

## Kadokia, Ruchita

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**From:** Ellen Trover <etrover@gmail.com>  
**Sent:** Sunday, March 26, 2023 2:40 PM  
**To:** ClerkoftheBoard  
**Subject:** Item 54 on the Board Agenda for March 28, 2023, specifically the issue of a Temporary Rental Use Ordinance and an Overlay for the Santa Rosa Valley

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To the Honorable Members of the Ventura County Board of Supervisors:

The “details” attached to this agenda item encourage the use of an alternative to County regulation of TRUs in the Santa Rosa Valley through HOAs in the valley. My family purchased our property on Presilla Road in 1975, built our home, and moved into it shortly before our daughter was born in 1977. We may be in the minority of homeowners in the SRV MAC jurisdiction, but we do not live in a HOA, therefore not adopting a TRU ordinance and Overlay for our MAC area would cause us to continue to be subject to abuses of some TRU residence owners.

We have actually owned a house that we tried to use as a short term rental through AirBnB (with a permit) in another area. We found that most people who rented from us were respectful of the neighbors, but there were those who didn’t follow the “house rules,” invited more people to stay than the home could accommodate, threw loud parties, did not “police” where their guests were parking or walking (including onto neighborhood private property), etc. We decided that the neighbors were more important than making a profit at their expense and ceased operating the business.

Sadly, a TRU has been set up in a house near us, and the owner, who does not live here, has actually said he does not care about complaints. Also, the problems are not confined to HOA jurisdictions even for their residents. Sound carries; that is why the State requires a noise provision in General Plans. It carries beyond HOA lines on a map, and those not immediately in that HOA’s boundary are, like the rest of us, without protection from the County; that is one of the reasons CUPs &/or party permits are required for venues.

The financial benefit to a privileged few landowners who can rent their properties for parties, usually for the enjoyment of guests who are not residents of our community, is outweighed by the negative impact on the working citizens who are kept awake, on school age children whose sleep schedules are interrupted, on the growing population of the elderly, as well as ordinary citizens who are your constituents.

It is well established that high noise levels disturb sleep and that can have significant impact on the health of citizens, but also overtired people operating machinery (automobiles/trucks, agricultural machinery, etc.) are a safety hazard for themselves and others, even increasing the risk of accidents involving hand & power tools, ladders, etc.

I have not even broached the dual issues of traffic noise on rural streets and intoxicated party goers wandering/driving on largely unlit streets and into dark fields and yards. Most of our roads were not built to carry the amount of traffic generated by TRUs.

Most of the homeowners who are not in HOAs are in older neighborhoods, or on agricultural property; we respectfully ask that the Board not abandon us.

Ellen Lloyd Trover

I am sorry I will be unable to attend your meeting; sadly, our family has had several recent deaths.

## Kadakia, Ruchita

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**From:** Jerry Adams <jerryadams4re@gmail.com>  
**Sent:** Saturday, March 25, 2023 4:56 PM  
**To:** ClerkoftheBoard  
**Cc:** Warburton, Shane; Perry L. Hirsch; sherwood valley; Hibma, Dick; Martinelli, Leslie  
**Subject:** Board of Supervisors Meeting March 28, 2023

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RE: Item 54 -- Lake Sherwood Overlay to prohibit short term rentals less than 30 days.

Lake Sherwood consists of **230 homes that are not in an HOA** and 650 homes that are in the Sherwood Valley Home Owner Association (SVHOA). The SVHOA already has such a restriction and requestys the same overlay. You are correct to state that short term rentals can more easily be handled by HOA's creating CC&R's to prohibit short term rentals less than 30 days. However, our 250 home community association which consists of all the original properties and lake front properties have no way to prohibit such rentals as we are not in any HOA and have no such authority. Our 12 member board voted unanimously to ask county supervisors to please put us in an overlay for Lake Sherwood that prohibits short term rentals. We need your help please.

Thank You.

*Jerry Adams*

President, Lake Sherwood Community Association, incorporated 1963  
606 Lake Sherwood Dr. (resident for 48 years)  
Lake Sherwood, CA 91361  
cell: 805.657-0102  
fax: 805.379-1410

**From:** [Rajeev Narula](#)  
**To:** [ClerkoftheBoard](#)  
**Subject:** Agenda item 54, planning Division Work Plan  
**Date:** Sunday, March 26, 2023 9:57:00 PM

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Dear County Clerk, Greetings! We are residents of Presilla Road and we have been residing in Ventura County for the last 27 years.

Regarding agenda item 54, Planning Division work plan, we are asking you to keep the TRU restriction ordinance in the county's work plan. We DO NOT have an HOA on Presilla and several other areas of Santa Rosa Valley. Please support our peace and keep the TRU overlay to restrict short term rentals in Santa Rosa Valley.

Please pass this along to the Board of Supervisors.

Thank you,  
Rajeev Narula

## Kadakia, Ruchita

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**From:** Linda Sue <haciendalindas@gmail.com>  
**Sent:** Monday, March 27, 2023 11:31 AM  
**To:** ClerkoftheBoard  
**Subject:** Board of Supervisors Meeting 3/29/2023 Item 54 "Planning Division Work Plan Forecast"

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Support for Temporary Rental Unit Restriction (TRU) Ordinance in the Work Plan

### BACKGROUND:

I have lived on Presilla Rd in the Santa Rosa Valley for 28 years, farming avocados, involved with 4H and Pony Club programs. Over the last few years, several businesses have moved onto Presilla Rd, including a Rehab, a Wedding Venue and a Dog Kennel. Now a Temporary Rental Unit "Party House" has become active, and has not been as respectful of the neighbors. The owners do not live at the property.

In case you are not familiar, Presilla Road is a ridgeline road with no sidewalks, too narrow to park on safely, with a 40 mph speed limit, and is poorly lighted at night. Increased traffic from parties not familiar with needing to slow down for bikes, dogs, horses, and parked cars is a huge safety issue.

### MAIN POINT:

**I support keeping the Temporary Rental Unit Restriction Ordinance in the Work Plan.**

**I DO NOT support the alternate proposal that 18 Homeowners Associations (HOA's) all revise their CC&Rs** and try to crack down on party houses. The problems with HOAs are:

1. Many HOAs have trouble getting a quorum of volunteers to attend and vote, much less review a lengthy CC&R document. They would likely need to hire lawyers to help with the revisions.
2. It's more difficult for an HOA to enforce rules. The County has code enforcement and the Sheriff already set up for enforcing ordinances. (Residents can more easily ignore HOA letters, as it's expensive for an HOA to sue homeowners.)
3. Many homes are not in HOAs. I believe the Board Letter stating that 93% of the Santa Rosa Valley and 100% of Lake Sherwood has an HOA is an overestimate. (It may be confusing, because only about half the homes in my Rancho Santa Rosa tract, the ones mainly south of Barranca Rd and near horse trails, are in the Rancho Santa Rosa HOA. All homes along Presilla Road and Barbara Road and other old areas also have no HOA whatsoever. In addition, part of Lake Sherwood has a Community Association rather than a HOA.)

I know California has a housing shortage, and **I am all for long term rental** of rooms in our larger homes. But please keep the development of a TRU ordinance for both our communities in the Planning Division Work Plan.

Thank you for your kind attention,

Linda Cannon

[haciendalindas@gmail.com](mailto:haciendalindas@gmail.com)

11621 Presilla Rd

Santa Rosa Valley, CA 93012

