

SANTA ROSA VALLEY MUNICIPAL ADVISORY COUNCIL MINUTES MINUTES – July 21 , 2005

The Santa Rosa Valley MAC held a meeting on Thursday, July 21, 2005 at 6:00 pm at the Santa Rosa Valley Club House on 11701 E. Las Posas Road, Camarillo, CA 93012

1. Call to order

The meeting was called to order by Mark Burley at 6:00 pm. MAC members Rosemary Allison, Mark Burley, Ruth Means and Don Shubert were present.

2. Pledge of Allegiance

The Pledge of Allegiance to the Flag of the United States of America.

3. Agenda Review

No changes were made.

4. Approval of Minutes

The June MAC meeting minutes erroneously stated that Don Shubert was present. Shubert wanted to replace the word 'accident' with 'incident' in Supervisor Parks' comment. June meeting minutes were approved 4-0 as amended.

5. Comments of Ventura County Supervisor Linda Parks

The Board of Supervisor has approved overlaying the section of Santa Rosa Road from East Las Posas Road to Marvella Court to make it smoother.

An Application for minor modification on the Ridge Drive project was sent to the MAC members for review.

Supervisor Parks was looking forward to having her assistant Al Adam back at work assisting her with the Santa Rosa Valley MAC among his other areas of specialization. However, if Adam could not return to work, she will have to look for a replacement.

Supervisor Judy Mikels proposed allowing for small packaged sewage treatment plants to be allowed in the County as part of the General Plan Update. Supervisor Parks questioned if such plants were approved, who will be responsible for the maintenance of the plants, and was concerned that these plants would be growth inducing. LAFCO sent a letter to the Board of Supervisors to object to the proposal as currently written because of the broad nature of the inclusion. Supervisor Parks is a member of LAFCO. Parks stated that if such plant are allowed, it may affect the lot size in the Santa Rosa Valley.

6. Public Comments

A Santa Rosa Valley resident asked if a lake is going to be built in the McCrea Ranch Park. Mark Burley said that Conejo Recreation and Park District has no money in their budget allotted toward such a project at the present time. Concern was raised that the lake might attract more traffic to the Norwegian Grade and that there is no plan in sight to make any grade improvement between the City and the County.

Santa Rosa Valley resident Fred Meyer reported he has seen children riding on trash cans down his street at 10:00pm at night accompanied by a vehicle. Meyer called the Sheriff and was asked to write down the license plate of the vehicle and report back.

Jan Woodfill (Gusie) reported that there is a residence on E. Las Posas that is running a business out of their home. The house is being used to run auctions and is rented out for large parties and weddings. Supervisor Parks asked for the house address and said that the house owners are required to obtain a business license and apply for a permit to run a business.

The fruit stand 'Farmer to You' was reported to have too many signs and residents wonder if the fruit stand's owners are within the allowed limits. The MAC will look into the matter.

7. Council Comments on issues not on the agenda

Ruth Means followed trucks driving on Santa Rosa Road that were not for local deliveries. She has filed a traffic report.

Rosemary Allison has sent out post cards to residents to inform them about the neighbor safety meeting next Thursday. Dial Security Company, CHP and the Sheriff's department will be at the meeting. Allison encouraged residents to go to the meeting.

Rosemary Allison also mentioned the upcoming Car Show and Jazz Festival events and encouraged residents to attend the events.

Mark Burley reported that he had seen an abandoned truck in the Santa Rosa Valley Park. Burley asked Supervisor Parks to look into the matter.

8. Information Items

Application for minor modification on Ridge Drive

At the request of Mark Burley the full application was given to Bridlewood HOA president Bruce Cohen who was asked to be present at the meeting. Bruce Cohen explained that the 20 acre lot was not a typical piece of property in Bridlewood. Bridlewood HOA tentatively approved the project based on County's approval. Cohen was told that his HOA has no right to stop the project if the County approved it.

Bruce Cohen explained that the garage is being built on the north side of the property and it has no impact on Bridlewood residents as they reside on the south side. Cohen said the owner would plant citrus trees on the slope to prevent a landslide. Bruce Cohen asked for the plans to be approved.

Don Shubert made a motion to support the project. Rosemary Allison seconded the motion and asked that the minutes reflect the vote included support for the owner's promise that the modular unit would be improved. The motion passed unanimously.

MAC position regarding horse ownership and trail access with new residential developments

Mark Burley stated that some HOA's in new developments were stopping people from having horses on their properties. Burley feels that a trail system is an important asset to the Santa Rosa Valley and all homeowners should be able to own horses. Burley is afraid that Santa Rosa Valley will become like the Malibu area where the horse trails have disappeared. Burley wants to make sure that any new developments must allow homeowners the option to own horses.

Santa Rosa Valley property owner John Nicholson said there are several projects in the Valley that don't include trails and there are trails in the Valley that have not been used. Nicholson felt that it was a matter of requirement versus rights. He estimated that 10% of homeowners in Santa Rosa Valley have horses. A large number of them have horses and don't use the trails. Nicholson said developers should be allowed to decide if they wanted to include the horse trails depending on the negative and positive impacts. He supported the trail system but felt it was inappropriate for MAC to tell property owners and developers that they are required to include trails. He said the MAC should voice their concern if new property owners are being denied use of the existing trail system, but that it is not appropriate to be mandated.

Fred Meyers also said that developers should be able to decide on their own. Developers might decide that properties are worth more money if there are no trails. Requiring developers to include horse trails will be denying them the ability to make more money.

Mark Burley argued that new development should not strip the rights of people to own horses because all properties in Santa Rosa Valley are all zoned as rural.

John Nicolson said future development is very limited in the Valley. It is unethical for MAC to tell developers that they have to include horse trails in their development projects. Furthermore, Nicolson said he was not aware of any condition placed on his development project to prevent new owners from owning horses.

Supervisor Parks said the MAC can write developers letters in support of horse ownership and they can make recommendations, but the MAC cannot legally tell developers that they have to allow horses.

Rosemary Allison commented that in some cases horses are not allowed in certain areas because the lots or pads are too small to accommodate horses. Allison said she does not have horses but she strongly supports horse trails. She believes that it would increase and preserve the values of the Santa Rosa Valley.

Ruth Means said there are many 4H moms in the area that have kids who have animals such as sheep and goats.

Ruth Means made a motion for MAC to take a position that development should allow horse ownership where feasible and also have access to the existing trails system. Don Shubert seconded the motion. The motion passed unanimously.

Approval of letter to Nature's Best Tree Farm

Mark Burley wrote a letter to thank Mr. Spigel for his donation to the tree planting project at the Santa Rosa Road and Moorpark Road intersection.

Rosemary Allison made a motion to send the letter and Ruth Means seconded the motion. Motion passed unanimously.

Cancellation of August 18, 2005 meeting

Supervisor Parks wants to present the special benefit assessment project to the Board of Supervisors meeting on September 13. Ruth Means asked to see the Engineer's Report in advance. Parks said she would make it available earlier.

The August MAC meeting is cancelled and next MAC meeting is adjourned to September 7.

9. Future Agenda Items

Trucks on Santa Rosa Road

Santa Rosa Road Benefit Assessment District Engineer's Report

10. Adjournment to September 7, 2005