



UPDATE 50

OPPOSE CAMARILLO SPRINGS BUILDING

JUNE 5, 2022

OPPOSE has welcomed many new members in the last few weeks, so for them we'll add a quick review of the Flood Control Plan and the unchanged NUWI proposal. **Others, it's time to pay attention if you haven't yet.**

We are nearing 6 years since golf course owner Chameleon Springs (Ron Richards) and New Urban West. Inc. (NUWI) besieged our community in hopes to build 248+ homes and destroy the Camarillo Springs Golf Course. The first goal they must achieve is to convince our City Council Members to change the golf course property's zoning from "rural exclusive residential" to "single family residential". That is the issue currently in front of the council. No zoning change means no homes and thus, a still viable 18-hole golf course is free to continue operation.

There are many obstacles NUWI must overcome but the most important and the most titanic is the diversion of our occasional but fierce flood waters. If the NUWI flood control plan fails, at minimum existing manufactured homes in Camarillo Springs Country Club Village will flood. Such an event will cause devastating damage and resulting claims by the homeowners whose insurance companies, contractors, and HOA will not reimburse. The City approved the plan and will reimburse the damages with our tax money. A good example is the 2014 Camarillo "Springs" flood.

OPPOSE IS FEELING PRETTY GOOD ABOUT THE NUWI PLAN BEING DENIED, BUT NO GUARANTEES.

The latest delay tactic offering a revised flood control plan by Ron Richards and NUWI has arrived and is under review by the city. OPPOSE has had a copy for several weeks to review and we can state clearly ...

"THERE IS NOTHING NEW THAT RESOLVES THE WEAKNESSES OF THE ORIGINAL PLAN"

- They ignored the big elephant in the plan. The Hiji Farms letter threatening to block the NUWI plan from dumping flood waters onto their farm lands property which is hugely problematic to the plan's design and its legality.
- Another drainage pipe for land drainage has been added which only exasperates the spillage issues, increases cost and professional maintenance. Why was it not in the original plan? Still working with the same history.
- They replaced the previously rejected flap gates with newly designed models not currently used in populated applications. The consultants are cautious in their use. Mr. Bob Spielman (President CSCCV) had extensive work history with maintaining flap gates and he confidently stated, "Flap gates won't work" in the 4/13 meeting.
- NUWI must now build the home's earthen pad as a levee. Unfortunately, who will have the money to maintain such a structure which requires millions of dollars in professional services. The contractor? The HOA? No. The City of Camarillo will with your tax dollars. Levee maintenance and repair is regulated, mandatory, and hugely expensive.
- Another ignored elephant in the plan is the consultant's recommendation that NUWI and Pace Engineering review the lake they designed with the state DSOD as it may be required to be built and maintained as a CA dam. This would change the construction standards and explode the maintenance cost and regulations. More tax money.

Just so everyone understands. If NUWI is successful in securing this zoning change, the golf course property will be sold "immediately" to other developers. Yes that's true. NUWI will be gone. Who must we trust then? Think about it.

When those immediate sales are completed the 18-hole golf course will be closed and scraped away to make room for grading. Camarillo Springs will never have another golf course and a large portion of our city's recreation space will be replaced with more homes and dirt. Why did we trust NUWI and their self appointed Advisory Committee?

The flood control plan is only one of many obstacles in the way of NUWI obtaining an approval for zone change. Unstoppable crude oil and gas will continue to escape to the surface killing wildlife and threatening water. Development frightens away wildlife and the birds who have come to our springs for hundreds of years. Adding this first phase of 248 homes increases the number of vehicles by 25% (500) and will exacerbate our already faulty evacuation and potentially causing a disaster. Upon approval we can expect 6 to 8 years of construction, dust, noise and traffic. In the end there will be no new golf course, restaurant, or park, but plans for the next phase of homes.

SO WHAT'S NEXT?

IMPORTANT

We are waiting for Council Member Tony Trembley to re-activate his request to rescind the NUWI project and for Mayor Shawn Mulchay to schedule the vote. It's clear to the Camarillo population that NUWI does not have a flood control plan suitable to avoid the likely risks we may face. If they do they would have submitted it.

Council Members Charlotte Craven and Kevin Kildee are already on record as rescind votes. It would be assumed Council Member Tony Trembley would be a vote to rescind as he made the motion. We just need one more "NO". It's not as though the others are "YES" votes. They just haven't made their voting decisions public.

Please write the City Council letters and e-mails asking Council Member Trembley, Mayor Mulchay, and Council Member Santangelo to schedule the vote to rescind NUWI GPA-2017-2 (Camarillo Springs Golf Course Project).



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