

SANTA ROSA VALLEY MUNICIPAL ADVISORY COUNCIL MINUTES
November 18, 2021

The Santa Rosa Valley MAC held a Meeting on Thursday, November 18, 2021
at 6:00 p.m. via Zoom Online/Teleconference

1. Call to Order

Chair Rosemary Allison called the meeting to order at 6:00 pm. MAC members **Mark Burley**, **Amy Elliott**, and **Kevin Cannon** were present. **Michael Adams** was absent.

2. Pledge of Allegiance was led by **Rosemary Allison**.

3. Approval of Minutes of September 16, 2021

Mark Burley made a motion to accept the minutes as submitted and **Amy Elliot** seconded the motion. It was approved 3/0 with **Kevin Cannon** abstaining.

4. Agenda Review

There were no changes to the agenda.

5. Public Safety Report

Ventura County Sheriff's Senior Kathleen Perea-Webb reminded residents to remain vigilant and report any suspicious people in the area with transients using Santa Rosa Road as a thoroughfare.

CHP Public Information Officer Ryan Ayers reported on behalf of Commander Hوجلund, who is the Commanding Officer of the Conejo Scales Facility and the scales on SR 118, that at the beginning of the year there will be some renovations at the Conejo Scales facility beginning on the southbound side that will take a month to a month and a half to complete, then transition to the northbound side, which is a bigger project and will take closer to two months. He said the construction should not affect traffic and be contained within the shoulder of the highway. He also said that the CHP will be focusing on DUI and distracted driving enforcement over the holiday season to reduce crashes and fatalities. There was a fatal accident recently on Grimes Canyon due to speed and a fatal motorcycle crash on SR 118 by Sand Canyon due to passing slower traffic in oncoming lanes. CHP's goal is to reduce these types of incidents and encouraged motorists to practice patience while driving and leaving early to reduce stress. He said in the unincorporated areas catalytic converter thefts have been on the rise and CHP is partnering with the Sheriff's Department with the Etch-and-Catch program. He also reminded residents to not leave valuables and gifts visible in cars to reduce thefts, to be aware of package thieves in your home and neighborhood and locking all doors. He said community members are very helpful in reporting suspicious activity and apprehending thieves, and also checking in on your neighbors.

Amy Elliot mentioned her concern about a small encampment in the mountain area behind the old Tropical Paradise with signs of small fires and drug paraphernalia.

6. Comments of Ventura County Supervisor Linda Parks

Supervisor Parks announced the Ventura County Fire Department is teaming up with the community to hold a Spark of Love Toy Drive and more information is at www.vcfd.org . Toys can also be dropped off locally at the Thousand Oaks Police Department on Olsen Road. She said she was recently the keynote speaker at the Fallen Fire Fighters Memorial that recognized four firefighters who died as a result of their service. She said the Board of Supervisors approved their continued meeting online for another 30 days per Public Health Director Dr. Levin's recommendation due to COVID. Once given the all clear, the Board and other meetings will resume in-person again.

7. Moorpark Watershed Parks and Recreation Conservation Authority Project Work Session

Jonathan Turner, Phoenix Civil Engineering, discussed the Joint Power Authority (JPA) between the City of Moorpark and Santa Monica Mountains Conservancy that has formed the

Moorpark Watershed Parks Recreation Conservation Authority (MWPRCA). He said they are currently working to prepare a conceptual plan for an equestrian/pedestrian trail project that would be on the southern parcel off Moorpark Road and extending east of the intersection of Moorpark Road and Santa Rosa Road to property owned by Conejo Recreation and Park District (CRPD). The JPA has been coordinating with Conejo Open Space Conservation Authority (COSCA) and CRPD in the hopes that the trail could eventually become part of a larger trail network from the City of Moorpark to the City of Thousand Oaks. The MWPRCA is gathering early feedback from the community to incorporate comments into the project. Mr. Turner provided a project alignment overview and details of the Santa Rosa Road and Moorpark Road intersection (Exhibit enclosed). He said they are also in early talks with the County's Watershed Protection District and Transportation Department, as well as the City of Thousand Oaks. He discussed a possible trail crossing at the Lexington Hills entrance on Moorpark Road and said the MWPRCA has not yet spoken with the Lexington Hills HOA yet, but plan to do so. He said there is an alternative crossing on the opposite side of Moorpark Road from Reed Road to the intersection, but there are several disadvantages to using that side of the road. Mr. Turner said the MWPRCA has secured grant funding for the pedestrian/equestrian trail concept plan and is interested in pursuing future grant funding for the trail project. He outlined benefits to the Santa Rosa Valley community, including that the trail would be open to the public and could eventually connect to a larger trail network between the cities of Moorpark and Thousand Oaks. **Jeremy Laurentowski, Moorpark Parks and Recreation Director** said this is likely a 10-year project and they are aware of the Santa Rosa Valley Trail Master Plan and said there are several agencies involved that they plan to work with moving forward.

Mark Burley said the connection at Marvella at the intersection of Santa Rosa Road and Moorpark Road is a direct connection to the Hidden Meadows trail system and he believes this would be a very good connection of trails at the east end of the valley. He said when this project does come into existence it would help to open up the Joel McCrea Park with trail connections into that area. He reported that the Hidden Meadows Board voted strongly to support this project and he hopes the MAC will do the same and indicated his strong support for it.

Kevin Cannon asked about the road height and retaining wall on the south side of the crossing at Marvella and whether having the trail move down into the property and further off the road would be better than next to the road heading into Joel McCrea. He also expressed support for the project. **Mr. Turner** said that could be an option and would still require a retaining wall. He said inclement weather could potentially be a maintenance issue there if the trail is lower. He said he will add his suggestion to the plan as an alternate option.

Supervisor Parks said she believes this is a great project and mentioned that Santa Rosa Valley had been looking at a similar project of a multi-use trail along Santa Rosa Road.

Mark Burley also discussed a previous proposal up over the hill by Lexington Estates but said it did not come to fruition.

There was a chat question of incorporating the proposed trail with the Wildlife Corridor.

Supervisor Parks said the standards of the Wildlife Corridor would still be applied. She offered assistance to the MWPRCA with any outreach moving forward. **Mr. Laurentowski** thanked the MAC for their input and support, and said they will come back to the MAC.

8. Information Items

a. Update on Ventura County Redistricting

Supervisor Parks said the Board of Supervisors considered 60-80 maps and over 890 documents submitted throughout the Ventura County redistricting process, and approved support for the final redistricting map. She said the final vote will be the first Tuesday in December. She said each of her MACs submitted letters to the Board and it was a great example of the voice MACs give to a community because her district will stay mostly intact and MAC boundaries were kept intact and not split between Supervisorial districts. She also thanked Mark Burley for speaking at the Board meeting on this item. She said her district did lose Bell Canyon and CSU Channel Islands but gained eastern portions of Camarillo and parts of Camarillo Heights. The Board's goal was to create two majority

minority districts, so Camarillo was split to create another Latino majority in District 3. She believes the next redistricting process in ten years may be through an independent commission. She suggested the MAC could choose to expand their boundaries in the future.

b. Bridlewood Debris Basin and Equestrian Trail

Mark Burley said that since the last meeting the west side entrance has been fixed. However, it is not yet open for use because the Bridlewood HOA and the County are going through legal discussions regarding insurance issues, but it is moving forward. **Rosemary Allison** expressed concern about flowage during a big rain with the debris basin gone.

c. Ventura County Temporary Rental Units

Supervisor Parks discussed the County's current Temporary Rental Unit (TRU) ordinance that has two overlay zones where the ordinance is enforced. The first overlay zone is for coastal properties and the second overlay zone covers the unincorporated area in the Ojai Valley. She said the rest of the unincorporated county is outside of the TRU overlay zone, including Santa Rosa Valley, and does not have any specific enforcement from the Resource Management Agency. She said property owners operating a TRU would need to obtain a business license and apply for the Transient Occupancy Tax. All other County ordinances, such as those regarding noise, would still apply.

Rosemary Allison said many HOAs have restrictions against TRUs but the rest of the unincorporated area does not have additional restrictions. She said there is a property on Presilla that has been advertised as an event venue and a short-term rental that is causing issues of noise and traffic. **Kevin Cannon** asked about having an overlay in Santa Rosa Valley. **Supervisor Parks** said it would be a costly and lengthy process if approved for initiation, and include planning and legal review, mapping, noticed hearings, and Board of Supervisors approval.

Resident **Maria Nelson** lives next door to the property mentioned on Presilla, which has a shared driveway with her home, and she said parking, speeding, and traffic have been a problem. **Kevin Cannon** said this property is in a neighborhood that is not part of an HOA, and the property owners put up a website advertising it as an event space and it is also on the Air BnB system. He said he informed the property owner of the need for a Conditional Use Permit (CUP) to have an event venue and they have since removed the event website, but they may apply for a CUP in the future. Regarding the rental issue, he said neighbors would have to rely on the Air BnB system and the Sheriff's Department to enforce any regulations since there is no HOA.

Mark Burley said there are restrictions and rules for temporary rentals, and he understands the property was bought to be an Air BnB. He expressed concern that this type of activity will increase without a TRU overlay zone. He suggested asking the Board of Supervisors to include Santa Rosa Valley in the TRU overlay zone, and potentially all of the unincorporated County, and asked for this to come back to the MAC as an action item.

Resident **Ellen Trevor** discussed the shared driveway and traffic and parking issue at the Presilla property and expressed concern about it being rented out with no limit to the amount of people allowed to stay, as well as fire safety issues. She also stated her concern about it being an event venue and discussed regulations that should be in place.

9. Council Comments on Issues Not on the Agenda

Kevin Cannon said he received information that the Department of Water Resources is looking at drought concerns that the State is facing and the concept of water budgeting. He said the standard for residential use is 50 gallons per person per day. He said Las Virgenes Water District had to go through a water budgeting process for residential and landscaping because they're on 100% State water. He understands that Camrosa is part of the water budgeting and he said he's concerned about losing water sources. He said he's invited Tony Stafford from Camrosa to attend a MAC meeting to provide an update.

Mark Burley said he got a notice on Facebook about graffiti on the Ruth Means Underpass. He said the GRIT cleaned it and forwarded photos to Vanise Terry to send to law enforcement.

Rosemary Allison shared a notice from Metropolitan Water District she received and discussed potential restricted water allocations mentioned in the notice.

10. Public Comments on Items Not on the Agenda

There were no public comments.

11. Written Communications

There were no written communications.

12. Future Agenda Items

- a. Temporary Rental Unit Overlay Zone
- b. Update from Camrosa Water District
- c. Accessory Dwelling Units
- d. Dark Sky Overlay Zone
- e. MAC Boundary Expansion

14. Adjournment at 7:47 pm to Thursday, January 20, 2022.