



City of Camarillo

Public Comments

PUBLIC COMMENTS

Monday, November 6, 2023 10:59 AM

NOTICE

This is a public document and will be posted as part of the public record. Any attachments, pictures, and information submitted will be subject to disclosure in accordance with applicable law, including the Public Records Act.

Meeting Date Monday, November 6, 2023

Agency City Council

Item Type Agenda Item

Item Number or Subject New Urban West Development

Position Oppose

Comments There are several negative outcomes to be had with this development plan including evacuation safety, flood control issues and over crowding as you have been made aware.

We moved here 2 years ago to get out of the craziness of LA County. We are not golfers, but enjoy the safety and security of the area, the quietness and the open view toward the mountains.

Upload Additional Information

IDENTIFICATION

Name Joanne Griffo

Address 15 Calle Cataluna
Camarillo, CA, 93012

Telephone (310) 710-5786

Email josvarda@gmail.com

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City of Camarillo

Public Comments

PUBLIC COMMENTS

Tuesday, November 7, 2023 11:57 AM

NOTICE

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Meeting Date	Tuesday, November 7, 2023
Agency	City Council
Item Type	Agenda Item
Item Number or Subject	Camarillo Springs golf course homes
Position	Oppose
Comments	NUWI promised homes, clubhouse, dog park, and an 18 hole golf course in Escondido. My cousin bought a lot and had his retirement home built by NUWI. The result is a 9 hole course, no dog park, clubhouse or restaurant. He has been very disappointed in the false information they provided and broken promises. They will repeat this scam in Camarillo Springs.

Upload Additional Information

IDENTIFICATION

Name	Katherine Mitchell
Address	40 Irena Camarillo , Cal, 93012
Telephone	(562) 822-2310
Email	
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City of Camarillo

Public Comments

PUBLIC COMMENTS

Monday, November 6, 2023 08:48 AM

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Meeting Date	Wednesday, November 8, 2023
Agency	City Council
Item Type	Agenda Item
Item Number or Subject	Building on golf course
Position	Oppose
Comments	<p>As our open spaces(golf Course) become fewer it is ever more important to stop frivolous building that will destroy it! The building on the golf course is wrong for so many reasons . Most important are that is will be very dense, destroy a beautiful</p> <p>Space that many enjoy, and is not needed! We vehemently oppose this project! It's a terrible idea!! Residents</p>

Upload Additional Information

IDENTIFICATION

Name

Address

Telephone

Email

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City of Camarillo

Public Comments

PUBLIC COMMENTS

Monday, October 30, 2023 08:30 PM

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Meeting Date

Wednesday, November 8, 2023

Agency

City Council

Item Type

Agenda Item

Item Number or Subject

Camarillo Golf Course Destruction

Position

Oppose

Comments

Honorable City Council Members:
Please find the attached photo.
The attendance at this moment Don Christl was speaking (mid-general session) was 75 residents opposed to GPA-2017-2 + 46 residents in favor of GPA-2017-2 + 11 audience members consisting of housing bureaucrats, employees of NUWI, and students pitching for extra credit in either high school or college.

Upload Additional Information



IDENTIFICATION

Name

Brian Morris

Address

6196 Corte Antigua
Camarillo, ca, 93012-8189

Telephone

(805) 484-1299

Email

brianmorris@dslextrême.com

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Veronica Madrigal

From: noreply@revize.com
Sent: Tuesday, October 31, 2023 12:36 PM
To: City Council Internet EMAIL Group
Cc: Veronica Madrigal
Subject: Website contact form All Council Members

Subject = Proposed Plans for Camarillo Springs

Name = Cheryl Novak

Phone = 805-657-9002

Email = novak.cheryl@yahoo.com

Comments = Hello, My name is Cheryl Novak and I currently live above the 7th hole of the Camarillo Springs Golf Course. I have written to you in the past in support of the New West Golf Course. However, after looking over the latest proposed plans for the new project, I realize that I have been duped by New West who I believed were giving true and accurate statements to me and after recently doing some due diligence on my own, I am completely opposed to allowing the project to go forward for the following reasons. New West has lied to me and many others currently living in the mobile home park at Camarillo Springs. I was told directly by New West that the 240 proposed houses would not interfere with our views and would not in any way harm the beautiful wildlife that currently live around our beautiful community. As I said in the first paragraph of this letter, I live above the 7th hole of the current golf course, and after looking over the newest plans, I now realize that I will be living above the recreational area with a pool and pickle ball courts, among other amenities included therein, but not available to the rest of the Camarillo Springs community. I do not want to look at a recreation area from my porch or listen to pickle ball and parties all night. Since it's a recreational area, it will be loud and disruptive to the current homeowners. If the proposed plan is approved, it will not only lower the value of my house, but will also lower the value of many of the homes in the mobile home community. I am aware that the current owner of the golf course is not a nice person who will do whatever he can to make our lives miserable if the plans are not approved. This does not scare me as much as how it will impact the homes around the golf course. We built our home in 2017 after seeing the beautiful views we would have and how quiet and peaceful it was. However, our home's value and those surrounding the "new golf course" will definitely lower the value. We love it here but we cannot afford to lose any of our home's value. Please do not approve the plans for the so-called new golf course and the 240 homes. Thank you for your time and the good work you do. I know your positions can be challenging and many of us appreciate all that you do for the City of Camarillo. Sincerely, Cheryl Novak novak.cheryl@yahoo.com 805-657-9002
Client IP = 47.144.6.110



City of Camarillo

Public Comments

PUBLIC COMMENTS

Tuesday, November 7, 2023 06:18 AM

NOTICE

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Meeting Date

Wednesday, November 8, 2023

Agency

City Council

Item Type

Agenda Item

Item Number or Subject

Camarillo Springs Development

Position

Support

Comments

Representatives, it is time to approve the Camarillo Springs development project. The Council has had the developer take extraordinary measures to prove the viability of the project. It could even be argued that the requirements were onerous, as compared to other projects. The project is a win/win. There will be improved drainage and flood control. There will be additional much needed housing for seniors. We avoid the blight of a closed golf course, which will undoubtedly bring trash and homeless (already there). It will improve the roadway which currently closes with minimal rain. It will bring back golfers and their money to the area. The long-touted golfing in Camarillo will no longer be a "joke" to golfers in SoCal. All these benefits will enhance the safety and quality of life and recreation for neighbors of the property. As a community member, I hear others' comments. Most are misinformed. Most (as all group) simply don't want to lose their views. As we all know, views in California are not a legal entitlement. In the case of The Springs, it may be argued we are "entitled" to a golf course, as the neighborhood was marketed and approved as a golf course community. Representatives, please allow the developer to bring this project to our community.

Upload Additional Information

IDENTIFICATION

Name

Address

Paquita Street
Camarillo, CA, 93012

Telephone

Email

lke927@yahoo.com

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City of Camarillo

Public Comments

PUBLIC COMMENTS

Monday, November 6, 2023 07:59 AM

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Meeting Date	Wednesday, November 8, 2023
Agency	City Council
Item Type	Agenda Item
Item Number or Subject	Camarillo Springs Development
Position	Oppose
Comments	Please reject this project once and for all. The promised "golf course" will never be built – it is just a smoke screen to distract the City and its residents. The only ones to benefit would be the developer and their well-funded allies. Don't be fooled. Thank you.

Upload Additional Information

IDENTIFICATION

Name	Teri Denson
Address	6431 Corte Campina Camarillo, CA, 93012
Telephone	
Email	
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City of Camarillo

Public Comments

PUBLIC COMMENTS

Thursday, November 2, 2023 10:14 AM

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Meeting Date	Wednesday, November 8, 2023
Agency	City Council
Item Type	Agenda Item
Item Number or Subject	Camarillo Springs Development
Position	Support
Comments	<p>I have played golf at Camarillo Springs for over 40yrs, just played there Oct 30, 2023, I must say it's horrible. I have been against this development from the beginning, but nothing is being done about this golf course and its surroundings, I have now changed my position on the matter, something has to be done with this golf course and community, it just can't continue like this, any course, whether it's 9 holes, 12 holes, whatever, it needs to be replaced with something new and dynamic, so please help this community and approve this project, doing nothing is not working.</p>

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IDENTIFICATION

Name	Mike Fisher
Address	
Telephone	(805) 795-2937
Email	mikefisher63@me.com

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City of Camarillo

Public Comments

PUBLIC COMMENTS

Wednesday, November 1, 2023 08:41 AM

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Meeting Date

Wednesday, November 8, 2023

Agency

City Council

Item Type

Agenda Item

Item Number or Subject

Camarillo Springs Golf Course

Position

Oppose

Comments

Reducing the size of the golf course may cut down the number of golfers needed to support the course. What then? Will the owners give the course to the city, close the course, sell the remaining course. We've surveyed lot's of golfers there, and none that we've asked want a smaller course. So I can only imagine, any support they have must be coming from people who want a new house, contractors, and realtors. If the council wants to protect recreational opportunities, open land, mental health, and the environment, please oppose the reduction of the golf course.

Upload Additional Information

IDENTIFICATION

Name

Randy Luten

Address

Telephone

Email

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City of Camarillo

Public Comments

PUBLIC COMMENTS

Tuesday, October 31, 2023 06:43 PM

NOTICE

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Meeting Date	Wednesday, November 8, 2023
Agency	City Council
Item Type	Agenda Item
Item Number or Subject	Camarillo Springs Golf Course Redevelopment
Position	Support
Comments	<p>Dear City Council,</p> <p>Please support the Camarillo Springs Golf Course Redevelopment. This project is good for our city. I own three homes in Camarillo, one in Camarillo Springs. I have a vested interest in our city's future. It will be a benefit to our beautiful city for you to approve this project.</p> <p>Thank you for your consideration.</p> <p>Alice Rodriguez, Ed.D.</p>

Upload Additional Information

IDENTIFICATION

Name	Alice Rodriguez
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Email	alicerodriguez50@gmail.com
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City of Camarillo

Public Comments

PUBLIC COMMENTS

Tuesday, October 31, 2023 02:52 PM

NOTICE

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Meeting Date	Wednesday, November 8, 2023
Agency	City Council
Item Type	Agenda Item
Item Number or Subject	Camarillo Springs Golf
Position	Support
Comments	<p>This project must be approved ASAP in order to get the required improvements completed and avoid future drainage disasters.</p> <p>Jim Broeske AIA</p>

Upload Additional Information

IDENTIFICATION

Name	James Broeske
Address	928 W. Buffalo Ave. Santa Ana, California, 92706
Telephone	(714) 466-0917
Email	jlb@broeskearchitects.com
Public Records Acknowledgement	<p>By checking this box, I acknowledge that I understand anything I submit will become part of the public record and be subject to disclosure in accordance with applicable law, including the Public Records Act.</p>



City of Camarillo

Public Comments

PUBLIC COMMENTS

Monday, November 6, 2023 01:06 PM

NOTICE

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Meeting Date	Wednesday, November 8, 2023
Agency	City Council
Item Type	Agenda Item
Item Number or Subject	Camarillo Springs Housing Development
Position	Oppose
Comments	<p>Please finally defeat the Camarillo Springs Housing Development for all of the reasons mentioned many times! I live in the Springs and I have written numerous letters opposing this project. This is a bad idea for our location. The owner has no interest in our community. He is only interested in making money at our expense.</p> <p>Please vote NO and allow our community to finally move forward! Thank you for your service.</p>

Upload Additional Information

IDENTIFICATION

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City of Camarillo

Public Comments

PUBLIC COMMENTS

Monday, November 6, 2023 09:53 AM

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Meeting Date

Wednesday, November 8, 2023

Agency

City Council

Item Type

Agenda Item

Item Number or Subject

Camarillo Springs NUWI development

Position

Oppose

Comments

Dear City Council members,
Thank you for your kind consideration.

It seems Opposition to Camarillo Springs development is based on;

- ¹ the attempt to coerce by threats of litigation, indicating force and fury are the developer's only means to their end.
- ² the constant morphing of plans and a willingness to blame Council for NUWI project delays
- ³ a dismissal of legitimate traffic, fire, oil seepage and flooding safety issues affecting community residents
- ⁴ the summary dismissal & denial of health, wildlife, quality of life, and destruction of the Golf Course itself, to satisfy the developer.
- ⁵ a continued barrage of marketing attempts to make it appear that the developer is contributing to the common good and "humanity," which is a laughable joke equating the human condition with their own interests.
- ⁶ omission of the Golf Course financial profitability as entered into the record at the last Council meeting.
- ⁷ Opposition to the project by virtually all residents immediately affected by its development.

Praying for your intentions regard- less of your vote, I urge you

to vote NO unanimously on the issue of Camarillo Springs Golf Course Development.

Thank you for your time and patience. Sincerely,

Robert Levine
21 Margarita Ave
Camarillo 93012

Upload Additional Information

IDENTIFICATION

Name

Robert Levine

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City of Camarillo

Public Comments

PUBLIC COMMENTS

Monday, November 6, 2023 10:13 AM

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Meeting Date	Wednesday, November 8, 2023
Agency	City Council
Item Type	Agenda Item
Item Number or Subject	Camarillo Springs
Position	Oppose
Comments	<p>Will the installation and maintenance costs of elaborate flood control infrastructure be funded by tax increases on Camarillo residents? I am opposed to this and suggest that if the Council is undecided, put the issue on the ballot so residents can have a voice on the matter.</p> <p>Further, will insurance companies write policies for either flood or fire insurance for the proposed properties? With weather events expected to become more and more severe in the future, insurance policies are becoming unavailable or premiums are becoming prohibitively expensive. The Council may be considered wise to disapprove this location for development in favor of other less risky sites.</p>

Upload Additional Information

IDENTIFICATION

Name	Ralph Patterson
Address	
Telephone	

Email

rnpaterson2009@gmail.com

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City of Camarillo

Public Comments

PUBLIC COMMENTS

Monday, November 6, 2023 07:24 AM

NOTICE

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Meeting Date	Wednesday, November 8, 2023
Agency	City Council
Item Type	Agenda Item
Item Number or Subject	Camarillo Springs
Position	Oppose
Comments	<p>Camarillo Golf Course is one of the very few natural gems in Camarillo. If you have never walked the course you should. It is so beautiful and peaceful. If you allow the development to go through it will look like Orange County and that is also what it will look like coming down the grade. The golf course needs an owner who will renovate it to its former glory and make it a place everyone wants to play at. That includes all the player from the valley when it gets to hot to play at their courses. Despite all that is going on and how the course has been neglected people from far and wide still like to play there. We don't need another senior development. We have too many as it is.</p>

Upload Additional Information

IDENTIFICATION

Name	Carol Kent
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Email

pckent@man.com

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City of Camarillo

Public Comments

PUBLIC COMMENTS

Thursday, November 2, 2023 05:41 PM

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Meeting Date

Wednesday, November 8, 2023

Agency

City Council

Item Type

Agenda Item

Item Number or Subject

Camarillo Springs

Position

Oppose

Comments

At the last meeting of the City Council, there were several points that were brought up by people who are for building a senior housing development on a part of the existing golf course. As seniors happy to be long-time residents of Camarillo, we take issue with the following:

That seniors should sell their homes in town in order to make them available for young people to buy. These seniors should then downsize to the units that would be built on the existing golf course.

First of all, most young people cannot afford to buy a house at current prices. Secondly, as seniors, if we were to sell our house, we would not want to live in the proposed housing because of all the potential problems - i.e. flooding, traffic, poor air quality, fire etc.

Another speaker said that seniors do not drive much, so there is no problem with traffic and poor air quality. We think that that gentleman was speaking for himself, because we do as much or more driving since we're retired.

It would also be worth pointing out that if there were to be an emergency evacuation, the number of daily trips would make no difference to the dangerous traffic jam that would result because of the limited access to safety.

Yet another speaker claimed that the majority of Camarillo Springs residents are pro development. We think it was very obvious, based on the number of people who showed up to oppose it, that the statement was false.

We urge the City Council to put an end to this uncertainty, and once and for all, deny the developer's request.

Furthermore, we think that the City should purchase the golf course and refurbish it. It has the potential to be an exceptional golf course that would attract many players. The city now spends generous amounts to provide a wide range of sporting facilities for the citizens of Camarillo. We feel that it would be reasonable to provide the same for the many people whose only sporting activity is golf.

Upload Additional Information

IDENTIFICATION

Name

Daniel & Patricia True

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City of Camarillo

Public Comments

PUBLIC COMMENTS

Monday, November 6, 2023 06:16 AM

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Meeting Date

Wednesday, November 8, 2023

Agency

City Council

Item Type

Agenda Item

Item Number or Subject

Camarillo Springs Project Review

Position

Oppose

Comments

I am writing to express my opposition to the proposed housing project at Camarillo Springs Golf Course. Given the predictable increase in extreme weather caused by climate change, it is clearly a bad idea to build more houses in a flood-prone area with limited evacuation routes. Additionally, the limited evacuation routes significantly add to the potential catastrophe when the next wildfire blows through that area. The City of Camarillo has more than satisfied the State requirement for new dwellings, so there is no compelling pressure to continue with this project. I urge you to vote no at this review.

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IDENTIFICATION

Name

Jerry Schrum

Address

Camarillo, CA, 93010

Telephone

Email

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City of Camarillo

Public Comments

PUBLIC COMMENTS

Monday, November 6, 2023 11:06 AM

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Meeting Date	Wednesday, November 8, 2023
Agency	City Council
Item Type	Agenda Item
Item Number or Subject	Camarillo Springs Rezoning
Position	Oppose
Comments	<p>My name is Michael Quigley. My wife and I have owned a home since 2007 in the Courtyards at Camarillo development. Our address is 44 Calle Cataluna. In fact, our house backs up and looks over the former pond that has been leaking oil for the last several years. It is now being filled in with dirt. We strongly oppose any rezoning and building on the existing golf course because of several reasons, with the largest reason being in our opinion the existing Camarillo Springs and Ridgeview Roads cannot accommodate the additional traffic flow.</p> <p>My wife and I also own an insurance agency that is located at 803 Camarillo Springs Road. During the 2018 fire when mandatory evacuations were ordered, the traffic was gridlocked for hours trying to leave the area. And as I am typing this note to you I am looking out of my office window at Camarillo Springs Road. On a day in and day out basis I have been shocked at how much traffic already is on this road. It's more than I ever expected.</p> <p>I understand the need for more housing in Southern California given the current stock shortage, but I am convinced this is not the place to do it.</p> <p>Please do not approve building on the golf course.</p>

Upload Additional Information

IDENTIFICATION

Name

Michael Quigley

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City of Camarillo

Public Comments

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Tuesday, November 7, 2023 09:19 AM

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Meeting Date	Wednesday, November 8, 2023
Agency	City Council
Item Type	Agenda Item
Item Number or Subject	I Oppose Golf Course Development!
Position	Support
Comments	Please Vote to STOP NUWI's dishonest attempts to build on the Camarillo Springs Golf course! Those of us who live in Camarillo Springs are terrified of dying while trying to escape fires both while construction is going on (8-10 years), and when hundreds of new cars are added.

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IDENTIFICATION

Name	Florie Gilbard
Address	12 Inez St. Camarillo, CA, 93012
Telephone	(805) 469-1155
Email	latonidoll@gmail.com
Public Records Acknowledgement	By checking this box, I acknowledge that I understand anything I submit will become part of the public record and be subject to disclosure in accordance with applicable law, including the Public Records Act.



City of Camarillo

Public Comments

PUBLIC COMMENTS

Friday, November 3, 2023 04:10 PM

NOTICE

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Meeting Date	Wednesday, November 8, 2023
Agency	City Council
Item Type	Agenda Item
Item Number or Subject	NUWI Development Camarillo Springs
Position	Support
Comments	<p>Dear Council Members,</p> <p>I have written several letters to you & as a resident of Camarillo Springs, I am urging you to vote YES on this development. I am aware that they have many vocal residents (?) on their side, however, I believe there are just as many who are for this development that are not as vocal.. This development company has complied with every regulation & requirement</p> <p>the Camarillo City Council has asked of them... & they have come through with expert plans & solutions to every one of them. I really really hope that every council member has gone through these plans with a fine tooth comb, to make sure the opposition is just not making things up to keep this project from going forward... They have met all the requirements of the Environmental concerns as well as the Flooding & everything else the Council has asked of them... My husband, Bruce Johnson, who spoke at the 10/25 meeting, was a Project Manager on many very large projects.. One of his projects was for the Disney California Adventure Resort Site Logistics Manager, & Project Manager Make Ready Projects... Another being the Fontana Park Project in San Bernardino County. Another Los Angeles Valley College Administration Building.. as well as many others. He has looked over the plans & projects of the NWUI developers & according to him, they are spot on... I hope you are all well versed on this</p>

project & what it will mean for our community...Instead of a weed patch, which is the first piece of property everyone sees upon entering Camarillo from the 101 North.. Do we want to be known for that? Camarillo is in desperate need for a well managed, well kept Senior Community that will only add to the beauty of Camarillo, as well as fixing all the problems associated with this golf course & infrastructure.. I hope, with all my heart, you really know what your doing if you say NO to this project.. Put your thinking caps on & think of the future .. This project will add to the enhancement of Camarillo. Don't let the nay sayers short sightedness blind you to the long term benefits for Camarillo Springs. They frankly have no clue of what it can do to the value of Camarillo Springs.. My husband got up & spoke 2 weeks ago because he heard so many untruths.. It was pretty sad that these people were allowed to get up & say all these things without rebuttal. Please please look at this project & say to yourselves, was it fair for us to put this company through almost 7 years & an unspeakable amount of time, & money only to not allow it..? In our book, they have met every requirement you have asked for.. Just be fair & allow this project to go forward so Camarillo can be proud..

Upload Additional Information

IDENTIFICATION

Name	Laraine Benyo
Address	49 Margarita Ave. Camarillo, CA, 93012
Telephone	(805) 750-4908
Email	Laraineers@msn.com

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City of Camarillo

Public Comments

PUBLIC COMMENTS

Monday, November 6, 2023 11:30 AM

NOTICE

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Meeting Date	Wednesday, November 8, 2023
Agency	City Council
Item Type	Agenda Item
Item Number or Subject	Golf course project & projected new homes
Position	Oppose
Comments	<p>I have lived in Camarillo since 1969 & moved to The Springs 11 years ago, just 6 months before the 1st fire. The 2nd fire was devastating in that it took almost 2 hours to exit the community! The additional over 200 houses proposed would make any future situation even worse. I do not believe that the proposed new restaurant and club house will ever come to fruition. Also, a 12 hole golf course does not seem viable and doesn't make any sense! I am a business owner in Camarillo for over 50 years & oppose this inappropriate housing growth & gradual degradation of the golf course. Bob Knutsen</p>

Upload Additional Information

IDENTIFICATION

Name	Robert Knutsen
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Telephone	(805) 484-8626
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City of Camarillo

Public Comments

PUBLIC COMMENTS

Monday, November 6, 2023 04:25 AM

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Meeting Date	Wednesday, November 8, 2023
Agency	City Council
Item Type	Agenda Item
Item Number or Subject	Oppose Camarillo Springs Golf Course Project
Position	Oppose
Comments	<p>PLEASE, PLEASE do not approve the above project. We've lived in Camarillo Springs for 15 yrs. and have experienced the fires, the SLOW evacuation process, increase in traffic on the Conejo Grade, and many other reasons for not approving this project. We have fought long and hard to not bring in more housing, and alter the golf course. We live here and will live with the consequences of MORE traffic, MORE people, and MORE promises unfulfilled. Can't we just STOP and look at all of the pictures of the past problems we have supplied to the Council and end this? We have fought long and hard - why give in now? We lived in Ventura for 40 yrs. before moving to Camarillo, and everywhere I look now in Ventura, more housing is being built on every empty plot of land. It is very disturbing how you can even consider such a project. Why is our land just being scooped up everytime we turn the corner for more housing. Why can't we just upgrade the golf course and forget the housing? The housing would bring an additional 500+ cars to the Springs, not including visitors. It's unimaginable what will happen in the next fire - the Council needs to use common sense and listen to the People. PLEASE.</p>

Upload Additional Information

IDENTIFICATION

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Margo Attebery

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margoattebery@gmail.com

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City of Camarillo

Public Comments

PUBLIC COMMENTS

Saturday, November 4, 2023 08:44 AM

NOTICE

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Meeting Date	Wednesday, November 8, 2023
Agency	City Council
Item Type	Agenda Item
Item Number or Subject	Oppose the approval of new Homes by NUWI Camarillo LLC.
Position	Oppose
Comments	November 4, 2023

I am unable to attend the November 8th meeting but would like my voice heard. I am a Realtor for 25 years and live in Camarillo Springs for the past two years. I purchased my home in The Springs because of the golf course and "The Springs". The golf course has been designated open space and should remain open space. I do not live directly on the golf course but feel sorry for the homeowners that do as they paid a premium for those lots. View lots always cost more to buy. I am sure if the project gets approved, the developer will charge more for the units he plans to build that will boarder the revised golf course which will be ironic since he will be destroying current homeowner's views in the process.

Why did the current owner buy this golf course in the first place? Was it because he loves the sport of golf or was his plan always to neglect the course and plea his case for the course reduction and development of the land for profit? Who is to say that down the road this developer won't want to change the 12-hole course into a 9-hole course for the same reasons they are giving now?

I have heard from residents that have lived here during the fires and landslides that the emergency evacuation was a

TOTAL DISASTER as it took some homeowners over an hour to exit the community. Can you imagine how frightening that would be to see fire on the mountains and not be able to drive out of your community due to gridlock? Adding more homes to the community will increase the time it takes to exit when the next mandatory evacuation happens. This delay could cause the loss of life.

The land where the lake is currently located will be unstable to be built upon, causing potential lawsuits in the future. The developer will be long gone and take no responsibility when this happens; any damages/repairs will be directed towards the City of Camarillo to fix and/or the homeowners will get some special assessment, neither of which is an acceptable solution to a problem that can be avoided.

Yes, there is a housing shortage. Yes, we need more senior housing, but not in Camarillo Springs. New York City has a housing shortage with many homeless people. You don't see the Mayor of that City decommissioning Central Park to allow new housing.

I oppose the zoning change. Please save Camarillo Springs from being mutilated due to profit and greed.

Thank you for your consideration.

Donna Benevento
Realtor - 01241560
Coldwell Banker Realty
805 320-3339

Upload Additional Information

IDENTIFICATION

Name	Donna Benevento
Address	
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Email	email@benevento.com

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City of Camarillo

Public Comments

PUBLIC COMMENTS

Monday, November 6, 2023 02:28 AM

NOTICE

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Meeting Date	Wednesday, November 8, 2023
Agency	City Council
Item Type	Agenda Item
Item Number or Subject	Referral for NUWI Camarillo, LLC
Position	Oppose
Comments	<p>Estimated Council members,</p> <p>my name is Alfonso Pertierra Boto and I live in Camarillo Springs since 2005. I'm here to request opposing the approval of the NUWI project to change the golf course planning and allowing them building new homes.</p> <p>We have listened to our neighbors stating their reasons for the support of such project, funny enough, their arguments only prove that they should actually oppose the project.</p> <p>They want to keep the jobs that the golf course provides. We do too. In fact, opposing the construction is the only way those jobs can be kept. If the construction starts they will have to close the golf course to prepare the land and (supposedly) make a new 12 golf course. Of course, during the time of the construction (that could take a few years) those employees will not be supported by Mr. Richardson getting paid for working on a closed golf course.</p> <p>The have complained about the lack of maintenance in the golf course and the security issues due lack of maintenance as a reason to approve it, but again, while the construction is done (several years) nobody is going to maintain or keep the area secure, as there is no point on maintaining a closed golf course.</p> <p>A lady stated that when she would like to approve it because when there were the issues with the mud slides in the area the city was so helpful and provided the resources to help with</p>

the problem. Again, THE CITY provided, and THE CITY will be the one needing to provide if the project is approved and there are flooding issues or other type of problems caused by the construction. It won't be the constructor, that will already have collected his earnings and leave, but the City of Camarillo who will have to PAY to correct the situations.

There were arguments about the viability of the golf course and how much it would cost to make it "viable" again. You have to think who is responsible for that. Mr. Richardson bought the golf course with the only intention of construction, and made his argument the lack of profitability of the golf course. In order to prove that lack of profitability they have neglected the proper maintenance of the property to force the cost of making it viable to increase and that way be able to present the golf course as a non-profitable business, even if the numbers say otherwise, so it's like if you don't feed your cattle and then complain that the cows don't produce enough milk, maybe should try feeding them first.

They stated that the traffic will not be affected, since the homes will be marketed for 55 and older. As far as I know, retirement age is 65, meaning that a person 55 and older has the same movement needs than a person 35 or 45 (specially when we are talking about commuting to work). Also, that the area is classified for 55 and older just means that at least 80% of the residents are 55 or older, leaving the other 20% open to be bought by people below 55.

Another lady stated how beneficial that would be moving older residents to a new area so they can sell their bigger houses to new families so houses would be put for sale "at reasonable prices". An older person living in a big house is not going to sell his/her house for cheap, but at the market's price, and for sure for quite a lot more than the new homes they are buying (they are not going to buy a smaller home for more than their big home price), so new families will see homes for sale... for huge prices... and you will have senior citizens (some with mobility issues) moved into an area that is classified with a very high risk for fires, so when they have to run away due a fire closing up, they will be the ones with the most issues.

Adding to that, the NUWI representative complained about the city being too strict when it comes to safety, but that's precisely what the city should be doing. Like the old say states "prepare for the worst, hope for the best". You can't assure security just preparing for the best cases scenarios, you have to prepare for the worst, because we are not playing a videogame, you are safeguarding human lives and properties.

The area is a flood plain. The plan provided from NUWI can't assure that will mitigate the risks of flooding and will most probably increase them (based on your own staff conclusions). That by itself should be enough of a reason to reject this project. Having no additional need for that number of homes in the actual plan, and given the disadvantages that will create to the community should be just the "cream on the pie".

For all these reasons, I please request that you deny NUWI the authorization to continue with this bad-planned

modification.
Thank you for your time.

Upload Additional Information

IDENTIFICATION

Name

Alfonso Pertierra Boto

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Telephone

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apertierra@navcon.es

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City of Camarillo

Public Comments

PUBLIC COMMENTS

Tuesday, November 7, 2023 10:01 AM

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Meeting Date Wednesday, November 8, 2023

Agency City Council

Item Type Agenda Item

Item Number or Subject S

Position Not Applicable

Comments Please see attached letter.

Upload Additional Information



Agenda Item S_Triennial Revi... .pdf

IDENTIFICATION

Name Jennifer Lynch

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November 7, 2023

Client-Matter: 65844-030

**ONLINE PORTAL AND VIA EMAIL
[CITYCLERK@CITYOFCAMARILLO.ORG]**

Mayor Santangelo
Vice Mayor Trembley
Councilmember Tennessen
Councilmember Kildee
Councilmember Martinez-Bravo
City of Camarillo
601 Carmen Drive
Camarillo, CA 93010

Re: 11/08/23 Agenda Item S: Triennial Review of Referral for NUWI Camarillo, LLC

Dear Mayor Santangelo and the City Council of the City of Camarillo:

This law firm represents NUWI Camarillo, LLC (“NUWI” or “Applicant”). On behalf of NUWI, we are once again writing to express our deep concerns about the findings of the October 25, 2023 Agenda Report, which have not been remedied despite the fact the City Council has continued its deliberation and decision on the Triennial Review of the Referral for General Plan Amendment (“GPA”) 2017-2, in relation to the Camarillo Springs Project (“Project”).

Specifically, the Agenda Report makes several unsupportable and eleventh hour claims of vague “General Plan impacts” that: (1) have never been raised before, despite being allegedly based on facts that have remained unchanged since inception of the Project; (2) contradict the facts in the City’s own administrative record and the findings presented in the City’s own EIR; and (3) seem clearly intended to provide the City Council with potential—yet grossly insufficient—post-hoc grounds to rescind the Referral. For all the reasons previously set forth in our October 25, 2023 letter, rescinding the Referral at the Triennial Review, on the basis of these unsupportable findings, instead of allowing the Project to move forward to a hearing on the merits, would violate due process, violate the City’s own City Council Policy 7.01, constitute an arbitrary and capricious act, and result in the taking of private property without just compensation.

Once again, this Project has been pending since 2017, and has already been subject to the City’s September 27, 2017 Referral for GPA 2017-2, and the City’s September 23, 2020 Triennial Review. At no time during the September 2017 or September 2020 reviews did staff

raise concerns about the consistency of the proposed Project with the General Plan. Further, the City's own EIR did not identify any of the General Plan inconsistencies that are now alleged in the October 25, 2023 Agenda Report. Instead, ***the City's EIR determines that the project is consistent with the General Plan in relation to open space, parkland, aesthetics and views, and wildfire.*** (EIR, pp. 5.10-6, 5.10-7 et seq. [Table 5.10-2].) We are at a loss to understand how City staff now has suddenly, six years into this process, determined otherwise. The only explanation is that staff has been directed to try and fashion some possible grounds, no matter how tenuous, upon which the Council can kill the Project without holding a proper hearing on its merits.

NUWI has invested millions of dollars into this process, ***in good faith.*** NUWI has revised technical reports, redesigned the project's hydrology system to far exceed the standards imposed by the County and FEMA at the request of the City, and attempted to work collaboratively with the City and its third party consultants at every opportunity. NUWI similarly deserves for the City to also act in good faith and allow the Project to move forward to a full hearing on the merits.

Finally, as we previously pointed out, if the City wishes to allow only the present use and configuration of the golf course, the City's own financial and business consultants have determined this to be economically infeasible. To allow NUWI no viable development option constitutes a taking of private property, without just compensation. As the City is aware, this project will reconfigure the remaining portion of the course to not just a more viable model, but a model that is ***necessary to ensure the course's continued survival.*** The findings of the City's own Business Analysis of the Camarillo Springs Golf Course, prepared by NGF Consulting, asserts the following:

- “The observed financial condition of CSGC in 2023 is not sustainable ***and will eventually lead to total system failure*** and the facility's inability to earn enough revenue to cover basic expenses” (p. 2).
- “The CSGC property is set up well to accommodate some form of facility alteration that would involve a reduction in the number of golf holes and new property available for alternate development” (p. 2).
- “If undertaken, altering CSGC to a high-quality golf course (9 or 12 holes) that will be more desirable than a poor-quality 18-hole golf course will be beneficial to CGC and the City of Camarillo” (p. 2).
- “Camarillo Springs GC is an aging golf facility that had been experiencing declining participation but gained a significant boost with a surge in golf interest in the last 203 years, although this too may be waning. Despite the increase in activity and revenue in 2020-2022 the facility still has an urgent need for new capital investment to enhance the golf course and clubhouse. ***Without this new investment, it is not likely that the CSGC facility can earn the revenue it needs***

to sustain itself for the longer term, and thus the NGF does not see this as a viable golf facility business enterprise in its current condition” (p. 6).

The report concludes that the course ***requires at least \$6.8 million of new capital***, and in its current configuration ***loses money every year***. Yet, the City will not allow NUWI to reconfigure the course, despite the fact that such reconfiguration and investment ***is necessary to maintaining a viable enterprise***. NUWI’s project invests that required new capital.

We urge the City Council to again review our letter of October 25, 2023, included within the Agenda Packet for additional detail on the issues raised herein.

Sincerely,

A handwritten signature in black ink, appearing to read "Jennifer J. Lynch", with a stylized, flowing script.

Jennifer J. Lynch

cc: Rachel Richman
Greg Ramirez
David Moe
Adam Browning
Jason Han
Jonathan Frankel
Susan Hori, Esq.

Veronica Madrigal

From: noreply@revize.com
Sent: Saturday, November 4, 2023 8:29 AM
To: Susan Santangelo
Cc: Veronica Madrigal; Monique Martinez
Subject: Website contact form Susan Santangelo

Subject = Stop the approval of Camarillo Springs golf course zoning

Name = Donna Benevento

Phone = 8053203339

Email = email@benevento.com

Comments = Dear Mayor Santangelo, I am unable to attend the November 8th meeting but would like my voice heard. I am a Realtor for 25 years and live in Camarillo Springs for the past two years. I purchased my home in The Springs because of the golf course and "The Springs". The golf course has been designated open space and should remain open space. I do not live directly on the golf course but feel sorry for the homeowners that do as they paid a premium for those lots. View lots always cost more to buy. I am sure if the project gets approved, the developer will charge more for the units he plans to build that will boarder the revised golf course which will be ironic since he will be destroying current homeowner's views in the process. Why did the current owner buy this golf course in the first place? Was it because he loves the sport of golf or was his plan always to neglect the course and plea his case for the course reduction and development of the land for profit? Who is to say that down the road this developer won't want to change the 12-hole course into a 9-hole course for the same reasons they are giving now? I have heard from residents that have lived here during the fires and landslides that the emergency evacuation was a TOTAL DISASTER as it took some homeowners over an hour to exit the community. Can you imagine how frightening that would be to see fire on the mountains and not be able to drive out of your community due to gridlock? Adding more homes to the community will increase the time it takes to exit when the next mandatory evacuation happens. This delay could cause the loss of life. The land where the lake is currently located will be unstable to be built upon, causing potential lawsuits in the future. The developer will be long gone and take no responsibility when this happens; any damages/repairs will be directed towards the City of Camarillo to fix and/or the homeowners will get some special assessment, neither of which is an acceptable solution to a problem that can be avoided. Yes, there is a housing shortage. Yes, we need more senior housing, but not in Camarillo Springs. New York City has a housing shortage with many homeless people. You don't see the Mayor of that City decommissioning Central Park to allow new housing. I oppose the zoning change. Please save Camarillo Springs from being mutilated due to profit and greed. Thank you for your consideration. Donna Benevento Realtor - 01241560 Coldwell Banker Realty 805 320-3339 email@benevento.com
Client IP = 47.144.52.49



City of Camarillo

Public Comments

PUBLIC COMMENTS

Tuesday, November 7, 2023 05:15 AM

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Meeting Date	Saturday, November 8, 2025
Agency	City Council
Item Type	Agenda Item
Item Number or Subject	Camarillo Golf
Position	Oppose
Comments	I oppose Camarillo golf redelopment. We don't need 250 homes to line some Beverly Hills fat cat's pocket!! Too much traffic too much noise too many new homes please kill this project. Ron Richards is threatening us if we don't build the homes he will ruin the golf course and ruin our neighborhood! Please don't let this happen and don't pass it. we want the golf course but no new homes!

Upload Additional Information

IDENTIFICATION

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