



SANTA ROSA VALLEY ADVISORY  
COUNCIL

*Members of the Council:*  
Chair Rosemary Allison  
Vice Chair Kevin Cannon  
Michael Adams  
Mark Burley  
Amy Elliott

**SANTA ROSA VALLEY MUNICIPAL ADVISORY COUNCIL MINUTES**  
**March 24, 2022**

**The Santa Rosa Valley MAC held a Meeting on Thursday, March 24, 2022**  
**at 6:00 p.m. via Zoom Online/Teleconference**

**1. Call to Order**

**Chair Rosemary Allison** called the meeting to order at 6:01 pm. MAC members **Mark Burley**, **Kevin Cannon**, **Amy Elliott** and **Michael Adams** were present.

**2. Pledge of Allegiance** was led by **Mark Burley**.

**3. Agenda Review**

There were no changes to the agenda.

**4. Approval of Minutes of November 18, 2021**

**Mark Burley** moved to approve the minutes as submitted and **Kevin Cannon** seconded the motion. The minutes were approved 5/0.

**5. Public Safety Reports**

**CHP Commander Heather Hogle** said the recommended contractor for construction on the 101 freeway scales project on both the north and southbound should be approved soon, and the tentative start date for the southbound side will be in June. She said construction will be contained within the scale facility and should not affect traffic flow. Construction should take about two months on the southbound side, then move to the northbound side.

**CHP Lt. Jeremy Key** said he will look into adding stationed patrol at Moorpark Road and Santa Rosa Road for motorists who ignore the "No Turn on Red" sign. He followed up on a resident complaint regarding a noise disturbance from loud car exhausts and the motorist is working to mitigate the noise. He said there have not been any major injury crashes in the area.

**Ventura County Sheriff Senior Deputy Claudia Holden** said she also watches the school area for violations on the "No Right on Red" turn area in Santa Rosa Valley. She reported that mail thefts have decreased, and that Santa Rosa Valley has not been hit with catalytic converter thefts, but there have been a couple South American theft crew burglaries in the area. She urged residents to always lock cars and doors, and make sure home security cameras are working. She said residents should call in any suspicious activity or vehicles.

**Kevin Cannon** said he's noticed Sheriff's deputies have been in front of the rehabilitation home on Presilla and asked if statistics can be provided to the MAC so they're aware of the situation.

**Rosemary Allison** expressed her gratitude for the Sheriff's Department's service in the community and for their recent seizure of fentanyl.

**6. Comments of Ventura County Supervisor Linda Parks**

**Supervisor Parks** thanked the Sheriff's Department for their recent capture of some members of a Chilean theft crew. She announced a Community Beautification Event on May 7<sup>th</sup> where residents can dispose of bulky items and green and e-waste. She said she is organizing a presentation by the U.S. Fish and Wildlife about co-existing with local wildlife on Zoom and would provide information when available. She said information on SB 1382 regarding recycling

and organic waste will be mailed out to residents by May 1<sup>st</sup>. She reported that COVID numbers are decreasing and the Board of Supervisors will start in-person meetings on April 26<sup>th</sup> so the MAC will likely be back to in-person in May. She announced Dr. Sevet Johnson was unanimously appointed by the Board of Supervisors as the interim County CEO after the difficult departure of the previous CEO. She said Dr. Johnson comes with great credentials. She said the process for finding the permanent CEO will take about 14 weeks.

## **7. Information Items**

### **a. Ventura County Agricultural Commissioner Ed Williams Regarding Pesticide Use in Ventura County**

**Mr. Williams** provided information on how the Agricultural Commissioner's office ensures the use of pesticide is done safely in the community, including enforcement, oversight, regulations, compliance monitoring, permits and licensing. He also discussed the Ventura County Pilot Project that is an advanced notification program of restricted materials use in the Nyeland Acres farmland area.

**Kevin Cannon** asked if there is already a notification requirement for use of restricted material, and **Mr. Williams** said there is no State mandate for notification, but growers are required to notify the Agricultural Commissioner's office. He said growers will often voluntarily provide information to neighbors. **Andy Calderwood**, Deputy Agricultural Commissioner stated that some fumigants require notification.

**Amy Elliott** asked how to find out what is being sprayed for those who live next door to farmland, and **Mr. Calderwood** said residents can call the Agricultural Commissioner's office at (805) 388-4222 (Camarillo Office) and (805) 933-2926 (Santa Paula Office), or via email at [aq.inspector@ventura.org](mailto:aq.inspector@ventura.org) that goes to the Pesticide Use Team. He said most information is public record. He said California Restricted Materials must be reported to their office for an issued permit and are site and time restricted.

**Mr. Williams** said the recent report published by the Environmental Working Group had many falsehoods and incorrect analysis that was misleading to the public, which is why he wanted to highlight what the County is doing to safely administer restricted materials.

**Mr. Calderwood** said they also collect air samples at an air monitoring station at Rio Mesa High School. **Mr. Williams** said for Santa Rosa Valley specifically residents can contact the California State Department of Pesticide Regulation for information.

### **b. Ventura County Planning Division: Temporary Rental Unit Overlay Zone**

**Jennifer Trunk, Planning Manager**, provided an overview of Temporary Rental Unit (TRU) ordinance that was adopted by the Board of Supervisors in 2108. She distinguished between the home share owner occupied TRU and short-term rentals and discussed the priorities that influenced the adoption of TRU overlays, including surveys conducted looking at pros and cons. She said the ordinance outlines what dwellings are eligible and ineligible, including occupancy limits, parking, quiet hours, trash management, signage, rules for tenants, rental agreements, and response to complaints. Currently the cities of Camarillo and Oxnard restrict TRUs, as well as the Ojai MAC boundary and planning area. Two areas within the unincorporated areas that were the most TRU-driven, the beach areas and Ojai, were considered destination areas. In particular, the Ojai where TRUs often increase rents and reduce the supply of housing and price pointing out community members. Ojai's TRU ordinance addresses neighborhood incompatibility, and the TRUs in the Ojai MAC/planning area had two years to cease their rentals.

**Kevin Cannon** asked about the complaint system. **Doug Leeper**, Director of RMA-Code Compliance Division, explained the County's program, including the application process and complaint reporting process. **Mark Burley** asked how many TRUs are in the County and Santa Rosa Valley. **Mr. Leeper** said they only have information on permitted TRUs, which is about 200 in regulated areas, but they do not have information on unregulated areas.

**Rosemary Allison** commented that TRUs in Santa Rosa Valley are often coupled with large events. **Dave Ward** commented that the research request on short term rentals studied

countywide is what identified the beach areas and Ojai as issue areas, which then led to the Board to consider an overlay zone for those areas. **Supervisors Parks** mentioned two issues that distinguished Ojai for the overlay, including that the area has major national events that come into the community, and that it was losing affordable units to being used as TRUs.

**Warren Nelson** commented on his negative experience with a TRU on Presilla Road.

**Teresa Parker** also commented on the TRU on Presilla Road and said they are also trying to open a large event venue. She also mentioned other illegal event venues nearby and feels an overlay would help because the TRUs are impeding on the quiet of the community and causing traffic and noise issues.

**Samimi G** asked that there be an effort to get an overlay for Santa Rosa Valley because TRUs affect the community's quality of life and could invite criminal activity.

**Dave Ward** said all land use regulations are handled through the Planning Division, and they have set a work plan now that the General Plan update was approved by the Board of Supervisors. The current work plan is through 2023/2024 and he can provide a copy of that for the MAC to review. The work plan is often how projects can get consideration.

**Mr. Leeper** said there are also methods beyond government regulation that can address nuisance properties, such as HOAs and private lawsuits. He said he's not aware of any county that has a countywide ordinance on TRUs.

### **c. Ventura County Planning Division: Conditional Use Permits for Large Events**

**Dave Ward** provided an overview of the County ordinance for outdoor events, including what is restricted and unrestricted. He clarified that outside events are allowed for up to 75 individuals on the property up to 249 acres for an unlimited amount. Properties over 250 acres are allowed up to 100 individuals for an unlimited amount. The only restrictions include any activities that present a fire hazard. **Mr. Leeper** clarified these properties can charge compensation for events and no CUP is required. **Mr. Ward** also discussed time, parking and noise requirements, set-up and break down provisions, restrooms. He then discussed the discretionary review process for a Conditional Use Permit (CUP) for events that do not comply with the above conditions. They include up to 60 outdoor events per calendar year for up to 5 years, and after first initial term the permittee could request an additional CUP for additional events. He also mentioned violations, processing time, and other zoning standards. He said the ordinance only regulates the actual event, and **Mr. Leeper** clarified that operational standards only apply to the larger events such as those over 75 individuals and understands that the events tend to be under 75 individuals, which is not in violation of the outdoor event ordinance. He said they are working on a matrix for a better understanding of what is and is not allowed in the community. **Michael Adams** asked about noise standards. **Mr. Leeper** discussed the event ordinance saying it does not address noise because there are already countrywide standards that apply to noise and is generally enforced by law enforcement. He said Code Compliance cannot investigate after an event has happened, and residents should log complaints and document incidents in addition to contacting law enforcement.

**Amy Elliott** asked what the amount of the lawsuit was for the County. **Supervisor Parks** said she would get back with that information.

**Jen Bell** commented on verifying number of people at events and rights of residents to have quiet. **Mr. Leeper** discussed the process to inspect property on premises. He provided his contact information for people to give information about event violations:

[Doug.Leeper@ventura.org](mailto:Doug.Leeper@ventura.org) and (805) 654-2446.

### **d. Ventura County Planning Division: Accessory Dwelling Units Update**

**Dave Ward** said the ADU ordinance is being updated as the State updates their laws. **Ruchita Kadakia**, Housing and State Mandate Planning Manager, said the State has required housing due to the shortage throughout the State. She said each application is still required to show availability of water, sewer, and fire access. She said projects can be denied if they don't meet Building and Safety requirements. She detailed the State law requirements for ADUs and junior

ADUs and said they are still working with Counsel to develop the new ordinance. She said residents can sign up to receive updates about the ordinance at: <https://vcrma.org/accessory-dwelling-units>

**Mark Burley** asked about septic system capacity requirements. **Michael Adams** asked about the nitrates and septic capacity. **Ms. Kadakia** said the Environmental Health Division would address these issues and ensure there are no public safety issues.

**Rosemary Allison** asked about fire safety since Santa Rosa Valley is a high fire severity zone.

**Ms. Kadakia** said that would be addressed by the Fire Department as part of the building permitting process. **Mr. Ward** said as part of the ordinance update, Planning will provide information handouts and include information on the Planning website about the updates. They are hoping it will be ready by the summer. He said HOAs cannot prohibit ADUs, but they can set standards and the County does not get involved in HOA regulations.

**Jen Bell** asked how the County is mitigating issues regarding the critical impact area and drinking water in Santa Rosa Valley if more ADUs and junior ADUs are allowed under the mandate, and what is considered existing at this point. **Ms. Trunk** stated that Environmental Health Department is aware of the critical impact area, which could be a fatal flaw for a project for public health and safety reasons.

## **8. Action Items**

### **a. MAC Recommendation on MAC Boundary Expansion**

**Supervisor Parks** said with the recent countywide redistricting she acquired new territory near Santa Rosa Valley, but it only includes about nine homes. She said she does not recommend proceeding with expanding the MAC boundaries. **Mark Burley** agreed.

**Mark Burley** moved to recommend no expansion of the Santa Rosa Valley MAC boundaries.

**Kevin Cannon** seconded the motion and it was approved 5/0.

### **b. MAC Letter to SCE Regarding Undergrounding Power Lines on Santa Rosa Road**

**Kevin Cannon** moved to approve sending the letter to SCE as submitted. **Mark Burley** seconded the motion, and it was approved 5/0.

## **9. Council Comments on Issues Not on the Agenda**

**Amy Elliott** thanked Vanise Terry for her assistance with photographers using confetti in Santa Rosa Park.

**Kevin Cannon** said since past meetings have been running long, he requested the addition of special meetings as needed.

**Rosemary Allison** announced an event May 8<sup>th</sup> that assists with a mission to bring medical supplies to Nicaragua.

**Mark Burley** mentioned the upcoming Community Beautification Event on May 7<sup>th</sup>.

## **10. Public Comments on Items Not on the Agenda**

There were no public comments on items not on the agenda.

## **11. Written Communications**

There were no written communications.

## **12. Future Agenda Items**

- a. MAC Recommendation on Temporary Rental Unit Overlay Zone
- b. Environmental Health Division Follow Up on Groundwater for Accessory Dwelling Units
- c. Fire Department Input on Accessory Dwelling Units
- d. Dark Sky Overlay Zone

## **13. Adjournment at 9:55 pm to Thursday, May 19, 2022.**