



SANTA ROSA VALLEY  
MUNICIPAL ADVISORY  
COUNCIL

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

**NOTICE OF MEETING**  
**Thursday, March 16, 2023**

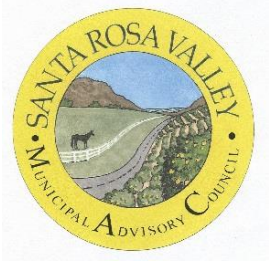
**6:00P.M-9:00 P.M.**

**Rancho Santa Rosa Clubhouse 11701 E. Las Posas Rd. Santa  
Rosa Valley, CA 93012**

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Agenda Review
5. Approval of Minutes from February 2, 2023 Meeting
6. Public Safety Reports
7. Public Comments on Issues Not on the Agenda
  - a. Comments can be emailed in advance to [shane.warburton@ventura.org](mailto:shane.warburton@ventura.org)
8. Information Items
  - a. Presentation on MAC Boundaries update
  - b. update on Stepping Stones Riding Program
  - c. update on Bridlewood Basin Trail
9. Action Items
  - a. MAC Consideration of Fire Protection Support Letters
  - b. MAC Consideration of Meeting Date for Special Meeting to go over 3-5 Year Vision Plan of Santa Rosa Valley MAC
  - c. Emergency Equestrian Evacuation talk with Victoria Beelik
  - d. MAC Discussion of ADU/JADU Ordinance
  - e. MAC Discussion of Dark Sky Overlay
10. Council Comments on Issues Not on the Agenda
11. Written Communications
12. Future Agenda Items
13. Adjournment

Access to MAC minutes and agendas at: <http://www.ventura.org/santarosavalleymac>

Online sign-up to receive emails of MAC agendas and minutes: <http://www.ventura.org/jeff-gorell/santa-rosa-valley-mac-signup>



**SANTA ROSA VALLEY ADVISORY  
COUNCIL**

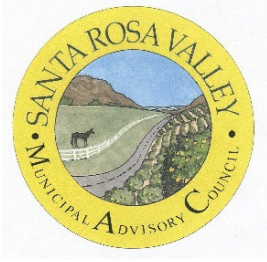
*Members of the Council:*  
Chair Rosemary Allison  
Vice Chair Amy Elliot  
Kevin Cannon  
Michael Adams  
Mark Burley

**NOTICE OF SPECIAL MEETING  
Thursday, March 16, 2023  
5:00-6:00 P.M.  
Rancho Santa Rosa Clubhouse  
11701 E. Las Posas Rd.  
Santa Rosa Valley, CA 93012**

1. Call to Order
2. Roll Call
3. Presentation of Brown Act, Public Records Act, and Resolution Conflict of Interest Code by Jeff Barnes, Chief Assistant County Counsel of Ventura County
4. Adjournment

Access to MAC minutes and agendas at: <http://www.ventura.org/santarosavalleymac>

Online sign-up to receive emails of MAC agendas and minutes: <http://www.ventura.org/jeff-gorell/santa-rosa-valley-mac-signup>



SANTA ROSA VALLEY ADVISORY  
COUNCIL

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

**SANTA ROSA VALLEY MUNICIPAL ADVISORY COUNCIL MINUTES  
February 2<sup>nd</sup>, 2023**

**The Santa Rosa Valley MAC held a Meeting on Thursday, February 2<sup>nd</sup>, 2023  
at 6:00 p.m. via Zoom Online/Teleconference**

- 1. Call to Order-** Ventura County Supervisor Jeff Gorell called the meeting to order
- 2. Pledge of Allegiance-** Supervisor Jeff Gorell led the Pledge of Allegiance
- 3. Swearing in of Mark Burley and Amy Elliot-** Supervisor Gorell introduced himself, and then proceeded to swear in **Mark Burley and Amy Elliot** for their next terms as Municipal Advisory Council Members.
- 4. Selection of Chair and Vice Chair:** **Mark Burley** nominated **Rosemary Allison** to be Chair. **Amy Elliot** Seconded. **Supervisor Gorell** asks for comment, none. Motion carried to vote. The motion passes unanimously. **Rosemary Allison becomes Chair for 2023. Chair Rosemary Allison** then moves for a vote for Vice-Chair. **Amy Elliot and Michael Adams** both give reasons for wishing to be Vice-Chair. **Michael Adams** withdraws his nomination, and after MAC consideration, **Amy Elliot** is nominated and voted in as **vice-chair** unanimously.
- 5. Introduction of Ventura County Supervisor Jeff Gorell-** **Supervisor Jeff Gorell** introduced himself prior to Item 3, swearing in of **Mark Burley and Amy Elliot**, thus he did not need to introduce himself again.
- 6. Agenda Review**  
No comments made
- 7. Approval of Minutes of November 17th, 2022**  
Motion to approve made, passes unanimously
- 8. Approval of MAC Meeting Calendar for 2023-** MAC approves calendar unanimously.
- 9. Public Safety Reports**  
**CHP- Lt. Heather Holgund-** 101 Southbound Project update- Construction was pushed back, end of February would be closed and then opened up again shortly thereafter. She mentioned that she would get in touch with **Amy Elliot**. She continued to provide an update on the 118 out of Moorpark, mentioning the eastbound construction would begin as well and that they would be putting a safety barrier in as well as a modular building. In 2023, all construction should be done so the northbound, southbound, eastbound, and westbound means will all be fully functional. **Mark Burley** proceeded to ask **Lt. Heather Holgund** about safety concerns regarding the Hampshire exit. **Mark Burley** asked if there was any way for the public to be notified about the dangers about the closed lane on the Hampshire exit. **Lt. Heather Holgund** iterated that she would take the concern to **Officer Ayers**.

**CHP Moorpark- Officer Marin** reported on a fatal traffic accident on Moorpark Road. There is an ongoing investigation into the accident. A male (38) from Oxnard was deceased from the crash. **Officer Marin** then reminded that the Moorpark Office provides multiple services to the community, specifically that they will help install car seats properly. They also have available bicycle helmets free of charge. They also offer a start-stop program. This is a program to keep minor's records clean if they receive a traffic infraction. They sit in a 2 hour class hosted by **Officer Ayers**. At the end of the class, the infraction is taken off of the minors record. **Rosemary Allison** congratulated the Sheriffs department on their 150<sup>th</sup> anniversary. **Officer Marin** mentioned that **Officer Ayers** was gone to receive a medal of valor in Sacramento. **Rosemary Allison** then asked for an update on the South American theft groups that have been robbing in Santa Rosa Valley. **Officer Marin** did not have any updates.

**Ventura County Sheriffs Department- Senior Deputy Claudia Holden** mentioned that she had the updates. **Officer Marin** Concluded and **Deputy Claudia Holden** mentioned that the Chilean theft groups are still very active in the Thousand Oaks area but have not been targeting Santa Rosa Valley. They have been more active because of the shorter winter days. She mentioned that it is helpful to leave lights on and get some motion sensor activated lighting to give the appearance that someone is home. The theft in Santa Rosa Valley has dissipated, but she mentioned to be wary of catalytic converter thefts, which have been on the rise in Thousand Oaks and Moorpark. **Rosemary** mentioned that we are on high alert because of the thefts in the previous months. Claudia Holden mentions that the Detectives in Moorpark work with the detectives in Thousand Oaks and share information, and that it is the same crime groups that come into both Thousand Oaks and Santa Rosa Valley.

**10. Southern California Edison- Update and Comments by Government Relations Manager Andrew Thomas regarding Public Safety Power shutoffs and work being done to prevent necessity- Andrew Thomas and John Abbot** from Southern California Edison gave update on the proliferation of Public Safety Power Shutoffs (PSPS) within Santa Rosa Valley. He mentioned that undergrounding the powerlines in the entire valley is not feasible, and then proceeded to mention other programs SCE has that could be useful to the residents of the valley when the need of PSPS' arises. PSPS are a last resort, and SCE will provide a mobile unit to an area with phone chargers and other assets. One of the updates he had regarded an undergrounding effort for the Rule 20A undergrounding utility conversion project. County credits are used to fund it. They want to extend it past Santa Rosa Technology Magnet School by finding unused 20A funds from other municipalities. There are other efforts to harden the grid by Edison through covering conductors and fire resistant poles. He mentioned the success of hardening the Zone circuit, and have mentioned protocols to raise the windspeed threshold before cutting off circuits during high-wind events. Andrew Thomas handed it off to John Abbot who mentioned that the area is an Extreme High Risk area for fire.

**Rosemary Allison** brought up that the bulk of the residents live in the Morgenstein circuit area and she inquired to the current implementation schedule to harden said circuit. **John Abbot** mentioned that several poles were replaced on Santa Rosa Road and some wires have been covered. **John Abbot** mentioned that work is being planned the Morgenstein and Brenan Circuits, however he was unaware of what work was being planned in Santa Rosa Valley specifically.

**Michael Adams** mentioned that in 2021 the power was out on Thanksgiving for 17 hours. On Thanksgiving in 2022 it was out for 10 hours. The Saturday before Thanksgiving it was out for 7 hours. **Mr. Adams** mentioned that he went onto the SCE website and uncovered how that the Morgenstein line does power most of Santa Rosa Valley. He looked at the planned projects for the Morgenstein line, and there was none. The majority of wiring are underground in Santa Rosa Valley, and the short stretch of lines above ground, there are no plans to address this. **Mr. Adams** mentioned he would like to see it as a priority. **Mr. Thomas** addressed that the Zone circuit received more attention because it was experiencing more outages. He mentioned that the feedback from the community would be brought to his team. **Mr. Thomas** also mentioned that SCE has a scholarship program for youth involved with STEM. At the conclusion of the presentation, **Mr. Thomas** took questions. **Amy Elliot** asked about SCE coming into peoples

property to cut trees. Mr. Thomas mentioned that SCE has arborists that will come and remove trees but they will identify themselves. If a homeowner is not home, SCE will still come to trim the tree but should notify a homeowner if this is going to happen. **Kevin Cannon** asked about the use of drones. He hopes that SCE is using drones to speed up analysis of a post-wind event to re-energize system.

## **11. Action Items**

### **A: MAC Recommendation of ADU/JADU Ordinance**

There wasn't much to be done here unfortunately. The copy of the ordinance was not available, thus the MAC was not able to make a recommendation. The MAC discussed issues of nitrate load in the ground and property rules. **Supervisor Gorell** mentioned that when the state created the ADU/JADU mandates that they likely weren't thinking of communities like SRV with septic tanks, and a lacking infrastructure and that they are not looking making an exception for communities like SRV. **Supervisor Gorell** thinks it would be important to get **Assemblymember Irwin** and other state representatives to get the state to make carve-outs for the SRV area. **Supervisor Gorell** wondered how many households with ADU/JADU's would actually rent it out to someone outside of the constituency. **Rosemary Allison** and **Amy Elliot** agreed. **Mark Burley** made motion for MAC to council the Board of Supervisors to not pass a motion that would negatively impact the Santa Rosa Valley Groundwater Basin. The motion was seconded. The motion was passed unanimously.

### **B: MAC Consideration of homes inadvertently left out of MAC Boundaries**

Rosemary Allison mentioned that the MAC Map was redrawn to include Councilmember Kevin Cannon's home. But when the last administration did this, they left out additional homes. **Mark Burley** made a motion to include the homes. The MAC held off on giving a recommendation.

## **12. Council Comments on Issues not on the Agenda**

**Kevin Cannon** asked if the county could schedule a "beautification event" where a dumpster would be brought to Santa Rosa Technology Magnet School.

**Kevin Cannon** also mentioned the Firewise community efforts and how the efforts are now on hiatus. He mentioned the different steps that are needed to become a Firewise designated community. He requested that we will have a townhall meeting for Firewise community engagement. **Supervisor Gorell** wants the MAC members to poll neighbors and see how much community involvement can be expected. **Kevin Cannon** does not want to have the motion put on the agenda at this time because he needs to form the Firewise committee, which will meet separately. They will only need help getting out the word from the Supervisors office.

**Michael Adams** brought up the **Dark Sky Overlay**, and wants to get a feel for what the community wants there. **Mr. Adams** suggested there is no ordinance right now. **Mr. Burley** suggested that there might have been. **Mrs. Allison** suggested that it was considered a nuisance.

**Mark Burley** proceeded to give a report on the **Stepping Stones Riding Program**. **Mark Burley** asked **Shane Warburton** to reach out to **Colter Chisum** to see about the progress on the **Stepping Stones Riding Program**.

**Mark Burley** mentioned the Santa Rosa Valley debris basin that is part of the trail system, and the County flood control department decided to remove it and then built it so that the trail was still accessible, even more so, and then there were some issues with property in the basin that the constituent who lived there filed a lawsuit against the county and that it was almost resolved. The actual trail is not where the property is, and has been consequentially shut for the last three years. **Mark Burley** would like it opened again.

**Rosemary Allison** proposed potentially using the Hill Canyon Park as a staging ground for horse evacuations in the future due to the below-sea level state of the Ventura County Fairgrounds. Unfortunately some horses died in Santa Paula. Because of that, she thought of the Santa Rosa Equestrian Park. She wants to use it as a staging area. She spoke to **Donna** at Animal Control who reportedly loved the idea. It's an emergency location to bring the horses in the event of flooding, and then from there they can be shipped to boarding locations. **Vicky**

**Beelik** suggested using the parking lot there **to Rosemary**. **Mark Burley** supported the idea. **Vicky Beelik** works for animal control and **Rosemary** would like her on the next agenda.

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

**Jen Bell** spoke about the ADU/JADU basin issue. She wanted clarification before it went to the Board of Supervisors. She lives off of Barbara Drive, which is high density. She is concerned about the drinking water issue. **Supervisor Gorell** responded that the ordinance was developed by his predecessor and that it comes from a state mandate that doesn't care about waivers or exceptions. **Jen Bell** mentions from the first paragraph of the mandate that drinking water considerations are the exception allowed. **Supervisor Gorell** mentioned the next step is to get the local water agencies to examine the water area in Santa Rosa Valley to see if SRV would constitute an exception.

#### **12. Written Communications**

There were no written communications.

#### **13. Future Agenda Items**

- A: Vision of MAC- Future of Santa Rosa Valley**
- B: Brown Act Briefing**
- C: Emergency Evacuation talk with Vicky Beelik**
- D: ADU/JADU Ordinance**
- E: Boundaries of the MAC.**
- F: Information item: Update on Stepping Stones Program**
- G: Update on Bridalwood Basin trail**
- H: Dark Sky Overlay, presentation of Dark Sky Programs**

#### **14. The Meeting was Adjourned**

**EXHIBIT 4**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AMENDING DIVISION 8, CHAPTER 1, ARTICLES 2, 5, 7, 8, 11, AND 19 OF THE VENTURA COUNTY ORDINANCE CODE, NON-COASTAL ZONING ORDINANCE PERTAINING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS**

The Board of Supervisors of the County of Ventura ("County") ordains as follows:

**Section 1**

**ARTICLE 2:  
DEFINITIONS**

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**Article 2, Section 8102-0 – Application of Definitions**, of the Ventura County Ordinance Code is hereby amended by revising the following existing definition to read as follows:

Dwelling Unit, Accessory (ADU) - An attached or a detached residential *dwelling* unit, or a unit within the existing space of a primary *dwelling* unit, which provides complete independent living facilities for one or more persons and is located on a *lot* with a proposed or existing primary *dwelling*. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same *lot* as the proposed or existing *single-family or multifamily dwelling*. An accessory dwelling unit also includes the following:

- (a) An efficiency unit, as defined in section 17958.1 of the Health and Safety Code; and
- (b) A manufactured home, as defined in section 18007 of the Health and Safety Code.

**Article 2, Section 8102-0 – Application of Definitions**, of the Ventura County Ordinance Code is hereby amended by adding the following definition:

Dwelling Unit, Junior Accessory (JADU) - A *dwelling* unit that is no more than 500 square feet in size and contained entirely within an existing or proposed single-family *dwelling*. A JADU may include separate sanitation facilities, or may share sanitation facilities with the existing structure.

**Section 2**  
**ARTICLE 5:**  
**USES AND STRUCTURES BY ZONE**

**Article 5, Section 8105-4 - Permitted Uses in Open Space, Agricultural, Residential and Special Purpose Zones**, of the Ventura County Ordinance Code, is hereby amended to read as follows with respect to the below-stated land uses relating to Accessory Dwelling Units and Junior Accessory Dwelling Units:

**Sec. 8105-4 – Permitted Uses in Open Space, Agricultural, Residential and Special Purpose Zones**

	OS	AE	RA	RE	RO	R1	R2	RPD	RHD	TP	TRU
<b>DWELLINGS (43)</b>											
Dwellings, Single-Family * (Mobilehomes - See Sec. 8107-1.3)	ZC	ZC	ZC	ZC	ZC	ZC	ZC	PD		ZC	
Mobilehome, Continuing Nonconforming (15)	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP		CUP	
Dwellings, Two-Family, Or Two Single-Family Dwellings							ZC	PD			
Dwellings, Multi-Family (42)(43)(44)								PD	ZC		
Accessory Dwellings											
Accessory Dwelling Unit (ADU)	Pursuant to Sec. 8107-1.7										
Junior Accessory Dwelling Unit (JADU)	Pursuant to Sec. 8107-1.7										
Employee Housing (55)	See Sec. 8107-26										
Agricultural Employee Housing											
Maximum of 4 dwelling units	ZC	ZC	ZC							ZC	
More than 4 dwelling units or not meeting standards established by Sec. 8107-26.3	PD	PD	PD							PD	
Other Employee Housing (6 or fewer employees)	ZC	ZC	ZC	ZC	ZC	ZC	ZC	PD		ZC	
Farmworker Housing Complex (55)	PD	PD	PD								
Farmworker Group Quarters (55)	PD	PD	PD								

	OS	AE	RA	RE	RO	R1	R2	RPD	RHD	TP	TRU
Dwellings, Accessory Structures To											
Buildings For Human Habitation: (3, 19)											
temporary housing during construction/prior to reconstruction* (19, 42, 50)	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	

\*There are specific regulations for this use or structure; see Article 7 and Article 9. Italicized numbers refer to amendment history at end of use matrices.

**Article 5, Section 8105-5 - Permitted Uses in Commercial and Industrial Zones**, of the Ventura County Ordinance Code is hereby amended to read as follows with respect to the below-stated land uses relating to Accessory Dwelling Units:

**Sec. 8105-5 - Permitted Uses in Commercial and Industrial Zones**

	CO	C1	CPD	M1	M2	M3
<b>MIXED USE DEVELOPMENT WITHIN THE CBD OVERLAY ZONE PER SECTION 8109-4.5.5 (37)</b>			PD			
Accessory Dwelling Unit (ADU) within the CBD overlay zone*			Pursuant to Sec. 8107-1.7			

\*There are specific regulations for this use or structure; see Article 7 and Article 9. Italicized numbers refer to amendment history at end of use matrices.

<b>E</b> = Exempt	<b>ZCW</b> = Zoning Clearance with signed waivers	<b>Not Allowed</b>	Exempt	Approved by <i>Planning Director</i> or Designee	Approved by <i>Planning Commission</i>	Approved by <i>Board of Supervisors</i>
<b>ZC</b> = Zoning Clearance unless specifically exempted	<b>PD</b> = <i>Planned Development</i> Permit					
	<b>CUP</b> = <i>Conditional Use</i> Permit					

**Section 3**  
**ARTICLE 7:**  
**STANDARDS FOR SPECIFIC USES**

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**Article 7, Section 8107-1.7 – Accessory Dwelling Units**, of the Ventura County Ordinance Code, is hereby repealed and reenacted to read as follows:

**8107-1.7 – Accessory Dwelling Units and Junior Accessory Dwelling Units**

**Sec. 8107-1.7.1 – Purpose**

The purpose of this Section 8107-1.7 is to allow and regulate *accessory dwelling units (ADUs)* and *junior accessory dwelling units (JADUs)* in compliance with Government Code sections 65852.2 and 65852.22, as may be amended. Pursuant to Government Code section 65852.2, an *ADU* permitted through this Section 8107-1.7 does not exceed the allowable density for the *lot* upon which the *ADU* is located; and an *ADU* is a residential use that shall be deemed consistent with the existing general plan and zoning designation for the *lot*. If any provision of this Section 8107-1.7 or the underlying zoning district standards conflicts with state law, the latter shall govern.

**Sec. 8107-1.7.2 – Definitions**

As used in this Section 8107-1.7, the following definitions shall apply:

Accessory Structure - A structure that is accessory and incidental to a *dwelling* located on the same *lot* as defined in Government Code section 65852.2(j)(2), as may be amended.

Existing - Space, units, or structures that are legally permitted or legal non-conforming.

Nonconforming Zoning Condition - A physical improvement on a property that does not conform with current zoning standards as defined in Government Code section 65852.2(j)(6), as may be amended.

Passageway - A pathway that is unobstructed clear to the sky and extends from a street to one entrance of the *accessory dwelling unit* as defined in Government Code section 65852.2(j)(7), as may be amended.

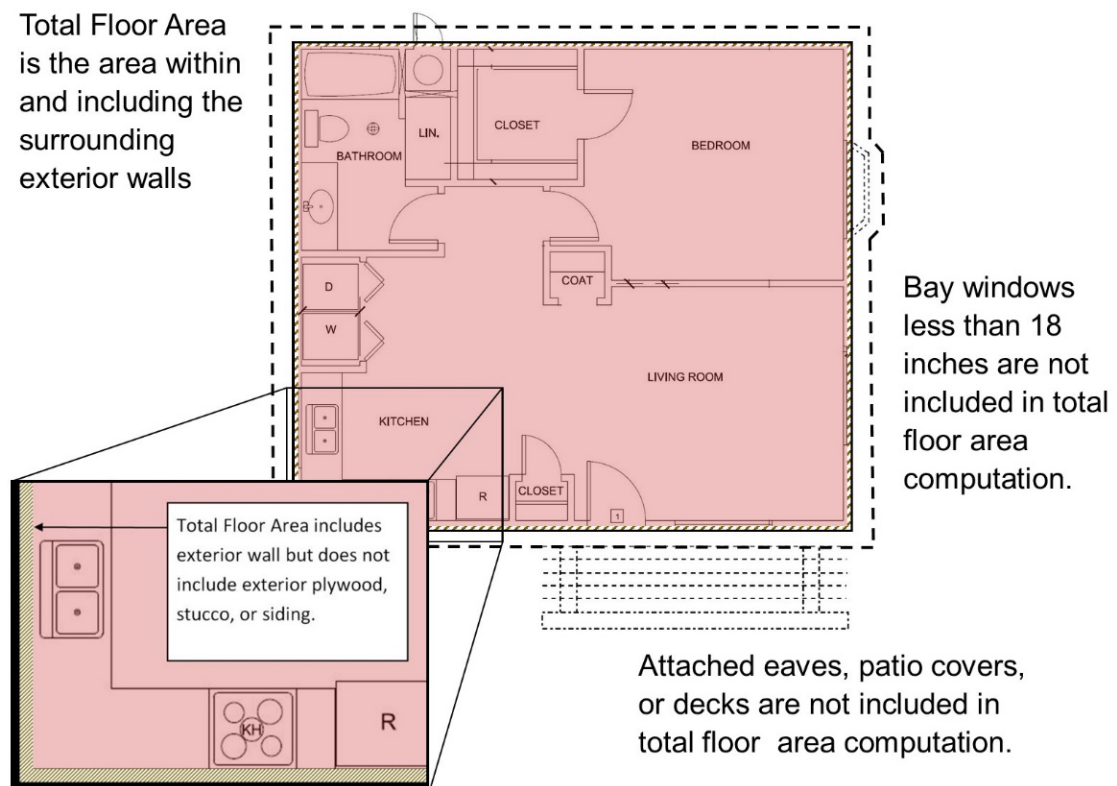
Proposed Dwelling - A *dwelling* that is the subject of a permit application and that meets the requirements for permitting as defined in Government Code section 65852.2(j)(8), as may be amended.

Public Transit - A location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public as defined in Government Code section 65852.2(j)(9), as may be amended.

Tandem Parking - A parking configuration where two or more automobiles are parked on a driveway or in any other location on a *lot*, lined up behind one another as defined in Government Code section 65852.2(j)(10), as may be amended.

**Total Floor Area** - Shall have the same definition as “building area” as set forth in Title 24, Part 2, Chapter 2 of the California Building Code, as may be amended, which states: “The area included within surrounding exterior walls, or exterior walls and fire walls, exclusive of vent shafts and courts. Areas of the building not provided with surrounding walls shall be included in the building area if such areas are included within the horizontal projection of the roof or floor above.” However, the computation of total floor area for *ADUs* shall not include: a garage that is below the *ADU* when there is no internal access from the garage to the *ADU*; or an unenclosed area or feature such as any eave or architectural feature, attached covered patio or deck, an open deck constructed at or below the level of the first floor, a balcony or the space below a cantilevered balcony, the space below an open and unenclosed stairway, a covered car port, a bay window that does not extend to the floor or protrude more than 18 inches from the adjoining exterior wall, or similar, as illustrated in Figure 1.

**Figure 1**



**Sec. 8107-1.7.3 – Types of Accessory Dwelling Units**

An *ADU* may be created in the following forms:

- a. **Detached:** The *ADU* is separated from the primary residential structure.
- b. **Attached:** The *ADU* is attached to the primary residential structure. An attached *ADU* may include the conversion of existing partially enclosed spaces (such as a covered patio) to an *ADU* that is attached to the primary residential structure.

- c. Space within Primary Residential Structure: The *ADU* is created within the space (e.g., primary bedroom, attached garage, storage area, or similar use) of an existing or proposed primary residential structure.
- d. Space within an Existing Accessory Structure: The *ADU* is created within the space of an existing accessory structure that is located on the lot of the primary residence.

**Sec. 8107-1.7.4 – ADUs and JADUs Allowed by Building Permit**

A complete application for a building permit shall be ministerially approved to allow an *ADU* and/or *JADU* that meets applicable Building Code and Fire Code requirements and the standards set forth in Sections 8107-1.7.4(a), (b), (c) or (d).

- a. **Within Space of *Single-Family Dwellings* and Accessory Structures:** One *ADU* and one *JADU* per lot is allowed if all the following standards are met:

- (1) The subject *lot* is zoned R1, R2, RES, RPD, R/MU, RA, RE, RO, or CPD/CBD.

- (2) Location of *ADU* and/or *JADU*:

- (a) The *ADU* or *JADU* is created within a portion of the existing or proposed space of a *single-family dwelling* and has exterior access from the proposed or existing *single-family dwelling*; or

- (b) The *ADU* is created within the existing space of an accessory structure, such as the conversion of garages and other accessory structures, either attached or detached from the primary dwelling. An existing accessory structure may include an expansion of not more than 150 square feet beyond its same physical dimensions, but such expansion shall be limited to accommodating ingress and egress to the *ADU*.

- (3) The side and rear *setbacks* comply with applicable Building and Fire Code requirements, even if the existing side and rear setbacks are legal non-conforming.

- (4) The *JADU* complies with the requirements of Government Code section 65852.22 and Section 8107-1.7.6.

- b. **New Detached *ADU* with an Existing or Proposed *Single-Family Dwelling*:** One detached new construction *ADU* is allowed on a *lot* with a proposed or existing *single-family dwelling* and may be combined with a *JADU* if all the following standards are met:

- (1) The subject *lot* is zoned R1, R2, RES, RPD, R/MU, RA, RE, RO, or CPD/CBD.

- (2) The *ADU*'s side and rear yard *setbacks* are at least four feet.

- (3) The *ADU* does not exceed 850 square feet.

- (4) The *ADU*'s maximum building height above grade complies with the height limitations identified in Section 8107-1.7.5(d)(1).

- (5) The *JADU* complies with the requirements of Government Code section 65852.22 and Section 8107-1.7.6.

- c. **ADUs in Existing Multifamily Dwelling Structures:** ADUs within portions of existing *multifamily dwelling* structures are allowed, and may be combined with detached ADUs pursuant to Section 8107-1.7.4(d), if all the following standards are met, even if the *multifamily dwelling* is legal nonconforming:
- (1) The subject *lot* is zoned R1, R2, RES, RPD, R/MU, RHD, RA, RE, RO, or CPD/CBD.
  - (2) Location of ADU:
    - (a) The ADUs are created within portions of the existing *multifamily dwelling* structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages. If there is no existing non-livable space within a *multifamily dwelling* structure, an ADU cannot be created pursuant to this Section 8107-1.7.4(c).
    - (b) The non-livable space used to create an ADU pursuant to this Section 8107-1.7.4(c) on a lot with mixed-uses shall be limited to the residential areas, and shall not include the areas used for commercial or other non-residential activities. Parking and storage areas for non-residential uses shall also be excluded from potential ADU development pursuant to this Section 8107-1.7.4(c).
  - (3) The maximum number of ADUs that may be created pursuant to this Section 8107-1.7.4(c) shall be at least one or the number of ADUs equal to up to 25 percent of the existing *multifamily dwelling* units, whichever is greater.
- d. **Detached ADUs with Existing or Proposed Multifamily Dwelling:** Up to two detached ADUs are allowed on *lots* with an existing or proposed *multifamily dwelling*, and may be combined with ADUs created within *multifamily dwellings* pursuant to Section 8107-1.7.4(c), if all the following standards are met, even if the *multifamily dwelling* is legal nonconforming:
- (1) The subject *lot* is zoned R1, R2, RES, RPD, R/MU, RHD, RA, RE, RO, or CPD/CBD.
  - (2) The ADUs maximum height above grade complies with the height limitations identified in Section 8107-1.7.5(d)(1).
  - (3) New construction ADUs shall not exceed 1,200 square feet.
  - (4) The ADU's side- and rear-yard *setbacks* are at least four feet.
  - (5) Detached ADUs may be attached to each other, but must be detached from the existing or proposed *multifamily dwelling* and from other accessory structures on the lot.
- e. **No Zoning Clearance Required:** No Zoning Clearance or other land use entitlement is required pursuant to this Chapter for an ADU or JADU authorized under this Section 8107-1.7.4.
- f. **Not Subject to Development Standards in Section 8107-1.7.5:** ADUs that meet the requirements of Section 8107-1.7.4(a), (b), (c), or (d) and are entitled to a

building permit are not subject to the development standards of Section 8107-1.7.5, including size, *setback*, parking and *lot* coverage requirements.

**Sec. 8107-1.7.5 – Development Standards for ADUs Not Authorized under Section 8107-1.7.4**

*ADUs* that do not meet the standards under Section 8107-1.7.4 for approval by building permit shall be approved with a ministerial Zoning Clearance if the *ADU* meets Building Code and Fire Code requirements, the standards in this Section 8107-1.7.5 and other applicable zoning standards.

**a. Property Requirements:**

- (1) The subject *lot* is zoned R1, R2, RES, RPD, R/MU, RHD, RA, RE, RO, CPD/CBD, OS, AE, or TP.
- (2) The *lot* has a proposed or existing *single-family* or *multifamily dwelling*.

**b. Maximum Number of ADUs and JADUs per Lot:** Each *lot* may have one *ADU* if the standards of this Section 8107-1.7.5 are met, and one *JADU* if the standards of Section 8107-1.7.6 are met.

**c. Parking Standards:**

- (1) No Parking Requirements: No parking standards apply for an *ADU* in any of the following instances:
  - (a) Where the *ADU* is located within one-half mile walking distance of public transit.
  - (b) Where the *ADU* is located within an architecturally and historically significant historic district.
  - (c) Where the *ADU* is part of the proposed or existing primary residence or an accessory structure.
  - (d) When on-street parking permits are required but not offered to the occupant of the *ADU*.
  - (e) When there is a car share vehicle, as defined by section 22507.1(d) of the Vehicle Code, located within one block of the *ADU*.
  - (f) When a permit application for an *ADU* is submitted with a permit application to create a new *single-family dwelling* or a new *multifamily dwelling* on the same lot, provided that the *ADU* or the parcel satisfies any of the criteria listed above in this Section 8107-1.7.5(c)(1).
- (2) Required Off-street Parking: Except as provided in Section 8107-1.7.5(c)(1), the following off-street parking standards shall apply:
  - (a) Number of Spaces. One covered or uncovered off-street parking space is required per *ADU* or per bedroom, whichever is less.
  - (b) Location of Spaces. Off-street parking may be provided as tandem parking on a driveway. Additionally, the parking space for an *ADU* may encroach into a required front and/or interior side *setback*, provided that:

- i. The long dimension of the space is parallel to the centerline of the nearest driveway on the *lot*; and
- ii. On *interior lots*, a minimum distance of three feet from the side *lot line* remains unobstructed by vehicles.

(3) No Off-Street Replacement Parking Required for Primary Residential Structure: When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an *ADU* or converted to an *ADU*, those off-street parking spaces do not need to be replaced for the primary dwelling. Additionally, no parking is required for a newly created *ADU* pursuant to Section 8107-1.7.5(c)(1)(c) above.

**d. Height:**

(1) The maximum allowed height for detached *ADUs* is as follows:

- (a) Maximum of 16 feet above grade on a lot with an existing or proposed *single-family* or *multifamily dwelling*; or
- (b) Maximum of 18 feet above grade on a *lot* with an existing or proposed *multifamily dwelling* with multiple stories; or
- (c) Maximum of 18 feet above grade if the *lot* has an existing or proposed *single-family* or *multifamily dwelling*, and is within one half-mile walking distance of a major transit stop or a high-quality transit corridor, as defined in Section 21155 of the Public Resources Code. An additional two feet in overall height is allowed to accommodate a roof pitch that is aligned with the roof pitch of the primary *dwelling unit*.
- (d) Detached *ADUs* may exceed the allowable height limits set forth in subsections (a) through (c) above if the *ADU* is set back at least 20 feet from all property lines, but the *ADU* shall not exceed the maximum allowed building height of the primary *dwelling unit* on the *lot*, pursuant to Article 6 of this Chapter.
- (e) Detached *ADUs* are limited to no more than two stories.

(2) The maximum allowed height for an attached *ADU* is 25 feet above grade or the maximum allowed building height of the primary dwelling pursuant to Article 6 of this Chapter, whichever is lower.

**e. Setbacks:**

(1) No additional *setbacks* are required if any of the following are converted to an *ADU* or portion of an *ADU*: (a) an existing living area; (b) an existing accessory structure; or (c) a new structure constructed in the same building footprint and to the same dimensions as an existing structure. The provisions of Article 13 of this Chapter shall not apply in these situations. For purposes of this section, living area, as defined by Government Code section 65852.2(j)(4), means the interior habitable area of a *dwelling unit*, including basements and attics, but does not include a garage or any accessory structure.

(2) All other new attached and detached *ADUs* shall have four-foot *setbacks* from the rear and side *lot lines*.

- f. **Minimum Lot Size:** There is no minimum *lot* size requirement for an *ADU* or *JADU*.
- g. **ADU Size for Attached and Detached ADUs:**
  - (1) For *lots* that are 9,000 square feet or less, the maximum total floor area of an attached or detached *ADU* shall be 850 square feet if there is one bedroom or an efficiency unit; or 1,000 square feet if there is more than one bedroom; or
  - (2) For *lots* that are larger than 9,000 square feet, but less than 10 acres, the maximum total floor area of an attached or detached *ADU* shall be 1,200 square feet; or
  - (3) For *lots* that are 10 acres in size or larger, the maximum total floor area of an attached or detached *ADU* shall be 1,800 square feet.
  - (4) Covered patios, decks, and garages below the *ADU* are not included in the total floor area computation but are counted toward the maximum allowable square footage allowed for “accessory structures to dwellings” in Sec. 8105-4.
- h. **ADUs Within Space of Single-Family Dwellings:** One *ADU* per *lot* is allowed within a proposed or existing *single-family dwelling* if the applicable standards of this Section 8107-1.7.5 and the following standards are met:
  - (1) The *ADU* is created within a portion of the existing or proposed space of a *single-family dwelling* and has independent exterior access;
  - (2) The *ADU* does not have internal access to the primary dwelling;
  - (3) The *ADU* does not exceed the size maximums for attached or detached ADUs set forth in Section 8107-1.7.5(g), as applicable; and
  - (4) The side and rear *setbacks* comply with applicable Building and Fire Code requirements.
- i. **Accessory Structures:**
  - (1) No accessory structure shall be attached to a detached *ADU* unless the combined total floor area of the accessory structure and *ADU* does not exceed the allowable size of the *ADU* per Section 8107-1.7.5(g). This provision does not apply to *ADUs* built above a garage.
  - (2) An *ADU* attached to an accessory structure shall not have internal access to the accessory structure.
- j. **Limited Exception to Development Standards:** Notwithstanding any other minimum or maximum size for an *ADU*, size that may be limited based upon a percentage of the proposed or existing primary dwelling, or limits on *lot* coverage, floor area ratio, open space, front *setback*, and minimum *lot* size, for either attached or detached *ADUs*, an *ADU* that is up to 850 square feet with four-foot side and rear *setbacks* may be constructed in compliance with all other applicable development standards.

## Sec. 8107-1.7.6 – JADU Requirements

A JADU must comply with the following requirements:

a. **Number and Location:**

- (1) The subject *lot* is within one of the following single-family residential zones: R1; R2; RES; RPD; RA; RE; or RO.
- (2) One JADU is allowed per *lot*.
- (3) The JADU must be created within the walls of a proposed or existing *single-family dwelling*, including attached garages, which are considered within the walls of the existing *single-family dwelling*.
- (4) Lots with multiple detached *single-family dwellings* are not eligible to have a JADU.
- (5) A JADU is not allowed in a *multifamily dwelling*.
- (6) A JADU is not allowed in an accessory structure.

b. **Size:** The JADU shall not be larger than 500 square feet in total floor area.

c. **Kitchen:** The JADU must contain an efficiency *kitchen* that includes:

- (1) Cooking facility with appliances, and
- (2) A food preparation counter and storage cabinets.

d. **Entrance:** The JADU shall have a separate entrance from the main entrance to the proposed or existing *single-family dwelling*. An interior entry into the *single-family dwelling* is not required unless the JADU shares sanitation facilities with the *single-family dwelling*.

e. **Parking:**

- (1) When a JADU is created by the conversion of an attached garage, replacement parking for the primary residential structure is required to be provided. The replacement parking can be uncovered onsite parking and can be located in the *setbacks*, provided that:
  - (f) The long dimension of the space is parallel to the centerline of the nearest driveway on the *lot*; and
  - (g) On *interior lots*, a minimum distance of three feet from the side *lot line* remains unobstructed by vehicles.
- (2) Except as provided in Section 8107-1.7.6(e)(1), no additional parking is required for a JADU.

f. **Sanitation:** A JADU must either include separate sanitation facilities or share sanitation facilities with the *single-family dwelling*.

## **Sec. 8107-1.7.7 – ADU and JADU Application Processing and General Requirements**

### **a. Ministerial Permit Approval:**

- (1) Permit applications for an *ADU* or *JADU* that meet the requirements of this Section 8107-1.7 shall be considered and approved ministerially without discretionary review or a hearing.
- (2) Except for deviations processed and granted in accordance with Section 8107-37.3 (Deviations for Cultural Heritage Sites) and Section 8111-9 (Reasonable Housing Accommodations), or as required by state law, no variance to the standards or requirements of this Chapter is available for an *ADU* or *JADU*.

### **b. Type of Permit:**

- (1) Applications pursuant to Sections 8107-1.7.4 and 8107-1.7.6 shall be reviewed and approved with a building permit, if the applicable standards are met.
- (2) Applications pursuant to Section 8107-1.7.5 shall be reviewed and approved with a Zoning Clearance, if the applicable standards are met.

### **c. When Demolition Permit Required:** A demolition permit for a detached garage that is to be replaced with an *ADU* shall be reviewed with the application for the *ADU* and issued at the same time.

### **d. Nonconforming Zoning Violations:** Correction of nonconforming zoning conditions, building code violations, or unpermitted structures that do not present a threat to public health and safety and are not affected by the construction of an *ADU* shall not be a condition to ministerial approval of an *ADU* or *JADU* application.

### **e. Rentals, Owner Occupancy and Transfers:**

- (1) Rentals: An *ADU* and *JADU* may each be rented separately from the primary residence.
- (2) Rental Term: All *ADUs* and *JADUs*, and any portion thereof, that are rented shall be rented for terms that are longer than 30 consecutive days.
- (3) Owner Occupancy
  - (a) Lot with ADU: For a *lot* with an *ADU*, the owner of the *lot* does not have to occupy the primary residence or *ADU*. However, if a *single-family dwelling* has an *ADU* and a *JADU*, then the owner must occupy either the *JADU* or the remaining portion of the *single-family dwelling* in accordance with Section 8107-1.7.7(d)(3)(b).
  - (b) Lot with JADU: At the time of application for a *JADU*, the owner of the *lot* must reside in the *single-family dwelling*. Upon completion of construction of the *JADU*, the owner must occupy either the remaining portion of the *single-family dwelling* or the *JADU*. For purposes of this Section 8107-1.7.7(d)(3)(b), owner includes a beneficial owner when the property is owned by a trust or legal entity. Owner-occupancy, however, is not required if the owner is a governmental agency, land trust, or housing organization.

- (4) Sales and Transfers: Except as provided in Government Code section 65852.26, an *ADU* may not be sold or otherwise conveyed separately from the primary residence. *JADUs* may not be sold or transferred separately from the *single-family dwelling*.

f. **Deed Restriction:**

- (1) For *ADUs*: Upon approval of an *ADU*, a deed restriction running with the land in a form provided by the County must be recorded with the County Recorder at the property owner's expense. The deed restriction must include the following:
- (a) Rentals of the *ADU* must be for a term that is longer than 30 consecutive days; and
  - (b) Except as provided in Government Code section 65852.26, the *ADU* may not be sold or otherwise conveyed separately from the primary residence.
- (2) For *JADUs*: Upon approval of a *JADU*, a deed restriction running with the land in a form provided by the County must be recorded with the County Recorder at the property owner's expense. The deed restriction must include the following:
- (a) Rentals of the *JADU* must be for a term that is longer than 30 consecutive days;
  - (b) A prohibition on the sale of the *JADU* separate from the sale of the *single-family dwelling*, including a statement that the deed restriction may be enforced against future purchasers; and
  - (c) A restriction on the size and attributes of the *JADU* that conforms with Section 8107-1.7.6 and Government Code section 65852.22.

**Article 7, Section 8107-37.3 – Range and Approval of Allowed Deviations within Section 8107-37 – Cultural Heritage Sites** of the Ventura County Ordinance Code is hereby amended to read as follows:

**Sec. 8107-37.3 – Range and Approval of Allowed Deviations**

To advance the purpose outlined in Sec. 8107-37.1, deviations from various standards and regulations of this chapter may be granted as part of a Planned Development permit. Deviations “a” and “k” may only be granted by the Planning Commission. All others may be granted by the Planning Director or their designee. (AM. ORD. 4282 - 5/20/03; AM. ORD. 4577 – 3/9/21 (grammar))

- a. Minimum Lot Area - Sec. 8103-0 (Purpose and Establishment of Zones and Minimum Lot Areas), Sec. 8103-1 et seq. (Establishment of Alternative Minimum Lot Area by Suffix), Sec. 8106-1.1 and Sec. 8106-1.2;
- b. Permit Approval Level - Sec. 8105-4 (Permitted Uses in Open Space, Agricultural, Residential and Special Purpose Zones). Where the square footage or gross floor area of structures on a lot requires a given permit to be issued, the square footage

of significant historic structures on a Cultural Heritage Site shall not be counted towards the total square footage of structures;

- c. Permit Approval Level - Sec. 8105-5 (Permitted Uses in Commercial and Industrial Zones). Where the square footage or gross floor area of structures on a lot requires a given permit to be issued, the square footage of structures on a Cultural Heritage Site shall not be counted towards the total square footage of structures;
- d. General Development Standards - Sec. 8106-1.1 (Development Standards for Uses and Structures in OS, AE, and R Zones); (AM. ORD. 4377 – 1/29/08)
- e. General Development Standards - Sec. 8106-1.2 (Development Standards for Uses and Structures in Commercial, Industrial, and Special Purpose Zones);
- f. Fences, Walls and Hedges - Sec. 8106-8.1 et seq.
- g. Accessory Dwelling Unit Standards - Sec. 8107-1.7 et seq. (*Accessory Dwelling Units and Junior Accessory Dwelling Units*); (AM. ORD. 4519-2/27/18)
- h. Parking Standards - Sec. 8108 et seq. (Parking and Loading Requirements); (AM. ORD. 4407 – 10/20/09)
- i. Landscaping Standards - Section 8106-8.2, Section 8108-5.14 and Section 8109-0.6 (Landscaping); (AM. ORD. 4407 – 10/20/09; AM. ORD. 4577 – 3/9/21)
- j. Signage - Sec. 8110-4a (Prohibited portable freestanding signs), Sec. 8110-4i (Prohibited Projecting Signs), Sec. 8110-5-2 et seq (Location); and
- k. Non-conforming Uses and Structures - Sec. 8113-5.2 (Uses Within Structures Subject to Amortization), Sec. 8113-5.2.1 (Expansion and Change of Use Prohibited), Sec. 8113-5.3 et seq (Uses Not Amortized), Sec. 8113-6.1 (Destruction, Uses Not Amortized), Sec. 8113-6.2 (Destruction, Uses Amortized), Sec. 8113-7 (Additional Use), Sec. 8113-8 (Use of Non-conforming Lots).

## Section 4

# ARTICLE 8:

## PARKING AND LOADING REQUIREMENTS

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**Article 8, Section 8108-4.7 – Table of Parking Space Requirements by Land Use** of the Ventura County Ordinance Code is hereby amended to read as follows with respect to the below-stated residential land uses:

### **Sec. 8108-4.7 – Table of Parking Space Requirements by Land Use**

The table below indicates the number of required off-street motor vehicle and bicycle parking spaces that shall be provided for various land uses. For non-residential land uses, the number of motor vehicle parking spaces set forth in the table, plus or minus 10 percent of the total, represents the minimum required and the maximum allowed number of spaces, unless varied pursuant to Section 8108-4.8 below.

For residential land uses the number of motor vehicle parking spaces set forth in the table represents the minimum required number of spaces, unless varied pursuant to Section 8108-4.8 below. The number of motor vehicle parking spaces required in this section is intended to address the needs of residents, employees and regular users of an establishment. The number is not intended to reflect the need for parking large delivery trucks, vans or buses; storage of vehicle inventory; or other specialty parking needs related to the operation of specific land uses.

The Director has the authority to determine the parking space requirements for any land use not specifically listed based on the requirements for the most comparable land use.

<b>LAND USE</b>	<b>MOTOR VEHICLE SPACES REQUIRED</b>	<b>BICYCLE SPACES REQUIRED</b>
<b>RESIDENTIAL LAND USES</b>	<b>MINIMUM REQUIRED</b>	
Accessory Dwelling Units	1 covered/uncovered space (in addition to the spaces required for the primary dwelling unit)  No additional parking is required for accessory dwelling units that meet the provisions of Sec. 8107-1.7.4 or Sec. 8107-1.7.5(c)(1).	
Junior Accessory Dwelling Units	No parking is required for a Junior Accessory Dwelling Unit  Replacement parking for the primary residential structure is required pursuant to Sec. 8107-1.7.6(e)(1), if applicable.	
Single Family and Two-Family Dwellings <sup>1</sup>		
<i>1-4 Bedrooms (per unit)</i>	2 covered <sup>2</sup> spaces	
<i>5 Bedrooms (per unit)</i>	3 spaces (2 shall be covered <sup>2</sup> )	
<i>6 or More Bedrooms (per unit)</i>	4 spaces, (2 shall be covered <sup>2</sup> )	

<sup>1</sup> Pursuant to Sec. 8107-1.7.5(c)(3), when a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU or converted to an ADU, those off-street parking spaces do not need to be replaced.

<sup>2</sup> Except that on parcels larger than 1 acre located in OS, AE, RA, RE, RO, and TP zones, parking may be uncovered.

**Section 5**

**ARTICLE 11:**

**ENTITLEMENTS – PROCESS AND PROCEDURES**

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**Article 11, Section 8111-7.6 – Accessory Dwelling Unit Procedures within Sec. 8111-7 - Appeals** of the Ventura County Ordinance Code is hereby amended to read as follows:

**Sec. 8111-7.6 - Accessory Dwelling Unit and Junior Accessory Dwelling Unit Procedures**

Notwithstanding any other provisions of this Article:

- a. No public hearings shall be conducted on applications for accessory dwelling units or junior accessory dwelling units under Sections 8105-4, 8107-1.7, and 8108-4.7. (AM. ORD. 4407 – 10/20/09)
- b. Decisions on accessory dwelling units and junior accessory dwelling units are final County decisions when rendered and are not subject to appeal.

**Section 6**

**ARTICLE 19:**

**SPECIFIC STANDARDS FOR AREA PLANS**

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**Article 19, Section 8119-1 – Old Town Saticoy Development Code** of the Ventura County Ordinance Code is hereby amended to address accessory dwelling units and junior accessory dwelling units as follows:

See following pages

PERMITTED USES IN OLD TOWN SATICOY, BY ZONE				
	TC	R/MU	RES	IND
<b>WAREHOUSING AND STORAGE, INDOOR ONLY</b>				PD
Building Materials, Movers' Equipment, etc.				PD
Ministorage, with or without RV Storage *				CUP
Warehousing and Storage, with outdoor storage				CUP
<b>WASTE HANDLING, WASTE DISPOSAL AND RECYCLING FACILITIES *</b>				
Recyclables Collection Centers*				ZC
Reuse Salvage Facilities (Indoor only)				CUP
Temporary Collection Activities *	ZC	ZC	ZC	ZC
Waste Collection And Processing Activities To Mitigate An Emergency *	ZC	Pursuant to Sec. 8107-36.3.12		ZC
<b>WASTEWATER/SEWAGE TREATMENT FACILITIES</b>				
Individual Sewage Disposal Systems				
On-Site Wastewater Treatment Facilities				
<b>WATER PRODUCTION, STORAGE, TRANSMISSION, AND DISTRIBUTION FACILITIES</b>				
4 Or Fewer Domestic Service Connections (Privately Operated)	ZC	ZC	ZC	ZC
5 Or More Domestic Service Connections (Privately Operated)	PD	PD	PD	PD
Well Drilling For Use Only On Lot Of Well Location	E	E	E	E
<b>WHOLESALE TRADE</b>				CUP
<b>B] ACCESSORY USES AND STRUCTURES</b>				
<b>ACCESSORY USES AND STRUCTURES</b>	ZC	ZC	ZC	ZC
Keeping of Animals				
Pet animals <i>Per Sec. 8107-2.4</i>	E	E	E	
Security animals ( <i>See Sec. 8107-2.4.4</i> )	E			E
More Animals Than Permitted	CUP			CUP
Youth projects *			ZC-W	
Dwellings:				
Buildings For Human Habitation:				
<i>Live/Work Units</i>	PD			
For Caretaker (with or without pets)				CUP
For Superintendent Or Owner	CUP	PD		CUP
Accessory Dwelling Unit (ADU)* (AM. ORD. 4519 - 2/27/18)		Pursuant to Sec. 8107-1.7		
Junior Accessory Dwelling Unit (JADU)*			Pursuant to Sec. 8107-1.7	

<b>E = Exempt</b>	<b>PD = Planned Development Permit<sup>1</sup></b>	Not allowed	Exempt	Approved by Planning Director or Designee	Approved by Planning Commission	Approved by Board of Supervisors
<b>ZC = Zoning Clearance<sup>1</sup></b>	<b>CUP = Conditional Use Permit<sup>1</sup></b>					
<b>ZC-W = Zoning Clearance with signed waivers<sup>1</sup></b>						

\* There are specific regulations for this use; see Article 7.

<sup>1</sup> Includes a review for conformance with the Old Town Saticoy Development Code.

**Sec. 8119-1.3.2 - Residential/Mixed Use (R/MU) Zone**

**a. Building Placement**

- Buildings shall be located within the building site per [Table 1.3.2\(a\)](#) below. Setbacks are measured as per Sec. 8106-4.
- See [Sec. 8119-1.4](#) (Building Type Standards) for allowed building types, minimum and maximum lot width and depth dimensions, and applicable design requirements.
- Corner lots along L.A. Avenue shall include ground-floor commercial retail facing L.A. Avenue.
- See [Sec. 8119-1.8](#) for additional requirements.
- Outdoor uses (such as dining) must be located within the property line.

**TABLE 1.3.2(a) BUILDING PLACEMENT STANDARDS**

PRIMARY BUILDING	MIN.	MAX.
<b>a</b> Primary Street Setback <sup>1</sup>	10 ft.	20 ft. <sup>2</sup>
<b>b</b> Side Street Setback <sup>1</sup>	5 ft.	15 ft. <sup>2</sup>
<b>c</b> Side Setback	5 ft.; 8 ft. for three story buildings	–
<b>d</b> Rear Setback	10 ft.	–

**ACCESSORY BUILDING**

Pursuant to Sec. 8107-1.7, an accessory dwelling unit (ADU) shall be allowed on a lot zoned R/MU with an existing or proposed single-family or multifamily dwelling.<sup>3</sup> In all other instances, no detached habitable Accessory Buildings are allowed within the R/MU Zone. However, an attached habitable Accessory Dwelling for a Superintendent or Owner is allowed (See [Sec. 8119-1.4.10](#)).

[1] Primary or Side Street setbacks to be landscaped or paved as per [Sec. 8119-1.4.2\(e\)](#).  
 [2] Exceptions are available for outdoor uses (such as dining, landscaping, etc.)  
 [3] See [Sec. 8119-1.3.3\(a\) and \(b\)](#) for building placement and building profile standards for ADUs. (AM. ORD. 4519 - 2/27/18)

**b. Building Profile**

- Building heights shall comply with the standards listed in [Table 1.3.2\(b\)](#), and are measured as per [Sec. 8119-1.8.2](#). Floor heights are measured floor to floor.
- The maximum height of buildings with flat roofs shall include parapets and roof decks.
- Chimneys and other architectural features may project beyond the maximum building height as allowed by the California Building Code and Sec. 8106-7.

**TABLE 1.3.2(b) BUILDING PROFILE STANDARDS**

PRIMARY BUILDING	MIN.	MAX.	
<b>e</b> Building height (stories)	1	3	
	Building height (ft.) for pitched roofs	–	50
	Building height (ft.) for flat roofs	–	45
<b>f</b> Building height (ft.) to top-of-plate	16	40	
<b>g</b> Ground floor level above sidewalk (ft.)	Nonresidential	0	2
	Residential	0	2
<b>h</b> Ground story floor to floor height (ft.)	Nonresidential	12	30
	Residential	12	20
<b>i</b> Upper story floor to floor height (ft.)	10	15	

**ACCESSORY BUILDING**

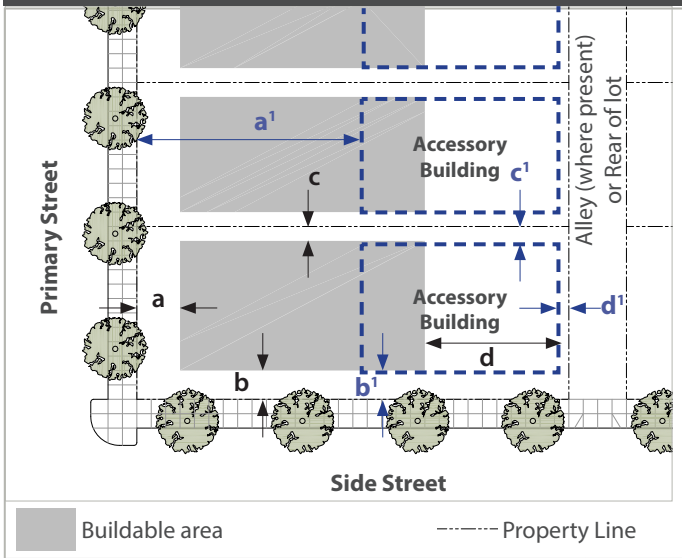
The height of the attached Accessory Buildings shall not exceed the height of the *Primary Building*. For ADUs, however, the maximum building height shall be pursuant to Sec. 8107-1.7.

**Sec. 8119-1.3.3 - Residential (RES) Zone**

- a. Building Placement** (AM. ORD. 4519 - 2/27/18)
- Buildings, Accessory Dwelling units (ADU) pursuant to Sec. 8107-1.7.5, and other habitable/non-habitable accessory buildings shall be located within the building site per **Table 1.3.3(a)** below, except that setbacks for ADUs shall be consistent with Sec. 8107-1.7.5. Setbacks are measured as per Sec. 8106-4.
  - See **Sec. 8119-1.4** (Building Type Standards) for allowed building types, minimum and maximum lot width and depth dimensions, and applicable design requirements.
  - See **Sec. 8119-1.8** for additional requirements.
  - For all other applicable standards regarding ADUs, see Sec. 8107-1.7.

- b. Building Profile** (AM. ORD. 4519 - 2/27/18)
- Building heights shall comply with the standards listed in **Table 1.3.3(b)** below and are measured as per **Sec. 8119-1.8.2**. Floor heights are measured floor to floor.
  - The maximum height of buildings with flat roofs shall include parapets and roof decks.
  - Chimneys and other architectural features may project beyond the maximum building height as allowed by the California Building Code and Sec. 8106-7.

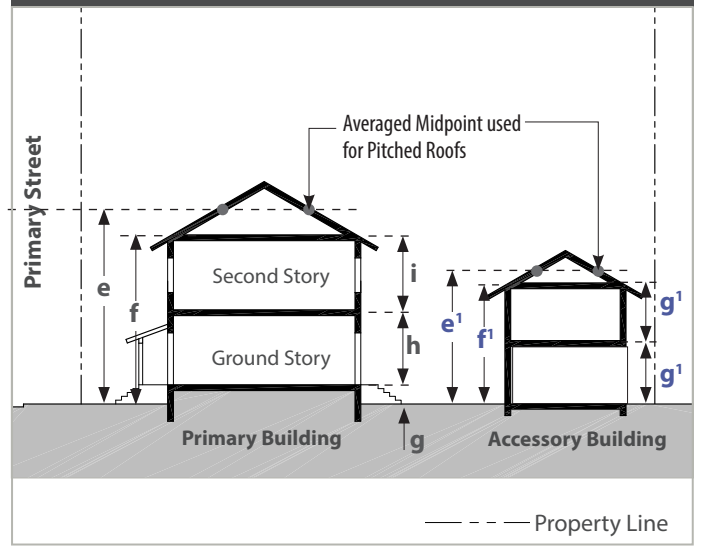
**TABLE 1.3.3(a) BUILDING PLACEMENT STANDARDS**



PRIMARY BUILDING		MIN.	MAX.
a	Primary Street Setback <sup>1</sup>	15 ft. or prevailing setback for block length	20 ft.
b	Side Street Setback <sup>1</sup>	10 ft.	-
c	Side Setback	5 ft.	-
d	Rear Setback	10 ft.	-
ACCESSORY BUILDING		MIN.	MAX.
a <sup>1</sup>	Primary Street Setback <sup>1</sup>	Locate on Rear 40% of lot	
b <sup>1</sup>	Side Street Setback <sup>1,3</sup>	10 ft.	-
c <sup>1</sup>	Side Setback <sup>2,3</sup>	5 ft.	-
d <sup>1</sup>	Rear Setback <sup>2,3</sup>	5 ft.	-

[1] Primary and Side Street setbacks shall be landscaped.  
 [2] An exception is allowed for non-habitable accessory buildings where the minimum side and rear setback can be 3 ft. (Per Sec. 8106-5.1).  
 [3] Minimum setbacks for ADUs shall be pursuant to Sec. 8107-1.7.

**TABLE 1.3.3(b) BUILDING PROFILE STANDARDS**



PRIMARY BUILDING		MIN.	MAX.
e	Building height (stories)	1	2
	Building height (ft.)	-	35
f	Height to top-of-plate (ft.)	-	25
g	Ground floor level above sidewalk (ft.)	0	3
h	Ground story height (ft.)	9	12
i	Upper story height (ft.)	9	12
ACCESSORY BUILDING		MIN.	MAX.
e <sup>1</sup>	Building height (stories)	1	2 <sup>1</sup>
	Building height (ft.) <sup>2,3</sup>	-	25
f <sup>1</sup>	Height to top-of-plate (ft.)	-	20
g <sup>1</sup>	Floor height (ft.)	9	10

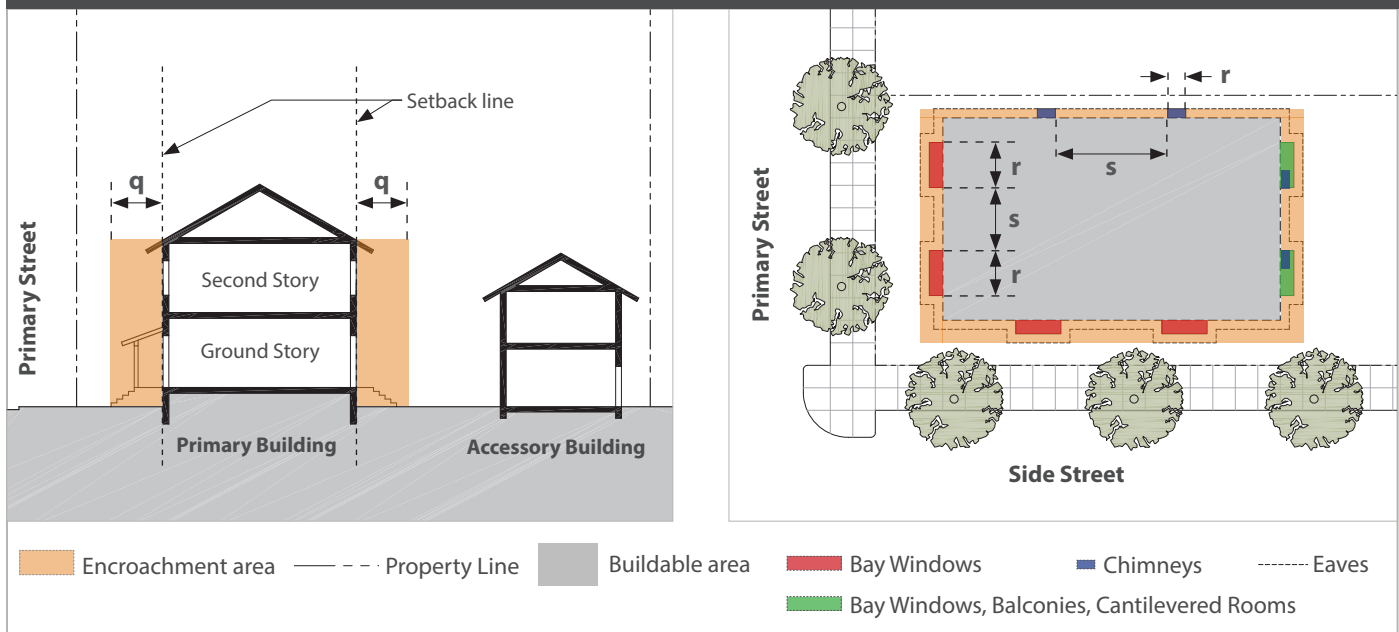
[1] Only allowed if it is: (a) a 2-story ADU, or (b) an ADU located over a non-habitable accessory building.  
 [2] Building height of Accessory Building shall not exceed the height of the Primary Building.  
 [3] Maximum building height for ADUs shall be pursuant to Sec. 8107-1.7.

**Sec. 8119-1.3.3 - Residential (RES) Zone (contd.)**

**e. Building Encroachments**

1. Permitted *frontage* types per [Sec. 8119-1.5](#) (Frontage Type Standards) may encroach into setbacks as identified in [Table 1.3.3\(e\)](#) below.
2. Architectural elements, including bay windows, balconies (covered or uncovered), chimneys, eaves, and signage may encroach into setbacks as identified in [Table 1.3.3\(e\)](#) below. As part of the main building, cantilevered rooms are also allowed to encroach.
3. No encroachments shall be permitted within the public right-of-way.
4. Maximum dimensions of architectural elements, including bay windows, balconies (covered or uncovered), cantilevered rooms, chimneys, and eaves are indicated in [Table 1.3.3\(e\)](#) below. See [Sec. 8119-1.5](#) (Frontage Type Standards) for dimensions of allowed *frontage* types and [Sec. 8119-1.6](#) (Signage Standards) for dimensions of allowed signage types.
5. See following sections for allowances: Sec. 8106-5 for fire escapes and open unenclosed stairways (Sec. 8106-5.6); depressed ramps (Sec. 8106-5.8); uncovered, unenclosed landing and porches (Sec. 8106-5.9); and decks (Sec. 8106-5.10).

**TABLE 1.3.3(e) BUILDING ENCROACHMENT STANDARDS**



**BUILDING ENCROACHMENT STANDARDS**

ENCROACHMENT TYPE	MAXIMUM ENCROACHMENT (q)				MAX. LENGTH		MIN. DISTANCE BETWEEN ENCROACHMENTS (s)
	FRONT	SIDE STREET	SIDE YARD	REAR YARD	PER INDIVIDUAL ENCROACHMENT (r)	ALL ENCROACHMENTS COMBINED	
Bay Windows <sup>1</sup>	3 ft.	3 ft.	0 ft.	3 ft.	12 ft.	20 ft. or 45% of façade length, whichever is greater	8 ft.
Balconies <sup>2</sup>	3 ft.	3 ft.	0 ft.	3 ft.			
Cantilevered rooms <sup>2</sup>	0 ft.	0 ft.	0 ft.	2 ft.			
Chimneys	2 ft.	2 ft.	2 ft.	2 ft.	4 ft.	16 ft.	8 ft.
Eaves	2 ft. <sup>3</sup>	2 ft. <sup>3</sup>	2 ft.	2 ft. <sup>3</sup>	n/a	100% of façade length	n/a
Porch, Stoop	5 ft.	5 ft.	2 ft.	2 ft.	See <a href="#">Sec. 8119-1.5.4</a> and <a href="#">Sec. 8119-1.5.5</a>		

[1] Bay windows are allowed only on the ground floor.  
 [2] Balconies and cantilevered rooms are allowed only on second floor.  
 [3] Eaves may encroach up to 5 feet into front, rear and side street setback when extending from a bay window, covered balcony, or cantilevered room.

## Sec. 8119-1.4 - Building Type Standards

### Sec. 8119-1.4.1 - Allowable Building Types by Zone

A parcel may only be developed with a building type allowed by this Section. Allowable building types for each zone in Old Town Saticoy are shown in [Table 1.4.1](#) below. Section references in the table indicate the location for Building Type standards.

BUILDING TYPES	ZONE			
	TC	R/MU	RES	IND
Commercial/Mixed-Use Building	Sec. 8119-1.4.3	Sec. 8119-1.4.3		Sec. 8119-1.4.3
Courtyard Building	Sec. 8119-1.4.4	Sec. 8119-1.4.4		
Townhouse		Sec. 8119-1.4.5		
Small Apartment Building		Sec. 8119-1.4.6		
Triplex and Quadplex		Sec. 8119-1.4.7	Sec. 8119-1.4.7	
Single-Family House and Duplex		Sec. 8119-1.4.8 <sup>2</sup>	Sec. 8119-1.4.8	
Industrial Building				Sec. 8119-1.4.9
Accessory Dwellings (habitable) <sup>1</sup>	Sec. 8119-1.4.10	Sec. 8119-1.4.10	Sec. 8119-1.4.10	Sec. 8119-1.4.10
Accessory Structures (non-habitable)			Sec. 8119-1.4.11	

[1] There are several types of accessory, habitable buildings:

- Accessory Dwelling Units, which are allowed in the R/MU and RES zones, and Junior Accessory Dwelling Units, which are allowed in the RES zone, pursuant to Sec. 8107-1.7 (AM. ORD. 4519 - 2/27/18), and
- Caretaker dwelling units and those for Superintendent/Owner, which are allowed in the TC, R/MU, and IND zones.

[2] Duplexes are allowed in the R/MU zone when only a 3/4" water meter is available.

### Sec. 8119-1.4.2 - Requirements for all Building Types

See [Sec. 8119-1.4.3 through Sec. 8119-1.4.11](#) for detailed Building Type standards.

#### a. Building Size, Massing and Materials

All *Principal* and *Secondary* uses shall be conducted within a completely enclosed building, unless the use is specifically identified as an outdoor use or is one which must be located outdoors in order to function.

1. **Corner Lots:** When a building is located on a corner lot, the *Primary* and *Side Street* *façades* shall utilize the same materials and finishes.
2. **Street-Facing Façades:** In order to ensure that building size and massing is consistent with the small-town character of Old Town Saticoy:
  - i. The length of *façade* shall be limited to the standards in [Tables 1.4.3. through 1.4.11.](#)
  - ii. If the *façade* length exceeds 100 feet, the *façade* shall be visually broken up into multiple vertical segments (Also see [Sec. 8119-1.4.2\(a\)\(3\). Building Façades.](#))



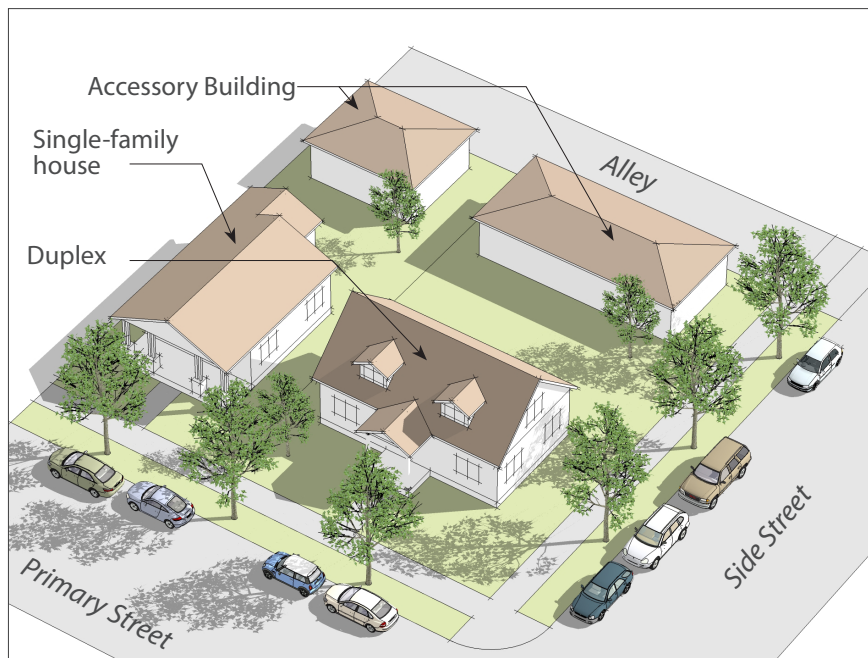
Example of a commercial building that breaks a long façade into multiple vertical segments.

### Sec. 8119-1.4.8 - Single-Family House and Duplex

Single-Family Houses and Duplexes are “house-form” buildings that are surrounded on all four sides by setbacks (front yard, side yards, rear yard). Single-Family Houses contain only one unit. Duplexes contain two dwelling units, which can be organized side-by-side or vertically (top/bottom units). On-site open space is provided by a rear yard. All Single-Family and Duplex Buildings shall meet the standards listed in [Table 1.4.8](#).

Habitable and non-habitable Accessory Structures such as accessory dwelling units, garages, and storage rooms may be located on a single-family lot or a multifamily lot per the requirements of [Tables 1.3.3\(a\) to 1.3.3\(e\)](#), and Sec. 8107-1.7. For Building Type Standards for habitable and non-habitable Accessory structures, see [Sec. 8119-1.4.10 and Sec. 8119-1.4.11](#)). For additional Accessory Dwelling Unit and Junior Accessory Dwelling Unit requirements, see Sec. 8107-1.7.

(AM. ORD. 4519 - 2/27/18)



Single-Family House (left) and Duplex (right) Building Types with detached garages shown in back yard along alleyway.



Illustrative Photo of Single-Family House



Illustrative Photo of Single-Family or Duplex dwelling

### Sec. 8119-1.4.10 - Accessory Dwellings (and other habitable structures)

(AM. ORD. 4507/4509 - 3/14/17 (expired 3/14/18);  
AM. ORD. 4519 - 2/27/18)

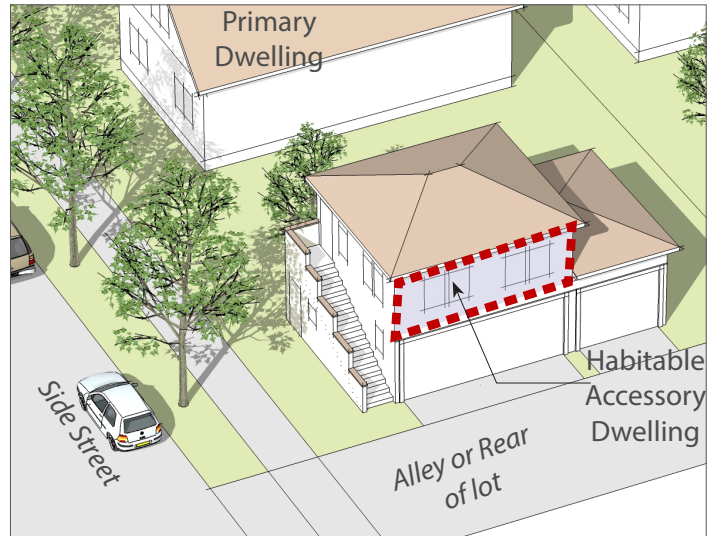
Accessory dwellings share the lot with a single-family or multifamily dwelling (or other *principal use*), and shall be smaller than the *principal* dwelling and located at the rear of the lot (See [Table 1.3.3\(a\)](#)) in one of the following configurations:

**a. Accessory Dwellings:**

These types of dwellings include, but are not limited to, Accessory Dwelling Units (ADUs) in the R/MU and RES zones, Junior Accessory Dwelling Units (JADUs) in the RES zone, and *live/work units*, Caretakers Dwelling units, or units for Superintendent or Owner (as permitted by [Sec. 8119-1.2](#)) in the TC, R/MU and IND zones. In general, these units include sanitation facilities (i.e. toilet, and shower or bathtub) or a kitchen, or both, and can be attached to the *principal* dwelling or a garage, but cannot have internal access to the *principal* dwelling or garage. Apply Sec. 8107-1.7 for all other requirements related to ADUs and JADUs.

**b. Other habitable accessory structures:**

An attached or detached habitable dwelling located above or beside a non-habitable accessory building (such as garage, or storage shed). Uses for these structures include, but are not limited to, artists studios, workshops and workout rooms. This type of structure shall not include bathing facilities or kitchens, and has no internal access to the *principal use*. Habitable accessory structures are not intended as dwelling units.



A habitable Accessory Dwelling Type configured as an accessory dwelling unit on top of a garage, detached from the primary building.

Multiple habitable accessory structures are allowed on one lot, but can include only the number of ADUs and JADUs as specified in Sec. 8107-1.7. All structures shall comply with all pertaining zone standards (setbacks, lot coverage, etc). All Accessory Buildings shall meet the standards listed in [Table 1.4.10](#).



Illustrative Photo of a habitable Accessory Dwelling unit located over a garage (a two-story configuration).



Illustrative Photo of a habitable Accessory Dwelling located behind the principal dwelling (a one-story configuration).

TABLE 1.4.10. ACCESSORY DWELLINGS (AND OTHER HABITABLE STRUCTURES)				
STANDARD	ZONE			
	TC	R/MU	RES	IND
<b>1. LOT SIZE<sup>3</sup></b>				
A. Width	50 ft. min.			
B. Depth	100 ft. min.			
C. Min. Lot Size (SF)	As determined by the PD or CUP for the use on site		n/a	As determined by the PD or CUP for the use on site
<b>2. BUILDING SIZE AND MASSING<sup>3</sup></b>				
A. Height (max.)	1 story / 15 ft.	1 story / 15 ft.	2 stories / 25 ft. ; 1 story / 15 ft.	1 story / 15 ft.
B. Length along alley	30 ft. max.	n/a	30 ft. max.	n/a
C. Length along side yard	20 ft. max.			
D. Building and Unit size for Accessory Dwellings (SF) <sup>1,2</sup>	Caretakers, and Superintendent/Owners: 700 SF max. building footprint; Dwelling size: 400 SF min. to 700 SF max		n/a	Same as TC and R/MU
<b>3. PEDESTRIAN ACCESS FROM PRIMARY OR SIDE STREET</b>				
A. Internal lots	Side yard connected to a Primary Street; or rear yard connected to an alley	Side yard connected to a Primary Street	Side yard connected to a Primary Street; or rear yard connected to an alley	Side yard connected to a Primary Street
B. Corner lots	From Side street, required			
<b>4. PARKING ACCESS<sup>4</sup></b>				
A. Lot with alley	From alley	n/a	From alley	n/a
B. Corner lot without alley	Min. 12 ft. wide driveway connected to a Side Street			
C. Internal lot without alley	Min. 12 ft. wide driveway connected to a Primary Street, located as close to side yard property line as possible.			
<b>5. PARKING TYPE</b>				
A. Type	Surface lot, garage, carport, or open			
<b>6. OPEN SPACE AND LANDSCAPE</b>				
A. Side Street Setbacks	Landscaping required in Side Street setback			
B. Private Open Space	n/a	<ul style="list-style-type: none"> <li>• Ground floor units: Rear/side yard; min. size: 80 SF.</li> <li>• Balcony (for 2nd story unit only): min. size: 40 SF with min. dimensions 5 ft. x 8 ft.</li> </ul>		n/a
C. Common Open Space	10 ft. min. width along rear or side yard facing accessory structure			
<b>7. FRONTAGE</b>				
A. Ground Floor	No frontage type required (may include Stoop in RES zone - See <a href="#">Sec. 8119-1.5.4</a> ); Street- and alley-facing windows required.			
B. Upper Floors	Street- and alley-facing windows required			

[1] Refers to Gross Floor Area.

[2] Multiple accessory structures are allowed on one lot, but shall not exceed a cumulative gross floor area of 2,000 SF, except for ADUs allowed pursuant to Sec. 8107-1.7. This may include a combination of structures identified in [Sec. 8119-1.4.10\(b\)](#) and [Sec. 8119-1.4.11](#). See Sec. 8107-1.7 for the maximum allowable number and unit size for ADUs and JADUs per lot.

[3] These lot size, building size and massing requirements do not apply to ADUs. See Section 8107-1.7.

[4] Driveway standards may be adjusted as per requirements of the Ventura County Fire Prevention District.

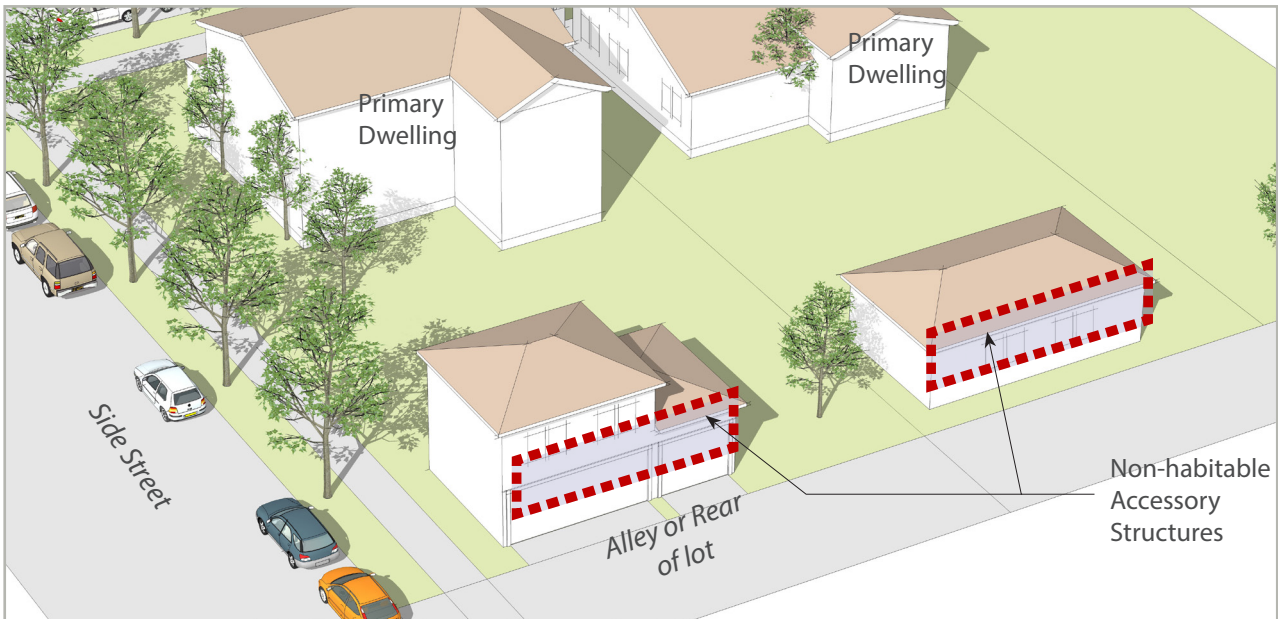
### Sec. 8119-1.4.11 - Accessory Structure (Non-habitable)

(AM. ORD. 4519 - 2/27/18)

Accessory Structures which are non-habitable include separate buildings that share a lot with a street-facing single-family house, duplex, triplex or quadplex. These Accessory Structures are one-story and include a detached garage, storage shed, or similar uses. Non-habitable accessory structures must be smaller than the principal dwelling and are located at the rear of the lot.

All non-habitable Accessory Structures shall meet the standards listed in [Table 1.4.11](#).

Note: An accessory dwelling unit may be located above or beside a garage, as long as there is no internal access. (Refer to Sec. 8107-1.7.5(i))



A non-habitable Accessory Building Type configured as the following:  
(on left): as a garage, detached from the primary building, with a habitable accessory dwelling unit located on top; and  
(on right) as a single-story detached structure such as a garage, workshop, storage shed, etc.



Illustrative Photo of a ground-floor non-habitable garage, configured with a habitable accessory unit above it with no internal access and detached from the principal dwelling.



Illustrative Photo of a one-story non-habitable Accessory Structure (storage shed) located behind the principal dwelling.

**Section 7**

If any section, subsection, sentence, clause, phrase, word or provision of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The Ventura County Board of Supervisors hereby declares that it would have passed and adopted this ordinance, and each and all provisions hereof, irrespective of the fact that any one or more provisions may be deemed invalid or unconstitutional.

**Section 8**

This ordinance shall become effective and operative 30 days after adoption.

PASSED AND ADOPTED this \_\_ day of \_\_\_\_\_, 2023, by the following vote:

AYES: Supervisors \_\_\_\_\_

NOES: Supervisors \_\_\_\_\_

ABSENT: Supervisors \_\_\_\_\_

\_\_\_\_\_  
CHAIR, BOARD OF SUPERVISORS

ATTEST:  
DR. SEVET JOHNSON  
Clerk of the Board of Supervisors  
County of Ventura, State of California

By \_\_\_\_\_  
Deputy Clerk of the Board



# COUNTY *of* VENTURA

## Board of Supervisors

### MEMBERS OF THE BOARD

MATT LAVERE, CHAIR

JEFF GORELL

KELLY LONG

JANICE S. PARVIN

VIANEY LOPEZ

March 14, 2023

Board of Supervisors  
County of Ventura  
800 South Victoria Avenue  
Ventura, CA 93009

**Subject: Recommendation of Supervisor Gorell to Adopt a Resolution Amending the Boundaries of the Santa Rosa Valley Municipal Advisory Council**

### **RECOMMENDATION:**

It is recommended that our Board of Supervisors adopt the attached resolution amending the boundaries of the Santa Rosa Valley Municipal Advisory Council to include the area within Election Registration Precincts Santa Rosa 2-001, Santa Rosa 2-002, Santa Rosa 2-004, Santa Rosa 2-005, Gabbert 2-004, Gabbert 2-005, and Gabbert 2-006, as shown on the map attached as Exhibit A to the resolution.

### **DISCUSSION:**

The Santa Rosa Valley Municipal Advisory Council ("MAC") highlighted at their February 2, 2023 meeting that the boundaries for the MAC unintentionally left out a few precincts within the commonly referred to area of Santa Rosa Valley within District 2. Included in these additional precincts are homes that are considered part of Santa Rosa Valley.

Accordingly, at the MAC's recommendation, I worked with County Counsel and Resource Management Agency Geographic Information System (RMA GIS) to update the official map for our Board's consideration. The attached map includes the existing area of the MAC (Election Registration Precincts Santa Rosa 2-001, Santa Rosa 2-002, Santa Rosa 2-004, Santa Rosa 2-005) and adds Election Registration Precincts Gabbert 2-004, Gabbert 2-005, and Gabbert 2-006.

If the resolution is adopted by our Board, the new expanded boundaries of the SRVMAC will be effective immediately. The elections in 2024 will use the expanded boundaries of the SRVMAC. Any unscheduled vacancies prior to the elections will also use the expanded boundaries of the SRVMAC.

Santa Rosa Valley MAC Map Update  
March 14, 2023  
Page 2

This letter and attachments have been reviewed by County Counsel.

Please feel free to contact me with any questions: (805) 214-2510

Sincerely,

A handwritten signature in black ink, appearing to read "J.F. Gorell", with a long horizontal flourish extending to the right.

Jeff Gorell  
Supervisor, 2<sup>nd</sup> District

**Attachments**

- Updated Santa Rosa Valley MAC Resolution
- Updated Santa Rosa Valley MAC Aerial Map

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
COUNTY OF VENTURA AMENDING THE BOUNDARIES OF  
THE SANTA ROSA VALLEY MUNICIPAL ADVISORY COUNCIL**

**WHEREAS**, Section 31010 of the Government Code authorizes the Board of Supervisors ("Board") to establish by resolution a Municipal Advisory Council for any unincorporated area of the County of Ventura ("County") to advise the Board on matters concerning services which are or may be provided to a designated area by the County or other local governmental agencies. Advice to the Board may include, but is not limited to, matters related to planning, public works, safety, welfare and public health; and

**WHEREAS**, the residents of the unincorporated area commonly known as the Santa Rosa Valley desire a forum through which to: (a) identify needs and goals related to matters of public interest; and (b) provide advisory recommendations on a continuing basis to the Board regarding their identified needs and goals; and

**WHEREAS**, a Municipal Advisory Council will provide the residents of the Santa Rosa Valley with such a forum; and

**WHEREAS**, the Board established the Santa Rosa Valley Municipal Advisory Council by resolution dated December 9, 2003, as amended by resolution dated March 23, 2004; and

**WHEREAS**, the Board adopted a resolution on February 7, 2006, amending the prior resolutions to (a) provide for the selection of members by election instead

of by appointment, and (b) redefining the geographical area covered by the Santa Rosa Valley Municipal Advisory Council to be coterminous with Election Registration Precinct Santa Rosa No. 201; and

**WHEREAS**, the Board adopted a resolution on November 6, 2012, to expand the jurisdiction of the Santa Rosa Valley Municipal Advisory Council to include Election Registration Precinct Santa Rosa No. 204; and

**WHEREAS**, there is now a desire to further expand the jurisdiction of the Santa Rosa Valley Municipal Advisory Council to include existing Election Registration Precinct Districts that have been renumbered to Santa Rosa 2-001, Santa Rosa 2-002, Santa Rosa 2-004 and Santa Rosa 2-005, and to also now include Election Registration Precinct Districts Gabbert 2-004, Gabbert 2-005, and Gabbert 2-006.

**NOW, THEREFORE, BE IT RESOLVED AND ORDERED** as follows:

1. Repeal and Replacement of Prior Resolutions. All prior resolutions of the Board regarding the Santa Rosa Valley Municipal Advisory Council are hereby repealed and replaced with this resolution.

2. Continuation of Council. There is hereby continued a Municipal Advisory Council for the unincorporated area of the County commonly known as the Santa Rosa Valley, as shown on the updated map attached hereto as Exhibit A.

3. Name of Council. The Municipal Advisory Council shall continue to be known as the Santa Rosa Valley Municipal Advisory Council ("SRVMAC").

4. Area of Review. The area subject to review by the SRVMAC shall be the

area within Election Registration Precincts Santa Rosa 2-001, Santa Rosa 2-002, Santa Rosa 2-004, and Santa Rosa 2-005, Gabbert 2-004, Gabbert 2-005, and Gabbert 2-006, as shown on the map attached as Exhibit A, which is hereby incorporated by reference ("Area of Review"). If Election Registration Precincts Santa Rosa 2-001, Santa Rosa 2-002, Santa Rosa 2-004, and Santa Rosa 2-005, Gabbert 2-004, Gabbert 2-005, and Gabbert 2-006 are amended or changed at any time hereafter, the boundaries of the Area of Review for the SRVMAC shall automatically change to be coterminous with the boundaries of Election Registration Precincts Santa Rosa 2-001, Santa Rosa 2-002, Santa Rosa 2-004, Santa Rosa 2-005, Gabbert 2-004, Gabbert 2-005, and Gabbert 2-006.

5. Designated Powers and Duties. The SRVMAC shall have only those powers and duties set forth in this resolution. The Board may expand or limit the powers and duties, subject to limitations of laws, by amendment of this resolution.

The SRVMAC shall review and provide advisory recommendations regarding planning, public works, public health, safety and welfare matters which relate to the Area of Review and which are heard by the County Planning Director, Planning Commission, Board of Supervisors, or Ventura County Local Agency Formation Commission ("LAFCO"); provided, however, that items to be considered by the SRVMAC shall first be determined by the County Planning Director or the County Supervisor in whose district the Area of Review is located. Attendance by County Planning staff members at SRVMAC meetings will be at the direction of the County Planning Director only.

6. SRV MAC Communications.

a. Recommendations to the Board. SRVMAC informational items, requests for action, or other issues related to SRVMAC activity shall be directed to the Board by way of the Supervisor in whose district the Area of Review is located; provided, however, that presentation to the Board of such reports or other items shall, at the discretion of the affected Supervisor, be made either by that Supervisor or by a representative of the SRVMAC. The representative County Supervisor shall select those issues to be presented to the Board. Only items that are approved by a majority of the quorum of the members shall be presented to the County.

b. SRVMAC Activities. The SRVMAC, through the representative designated by the County Supervisor in whose district the Area of Review is located, shall keep the County fully informed of activities.

7. Rules and Procedures of the SRVMAC. The SRVMAC shall maintain rules and procedures for the orderly conduct of SRVMAC meetings. Such rules and procedures shall be consistent with the rules and procedures set forth herein and are subject to approval by the Board.

a. The SRVMAC shall hold regularly scheduled meetings not less than one time per month. The time and place of the meetings shall be established by resolution of the SRVMAC.

b. The SRVMAC is subject to the Ralph M. Brown Act (Gov. Code, § 54950 et seq.) and all regular and special SRVMAC meetings must comply with the provisions of said Act.

c. The SRVMAC shall select a chair who shall conduct the meetings, and a vice-chair who shall act in the absence of the chair. The SRVMAC shall also select a secretary whose responsibilities shall be to produce and distribute agendas, prepare minutes of SRVMAC meetings and act as a liaison between the County and the SRVMAC.

d. A copy of the minutes of SRVMAC meetings shall be forwarded by the secretary to the Supervisor in whose district the SRVMAC is located, the Clerk of the Board of Supervisors, the County Planning Director and the County Executive Office.

8. Membership of SRVMAC.

a. Composition. The SRVMAC shall be composed of five members.

b. Elected. The members of the SRVMAC shall be elected at large by registered voters residing within the Area of Review. The qualifications and election of the members, as well as related proceedings, shall be in accordance with the Uniform District Election Law (California Elections Code section 10500 et seq.), except as provided in this resolution.

c. Residency Status. All candidates for SRVMAC positions must be registered voters residing within the Area of Review.

d. Candidacy. Candidates for election shall be initiated by Declaration of Candidacy on a form that is substantially the same as that provided in Elections Code section 10511. Declaration of Candidacy Forms shall be made available by the County Elections Division of the County Clerk and Recorder consistent with State law which currently is on the 113th day prior to the Council

election and shall be filed with the Elections Division not later than 5:00p.m. of the 88th day prior to the election. If an incumbent member of the SRVMAC fails to file a Declaration of Candidacy by 5:00 p.m. of the 88th day prior to the election, then consistent with State law, candidates other than the incumbent shall have until 5:00 p.m. of the 83<sup>rd</sup> day prior to the election to file a Declaration of Candidacy. There shall be no filing fee required.

e. Elections.

(1) The election for available SRVMAC member positions shall be held on scheduled election days; specifically, the first Tuesday after the first Monday in November of each even-numbered year as provided in Elections Code section 1000 et seq.

(2) The term of office shall be four years. The first election was held in November 2006 for two of the five SRVMAC positions, and the second election was held in November 2008 for the remaining three positions. Elections will continue on this staggered basis (i.e., two positions in 2022, three positions in 2024, and 2 positions in 2026 etc.). The elections in 2024 shall use the new Area of Review as shown in Exhibit A.

(3) The SRVMAC candidates who receive the greatest number of votes shall be elected (i.e., top two or three candidates depending on election year.) In case of a tie, the contest shall be decided by lot.

(4) Elected SRVMAC members shall take office at noon on the first Friday in December next following the election pursuant to Elections Code section 10554. SRVMAC members shall hold office until their successor is duly

elected or appointed.

(5) A SRVMAC position may become vacant upon the happening of the events specified in Government Code section 1770 as may be amended from time to time. If a vacancy occurs, the Board of Supervisors shall fill the vacancy by appointment for the remainder of the term. Nominations may be submitted to the office of the County Supervisor in whose district the Area of Review is located. Upon adoption of this Resolution, any vacancies shall be filled by registered voters residing within the new Area of Review as shown in Exhibit A.

9. Termination of the SRVMAC. The Board of Supervisors may, at its sole discretion, terminate and dissolve the SRVMAC after giving 30 days written notice to the SRVMAC.

10. Effective Date. This resolution shall become upon adoption.

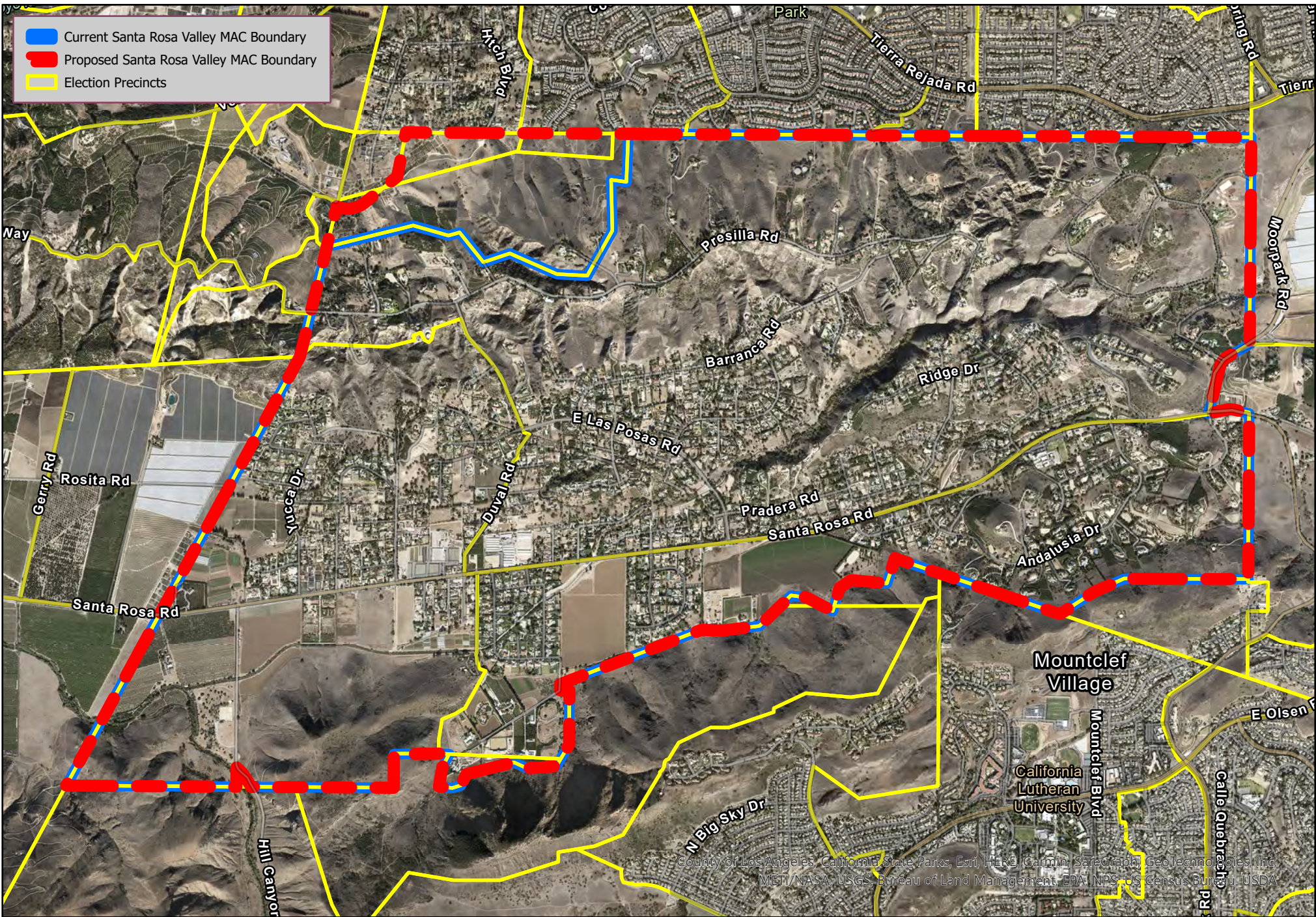
Upon the motion of Supervisor \_\_\_\_\_, seconded by Supervisor \_\_\_\_\_, and duly carried, the Board hereby approves and adopts the resolution on March 14, 2023.

\_\_\_\_\_  
Chair, Board of Supervisors  
County of Ventura

ATTEST:  
Dr. Sevet Johnson,  
Clerk of the Board of Supervisors  
County of Ventura, State of California

By: \_\_\_\_\_  
Deputy Clerk of the Board





County of Los Angeles, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA



Ventura County  
Resource Management Agency  
Information Systems GIS Services  
Map created on 3/8/2023



County of Ventura  
Resource Management Agency  
Aerial Photography Map  
Santa Rosa Valley MAC Boundary Map

0 1,000 2,000 4,000 Feet

Disclaimer: this map was created by the Ventura County Resource Management Agency Information Systems GIS, which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance therein



March 16, 2023



Chief/Director Joe Tyler  
California Department of Forestry and Fire Protection  
1416 9th St, Sacramento, CA 95814

Dear Chief Tyler,

On behalf of the Santa Rosa Valley Municipal Advisory Council, I'm submitting this letter in support of the Ventura County Prescribed Burn Association (PBA) under the CAL Fire, Fire Prevention 2022 Grantmaking Series. Supporting the expansion of the PBA will serve multiple purposes such as reducing fuel loads, creating healthy & diverse ecosystems, increasing water storage, battling invasive pest infestations, creating necessary firebreaks in the Wildland-Urban Interface (WUI) around vulnerable communities, and of course, work to protect life and property that extends into State responsible areas.

Prescribed burning is one of many fuel treatment measures that can be employed to remove or reduce the dense vegetation that fuels large, high-intensity wildfires. Wildfires that occur in a previously burned area may cause less damage to life and property while also being easier to control. In recent years, Ventura County and the surrounding region has experienced devastating wildfires, Thomas Fire, Woolsey Fire, Maria Fire, etc., with more expected in coming years. Therefore, preparing Ventura County's landscape for future wildfires is a necessary step to protect the public. The PBA focuses on high-priority areas for planning and executing prescribed burns, in coordination with local landowners and agencies such as the Ventura County Fire Department (VCFD) and Air Pollution Control District (APCD), to reduce wildfire fuel loads and mitigate the devastating impacts of high-intensity wildfires.

The Ventura County PBA is a local, landowner-led working group, facilitated by the Ventura County Resource Conservation District. In addition to working with VCFD and ACPD, the PBA works in partnership with local and regional municipalities, NGO's, non-profits, landowners, and stakeholders. The goal of the PBA is to protect life and property by engaging with and educating communities at-risk from wildfires. Funding for the Ventura County PBA will expand its capacity to identify fuel load reduction needs within these communities, accelerate the planning and permitting of high-priority wildfire mitigation projects, and sustain the personnel, the tools, and the skills needed to safely execute prescribed burns.

Prescribed fire is a critically important strategy in achieving the Statewide fuel load reduction targets and mitigating high-intensity wildfires. Given the high-priority needs in Ventura County, the Santa Rosa Valley Municipal Advisory Council strongly supports, and encourages CAL Fire to fund, this PBA project.

Sincerely,

X: \_\_\_\_\_  
Rosemary Allison  
Santa Rosa Valley MAC Chairperson

Date: March 16, 2023



To: California Department of Forestry and Fire Protection

715 P Street

Sacramento, CA 95814

Re: Letter of Support

Dear Colleagues at the California Department of Forestry and Fire Protection,

The Santa Rosa Valley Municipal Advisory Council is extremely pleased to provide a Letter of Support on behalf of the Ventura Regional Fire Safe Council's grant application, *Ventura County Education and Fuels Mitigation Initiative*.

This proposal recognizes and addresses three of the most pressing needs in Ventura County at this moment with respect to wildfire preparation and mitigation work. The need for a comprehensive education campaign, specifically addressing home hardening and fuels mitigation, has never been more urgent. The future of community preparedness on the neighborhood level is directly tied to the NFPA's Firewise program, a major focus of this proposal. And finally, this proposal does not merely address the most pressing fuels mitigation projects in Ventura County, but also establishes an infrastructure in partnership with Ventura County Fire Department to sustain this work indefinitely.

This proposal outlines an extremely important and timely project given Ventura County's growing wildfire threat, and the Santa Rosa Valley Municipal Advisory Council wholeheartedly supports this effort. Thank you for your consideration of this proposal.

Sincerely,

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Rosemary Allison  
Santa Rosa Valley MAC Chairperson

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Date