

SANTA ROSA VALLEY MUNICIPAL ADVISORY COUNCIL MINUTES
February 21, 2008

**The Santa Rosa Valley MAC held a meeting on Thursday, February 21, 2008 at 6:00 p.m.
at the Rancho Santa Rosa Property Owners' Association Club House,
11701 East Las Posas Road, Camarillo, CA 93012**

1. Call to order

Rosemary Allison called the meeting to order at 6:07 p.m. MAC members Mark Burley, Ruth Means, and Don Shubert were present. Janis Gardner was absent.

2. Pledge of Allegiance

3. Agenda Review

The agenda for the meeting was approved to move Item 9a and Item 9c after Item 5 to facilitate the County employees.

4. Approval of Minutes

Don Shubert advised that in Item 9e the phrase "two-land" should read "two-laned." Rosemary Allison said that the decision had been made by the POA Board to re-designate the clubhouse as "Rancho Santa Rosa Property Owners' Association Club House." Ruth Means moved to approve the minutes as revised. Don Shubert seconded the motion. Motion carried 4/0.

5. Comments of Ventura County Supervisor Linda Parks

Janet Wall told the MAC that Supervisor Parks was out of town this evening. Sergio Vargas of the County's Watershed Protection District was present to discuss the FEMA maps. In addition, Captain Jeff Matson will discuss the day laborer issue. With respect to Item 8a, County Staff e-mailed earlier in the day that the Mitigated Negative Declaration on the project is not yet complete. Supervisor Parks recommended that the MAC continue the item to the next meeting until all environmental documents are complete. However, Mr. Erik Nagy, the consultant to DJ Farms, elected to present information to the MAC this evening and return for approval upon completion of the MND.

6. Public Comments

Kevin Cannon said that with respect to the Memo from Supervisor Parks' office regarding Item 9e, he thought it would be better to ask a citizen to be with Butch Britt when he looks at any request from the MAC.

7. Council Comments on Issues Not on the Agenda

Rosemary Allison told the MAC that the Highlands dirt pile is being worked on. In addition, Santa Rosa Technology Magnet School will hold their yearly fundraiser at the Westlake Hyatt Hotel. They currently need items donated. Anyone requesting tickets should contact Rosemary.

Don Shubert informed the MAC that the next Community Beautification Event is tentatively scheduled for May 17, 2008 pending approval from Pleasant Valley School District for that date.

8. Action Items:

a. Recommendation re SD06-0034 Large Lot subdivision DJ Farms

Erik Nagy introduced the Gerry's; a long-time family who settled in the Santa Rosa Valley in the 1870's who currently grow blueberries. Their application consists of 142 acres that have a 40-acre minimum zoning requirement. The property is being subdivided to allow for 3 residences instead of two in conjunction with Land Conservation Act contracts. Mr. Nagy brought maps to the meeting which further explained the location and subdivision of the property. The item was continued to an unspecified MAC meeting upon completion of the Mitigated Negative Declaration.

b. Recommendation re Santa Rosa Valley Trails Plan

Mark Burley said he distributed the trail plan to people electronically and received numerous e-mails from the community on various issues. Mr. Burley reviewed the letters at the meeting. One request was to install a bridge over the Conejo Arroyo. Mr. Nicholson commented that he did not think the equestrian trail along Santa Rosa Road is safe. Mark Burley moved to send the draft trail plan to Supervisor Parks and Rosemary Allison seconded the motion. Motion passed 4/0.

The draft version of the Trail Plan is available on the Santa Rosa Valley Trails, Inc. website: www.srvtrails.com

c. Bottlebrush Trees Notification

The MAC agreed that no letter would be sent regarding the bottlebrush trees.

d. Letter of Support on Grant Application for Synchronized Signals

Rosemary Allison submitted approximately 50 letters in support of the grant from residents of the Santa Rosa Valley. Mark Burley moved to have Rosemary send a letter from the MAC in support of the grant. Ruth Means seconded the motion. Motion passed 4/0.

e. Design Plans for Lexington Hills/Moorpark Road

Ben Beazley and Arlene and John Stahlberg attended the meeting on behalf of the Lexington Hills HOA. After discussion, including a revision which adds Botts dots and striping to the right hand turn lane, Rosemary Allison moved to recommend the HOA version of the Lexington Hills/Moorpark Road intersection re-design to PWA. Mark Burley seconded the motion. The motion passed 4/0.

9. Information Items

a. Report from County on FEMA Maps

Sergio Vargas, Deputy Director, Planning and Regulatory Division for the Ventura County Watershed Protection District told the MAC that WPD is concerned with property, life and the safety of infrastructures county-wide. There are four zones which are funded independently and the Santa Rosa Valley is in the Calleguas watershed area and the Arroyo Santa Rosa Floodplain. There are major concerns in terms of flood hazards. FEMA was established in the 1980's to form a flood insurance program.

Mr. Vargas used three large maps and diagrams to complement his presentation and explained that the local agency manages and administers the Flood Insurance Rate Maps. In 2003 FEMA hired Nolte as the consultant to complete a detailed flood insurance study in Thousand Oaks, Simi Valley, Moorpark, Camarillo and the unincorporated County. New technology was available that provided greater detail and the new studies have improved topography with much better resolution. The floodplain was determined establishing a 100 year event. The County's ordinance dictates that any building proposed within the floodplain must be elevated 1 foot to protect the structure. The floodway is defined and no structures are permitted in that area because that is where major disasters will occur. However, any already existing structures are grandfathered in.

The WPD re-examined the FEMA map and decided that some assumptions made were not accurate. FEMA will allow some changes, one of which regards Camelot. However, it will take 3-6 months for FEMA to review and analyze the Letter of Map Revision. A new FEMA Adoption is expected in 2009.

When a property owner feels the map is incorrect, they can hire a surveyor to certify that the proposal is outside the floodplain. The property owner then gets a certificate of elevation processed through the County and pulls a Floodplain Development Permit.

Some of the changes that have occurred are due to increased runoff from development which causes water to run faster, in addition to creating more volume. Numbers changed with respect

to extreme flows. All the communities mentioned above participated in the study to understand the potential problems and devise a 20-year plan.

Mr. Vargas agreed that the MAC could retain the maps for future reference, reminding them that the current map is a "Draft" not yet approved by FEMA. Residents were able to scrutinize the map and ask Mr. Vargas questions about issues of concern to them at the meeting.

The MAC and residents expressed their appreciation to Mr. Vargas for his thorough presentation.

b. Horse Property Lot Size Update

Supervisor Parks' office will distribute before the next meeting a memorandum from the Planning Department which explains the history and current stipulations on lot sizes due to water quality. Residents who listed their addresses at the November 15, 2007 meeting will receive copies by mail and e-mail.

Mark Burley told the MAC he received a letter from Gerhardt Huber of WPD regarding the decision to change two one-horse lots in Wildwood Estates to two-horse lots. Using the rationale contained in the letter, he questioned whether 100 or more horses could be accommodated on the Wildwood parcel. Mr. Burley suggested that the MAC adopt a policy regarding future development that would prohibit restricting equestrian use by suggesting that larger lots be required.

c. Report from Ventura County Sheriff on Day Laborers

Captain Jeff Matson told the MAC that they are limited by law with respect to enforcement of day laborer issues. The United States Supreme Court said local law enforcement cannot enforce immigration laws. There are three categories that can be enforced: infractions, misdemeanors and felonies, all of which must occur in their presence. Complaints they most often encounter are urination in public, occasional batteries and sleeping on sidewalks. With respect to solving the current problem, they can send extra patrol to the area and will do so. Max Bowers advised that the busiest hours for pick-ups at the day laborer site are between 7:15 a.m. and 9:30 a.m.

Some of the other suggestions made were: 1) to ask the Saddleback HOA to install "No Trespassing" signs along the trail and then to advise him at the Moorpark Police Department station; 2) to explore whether the number of people living in the house in question is within the County guidelines and to ask for enforcement from Code Compliance; 3) to have the Supervisor's Office call INS agents; 4) to ask LULAC or another activist organization to offer other places to congregate; or 5) to plant *Pyracantha* or similar spiny plants around the fencing and playing redundant music.

The MAC told Captain Matson that they appreciated his willingness to attend the meeting and hoped he could provide more patrol for the neighborhood until the issue resolves.

Other suggestions discussed including placing plastic stanchions by the "No Stopping" zone and taking photos of people stopping to hire the day laborers and then sending them to Captain Matson.

In addition to Captain Matson's offer to patrol the area more often, CHP Officer Fernando Martinez of the Special Enforcement Unit said that CHP will continue to patrol the area to enforce "No Stopping" violations.

d. Community Representative on Synchronized Signals

Kevin Cannon said that there is a short window to request the grant monies and questioned whether the grant might delay the project. The schedule is for the design plans to be completed by mid February. He was informed that signal costs have come down in recent months with the current projection at \$2.8M.

e. Safety Fence at Las Posas Bridge Overpass

Janet Wall submitted a memo to Supervisor Parks which contained the advice of Mr. Butch Britt that the proposed fence was not justified under County standards. Mark Burley suggested that the MAC get an estimate on fence installation costs.

10. Future Agenda Items

Action Items:

Recommendation re Policy on Equestrian Property
DJ Farms Recommendation

Information Items:

Report from Ventura County Sheriff on Day Laborers
Community Representative on Synchronized Signals
CERT Report, Including Obtaining a Trailer for the Santa Rosa Valley
Grant Time Line for Signal Project
Safety Fence at Las Posas Bridge Overpass

Meeting adjourned at 9:00 p.m. to March 20, 2008.