;
- Natural lighting of buildings;
- Solar water heating for domestic use, pools and spas;
- Roof designs to allow for optional solar-voltaic integration for electric energy generation.

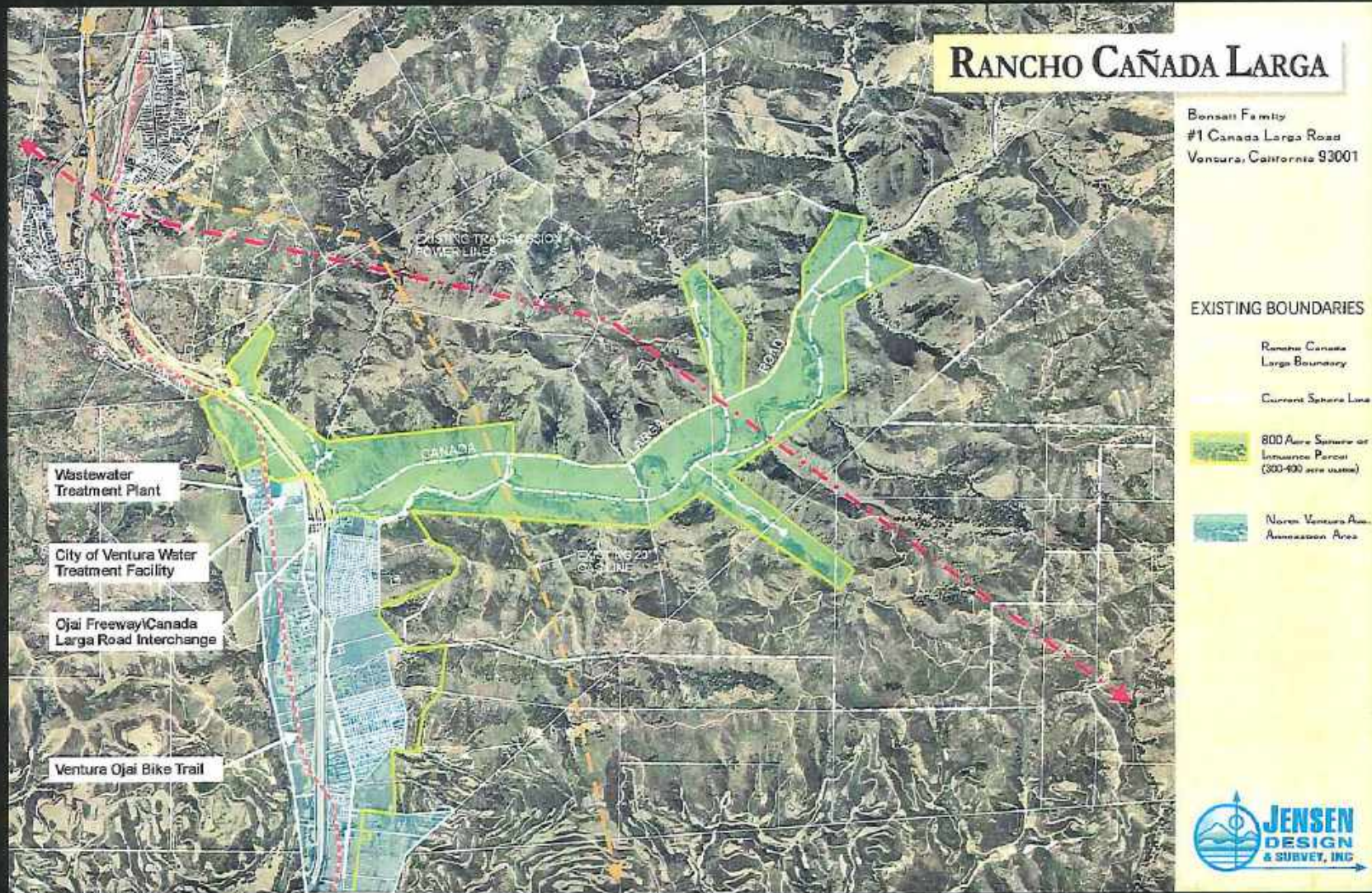
CONCLUSION:

This 800 acre portion of Rancho Canada Larga can provide the City of Ventura with a unique opportunity to meet its future housing needs in an environmentally responsible way. A development adhering to these sustainable design standards and utilizing the precepts of pedestrian oriented planning would provide the City of Ventura with a 'Showcase' to set an example for Ventura County's future.

Potential Benefits of Including PEA #1 in Sphere

- Recommended for Sphere of Influence inclusion by Visioning Process, CPAC and Planning Commission.
- City can plan North Avenue Annexation area and PEA # 1 as a coherent assemblage of complete neighborhoods.
- Future development proposals subject to City control.
- To be planned using Smart Growth Principles
 - Complete, walkable, mixed-use and mixed-density neighborhoods.
 - Range of housing prices, from workforce to executive.
 - Land that could accommodate a range of job-producing uses.
 - Model sustainable neighborhood development with green building technologies.
 - Recreational and public open spaces within planning area.
- Adjacent to existing freeway access, water and wastewater facilities.
- Consistent with objectives of SOAR, not displacing prime ag lands.
- Balance of the 6500 acre ranch preserved as permanent open space, with public access components.
- Economic catalyst for beneficial change in the brownfields and the North Avenue, Westside and Downtown neighborhoods.

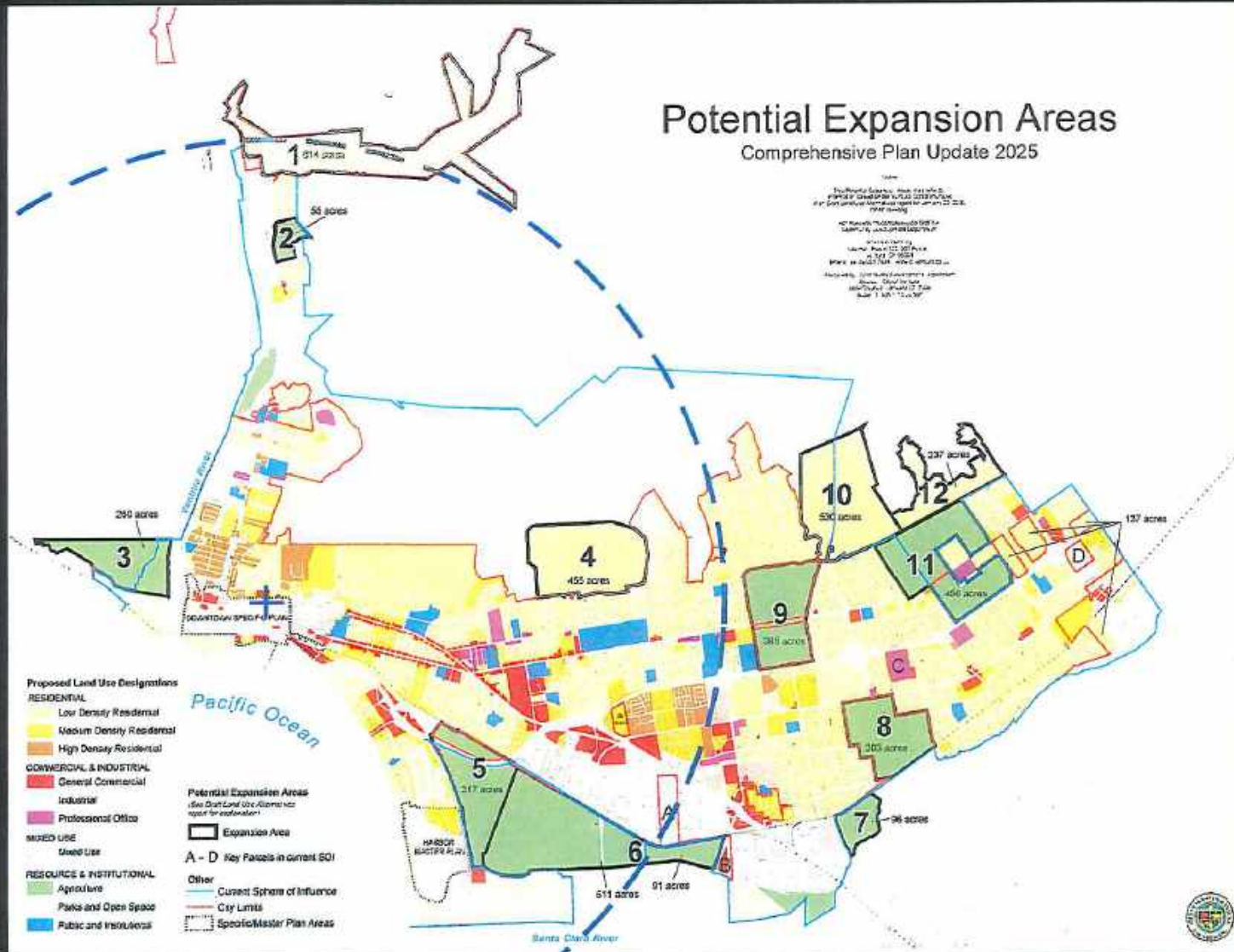
North Avenue Annexation Area & PEA #1



North Avenue Annexation Area & PEA #1



PEA #1 - RANCHO CAÑADA LARGA





15 March 2004

Ventura City Council
510 Poli Street
Ventura, CA 93002

Re: PEA 1 – Rancho Cañada Larga

Dear Council Members,

As you may be aware, our firm has provided conceptual town planning and urban design services to the owners of the subject property to assist them – as well as you and your Planning Commission – in envisioning the potential of that property as a future part of the City of Ventura. We recently had a very brief opportunity to speak with you at the February 28 Comprehensive Plan workshop, and are writing to mention some of the points we would have included in a longer presentation.

In considering the possibility of expanding the City into an unincorporated area, some of the main questions that naturally arise are:

1. Does the City need to expand at all?
2. Is the area physically suitable for urban development?
3. Can the area be physically connected to the existing City in a meaningful way?
4. How could the expansion benefit the City as a whole?
5. How could the expansion benefit the neighborhoods to which it is immediately adjacent?
6. How do the potential benefits of this particular expansion compare to other expansion opportunities?
7. What are the likely outcomes of not bringing the area under City control?

In the process of our early work on this property, we have made some initial observations and arrived at some preliminary conclusions regarding these questions, which we outline briefly below.

1. Does the City need to expand at all?

This has been addressed at great length through the CPAC process and the answer so far has been determined to be yes. There is a strong consensus, with which we surely agree, that infill development opportunities should be maximized. And we would add to this, that in ranking potential expansion options it would be appropriate to give a great deal of weight to the potential that an expansion area may have to support, accelerate or improve the quality of infill development in adjacent areas.



2. *Is the area physically suitable for urban development?*

PEA 1 is a small portion of the overall Rancho Cañada Larga, approximately 800 of the 6,500 acres. This is the area which the Visioning process, the CPAC, and the Planning Commission have recommended be brought into the City's Sphere of Influence for planning purposes. Of the 800 acres, perhaps about half is appropriate for development. The remaining approximately 5,700 acres of the property is not under consideration for a Sphere adjustment, so we do not discuss it here.

PEA 1 is divided into three distinct areas, each with its own characteristics.

- Area A: Industrially zoned parcels on the west side of Highway 33, along the Ventura River. These are generally flat and immediately adjacent to Ventura Avenue, obviously suitable for urban use.
- Area B: The area along the east side of Highway 33, at the base of the hills. This area ranges from flat to gently sloping and is also accessed by Ventura Avenue and Cañada Larga Road. There is existing development on portions of the property, and much of this area is could be easily developed for a variety of uses.
- Area C: The floor of the Cañada Larga valley. This property varies in slope from flat to gently sloping, with Cañada Larga Creek and Cañada Larga Road winding through it. The land is historically and currently grazing land. Neighborhood development within much of the valley floor would practical.

3. *Can the area be physically connected to the existing City in a meaningful way?*

For PEA #1, as well as the North Avenue Annexation Area, it is useful to distinguish between "access" and "connection". The Highway 33 freeway provides access, and at the same time interrupts connections at the neighborhood scale. Areas A and B, nearest the freeway, are currently provided with good access from Highway 33 and Ventura Avenue, capable of supporting a range of commercial, industrial and higher-density residential uses.

With the construction of the Highway 33 freeway, Caltrans chopped the westerly portion of PEA 1 in half, separating it into what we are referring to herein as Areas A and B. It did the same to the rest of the North Avenue Annexation area. Since it appears politically unlikely that the freeway will be extended to Ojai in the foreseeable future, as Caltrans had hoped to do, we would surely recommend that the City evaluate the possibility of decommissioning some of the northernmost stretch of the freeway back to an urban avenue configuration. Such a reconnection of surface routes has the potential to greatly increase the utility and long-term value of the North Avenue area.

Area C, the interior valley floor area, is already provided with good access via the existing off ramp from Highway 33. Neighborhood scale connection opportunities include a potential new primary access road to the north of Cañada Larga Road, with Cañada Larga Road remaining as a good secondary access route. A number of existing unpaved roads running over the hills to midtown Ventura, which could be improved, provide additional neighborhood scale linkages, as well as access to potential recreational open space opportunities. This circulation pattern could support low to moderate density neighborhood development.



4. *How could the expansion benefit the City as a whole?*

The Comprehensive Plan update process has identified the need to accommodate specific amounts of residential and commercial development over the next 20 years. Of the Potential Expansion Areas currently under consideration, PEA 1 is the only area not subject to the SOAR initiative. Accordingly, it is the only PEA that could move forward to development prior to 2020 with the approval of the City Council and without the need for a referendum. This seems an important factor in giving our local government some measure of control over the future structure of our City.

Over the past decade, and throughout the CPAC process, the need for new types of housing not now readily available – such as executive housing – has been frequently discussed. Area C, the valley floor area of PEA 1, unquestionably presents a unique opportunity to develop new, high-quality, mixed-income neighborhoods, in a beautiful natural setting. By their adjacency to natural open space on all sides, such neighborhoods could be extremely desirable places to live, and could include properties that would be very attractive to residents of virtually any income level.

Areas A and B present a unique opportunity to help knit together a mixed-use neighborhood or town center for the North Avenue area, combining neighborhood-serving commercial uses, educational and employment uses, and medium-density, workforce housing in a true mixed-use town center environment. We believe that the development of such a place at the north end of the avenue would be a great amenity for those who already live in the area, but who must drive elsewhere for most daily needs, and would also be a magnet for new investment in high-quality development in an otherwise low-value area.

We would anticipate that if the City elected in the future to zone portions of PEA 1 for neighborhood development, the City would be in a strong position to require that:

- a. The quality of the neighborhood development be very high.
- b. The planning and design of the neighborhoods be a model of sustainable development, in harmony with the surrounding natural setting.
- c. A high-quality master plan, or specific plan, with standards for mixed-use development be prepared to ensure that the area develops in a coherent, unified and pedestrian-oriented pattern.
- d. Substantial portions of the remaining ranch property be permanently preserved as natural open space.
- e. A network of trails or other open space amenities be provided to allow recreational access to and use of substantial portions of the ranch property.

5. *How could the expansion benefit the neighborhoods to which it is immediately adjacent?*

Rancho Cañada Larga is located immediately adjacent to the North Avenue Annexation Area, as identified in the Comprehensive Plan update process. A major City objective for some time now has been the gradual transformation of the Westside from a patchwork of older neighborhoods and industrial land into a coherent, vibrant and valuable collection of



neighborhoods, including significant jobs-producing uses. Important attributes of those envisioned neighborhoods include:

- a. A wide variety of residential choices, accommodating a range of household types, sizes and incomes.
- b. A strong pedestrian orientation, such that residents have a variety of amenities – including schools, parks, transit and shops – within a pleasant walking distance of the home.
- c. New employment centers and educational facilities – on sites perhaps including the Mills School and USA Petrochem property, and brownfields farther to the south – connected to neighborhoods, providing a range of housing and transportation choices to workers.

The Conceptual Plan of Neighborhoods that we have prepared for this area demonstrates that the North Avenue Annexation area and PEA 1 could be configured as a network of such neighborhoods.

The quality of the existing development in the North Avenue area is generally low and fragmented. In the effort to attract reinvestment to this area, we believe that high-quality neighborhood development in PEA 1 has the potential to act as a critical component of the north anchor for the revitalization of the entire Westside area, just as the Downtown has the potential to act as the south anchor.

We also believe that the City should consider – in addition to a program of mixed-use development along much of the Avenue – an aggressive strategy of mobility (transit) along this corridor rather than just relying on the freeway as a local circulation route. High-quality, high-frequency bus service – or better yet, streetcar service – along the Avenue could completely transform the physical and economic planning of that corridor for the better, and would allow the development of the North Avenue area to directly benefit the Downtown, and vice versa.

6. *How do the potential benefits of this particular expansion compare to other expansion opportunities?*

This is what you will have to determine in the coming months, and we do not presume to tell you the answer. We do mention, however, the following points:

- a. Only PEA's 2, 5 and 6 are closer to Downtown than PEA 1. PEA 2 is very small, and PEA's 5 and 6 are both subject to SOAR and in the Coastal Zone, complicating the chances of utilizing them for urban expansion.
- b. PEA 1 does not include prime agricultural land.
- c. PEA 1 provides a unique opportunity to permanently preserve large amounts of accessible natural open space.
- d. At the same time that it is relatively close to the historic center of the City (it is actually the site of the original El Camino Real way station and aqueduct, remnants of which would need to be sensitively incorporated into any future development of



the property) the majority of PEA 1 is a self-contained valley area, such that any development would be:

- i. Contained in its own unique setting.
- ii. Unconstrained by the quality of existing adjacent development, which in the case of several PEA's is a significant challenge to attracting new, high-quality neighborhood development.
- iii. Not be visible from other parts of town.
- iv. Providing its own infrastructure and not burdening the infrastructure of existing neighborhoods.

7. What are the likely outcomes of not bringing the area under City control?

The parcels along the west side of Highway 33 are already zoned for industrial use under County jurisdiction, and could be expected to develop under those regulations. The balance of PEA 1, as well as the remaining 5,700 acres of the ranch, could also be developed into a number of ranchettes of 40-80 acres each under existing County zoning. It is our understanding that the property owners will be moving forward to avail themselves of these opportunities if the property remains under County land use control. Waste Management Inc. retains a long-term lease and loan encumbrance on portions of the property as well, which the property owners are moving forward to resolve.

Based on our analysis of this unique piece of property, we would respectfully recommend that you accept the recommendations of the Visioning process, the CPAC, and your Planning Commission to:

- Include PEA 1 in the Comprehensive Plan EIR project description, so that the potential environmental impacts of adding this property to the City in the future can be evaluated.
- Request that LAFCO include PEA 1 in the City's Sphere of Influence, giving the City land use authority over the future of the property.

We will welcome any future opportunity to discuss this property with you or any of your staff or commissions.

Yours Truly,

A handwritten signature in black ink, appearing to read "D. Sargent".

David Sargent, AIA, CNU
Principal



26 March 2004

Ventura City Council
510 Poli Street
Ventura, CA 93002

Re: PEA 1 – Rancho Cañada Larga

Dear Council Members,

In a letter addressed to you couple of weeks ago, we outlined a series of reasons that we believe it makes good planning sense for the City to include PEA 1 in the Draft Comprehensive Plan and EIR, and in its Sphere of Influence. The core reasons mentioned in that letter include the fact that this property could prove instrumental in allowing the City to meet its housing needs between now and 2025, and that it is strategically located to support the long-planned neighborhood revitalization of the North Avenue Annexation area and the greater Westside community.

In that letter, we did not explicitly discuss the question of whether this property – if developed within the life of your Comprehensive Plan – would constitute “step-out” development, of the sort that did so much damage to the City’s east end in past decades. We believe that it would not, and offer the following points in support of that position:

1. PEA 1 is immediately adjacent to the North Avenue Annexation Area. Assuming that the City proceeds to annex that area as currently anticipated, PEA 1 will be contiguous to the incorporated City limits.
2. The portions of PEA 1 that are adjacent to Highway 33 – on both the east and west sides – are immediately adjacent to the North Avenue Annexation Area, and will be developed regardless of whether PEA 1 is included in the City’s Comprehensive Plan. The key question is whether that development will be well-connected to the City, and of a quality and character that is consistent with the City’s aspirations for the Westside community. By including PEA 1 in the Comprehensive Plan, the City can take land use control of the future of that property, rather than leaving it to be developed under existing County zoning.

Separate from the “step-out” question, we continue to believe that as the only PEA in which housing could be provided prior to 2020 without a vote of the people, the City would be well-served by adding this property to its list of options. In this recommendation, we are agreeing with your Visioning Committee, Planning Commission, and Comprehensive Plan Advisory Committee.

We look forward to discussing this property with you at a future Council meeting, or at any other time you wish.

Respectfully,

A handwritten signature in black ink, appearing to read "D. Sargent".

David Sargent, AIA, CNU
Principal

WESTSIDE COMMUNITY COUNCIL

110 N. Olive Street, Suite K
Ventura, CA 93001
805-648-8133

April 12, 2004

Ventura City Council
501 Poli Street
Ventura CA, 93001

RE: Comprehensive Plan Update Preferred Land Use Scenario and Cañada Larga

Dear Mayor Brian Brennan, Deputy Mayor Carl E. Morehouse, and Councilmembers Neal Andrews, Sandy E. Smith, James L. Monahan, Bill Fulton, and Christy Weir:

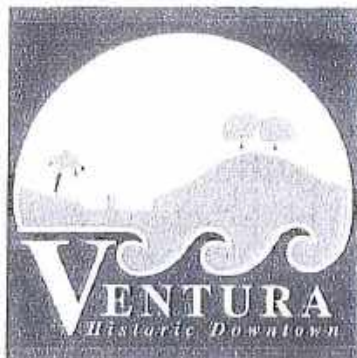
Pursuant to a unanimous vote at both the Westside Community Council Revitalization and Westside Community Council regular meetings, we are writing to you to convey our support for inclusion of Cañada Larga in the City of Ventura Comprehensive Plan Update Preferred Land Use Scenario. The Westside Community Council supports Cañada Larga as a Planned Expansion Area (PEA) within the City's Sphere of Influence Boundary.

The Westside Community Council believes that this juncture presents an excellent opportunity to bring this area under the control of the City's planning process. We also believe that our position is consistent with the conclusions and recommendations of the Visioning Process, the Comprehensive Plan Advisory Committee (CPAC) Report and the Planning Commission. Accordingly, we respectfully request that you take action to include Cañada Larga as a PEA in the City's Sphere of Influence.

Sincerely,



Sharon Troll
Chair, Westside Community Council



May 13, 2004

Ventura City Council
501 Poli Street
Ventura, Ca, 93001

Re: Comprehensive Plan Update Preferred Land Use Scenario and
Canada Larga

Dear Mayor Brian Brennan, Deputy Mayor Carl E. Morehouse, and
Councilmembers Neal Andrews, Sandy Smith, James Monahan, Bill Fulton
and Christy Weir:

We are writing you in response to meetings and recommendations from the
Downtown Ventura Community Council General Meeting, Redevelopment
and Revitalization Committee as well as the DVCC Board.

We have found nearly unanimous support in these meetings for inclusion of
Canada Larga in the City of Ventura Comprehensive Plan Update to
Preferred Land Use Scenario.

The Downtown Ventura Community Council supports Canada Larga as a
Planned Expansion Area (PEA) within the City's Sphere of Influence
Boundary.

We concur with the conclusions and recommendations of the Visioning
Process, the C.P.A.C. Report, the Planning Commission and the Westside
Community Council. It appears this is an excellent opportunity to bring
this area adjacent to the projected city limits under the control of the City
of Ventura's Planning Process. Canada Larga could be a great asset to the
Westside and Downtown Communities.

We urge you to confirm the previous recommendations and include Canada
Larga as a P.E.A. in the City's sphere of influence.

Doug Halter/ DVCC R&R Committee

CC Susan Daluddung, Community Development
CC City of Ventura Planning Commission

**DOWNTOWN
VENTURA
COMMUNITY
COUNCIL**

71 South Oak St
Ventura, CA 93001

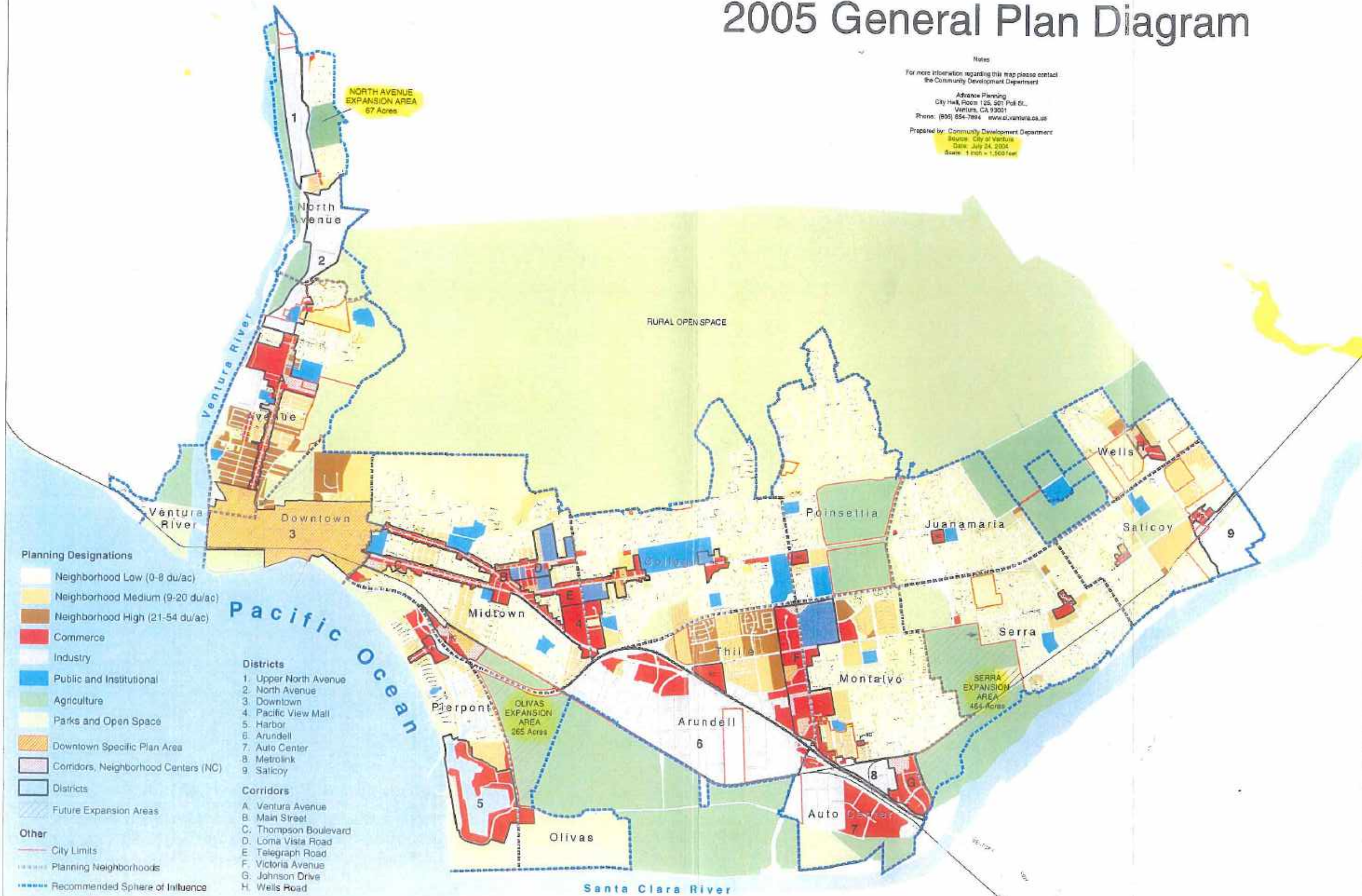
(805) 648-8140

Staff Recommended 2005 General Plan Diagram

Notes
For more information regarding this map please contact
the Community Development Department

Advance Planning
City Hall, Room 125, 501 Post St.,
Ventura, CA 93001
Phone: (805) 654-7894 www.ci.ventura.ca.us

Prepared by: Community Development Department
Source: City of Ventura
Date: July 24, 2004
Scale: 1 inch = 1,500 feet



RANCHO CAÑADA LARGA

July 20, 2004

Dear City Council Members:

As you prepare to put "pen to paper" for a Comprehensive Plan Draft Land Use Diagram for E.I.R review, I wanted to summarize the main benefits for the City of Ventura by including portions of Rancho Cañada Larga within the City's Sphere Of Influence and the North Avenue Plan: (Please see attached maps)

- Control
Any future development proposals for P.E.A. #1 (which is within and adjacent to the North Avenue Plan area and is a City Annexation Area) would be subject to the City of Ventura's planning control and it's "Principals, Goals & Policies" adopted for the Comprehensive Plan. Leaving this parcel out of the Sphere Of Influence abandons City control.
- "Principles For Growth" Compatibility
The "A", "B", and "C" area of P.E.A. #1 can accommodate all or portions of four out of the six "Principles For Growth" passed by City Council: (relevant portions highlighted)
 1. Emphasize ample opportunities for retaining, expanding, and attracting high value and high-wage jobs.
 - Preserve and expand feasible sites for clean industry, flex space, office, educational and institutional campus uses
 - Promote workforce/ executive housing
 - Maintain tax base
 - Revitalize brown fields and vacant and underutilized sites
 2. Target mixed-use and residential development in transit-rich areas and pedestrian oriented districts and corridors.
 - Adhere to "Smart Growth" principles for high quality residential design to strengthen and create walkable, transit-oriented traditional neighborhoods and districts
 - Promote environmental sustainability and green design practices
 - Protect and respect cultural and historic resources and neighborhood character
 3. Provide flexibility to preserve economic opportunities, revitalize business districts and accommodate change.
 4. Achieve development goals within city limits wherever possible and consider city expansion to achieve objectives that can not be met through infill within existing city edges.
 5. Target development with transit access and linkages to strengthen and complete diverse neighborhoods to achieve a balanced and connected community.
 6. Target new development in areas with infrastructure capacity and ensure that infrastructure is used efficiently

Placing P.E.A. #1 in the City's Sphere Of Influence is also compatible with the conclusions and recommendations of the Visioning Document, the C.P.A.C. Report and the Planning Commission, as well as with the endorsement of the Westside and Downtown Community Councils.

- **Open Space Preservation**

Within the "A", "B" and "C" areas of P.E.A. #1 there are 300 to 400 acres available as an appropriate development "footprint" regardless of density or use. This potential land use could make possible the permanent preservation of the 6,100+ acre balance of our ranch as intact Open Space as well as the elimination of the landfill potential at Weldon Canyon. Remaining out of the City's Sphere Of Influence will result in subdivision allowed under County zoning. Subdivision will result in multiple (up to 75) ownerships of a parcel under one ownership since the 1870's and the resultant disruption of existing wildlife corridors and ecosystems. Waste Management's security interest in the ranch will be perfected at the 500 acre Weldon Canyon landfill site, where an E.I.R. was certified in 1992. The balance of the ranch will all be private property under multiple owners. There will be no public access Open Space under this scenario.

I would urge your City Council to make the following determinations regarding the "A", "B" and "C" areas of P.E.A. #1: (see maps)

- Include the "A" and "B" portions of P.E.A. #1 ("A" = 40.59 acres on West side of HWY 33 and Ventura Avenue, zoned M-2 and Open Space within the City's current Planning Boundary. "B" = 49.99 acres on East side of HWY 33. Both are current Legal Lots not in Rancho Cañada Larga's 10-year L.C.A. contract) in the North Avenue Plan and new Sphere of Influence for near term annexation along with the North Avenue Area and....
- Include the "C" portion of P.E.A. #1 (10 A.P.N. parcels totaling 700+ acres in the valley floor and under Rancho Cañada Larga's 10 year L.C.A. contract) within the City's new Sphere Of Influence boundary for long term planning. Condition any development on a City vote if needed.

Different portions of P.E.A. #1 could provide land uses for the many different goals of the City of Ventura's Comprehensive Plan:

- Executive to workforce housing (Area "B" and "C")
- Commercial mixed use to campus style use (Area "A" and "B")
- Public access open space to Golf Courses (Area "C")

- Maintain & expand tax base (Area "A", "B" and "C")

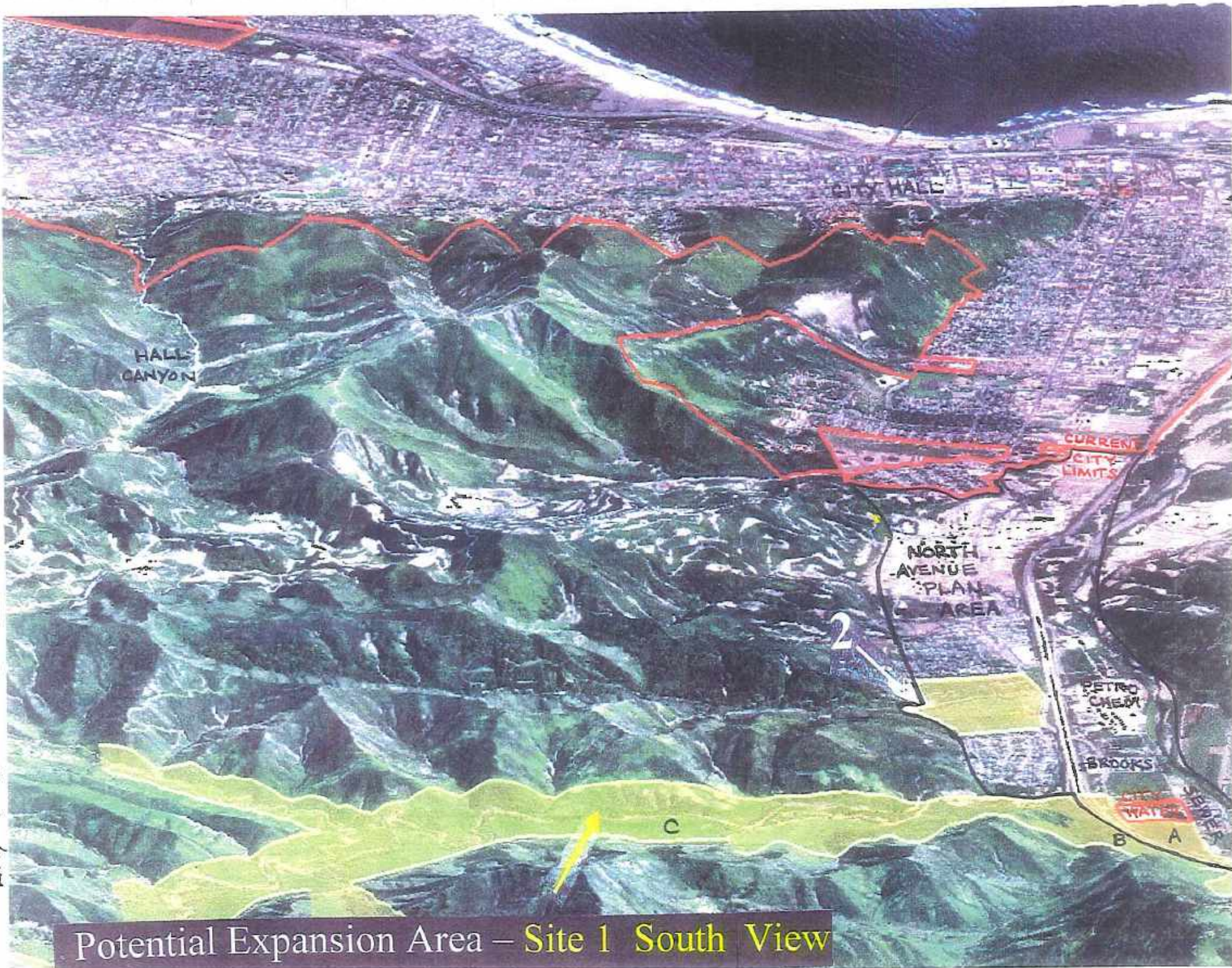
These possibilities could be proposals for the City's future consideration if you decide to include P.E.A. #1 within the City of Ventura's growth boundary. Please put P.E.A. #1 in the Draft Land Use Diagram with other alternatives for the appropriate Environmental Review prior to your final decision. Proper development of this parcel, 5 to 10 minutes from Downtown, could have major lasting benefits for the entire City. Don't let "Sphere Of Influence" become "fear of influence".

Thank you for your time and support on this important decision.



Buz Bonsall
Rancho Cañada Larga

* ORIGINALY, STAFF PRODUCED THE ONLY "SOUTHEAST VIEW" OF ANY P.E.A., IT DID NOT SHOW THE N. AVENUE AREA OR DOWNTOWN.

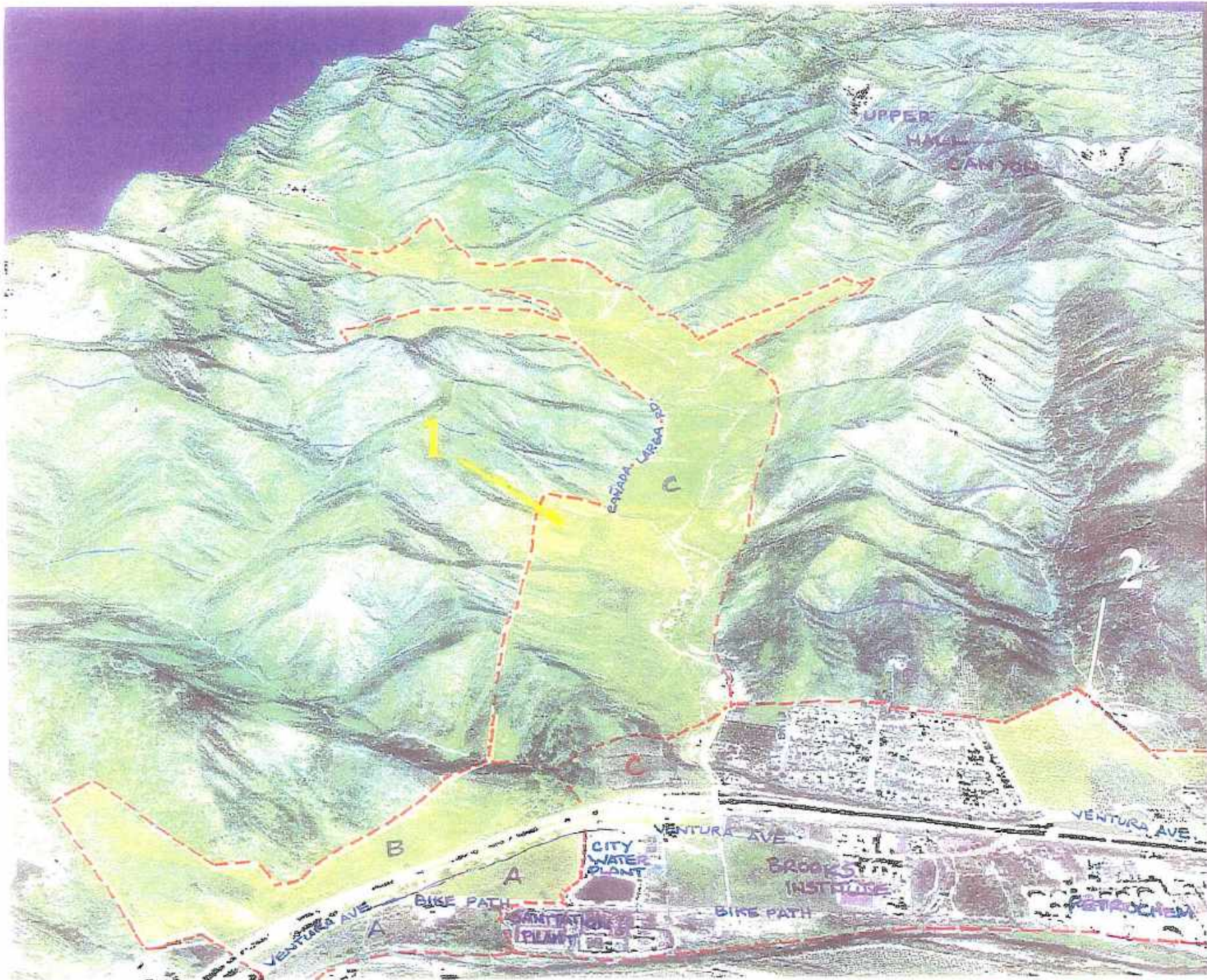


Potential Expansion Area – Site 1 South View



Potential Expansion Area – Site 1 North View

----- SPHERE BOUNDARY INCLUSION



Potential Expansion Area – Site 1 East View

----- SPHERE BOUNDARY INCLUSION

RANCHO CAÑADA LARGA

August 2, 2004

City Council
City of Ventura
501 Poli Street
Ventura, CA 93002

Members: Mayor: Brian Brennan, Deputy Mayor: Carl Morehouse, Neal Andrews, Bill Fulton, Jim Monohan, Sandy Smith, Christy Weir

Subject: City of Ventura 2005 General Plan "Preferred Alternative Diagram"

Dear City Council Members:

We continue to urge the Council to include P.E.A. #1 in the 2005 General Plan Preferred Alternative Diagram for the General Plan E.I.R. study and the ultimate selection decision in 2005.

In my July 20, 2004 letter to you, I summarized the main benefits of including the "A", "B", and "C" Parcels of P.E.A. #1 within the City of Ventura 2005 General Plan Preferred Alternative Diagram. These benefits include compatibility with the "Principles For Growth" and the potential for achievement of "Major Planning Goals and Objectives," both adopted by your Council, Open Space Preservation with public access components and economic regeneration for the North Avenue community beneficial to the Westside and Downtown areas. P.E.A. #1 has been recommended by the Visioning Document, the C.P.A.C. Report and the Planning Commission and is the only P.E.A. supported by the Westside and Downtown Community Councils.

On July 28, 2004, City staff included the "A" and "B" Parcels of P.E.A. #1 for your consideration in the Revised Staff Recommendation 2005 General Plan Diagram Administrative Report. We understand and appreciate the willingness of your staff to support our position that Parcels "A" and "B" of the P.E.A. #1 have the potential to contribute positively to the regeneration of the North Avenue community. If, after consideration, you decide to include this portion of the P.E.A. #1 in the Diagram we would urge you to make the following determinations for the Diagram (please see map):

- Include Parcel "A" (40.59 acres west of and adjacent to Ventura Avenue and Highway 33 freeway APN: 63-03-06, 63-03-07, 63-04-01)
- Include Parcel "B" (49.99 acres east of and adjacent to the Highway 33 freeway APN: 35-21-24)
- Include the westernmost 30-40 acres of the 722 acre Parcel "C" (adjacent to the Highway 33 freeway on the West, south of Parcel "B" and north of the Valley Vista Tract at Cañada Larga Road APN: 35-21-26)

August 2, 2004

We would request that these areas be designated on the map as "Neighborhood Medium" with a "Neighborhood Center" overlay. We suggest these designations to provide some degree of flexibility as to use and intensity when these areas are planned in the future. Our rationale for including the westernmost 30-40 acres of Parcel "C" with this designation is that, as future detailed neighborhood planning is done, the exact location of the urban edge can be based on good neighborhood design rather than an arbitrary parcel boundary. We understand that the Planning Designations, as shown on the current draft of the General Plan Diagram, are preliminary and diagrammatic and that the ultimate land uses of each area will be determined through detailed master planning and neighborhood design. We support this particular approach and anticipate that these portions of our property will be studied and planned in conjunction with the existing residential properties to the south, the existing industrial properties to the west and south and the future Brooks Campus expansion to ensure that the North Avenue community is ultimately developed as high-quality mixed-use neighborhoods and districts that meet the City's goals and objectives.

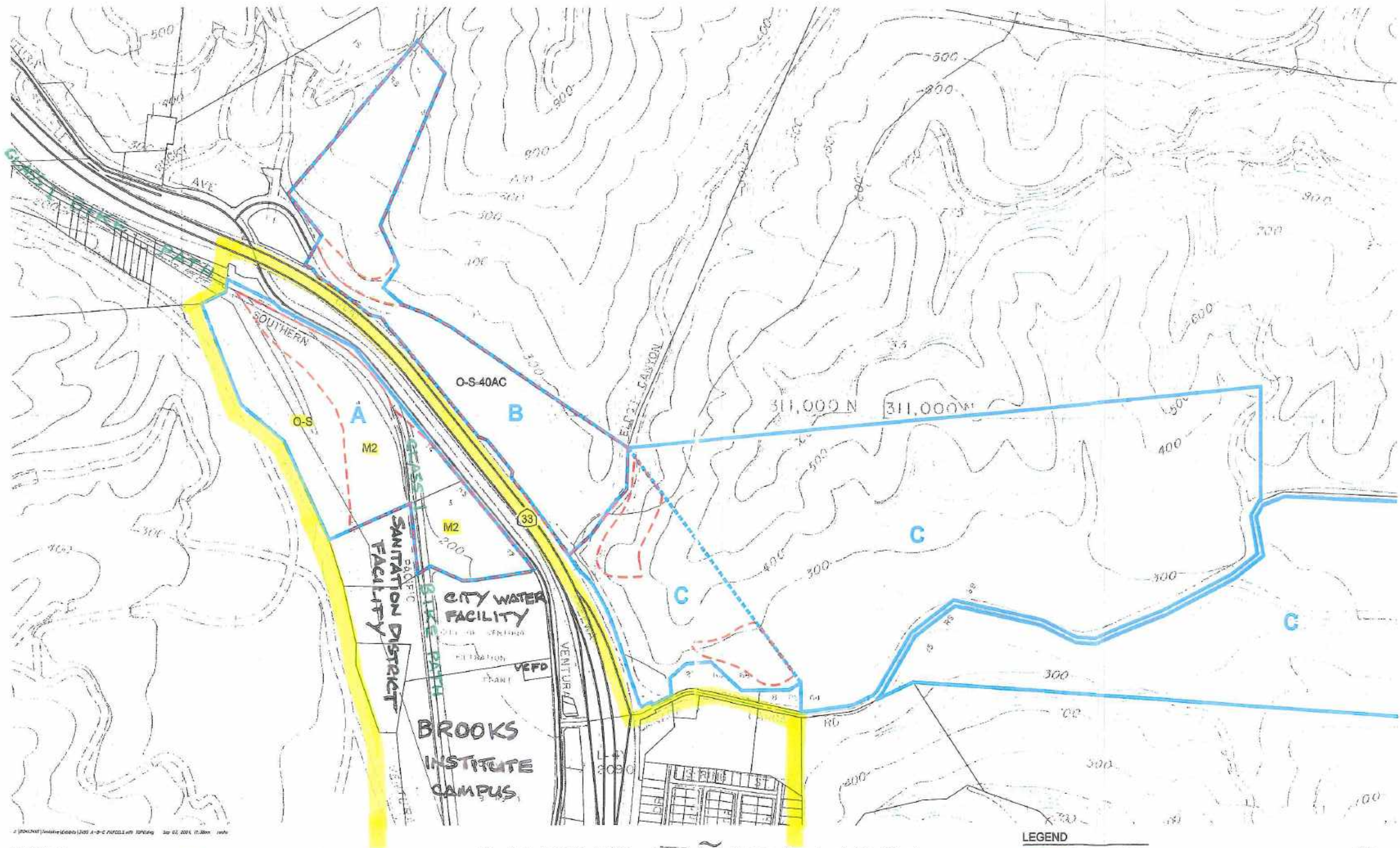
We would urge you to include the balance of Parcel "C" (the East-West valley floor portion) in the Diagram for the General Plan E.I.R. study and long term planning. Given that all four of the Staff and Council Recommended P.E.A.'s are covered by the City's S.O.A.R. designation, it would seem responsible and prudent for the City to study this Area in the General Plan E.I.R. or, at a minimum, as an Alternative in the report. The current recommended Diagram relies on future votes for currently identified growth. This would make the City's General Plan contingent on uncertain future events, as opposed to having an alternative P.E.A. that is available. This would not preclude putting any future specific development proposal for this area to a city vote, if needed. It would be a planning resource with certainty, unlike the other P.E.A.'s.

Please include P.E.A. #1 in the 2005 General Plan Diagram for study in the General Plan E.I.R. prior to your ultimate P.E.A. selection decision next year.

Thank you for your consideration,



Buz Bonsall
Rancho Cañada Larga



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CURRENT PLANNING BOUNDARY

RANCHO CAÑADA LARGA

(ONLY PORTION OF P.E.A. #1 STUDIED IN E.I.R.)

A, B and West Portion of C

LEGEND

- APN ACRES - 120.98
- A = WEST SIDE HWY 33 - 45.59 AC
- B = EAST SIDE HWY 33 - 40.99 AC
- C = WESTERN PORTION - 30.4 AC
- NET USEABLE ACRES - 81.9
- A = NET USEABLE - 27.1 AC
- B = NET USEABLE - 48.5 AC
- C = NET USEABLE - 6.3 AC



SCALE: 1"=300'

Torres, Sue

From: Lentz, Eric
Sent: Friday, July 01, 2005 10:03 AM
To: Daluddung, Susan
Cc: Porras, Lisa; Glalketsis, Kari
Subject: Buz 10 acre parcel

Susan,

This is a response to a phone call you received regarding a question from Buz Bonsall's about his 10 acre parcel north of the City's water facilities being included in the Sphere of Influence and not the remaining 120 acres on the east side of Highway 33 in Western Canada Larga.

First, the plan itself does not recommend a SOI adjustment. The EIR analyzes the SOI in six different scenarios. Scenario 5 does include Western Canada Larga and an adjusted SOI to boot. So I am sort of unclear at what the problem is but I'll give it the old college try.

The reason for the 10 acres to be included in Scenarios 1-4 and 6 of the EIR and not the 120 acres is quite simple, the 10 acres (designated industrial) is the only non-voter restricted area that is within the City's existing planning boundary and currently not within our existing SOI. The 120 acres of Western Canada Larga is outside the existing planning boundary, which is why it's an expansion area. Adding this area to the SOI would require us to expand our planning boundary to include it as well. This would be inconsistent with the direction received to leave the current planning boundary as is.

Thanks,

Eric Lentz, Associate Planner
Community Development, Advance Planning
City of Ventura
501 Poli Street
Ventura, CA 93001
(805) 658-4720
(805) 653-0763 fax

RANCHO CAÑADA LARGA

July 8, 2005

Factual corrections by Buz Bonsall to Eric's 7/1/05 E-Mail sent to Susan Daludung, copied to City Council members. Quote:

"Susan,

This is a response to a phone call you received regarding a question from Buz Bonsall's (sic) about his 10 acre parcel adjacent north of the City's water facilities being included in the Sphere of Influence and not the remaining ~~120 acres on the~~ 30 acre balance of the legal parcel on the West side of Highway 33 (total 40 acres) and the remaining 80 acres on the east side of Highway 33 in Western Canada Larga. (East & West side Hwy. 33 parcels total 120 acres)

First, the plan itself does not recommend a SOI adjustment. The EIR analyzes the SOI in six different scenarios. Scenario 5 does include Western Canada Larga and an adjusted SOI to boot. So I am sort of unclear at what the problem is but I'll give it the old college try.

The reason for the 10 acres to be included in Scenarios 1-4 and 6 of the EIR and not the ~~120~~ 40 acres is quite simple, the 10 acres (designated industrial) is the only non-voter restricted area that is within the City's existing planning boundary and currently not within our existing SOI. (In fact, 25 acres of the 40 acre West side Hwy. 33 parcel is zoned M2, the 15 acre balance zoned "Open Space." The entire 40 acre West side parcel is within the current Planning Boundary*) The ~~120~~ 80 acres of Western Canada Larga is outside the existing planning boundary, which is why it's an expansion area. Adding this area to the SOI would require us to expand our planning boundary to include it as well. This would be inconsistent with the direction received to leave the current planning boundary as is.

Thanks,

Eric Lentz, Associate Planner
Community Development, Advance Planning
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501 Poli Street
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(805) 658-4720
(805) 653-0763 fax"

*See City of Ventura Planning Boundary Map.

City of Ventura City Council

Review of Draft "E.I.R."

Certification of "E.I.R."

Passage of General Plan Update

June-August

2005

(Continuance of P.E.A. Process to Spring 2006)

RANCHO CAÑADA LARGA

June 25, 2005

City of Ventura 2005 General Plan Update Draft E.I.R.
City Council & Planning Commission Joint Workshop#2
Review of the Draft E.I.R.

Re: **General Plan Scenario 5: Intensification/Reuse +
North Avenue + Western Canada Larga**

Dear Council Members & Commissioners:

Thank you for today's opportunity to address you with my comments concerning the City's 2005 General Plan Update Draft Environmental Impact Report. Unfortunately, speaker time does not permit me to fully comment on all of the issues raised in the analyses of General Plan Scenario 5. I will submit all of my written comments by the conclusion of the 45-day review period July 18, 2005.

Today, I submit for your consideration a letter and maps concerning watershed flood plain issues **not addressed in the document's "Upper North Avenue District Housing" Alternative**. This Alternative is a variation of General Plan Scenario 5 relating to the Brooks Campus expansion and the Petrochem Refinery residential reuse. **The attached County G.I.S. maps illustrate those sites to be substantially within the 100 year flood plain of Canada Larga Creek.**

I will limit my oral comments to 3 issues raised in the Environmental Impact Report analyses of General Plan Scenario 5, which includes the Westernmost 120 acres portion of the original 800 acre P.E.A. #1 Canada Larga. Those issues are Density, Guidelines for Orderly Development and Farmland Conversion.

Thank you,



Shull Bonsall, Jr.
Rancho Canada Larga

VENTURA COUNTY



PUBLIC WORKS AGENCY
RONALD C. COONS
Agency Director

WATERSHED PROTECTION DISTRICT

June 23, 2005

Mr. Shull Bonsall, Jr.
Rancho Canada Larga
#1 Canada Larga Road
Ventura, CA 93001

Jeff Pratt
District Director

Peter Sheydayi
Design/Construction

Sergio Vargas
Planning/Regulatory

Tom Lagier
Operations/Maintenance

Lowell Preston, Ph.D.
Water Resources Division

Subject: SUMMARY OF CANADA LARGA CREEK FIELD TRIP ON JUNE 2, 2005

Dear Mr. Bonsall:

The Canada Larga watershed is located about 5 miles north of the City of Ventura and has a catchment area of about 12,311 acres (19.24 square miles). Current land usage of the watershed are mostly natural woodlands and grass lands with cattle grazing. Canada Larga Creek is one of the two largest tributaries of Ventura River. A preliminary hydrologic study indicates that the 100-year peak flood flow discharge at the confluence with Ventura River is about 13,386 cubic feet per second (cfs).

In January and February of 2005, two major storms struck Southern California and resulted in over-bank flooding of Canada Larga Creek (approximately 40-year return period), causing damages to properties, agriculture and infrastructures; especially at the lower reach of Canada Larga Watershed.

To better understand the issue in Canada Larga Watershed, the District engineers, Sergio Vargas, Denny Tuan and Yunsheng Su, visited the site with you on June 2, 2005. This letter summarizes the findings of that field trip:

1. Lower reach of the Canada Larga Watershed is subject to frequent flooding. It is caused not only by undersized channels and road crossings, but also by the excessive amount of debris and sediment.
2. The District has identified the needs to address the issues, and a project is proposed in our Integrated Watershed Protection Plan (20-year plan). However, the present benefit-cost ratio does not rank a higher priority than other urgently needed District facilities improvements.

Mr. Shull Bonsall
June 23, 2005
Page 2 of 2

3. You mentioned that the Brooks Institute Camp Expansion project is under planning downstream of HWY 33, and that a land development project might be planned upstream of HWY 33 in the future. Should there be funding opportunities due to future land developments, the District can provide information, mapping, and engineering expertise in a watershed-wise evaluation for solutions of flood control, water quality and habitat restoration.
4. You explained your concept for a potential detention/debris basin. However, before any conclusion is reached, watershed-wise hydrology, hydraulics, and sediment transport studies have to be conducted to evaluate the baseline (existing) and the proposed conditions.

We appreciate the opportunities to work with you. Please feel free to give me a call at 805-650-4077 if you have any questions.

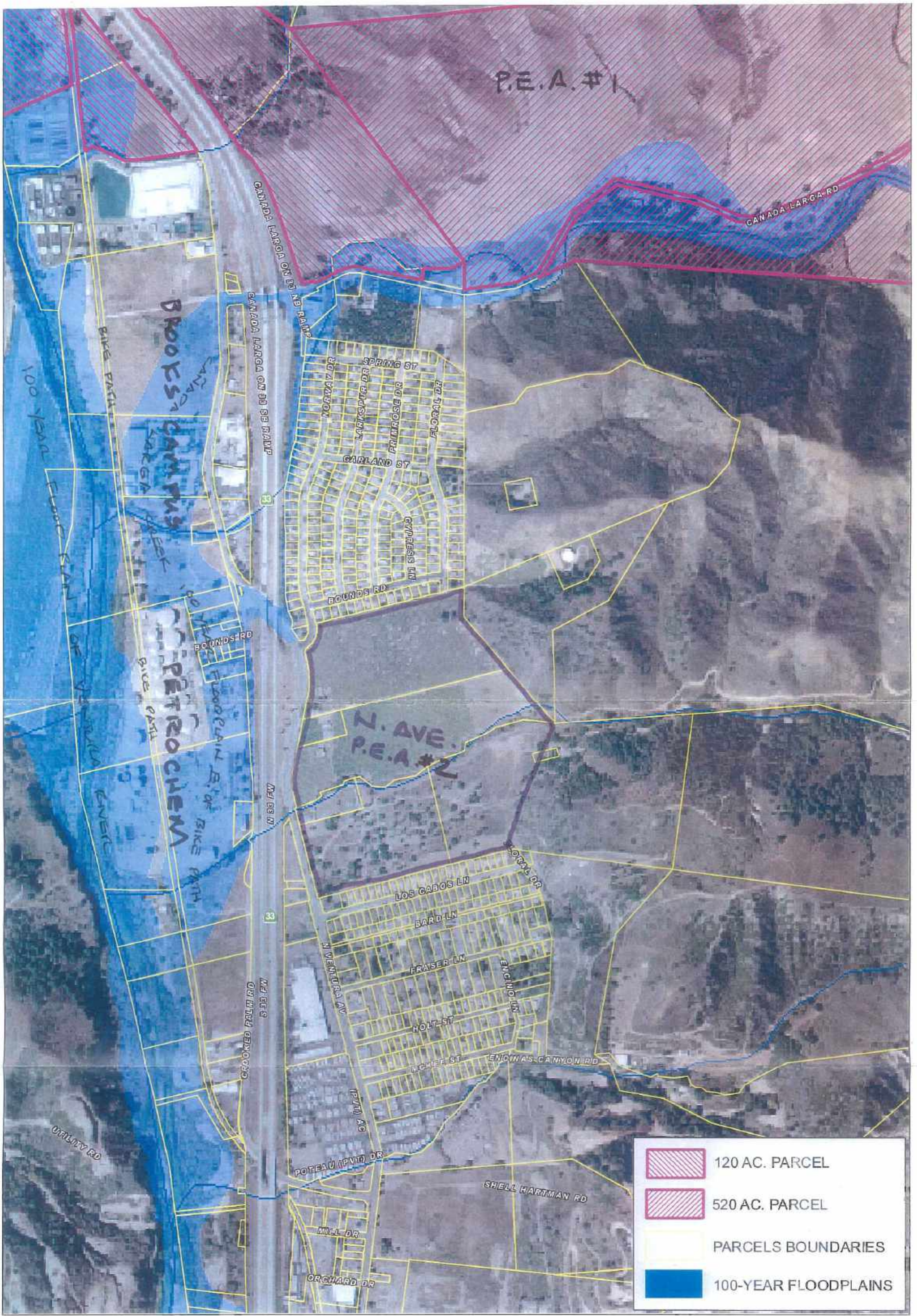
Sincerely,

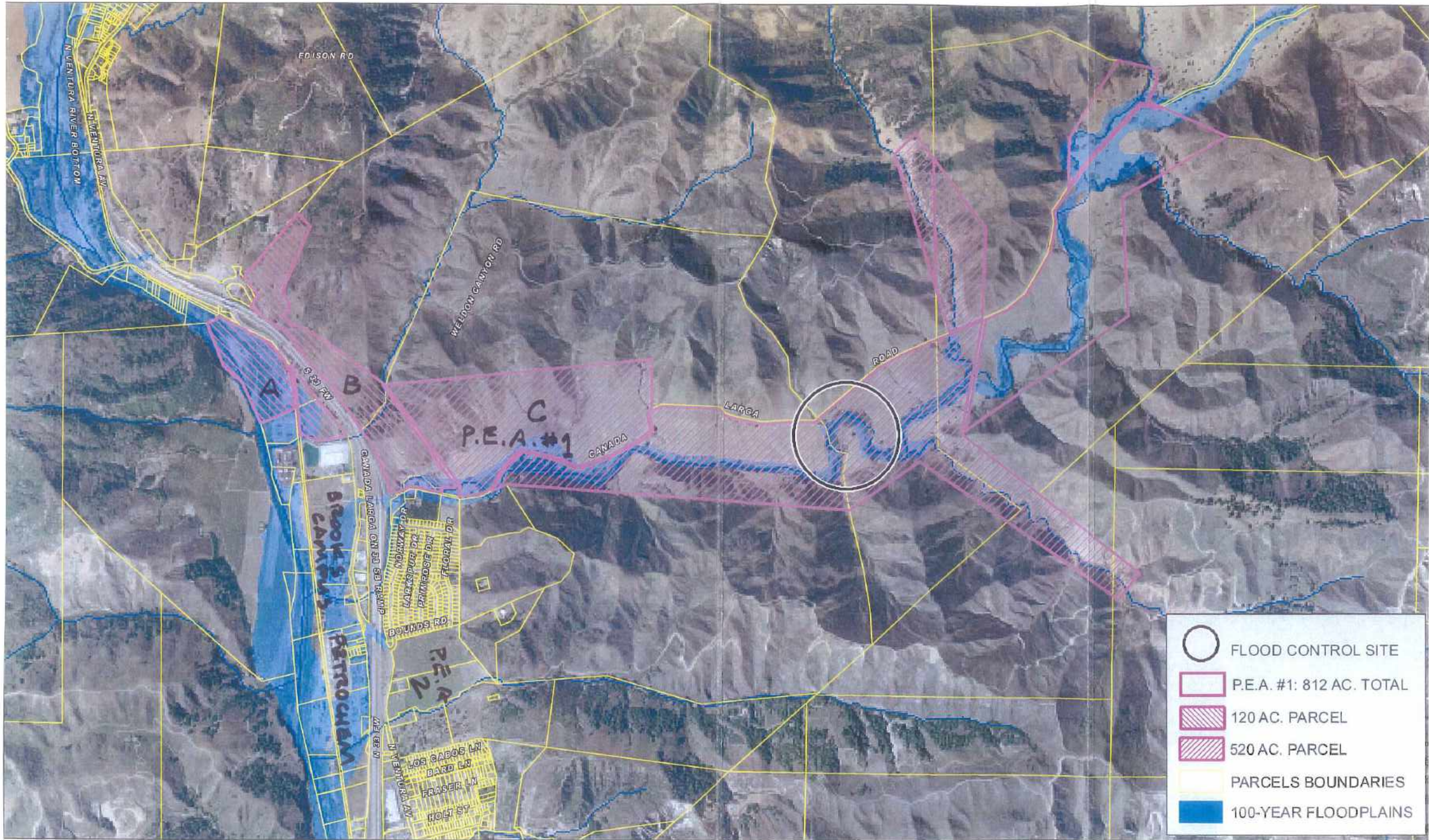


Sergio Vargas, P.E.
Deputy Director

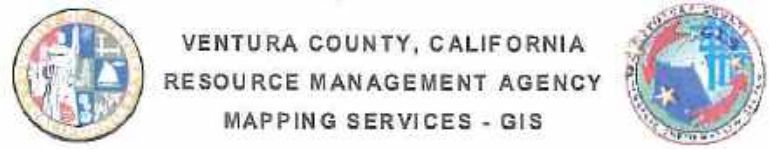
SV:ys:ahK:\PR\planning\AngelaVetter-canada-larga-06-21-05 #2.doc

cc: Denny Tuan
Yunsheng Su





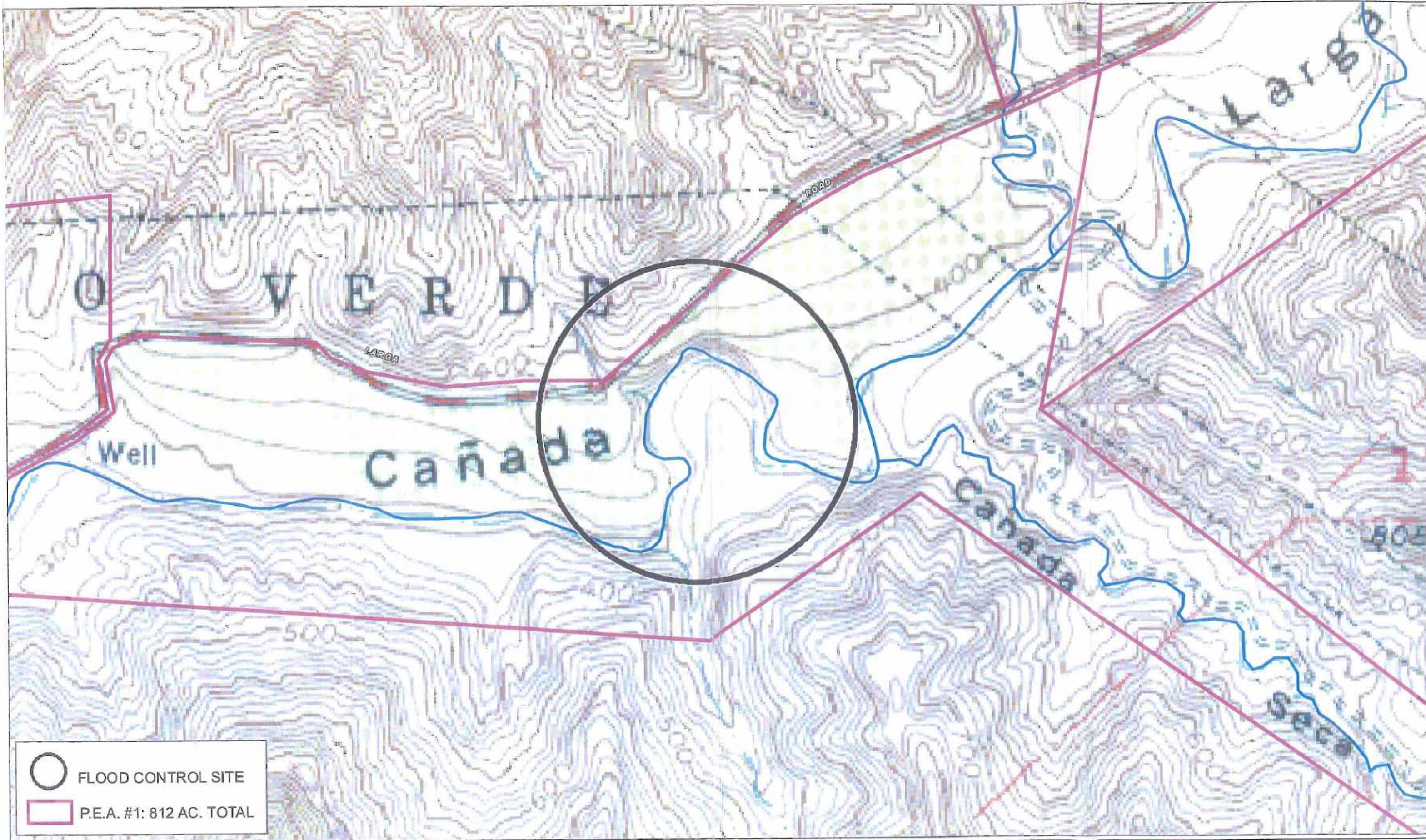
	FLOOD CONTROL SITE
	P.E.A. #1: 812 AC. TOTAL
	120 AC. PARCEL
	520 AC. PARCEL
	PARCELS BOUNDARIES
	100-YEAR FLOODPLAINS





**U.S.A. PETROCHEM, BROOKS CAMPUS & CANADA LARGA P.E.A. #1
AERIAL PHOTO, PARCELS & FLOODZONES**

1 INCH = 1,500 FT.


This aerial imagery is under the copyrights of AirPhotoUSA
Source: AirPhotoUSA, January 2003



 FLOOD CONTROL SITE
 P.E.A. #1: 812 AC. TOTAL



**FLOOD - SEDIMENT - DEBRIS CONTROL SITE
CANADA LARGA CREEK**

1 INCH = 500 FT.

 Source: Ventura and Sallaway U.S.G.S.
 1:24,000 7.5 Minute Topographic Quadrangles
 Contour Interval: 25 feet



RANCHO CAÑADA LARGA

13

staff copy
submitted
6/25/05
copies given
to CC per
Mr. Bonsall

June 25, 2005

City of Ventura 2005 General Plan Update Draft E.I.R.
City Council & Planning Commission Joint Workshop#2
Review of the Draft E.I.R.

Re: **General Plan Scenario 5: Intensification/Reuse +
North Avenue + Western Canada Larga**

Dear Council Members & Commissioners:

Thank you for today's opportunity to address you with my comments
Concerning the City's 2005 General Plan Update Draft Environmental Impact Report.
Unfortunately, speaker time does not permit me to fully comment on all of the issues raised in
the analyses of General Plan Scenario 5. I will submit all of my written comments by the
conclusion of the 45-day review period July 18, 2005.

Today, I submit for your consideration a letter and maps concerning watershed flood
plain issues not addressed in the document's "Upper North Avenue District Housing"
Alternative. This Alternative is a variation of General Plan Scenario 5 relating to the Brooks
Campus expansion and the Petrochem Refinery residential reuse. The attached County G.I.S.
maps illustrate those sites to be substantially within the 100 year flood plain of Canada Larga
Creek.

I will limit my oral comments to 3 issues raised in the Environmental Impact Report
analyses of General Plan Scenario 5, which includes the Westernmost 120 acres portion of the
original 800 acre P.E.A. #1 Canada Larga. Those issues are Density, Guidelines for Orderly
Development and Farmland Conversion.

Thank you,



Shull Bonsall, Jr.
Rancho Canada Larga

Letter 13

COMMENTER: Shull Bonsall, Jr., Rancho Cañada Larga

DATE: June 25, 2005

RESPONSE:

The commenter attaches a letter from the Ventura County Watershed Protection District, which addresses flooding issues in the Upper North Avenue district and notes that portions of the Brooks Institute campus and Petrochem refinery are within the 100-year flood zone. The commenter is correct that portions of the Upper North Avenue area is within the 100-year flood zone. This is discussed in Section 4.8, *Hydrology and Water Quality*. Any development within the 100-year flood zone would be subject to FEMA requirements as well as the requirements of the City's Floodplain Ordinance. In order to clarify the flooding potential as it relates to the Upper North Avenue District Housing alternative, the discussion under "Hydrology and Water Quality" for that alternative on page 6-15 will be amended to read as follows (new text is underlined):

Residential development within the Upper North Avenue District would be within the 100-year flood zone and would therefore be subject to the requirements of FEMA and the City's Floodplain Ordinance. Placing residential development within the Upper North Avenue district adjacent to the Ventura River would incrementally increase the potential for water quality impacts within the river. However, possible impacts could be addressed on a case-by-case basis through compliance with standard engineering practices and runoff control requirements. Overall, hydrology and water quality impacts would be somewhat greater than those associated with 2005 General Plan Scenario 5, but could be reduced to a less than significant level.



June 27, 2005

RANCHO CAÑADA LARGA

Memo of Buz Bonsall's 3-minute public comments at the June 25, 2005 City Council/Planning Commission Workshop #2

Re: City of Ventura 2005 General Plan Update Draft E.I.R.

- **Achieving the Vision**

Cañada Larga was the only one of what ultimately became 12 P.E.A.s to be specifically called out for in the March 2000 Vision document. Had the original 800 acre P.E.A. #1, Cañada Larga, been studied in this Draft E.I.R., there would be plenty of excess acreage for Open Space, Parkland and School land use which were found lacking in Scenario 5: Intensification/Reuse + North Avenue + Western Cañada Larga. All or part of that acreage is still available for those purposes.

- **Density**

Assigning 1700 housing units to the roughly 80 usable acres of the 120 Acre Western Cañada Larga Expansion Area is a totally unrealistic density for this semi-rural area, making for unrealistic impacts. I would not want 1700 units on the entire original 800 Acre P.E.A. much less on the reduced acreage. A 3-digit number would be more appropriate for the land in either case.

- **Guidelines for Orderly Development**

In the potential Class 1, Unavoidably Significant Impacts of "Guidelines for Orderly Development Inconsistency," my conversations with Everett Mallais and Kim Uhlich of L.A.F.CO. lead me to believe this is an error. They say Scenario 2 and 3 would have the same impacts if looked at the same way as Scenario 5 or there would be no inconsistency with all three Scenarios 2, 3 & 5. They will make their comments.

- **Farmland Conversion**

I refer you to Table 4.2-1 on Page 4.2-2. The 120 Acre Western Cañada Expansion Area has no Prime Farmland, Statewide Importance Farmland or Unique Farmland - 0 acres total. This is also true for the original 800 acre P.E.A. All but 15 unusable riverbed and flood plain acres of the Cañada Larga Expansion Area, 120 acres or 800 acres, does not require a City S.O.A.R. vote to be utilized. I would direct you to the Ventura County Office of Agricultural Commissioner's letter in the Appendix A commenting on the Revised Notice of Preparation quote: "In reviewing the alternative P.E.A.s under consideration we have the following observations:... Alternative #3 appears to be most in keeping with all the stated policies and goals of both the City and the County of Ventura. This Scenario requires minimum expansion of Sphere of Influence. Limited removal of Prime Agricultural soils and Lands protected under S.O.A.R. and provides direction for growth to 2025."

In the revised NOP, the referenced Alternative #3 is now Scenario 5: Intensification/Reuse + North Avenue + Western Cañada Larga in this E.I.R. document. Cañada Larga has no Farmland Conversion by itself.

Thank you.



June 27, 2005

SUSAN DALUDDUNG

17

Memo of Buz Bonsall's 3-minute public comments at the June 25, 2005 City Council/Planning Commission Workshop #2

Re: City of Ventura 2005 General Plan Update Draft E.I.R.

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Cañada Larga was the only one of what ultimately became 12 P.E.A.s to be specifically called out for in the March 2000 Vision document. Had the original 800 acre P.E.A. #1, Cañada Larga, been studied in this Draft E.I.R., there would be plenty of excess acreage for Open Space, Parkland and School land use which were found lacking in Scenario 5: Intensification/Reuse - North Avenue + Western Cañada Larga. All or part of that acreage is still available for those purposes.

A

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B

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C

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D

In the revised NOP, the referenced Alternative #3 is now Scenario 5: Intensification/Reuse + North Avenue + Western Cañada Larga in this E.I.R. document. Cañada Larga has no Farmland Conversion by itself.

Thank you.

Buz

Letter 17

COMMENTER: Buz Bonsall, Rancho Cañada Larga

DATE: June 27, 2005

RESPONSE:

Response 17A

The commenter notes that the 800-acre Cañada Larga area includes sufficient acreage to accommodate open space, parks, and schools. It is correct that the 800 acres included in the original Cañada Larga area considered by the CPAC, Planning Commission, and City Council would likely include sufficient acreage to meet school and park demands associated with development of the area.

Response 17B

The commenter states an opinion that the 1,700 residential units assumed for the Western Cañada Larga expansion area included in EIR Scenario 5 is unrealistic. The density assumed in the Draft EIR was directed by the City Council. City staff agree that the density assumed is not realistic; therefore, an alternative that reduces the density for the Western Cañada Larga and North Avenue expansion areas as compared to Scenario 5 was included in Section 6.0, *Alternatives*. That alternative, known as the "Upper North Avenue District Housing" alternative would replace some of the development assumed for the Western Cañada Larga expansion area with additional development in the Upper North Avenue district.

Response 17C

The commenter suggests that the conclusion regarding an inconsistency of the Western Cañada Larga area with respect to the Guidelines for Orderly development is an error. In its comment letter on the Draft EIR (Letter 3), the Ventura LAFCO suggested that inclusion of the Western Cañada Larga within the City's sphere of influence at this time would be inconsistent with the Guidelines for Orderly Development since that area is not contiguous with the current City limit. The LAFCO also suggests that development of the North Avenue expansion area may be inconsistent with the Guidelines for Orderly Development since it is not contiguous with the City boundary and, therefore, may not be annexed at this time. The LAFCO notes that annexation of the Olivas area (which is included in Scenarios 2 and 3) would not conflict with the Guidelines for Orderly Development. It should also be noted that, in response to the LAFCO letter, portions of the EIR Project Description and Section 4.14 were re-written to clarify how and when boundary adjustments may occur in the future and how the General Plan relates to future boundary adjustments. Because no boundary adjustments are being sought by the City at this time and it is presumed that future boundary adjustments would be sought only at such time as they could be found to be consistent with applicable State and LAFCO policies, the impact with respect to consistency with LAFCO policy has been changed to Class III, less than significant, for all scenarios.



Response 17D

The commenter notes that the Western Cañada Larga expansion area does not include any important farmlands and that the Agricultural Commissioner's Office has stated an opinion that Scenario 5 appears to be most in keeping with the policies of the City and County (note that the current Scenario 5 was called Scenario 3 in the Notice of Preparation). As discussed in Section 4.2, *Agricultural Resources*, it is correct that the Western Cañada Larga expansion area does not include any farmland designated as Prime, Statewide Importance, or Unique.



RANCHO CAÑADA LARGA

June 27, 2005

Memo of Buz Bonsall's 5-minute public comments at the June 25, 2005 City Council/Planning Commission Workshop #2 continuing June 27, 2005.

Re: June 17, 2005 Administrative Report: Attachment D

Good Evening Council Members & Commissioners

I would like to comment on Staffs' characterization of the Western Cañada Larga Expansion Area in Attachment D of the June 17, 2005 Administrative Report concerning long term Potential Expansion Strategy. I quote:

"The Western Cañada Larga Expansion Area would consist of expanding the City's Planning Boundary, which is not consistent with the City's top priority of infill development. This area is furthest from existing developed areas and would not be conducive to mixed use and pedestrian oriented areas due to its location."

The 120 Acre Western Cañada Larga Expansion Area is already partially within the City's Planning Boundary on the West side of the Hwy. 33 Freeway (North of the City's Water Treatment Facility) as well as adjacent to the City's current Sphere of Influence. The Area is 300' + from the Valley Vista Tract neighborhood of 234 homes. The Area is adjacent, across Hwy. 33, to the existing Brooks Institute Campus property. I am told that currently, before its planned expansion, Brooks has more students attending than does Cal State University Channel Islands. They are currently walking and driving the Area neighborhood as well as up Cañada Larga Road on video, film and photography projects. Our Expansion Area could be very conducive to a Specific Area Plan for the Brooks Institute expansion given the Expansion Area's coverage by the ¼ mile radius from the Campus and the current need to provide a well-planned, mixed-use adjunct to the Campus. The Area does not compete with infill but adds to existing area renewal. Staff goes on to say quote:

"Future development in the North Avenue area could be accommodated within the Upper North Avenue and Avenue Districts as well as the North Avenue Expansion Area, if needed. Development of Western Cañada Larga is not necessary."

The Draft E.I.R. looked specifically at accommodating further development in its "Upper North Avenue District Housing Alternative." That is not consistent with the proposed General Plan and its industrial designation for the Petrochem Refinery and Upper North Avenue Area. The County Watershed District maps of the Cañada Larga Creek 100 year flood plain zones, as well as this winter's rains, further illustrate development problems for the Petrochem Refinery and Brooks expansion properties. The potential solution for those problems could well be within the Cañada Larga Expansion Area. The Brooks Campus expansion, within the existing Sphere of-Influence and adjacent to the Western Cañada Larga Expansion Area, is going forward now at the County.

RANCHO CAÑADA LARGA

If you must prioritize the Expansion Areas, you should place a high priority on Expansion Areas adjacent to current existing development plans already going forward such as Brooks Institute and the Area adjacent to it: Cañada Larga and the North Avenue. If you must prioritize, a high priority should be given to Expansion Areas with least amount of SOAR protected lands: Cañada Larga and the North Avenue. You can place Cañada Larga in the General plan now through a Sphere of Influence adjustment without a SOAR vote. If you must prioritize, a high priority should be given to Expansion Areas with the minimum conversion of Prime, Statewide and Unique Farmlands: Cañada Larga and the North Avenue.

I would again direct you to the Ventura County Office of Agricultural Commissioner's letter in the Appendix A commenting on the Revised Notice of Preparation quote: "In reviewing the alternative P.E.A.s under consideration we have the following observations:....Alternative #3 appears to be most in keeping with all the stated policies and goals of both the City and the County of Ventura. This Scenario requires minimum expansion of Sphere of Influence. Limited removal of Prime Agricultural soils and Lands protected under S.O.A.R. and provides direction for growth to 2025."

In the revised NOP, the referenced Alternative #3 is now Scenario 5: Intensification/Reuse + North Avenue + Western Cañada Larga in this E.I.R. document. Cañada Larga has no Farmland Conversion or SOAR vote by itself.

Thank you,



Buz Bonsall

JUNE 17, 2005 STAFF
ADMINISTRATION REPORT

- FOR JUNE 25 '05 CITY COUNCIL/
PLANNING COMMISSION WORKSHOP #2
CONTINUED TO JUNE 27 '05
- ACTION DEFERRED TO SPRING, 2006

ATTACHMENT D
Long Term Potential Expansion Strategy

STILL DEFERRED 2010

ATTACHMENT D - LONG-TERM POTENTIAL EXPANSION STRATEGY

The new Draft General Plan sets forth an unambiguous emphasis regarding potential expansion:

"It is the clear desire of the community that before the city expands any further, first priority for achieving our planning goals should go to already urbanized areas of the city to avoid paving over farmland and sensitive areas in our hillsides and along our rivers."
(Page 3-1)

". . . the community has indicated that before the city expands any further, the first priority for achieving planning goals should be in the vacant and underutilized areas of the city. Yet even the most successful efforts to achieve community planning goals through infill may need to be supplemented at some point by expanding into areas outside the city limits. Such expansion may not only be necessary to fulfill development objectives; it may also be needed to provide open space, parklands and natural areas to be preserved and restored. To address this, citizens discussed which areas, if any, should be possible expansion areas. These areas were identified because they embody opportunities for achieving a variety of community vision objectives that may not be feasible within existing city limits. The community further went on to agree upon a set of rules about how these areas should be planned. These areas have been analyzed as part of the preparation of this Plan. Should any areas be selected for future planning, a specific plan, a public vote and an amendment with the regulatory planning framework would have to occur." (It should be clarified that a public vote is required in those areas covered by the SOAR initiative, which include most, but not all, of the Potential Expansion Areas.) (Page 3-10)

ALL BUT P.E.A. #1: CAÑADA LARGA

To clearly differentiate the first-priority *planned* future development of areas of infill from second-priority *potential* expansion, the policies regarding Potential Expansion Areas have not been included in the Draft General Plan itself. Separating these expansion areas from the draft document gives the City several advantages including: (1) separates first priority policies where there is greater consensus from second priority potential policies which may prove distracting and divisive, (2) provides the City with ample opportunity (following the adoption of the plan) to discuss how the expansion areas, if any, are selected to undergo a specific plan and vote process, (3) sets forth a mechanism to process these areas.

A range of *Potential Expansion Areas* were addressed by the community during the process of updating the 1989 Comprehensive Plan. Based on recommendations from the CPAC and the Planning Commission, the City Council selected several combinations of expansion scenarios, including North Avenue, Western Canada Larga, Olivas, Serra, and Poinsettia (illustrated on Map B-1). While these areas are isolated from the *Draft 2005 Ventura General Plan* document, including the General Plan Diagram, the environmental impacts have been thoroughly analyzed within the Draft Environmental Impact Report (DEIR) as potential development scenarios.

ATTACHMENT D - LONG-TERM POTENTIAL EXPANSION STRATEGY

- Seek to establish a long-term "Curb line" which is applied to the other cities in the County under SOAR which would establish a long-term overall voter-approved strategy for potential expansion.

None of these is mutually exclusive, but the key will be to not allow disagreement over the direction, timing and process for consideration of potential expansion areas to divert or delay adoption of the "infill first" General Plan vision.

B. FRAMEWORK FOR DEVELOPMENT OF EXPANSION AREAS

(Adapted from, *Final CPAC Issues & Alternatives Report*, September 2003)

Each specific plan will be required to address all of the following:

1. Assume that the expansion area has the opportunity not only to provide amenities to its residents directly, but also to improve quality of life for the larger community, including by responding to unmet needs in nearby existing neighborhoods.
2. Acknowledge traditional village center-type commerce districts and urban neighborhoods as critical anchors for economic and community vitality.
3. Encompass one or more complete neighborhoods, each with an identifiable center that includes village green space, facilities for civic and community activities, neighborhood-serving commerce, and residences.
4. Establish compact neighborhood form based on walkability: neighborhood centers would serve pedestrians from homes within a quarter-mile.
5. Require a mix of housing types that meets affordability ranges and emphasizes walk-up units such as row and town houses without stacked flats.
6. Include a circulation network that connects efficiently within the neighborhood and to adjoining areas, and that balances pedestrian, bicycle, and vehicular movement.
7. Provide ample public open space, parks, and trails at convenient walkable intervals.
8. Protect sensitive habitat and watershed land, and restore and enhance natural resources.

C. CRITERIA AND PROCESS FOR SITE SELECTION

1. Is the location compatible with regional plans that encourage public transit?
2. Are there existing and adequate infrastructure and resources available?
3. Would the development integrate with and enhance existing neighborhoods, districts, and corridors?
4. Would development provide a positive contribution to the area by addressing unresolved issues related to infrastructure, public services, and improving the City's system of thoroughfares?
5. Does the location connect with adjacent developments and thoroughfares?
6. Is there area divisible into walkable neighborhoods (i.e. ¼ mile from center to edge)?

ATTACHMENT D - LONG-TERM POTENTIAL EXPANSION STRATEGY

Development into the Serra area would eliminate the urban/agriculture conflict that has been an ongoing concern in this area due to the close proximity to residential areas.

The following expansion areas are considered low priority to provide for future growth if future development cannot be provided by infill development alone.

Olivas

The Olivas expansion area shares many of the same opportunities as the Serra and North Avenue expansion areas. However, the dominating constraint to this area is that it is in the Ventura-Oxnard Greenbelt, a jointly recognized city ordinance by the City of Ventura, City of Oxnard, and the County. Also, development in this area would result in a loss of prime farmland. The western end of Olivas expansion area is within the California Coastal Zone Act. Protecting prime farmland is a top priority of this act.

Poinsettia

The Poinsettia expansion area has relatively few constraints. However, it was not a top priority of the CPAC, Planning Commission, and City Council. This area does not provide as many benefits to the community as Serra expansion area and would not be necessary given the majority support for the North Avenue and Serra expansion areas.

Western Canada Larga

The Western Canada Larga expansion area would consist of expanding the city's planning boundary, which is not consistent with the city's top priority of infill development. This area is furthest from existing developed areas and would not be conducive to mixed use and pedestrian oriented areas due to its location. Future development in the North Avenue area could be accommodated within the Upper North Avenue and Avenue Districts as well as the North Avenue Expansion Area, if needed. Development of Western Canada Larga is not necessary.

RANCHO CAÑADA LARGA

July 18, 2005

Kari Gialketsis, Principal Planner
City of San Buenaventura Community Development Department
PO Box 99
Ventura, CA 93002-0099

RE: 2005 Ventura General Plan EIR Comments

Dear Kari:

CITY OF VENTURA DRAFT ENVIRONMENTAL IMPACT REPORT JUNE 2005

Comments and **Corrections** by Buz Bonsall, owner of the 120 acre Western Cañada Larga Potential Expansion Area.

Pg. S-1 2nd ¶ "...~~Three~~ **Five** "Expansion Areas" "

Fig. 2-1a & Fig. 2-1b "Planning Area" Boundaries inconsistent on maps at City Water Facility in Cañada Larga area.

Pg. 4.1-18 Photo 13 caption "... Portions of the hillside area fronting the freeway could potentially be graded **has already been removed and graded for SR33 Freeway** and could be **regraded** and developed if this expansion area is selected."

Pg. 4.1-18 Photo 14: **This photo depicts M2- Industrial zoned industrial land on the Westside of SR33 and does not represent the grazing land on the Eastside of SR33.**

Pg. 4.2-1 Legend "Row Crops" incorrectly depicted on Western most portion (West of bike path) of Western Cañada Larga Expansion Area

Pg. 4.4-24 Photo 3: **Depicts a Caltrans SR33 Freeway 15+ acres hillside removal and grading project (Late 1969) with natural plant recovery.**

Pg. 4.4-25 Scenario 5 paragraph, final sentence "the Western Cañada Larga area is the **least most disturbed of the expansion areas (15+ acres of hillside removal and massive grading for the SR33 freeway in 1969).**..."

Pg. 4.4-26 First paragraph reference to Photo 3: There is no native bunch grass or oak woodland present in photo 3. Line 5 "~~Santa Clara River~~" should be **Ventura River.**

RANCHO CAÑADA LARGA

Pg. 4.5-17 "Scenario 5" paragraph...." A portion of the mission aqueduct is located ~~within~~ **outside to the south** of Western Cañada Larga expansion area."

Pg. 4.11-51 Top of page final sentence ".....with that scenario." **It should be noted that the owners of the Western Cañada Larga Expansion Area have over 6000 acres adjacent to the Area for potential parkland. There is no shortfall of acres.**

Pg. 6-20 Public Services: **It should be noted there is a Ventura County Fire Department Station building on North Ventura Avenue next to the City's Water Treatment facility.**

General Comment: As noted by the D.E.I.R. authors at Pg. 4.1-19 Scenario 5, 1700 housing units assigned to the reduced acreage (120 acres) of the original 800 acre Potential Expansion Area of Cañada Larga is "unrealistic", hence the unrealistic impacts in D.E.I.R. data (such as sewer plant capacity etc.) throughout the report.

Thank you for the opportunity to comment. If there are any questions regarding my comments, please feel free to contact me at 805-565-0629.

Sincerely,



Buz Bonsall
Rancho Cañada Larga

RANCHO CAÑADA LARGA

19

RECEIVED

JUL 18 2005

Community Development
PLANNING DIVISION

July 18, 2005

Kari Gialketsis, Principal Planner
City of San Buenaventura Community Development Department
PO Box 99
Ventura, CA 93002-0099

RE: 2005 Ventura General Plan EIR Comments

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A

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E

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G

H

RANCHO CAÑADA LARGA

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Sincerely,



Buz Bonsall
Rancho Cañada Larga

I

J

K

L

Letter 19

COMMENTER: Buz Bonsall, Rancho Cañada Larga

DATE: July 18, 2005

RESPONSE:

Response 19A

The commenter notes a typographical error in the Summary. This will be corrected in the Final EIR.

Response 19B

The commenter notes an inconsistency in the depiction of the Planning Area shown in Figures 2-1a and 2-1b. The Planning Area boundary shown in Figure 2-1a will be corrected in the Final EIR.

Response 19C

The commenter suggests a clarification of the caption accompanying Photo 13 in Section 4.1 of the EIR to note that the area shown was previously graded as part of the SR 33 construction. The caption will be amended as suggested by the commenter in the Final EIR.

Response 19D

The commenter correctly notes that the area shown on Photo 14 in Section 4.1 is designated Industrial. The caption accompanying that photo will be revised in the Final EIR to read as follows:

Agricultural land adjacent to the Western Cañada Larga expansion area looking south from SR 33. This area is within the Upper North Avenue District and is currently designated Industrial.

Response 19E

The commenter notes that the area west of the bike path within the Western Cañada Larga expansion area is not in row crop production, as shown on Figure 4.2-1. Figure 4.2-1 will be corrected in the Final EIR to show that area as "Grazing/Livestock" land.

Response 19F

The commenter notes that the area shown in Photo 3 in Section 4.4, *Biological Resources*, was previously graded as part of the SR 33 construction. This comment is noted, though no change to the photo caption is necessary.



Response 19G

The commenter states an opinion that the Western Cañada Larga area is the most disturbed among the expansion areas. Even though much of the area in question has been disturbed historically by past grading activity, the open lands of the Western Cañada Larga area maintains higher biological resource value than the irrigated agricultural lands associated with the other expansion areas. Therefore, from a biological resource perspective, it would be considered the least disturbed.

Response 19H

The commenter notes that Photo 3 on Figure 4.4-4 does not depict native bunch grass or oak woodland. The commenter also notes that the reference to the Santa Clara River on the fifth line of page 4.4-26 should be to the Ventura River. The reference to the Santa Clara River will be corrected in the Final EIR. Although Photo 3 does not depict the habitats mentioned by the commenter, the statement to which the commenter refers merely notes that the Western Cañada Larga has the potential for such habitats. Site specific surveys of the area would be needed to determine whether such habitats actually are present. Such surveys would appropriately be conducted in conjunction with the environmental review of any specific development project for the area.

Response 19I

The commenter requests a clarification of the location of the Mission Aqueduct, as discussed on page 4.5-17. The Mission Aqueduct is known to be in the North Avenue area, but actual location of the Mission Aqueduct is not known with certainty. In response to this comment, the sentence noted by the commenter will be revised to read as follows (new text is underlined):

A portion of the Mission Aqueduct is located in the vicinity of the Western Cañada Larga expansion area.

Response 19J

The commenter notes that acreage is available for parks within Rancho Cañada Larga. This comment is noted, though the areas mentioned by the commenter are not within the Western Cañada Larga expansion area discussed in the Draft EIR.

Response 19K

The commenter notes that there is a County Fire Department station next to the City's water treatment facility. This comment is noted, though the City would need to provide fire protection service in the event that properties within the North Avenue area are annexed and developed.

Response 19L

The commenter states an opinion that the development total assumed for the Western Cañada Larga expansion area are unrealistic. Please see Response 17B.



RANCHO CAÑADA LARGA

August 15, 2005

Memo of Buz Bonsall's 3-minute public comments at the August 8, 2005, Ventura City Council Meeting to certify the E.I.R. (E.I.R. 2452) for the General Plan and adoption of the 2005 Ventura General Plan (MP-151).

Re: Administrative Report dated August 2, 2005, for the August 8, 2005, meeting re: General Plan.

Good Evening, Mayor, Council Members and Staff

I support the passage of the General Plan tonight. It has been too long coming and its passage will move us on to the Potential Expansion Area issue of my interest that was interrupted at 1:15 a.m. at the June 27, 2005 Joint City Council Planning Commission Meeting. [The "Attachment D" of the June 17, 2005, Administrative Report that dealt with the P.E.A. issues]

Tonight my comments are directed to you concerning the Resolution to certify the General Plan E.I.R. While I cannot compete with the great lawyering preceding me [Soderman & Ring Harbor Project lawyer], I have to point out a major factual error in tonight's Resolution you're being asked to vote on to certify the General Plan E.I.R. In attachment A, page 9, Item D "Alternative 4: No Important Farmland Conversion" I quote: "This alternative assumes that no Prime, Statewide Importance, or Unique Farmland is converted. Therefore, none of the Potential Expansion Areas would be included..." This is a major factual error. Both the original 800 Acre P.E.A. #1 Cañada Larga and the 120 Acre Western Cañada Larga P.E.A. have No Prime, Statewide Important or Unique Farmland Acres, unlike all of the other P.E.A.s. Therefore, this P.E.A. could be included. Hence, major factual error. Therefore, development would not be, as incorrectly assumed in the E.I.R., limited to the districts and corridors, and a broader mix of housing types would be available by including P.E.A. #1 this non-S.O.A.R., No Important Farmland Conversion parcel within the City's planning boundary, as well as providing land adjacent to the Brooks campus expansion to help meet the City's economic development objectives. Therefore, the major factual error led to major incorrect conclusions in the draft E.I.R. Alternative 4 study and hence the problem with the Resolution you are being asked to vote on. Thank you.

* Draft E.I.R. Pg. 4.2-2 Table 4.2-1 titled "Important Farmlands designated for Non-Agricultural use and within Potential Expansion Areas."

proposed Sphere of Influence that are currently designated for non-agricultural uses could be converted under this alternative.

This alternative may incrementally reduce traffic and noise impacts as well as future demand for utilities and services. It also appears to eliminate the unavoidably significant impact of the 2005 General Plan discussed above relating to exceedance of growth projections contained in the Ventura County Air Quality Management Plan and SCAG Regional Transportation Plan. However, this alternative would require a growth restriction system that would inhibit development of sufficient land for all development needs including the necessary infill development to provide adequate housing, employment centers, and transportation connections. This alternative would fail to achieve the General Plan "well planned and designed" objectives of a mix of land uses, range of housing opportunities and choices, walkable communities, and a variety of transportation options, and is therefore considered infeasible.

D. Alternative 4. No Important Farmland Conversion. This alternative assumes that no Prime, Statewide Importance, or Unique Farmland is converted. Therefore, none of the potential expansion areas would be included and all lands within the Planning Area that have important farmlands and are currently in agricultural use, but designated for non-agricultural use would be redesignated. The average annual population growth rate for this alternative is assumed to be .88%.

This alternative would eliminate the significant impact relating to the conversion of Prime, Statewide Importance, and Unique farmland, but would focus more development in districts and corridors, would not be expected to accommodate as broad a mix of housing types, nor would it provide adequate jobs/housing balance or meet the City's economic development objectives. In addition, all of the existing Planning Area conflicts relating to agricultural/urban interface would remain under this alternative, and it is therefore considered infeasible.

E. Alternative 5. Upper North Avenue District Housing. This alternative is a variation of 2005 General Plan Scenario 5 in which some of the development that would occur within the North Avenue and Western Canada Larga areas would instead occur within the Upper North Avenue District, adjacent to Brooks Institute and the Petrochem Refinery site. This would entail changing the land use designation for these areas from Industrial to Residential.

This alternative would reduce the development intensity in the North Avenue and Western Canada Larga expansion areas and would redevelop the Petrochem plant and other properties in the Upper North Avenue district. However, the fact that residential development within the Upper North Avenue district could be exposed to conflicts with adjacent industrial activity and SR 33 results in this alternative being environmentally inferior.

City of Ventura Westside North Avenue Community Plan

Economic Chapter Adopted By City Council

Westside Economic Development Strategy

October 25th, 2006

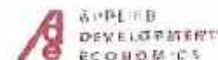


Prepared for
City of Ventura

Prepared by
Applied Development Economics

100 Pringle Avenue, Suite 560 | Walnut Creek, California 94596 | (925) 934-8712
2151 River Plaza Drive, Suite 150 | Sacramento, California 95833 | (916) 923-1562

www.adeusa.com



INTRODUCTION

The Westside neighborhood has been the subject of several economic and land use planning efforts over a number of years. Just last year, the City adopted its new General Plan and is now prepared to draft and adopt a Community Plan for the Westside and North Avenue to help facilitate the community's vision for development. The Economic Strategic Plan is intended to provide an economic development framework for the Community Plan, to ensure that the economic goals of the community can be implemented in a realistic and feasible way. As such, the Strategic Plan represents a summary of the past community planning work that has occurred in recent years, rather than a new direction for economic growth in the area. The Strategic Plan draws on a number of documents that have been completed to address various facets of economic development and design in the Westside, including:

- ? Westside Economic Initiative
- ? Feasibility Study for ECO Industrial Park
- ? Westside Revitalization Plan
- ? Westside Urban Design Plan
- ? Ventura Vision
- ? Ventura Economic Development Strategy
- ? Ventura General Plan

ECONOMIC STRATEGY FOCUS AREA

The focus of the Economic Strategic Plan begins at the southern end of Ventura Avenue where the Westside abuts the Downtown area along Park Row. Moving north, the area includes the neighborhoods between SR 33 and the bluffs all the way past the City boundaries to the area just north of the Canada Larga interchange (See Figure 1 – Avenue to the Future). About half of the project area is currently in County jurisdiction, although most of it is within the City's Planning

current Boundary for the General Plan, and the City's current Sphere of Influence (SOI).

The northernmost properties in the focus area are immediately north of the City's water treatment facility (See Figure 2 – Site 6). These properties are not within the City's current SOI, although the portion of Site 6 west of SR 33 is within the General Plan Planning Boundary and ^{BOTH} border the City's current SOI boundary. The portion of Site 6 east of SR 33 is not within the Planning Boundary. These properties were included in the economic study in order to evaluate their economic potential in relation to potential projects on other properties south of the treatment plant, particularly the Brooks Institute site and other sites to the south.

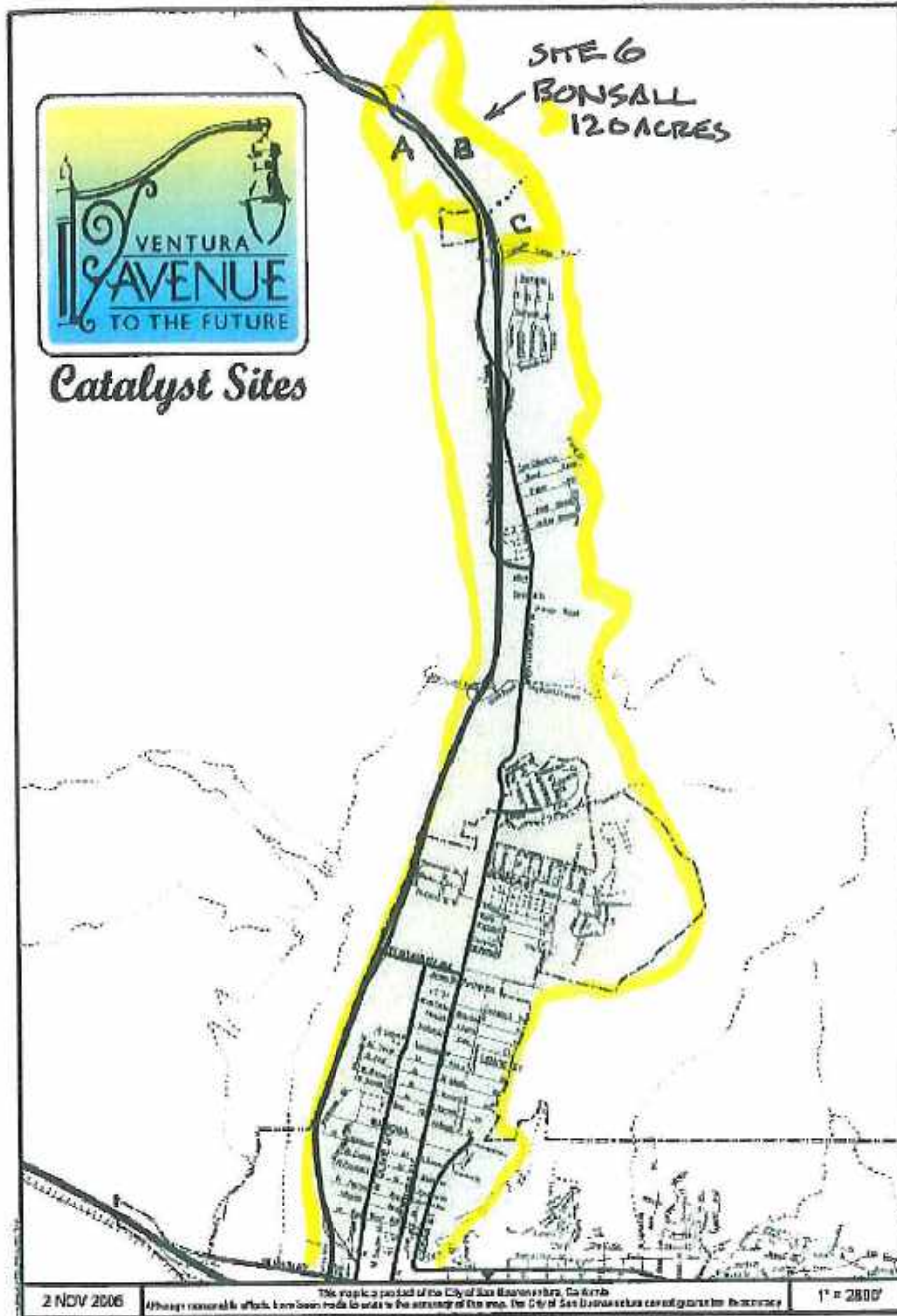


FIGURE 1 - (STUDY AREA)

recommendations from the Revitalization Plan, but predicts instead about 750,000 sq.ft. of retail, office and industrial development in the Westside, which we estimate would support growth of more than 1,400 jobs (Table B-10).

As part of the economic analysis for this study, we have projected development scenarios for six catalyst sites, also shown in Table B-10. Some of these sites, such as the Selby site and the USA Petroleum site (sites 1 and 5) probably have strong potential to redevelop over the short term. Others, such as sites 3 and 4 are longer-term opportunities since the existing oil production uses are likely to continue for some time.

Site 6 is largely dependent on the Brooks Institute expansion and development of Site 5, so it represents more of a medium term opportunity (5-10 years). Site 6 is currently adjacent to the City Sphere of Influence (SOI) on both the western and eastern sides of Ventura Avenue & Hwy 33. The General Plan recommends that the western portion be included in the next Sphere update, the eastern portion would also have to be included before it's economic development potential could be realized.

A brief description of each site is provided below.

1. Selby (Rocklite and Ventura Avenue)

This site is about 25 acres and is owned by the Selby Family. Although it is designated for industrial use in the General Plan (with an overlay along the Ventura Avenue Corridor) its key feature is its Gateway location as Stanley Avenue intersects Ventura Avenue east of the freeway. As a catalyst for development and renewal in this immediate area, the site would perform better with a higher value mix of uses. We recommend a mix of ground floor commercial on Ventura Avenue with second and/or third story office above. The eastern portion of the property could support high density residential uses to create a true mixed use development that would be a showcase for travelers as they exit the freeway at Stanley. In terms of economic development potential, we project about 27,000 sq.ft. of retail and 54,000 sq.ft. of office (Table B-10).

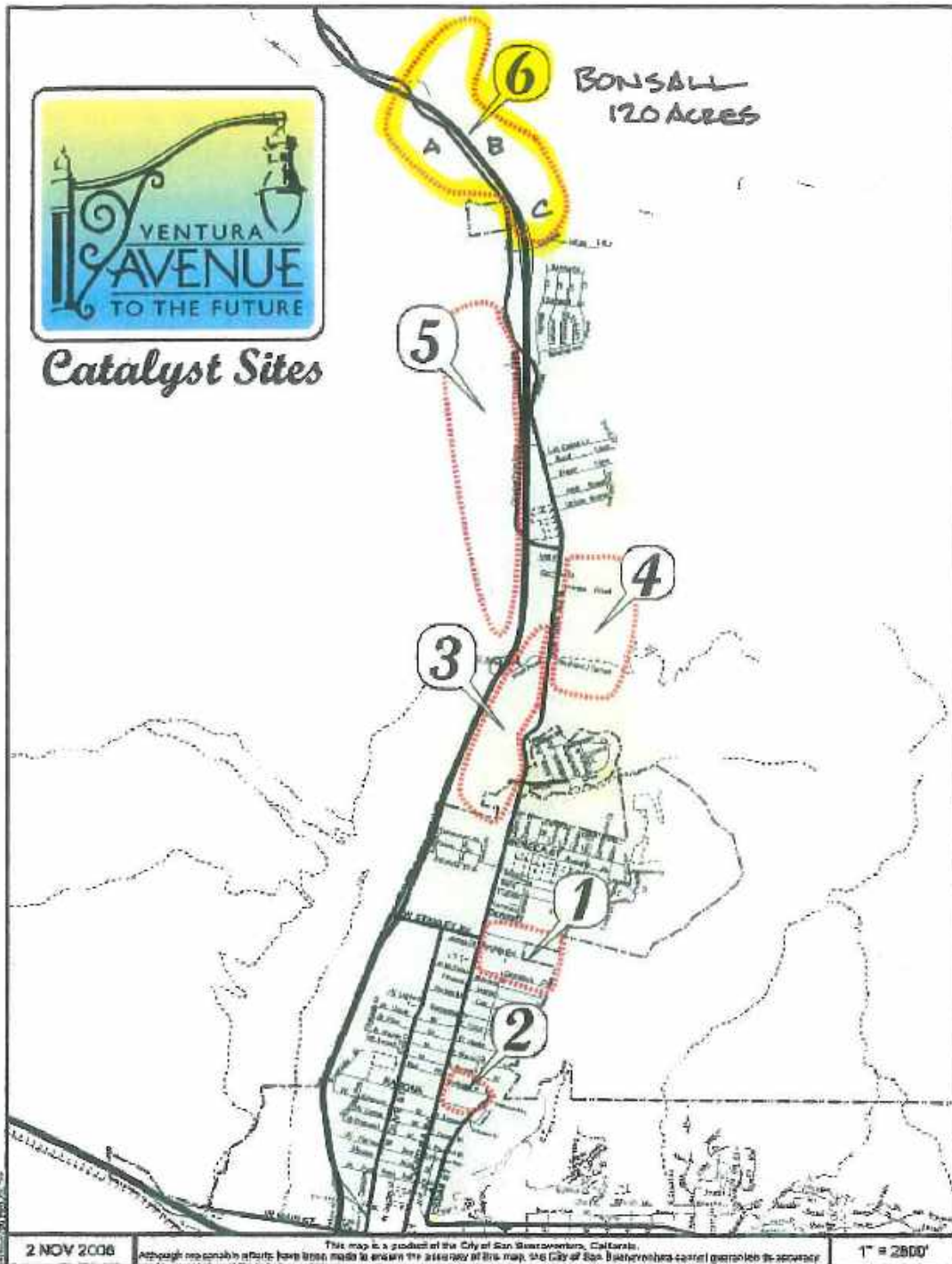


Figure 2

current market terms is its proximity to the Brooks Institute campus, which is planning a major expansion. The Brooks expansion is perhaps the most significant short term economic development opportunity for the Westside in that it can create a substantial concentration of education and technical support activities centered on photography and film production. In order for the expansion to realize its full economic development potential, however, it will be necessary to add housing adjacent to the campus. Therefore, plans are developing for residential development on the northern portion of the USA site, with the southern portion devoted to business park uses, which can provide a transition between the residences and the industrial uses further south. These concepts are entirely consistent with our market research, which shows substantial potential for information technology businesses in the Westside as well as a variety of professional services that would seek office space rather than industrial spaces.

6. Bonsall (North of Canada Larga)

These two properties, east and west of the freeway and immediately north of the City water treatment plant and the Canada Larga interchange, represent a logical extension of the neighborhood center created by the Brooks campus. The freeway access and Ventura Avenue frontage would permit commercial mix use development on the western portion of the property while the eastern side of the highway could support additional business park uses and possibly multifamily/live work residential uses supporting the Brooks Campus area. Both of these sites are currently adjacent to the City Sphere of Influence (SOI), and the General Plan recommends that the western property be included in the next Sphere update. The eastern property is outside the City's planning area as well as its SOI but within the City's Area of Interest. The economic development potential of these sites in the short term is dependent on the implementation of the Brooks expansion. Even with that, the USA Petroleum site would have a more immediate effect in support of the campus expansion. However, if Brooks' plans move forward, it would be in the City's interest to plan for business development on the Bonsall sites to complete the northern edge of the Westside job center.



SANITATION DISTRICT FACILITY
 CITY OF VENTURA WATER FACILITY
 CANADA LARGA ROAD / HWY. 33 FREEWAY INTERCHANGE
 BROOKS INSTITUTE CAMPUS

RANCHO CAÑADA LARGA

(WESTERN PORTION OF P.E.A. #1)

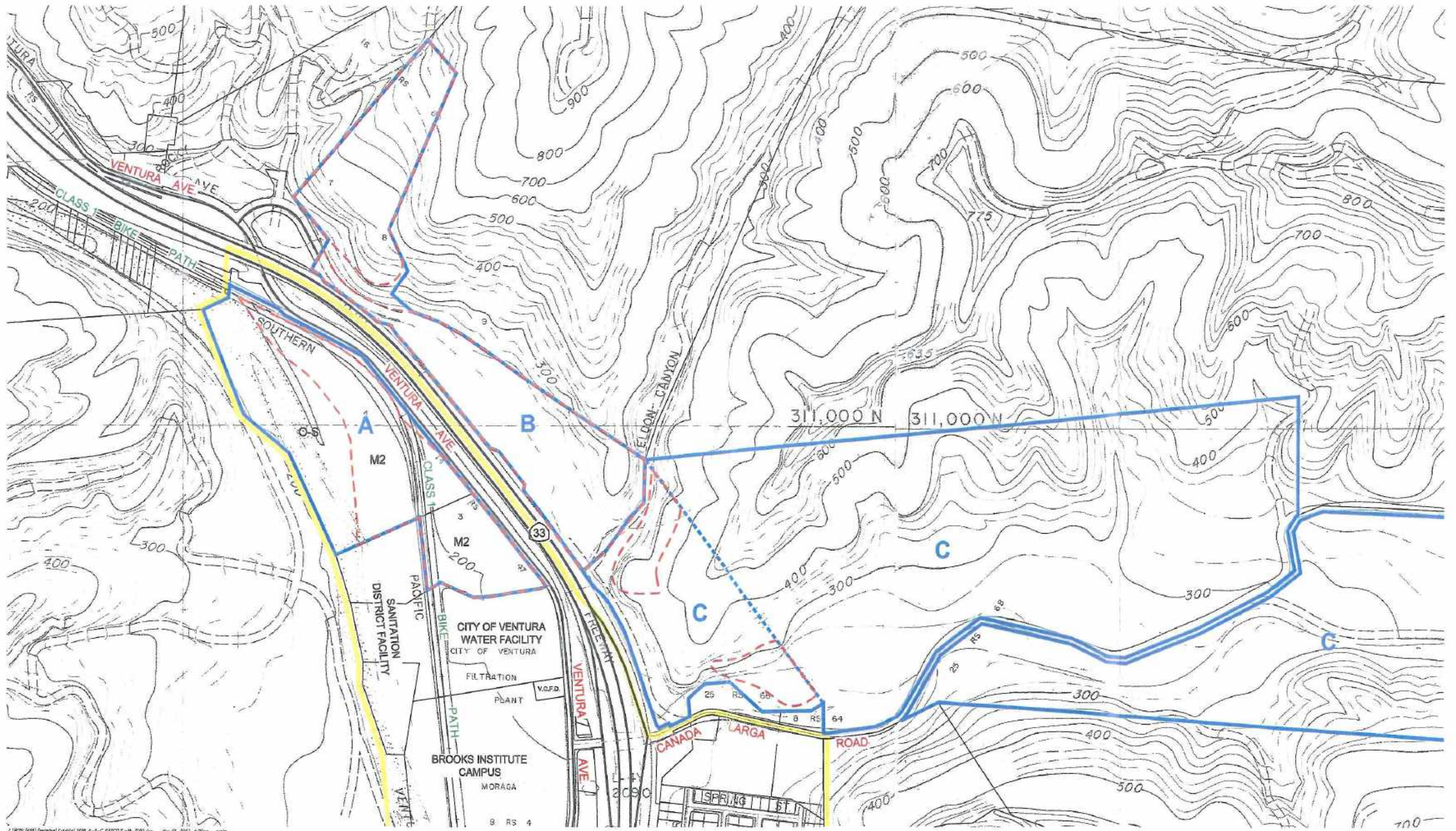
A, B and West Portion of C = 120 ACRES

LEGEND

- APN ACRES - 120.98
- - - - NET USEABLE ACRES - 81.9
- "O-S" = COUNTY OF VENTURA CURRENT ZONING
- "M2" = VENTURA COUNTY FIRE DEPT.
- A = WEST SIDE HWY 33 - 45.59 AC
- B = EAST SIDE HWY 33 - 49.99 AC
- C = WESTERN PORTION - 30.4 AC
- A = NET USABLE - 27.1 AC
- B = NET USABLE - 46.5 AC
- C = NET USABLE - 8.3 AC

MAP PREPARED BY:





2: (R011-2105) / ventura / cañada_larga / 1000 4-8-C PARCELS v1.mxd 7/20/10 4/10/2010 4:25pm north

RANCHO CAÑADA LARGA

(WESTERN PORTION OF P.E.A. #1)

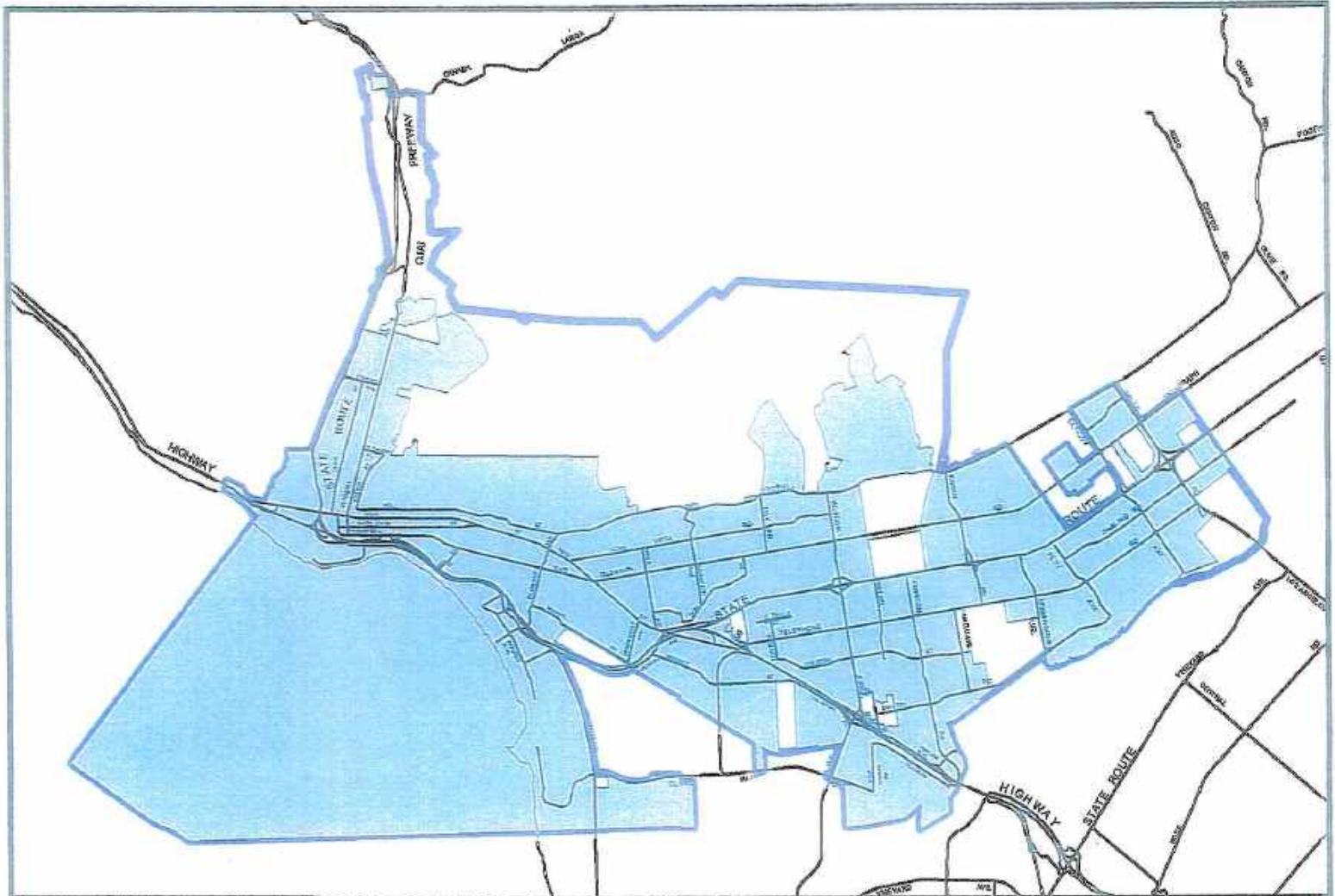
A, B and West Portion of C = 120 ACRES

LEGEND



- APN ACRES - 120.98
- CITY OF VENTURA CURRENT PLANNING BOUNDARY
- - - NET USEABLE ACRES - 81.9
- - - "O-S" = COUNTY OF VENTURA CURRENT ZONING
- - - "M2" = COUNTY OF VENTURA CURRENT ZONING
- - - V.C.F.D. = VENTURA COUNTY FIRE DEPT.
- A = NET USABLE - 27.1 AC
- B = NET USABLE - 46.5 AC
- C = NET USABLE - 8.3 AC

MAP PREPARED BY:



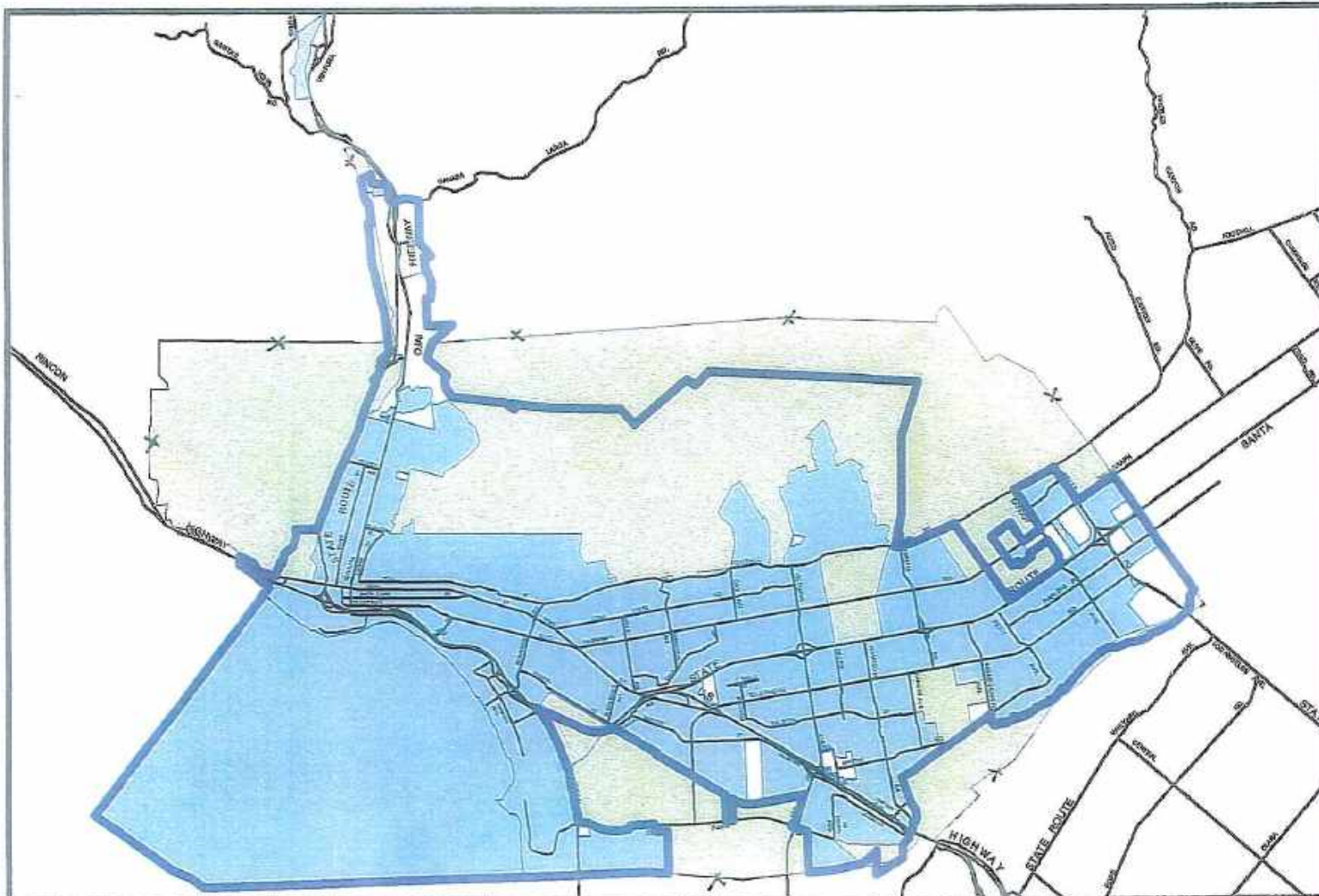







Legend

-  Sphere of Influence
-  City Boundary

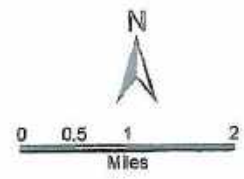
Ventura LAFCO
Municipal Service Review
City of Ventura
October 2006





-  City Boundary
-  Sphere of Influence
-  HVPA
-  SOAR
-  CURRENT PLANNING BOUNDARY

Ventura LAFCO
 Municipal Service Review
 City of Ventura
 October 2006



OCTOBER 2006 - AFTER LAFCO MUNICIPAL SERVICE REVIEW, THIS "MAPPING ERROR" ISSUE BECAME APPARANT. ULTIMATELY NOT DEALT WITH BY THE VENTURA CITY COUNCIL. (WITH TIME & EXPENSE, O.S.T. PROCESSED A G.P.A. TO CORRECT THEIR PARCELS ERROR.) ISSUE REMAINS. COMPLETE CORRECTION OF ENTIRE

ISSUE:

O.S.T. PROCESSED A G.P.A. TO CORRECT THEIR PARCELS ERROR. ISSUE REMAINS. COMPLETE CORRECTION OF ENTIRE

(SEE L.A.F.CO.)
STAFF REPORT
AGENDA ITEM 11
FOR 6.13.2007

&

(SEE CITY OF VENTURA)
STAFF REPORT 4.10.07
PG. 3 & 4

"MAPPING ERROR" IN NORTH VENTURA AVE. AREA

(FROM O.S.T. IN SOUTH THRU U.S.A. RETROCHEM, BROOKS INSTITUTE & BONSALE IN NORTH) RE/CITY'S SOAR OVERLAY OF COUNTY ZONED M1, M2 & M3 PROPERTIES (MOSTLY WEST OF THE VENTURA-OSAI BIKE PATH) BEFORE THE

• JUNE 2007.

LAFCO COMPLETION OF SPHERE OF INFLUENCE

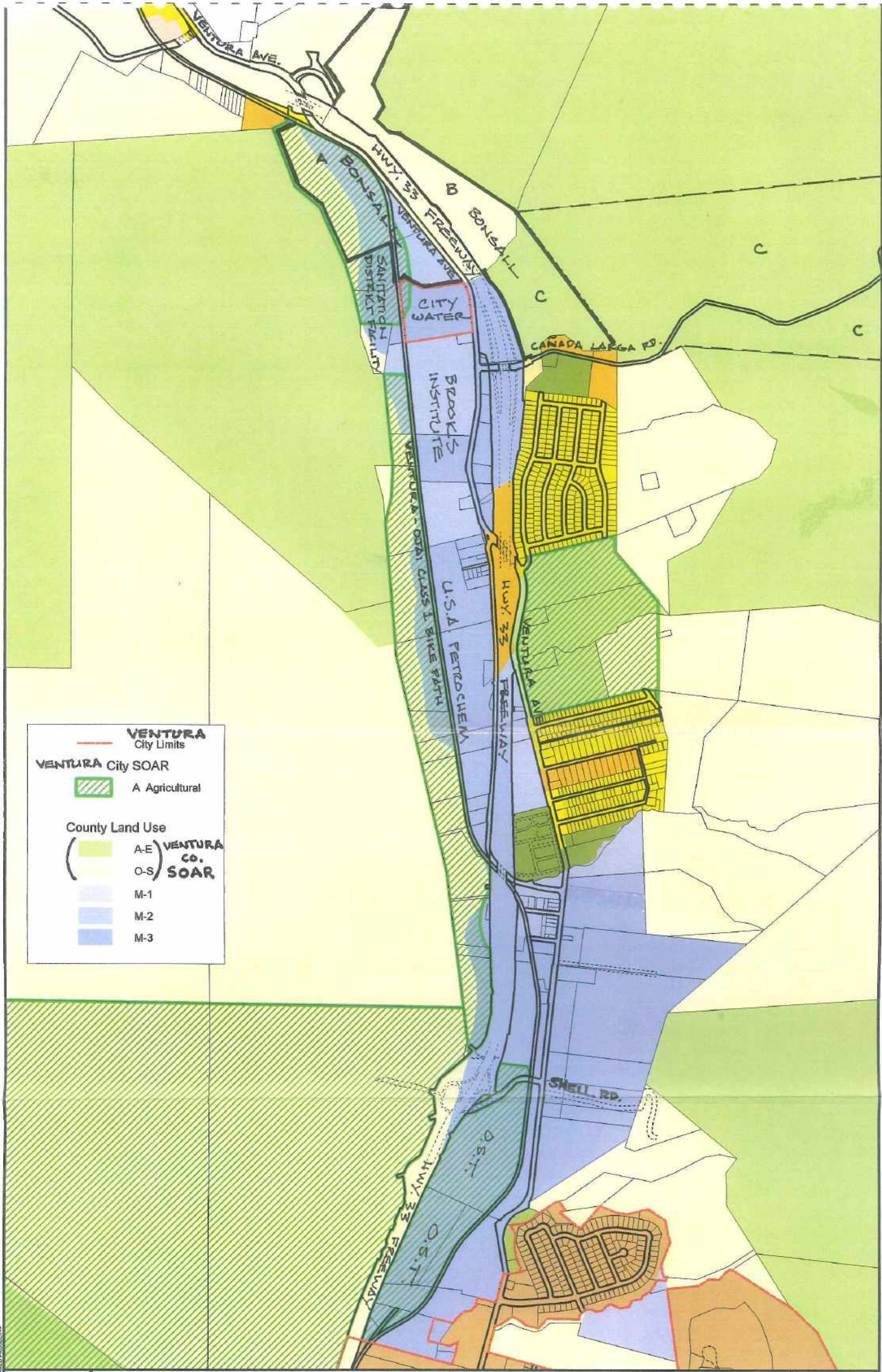
(S.O.I. BOUNDARY UPDATE PROCESS)

BECAUSE:

- LAFCO POLICY-MANDATED DELETION OF CITY SOAR. OVERLAY FROM THE CURRENT S.O.I. RESULTS IN THE LOSS OF M1, M2 & M3 PROPERTIES (FROM O.S.T. IN SOUTH THRU U.S.A. RETROCHEM, BROOKS INSTITUTE & BONSALE IN NORTH FROM THE NORTH VENTURA AVE ANNEXATION AREA AND WESTSIDE/^{NORTH AVENUE} COMMUNITY PLAN AND

RESULTS IN:

- INCONSISTENT CITY & COUNTY SOAR BOUNDARY ALONG VENTURA RIVER -
- AND/OR DUPLICATIONS OF GENERAL PLAN AMMENDMENTS FOR SAME ISSUE -
- AND/OR DUPLICATIONS OF S.O.I. BOUNDARY CHANGE APPLICATION TO LAFCO TO REENTER M1, M2 & M3 PROPERTIES BACK INTO THE S.O.I. PRIOR TO ANNEXATION.



28 FEB 2007

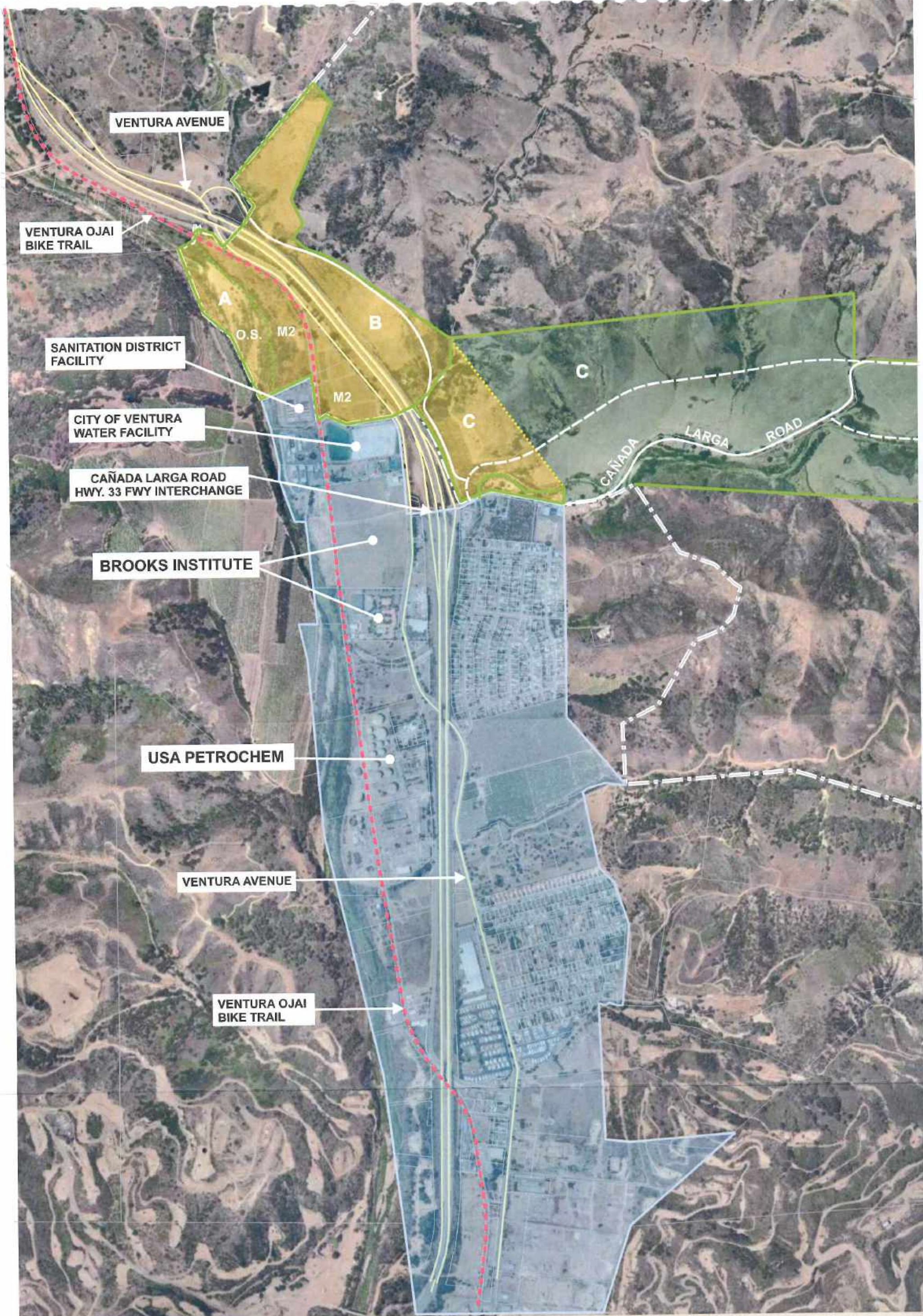
This map is a product of the City of San Buenaventura, California. Although reasonable efforts have been made to ensure the accuracy of this map, the City of San Buenaventura cannot guarantee its accuracy.

1" = 1100'

NORTH VENTURA AVE "MAPPING ERROR" AREA
(MOSTLY WEST OF VENTURA OSAI BIKE PATH)

City of Ventura




Sphere of Influence Update By LAFCO



"O.S." = Current County of Ventura Zoning
 "M2" =
 --- Rancho Cañada Larga Boundary
 - - - Current Sphere Line

RANCHO CAÑADA LARGA

(WESTERN PORTION OF P.E.A. #1)
 A, B and West Portion of C = 120 ACRES

-  800 Acre Sanitation District Parcel
-  120 Acre Western Parcel
-  North Ventura Ave. Annexation Area (Current S.O.I. Area)