

From: [Turner, Kip](#)
To: [Darren Kettle](#)
Cc: [Zaragoza, John](#); [Bravo, Robert](#)
Subject: Follow up to Ventura County Department of Airports Letter Concerning RKR Development Project
Date: Tuesday, January 7, 2020 1:25:29 PM
Attachments: [image001.png](#)
[12-31-19 VCTC CloudNine Letter.pdf](#)

Darren,

Please consider and add the following comments to further supplement the recent letter sent on behalf of the Department of Airports (attached), regarding the RKR (CloudNine) development project which is planned on Airport property.

General Plan, section 2.14.2.2(4) does not require VCTC to review the CloudNine lease, simply because the term "Airport Hazard Zone" used in that section does not include the airport itself.

Section 2.14.2.2(4) says: "Discretionary development within the Airport Hazard Zones shall be reviewed by the Ventura County Transportation Commission (VCTC) for consistency with the Ventura County Comprehensive Airport Land Use Plan."

The term "Airport Hazard Zone" is not defined in the General Plan except graphically, using a map known as a "Hazards Protection Map," which simply draws a box around the Camarillo Airport. (See § 2.14.2.2(1).)



The box appears at first glance to include the airport itself, but the text of the General Plan tells us that's not the intent. In the same section (2.14.2.2(1)), we're told that the only uses allowed within this box are the following:

- Agriculture and agricultural operations.
- Cemeteries.
- Energy production from renewable resources.
- Mineral resource development.
- Public utility facilities.
- Temporary storage of building materials.
- Waste treatment and disposal.
- Water production and distribution facilities.

Notably missing are aviation-related uses, which surely would have been allowed if "Airport Hazard Zone" were intended to include the airport itself. Therefore, the only plausible way to read "Airport Hazard Zone" is to exclude the airport itself. So when General Plan section 2.14.2.2(4) uses the term "Airport Hazard Zone," it means land other than the airport itself.

Thank you,

Kip

Kip Turner
Ventura County Department of Airports
Director of Airports