

PIRU NEIGHBORHOOD COUNCIL MEETING

PO BOX 162, PIRU CA 93040. 805-814-6140

COMMUNITY MEETING MINUTES

WEDNESDAY June 18, 2025

VOLUNTEER EXECUTIVE BOARD

PRESIDENT: KEN WISEMAN
TREASURER: JUDY DALEY-LOVETT
MEMBER AT LARGE: ANDREA ARREDONDO

VICE PRESIDENT: IRENE RUIZ
SECRETARY: MEGHAN SHEETZ

MEETING LOCATION: **Train Depot Gazebo – Center St.**

GENERAL MEETING: BEGINS - 7:10pm

- CALL TO ORDER – PLEDGE OF ALLEGIANCE – BOARD ROLL CALL
 - Present: Ken, Irene, Meghan
 - Absent: Judy, Andrea
- MEETING MINUTES May Minutes – Meghan
 - Ken motion, Irene seconds. All Ayes.
- TREASURY REPORT: May Treasury Report – Judy via email
 - Balance as of 6/15/25: \$67,704.84. **A New Record!**

LIGHTS & SIRENS:

- LOCAL FIRE REPORT – Not Present.
- CHP REPORT – Not Present.
- SHERIFF REPORT – Representative: No Update.
- CERT or Firewise - Irene or Michael Lopez
 - Firewise Vegetation Thinning Park Street Project
 - May support an annual or biannual events.
 - Next few days will decide location of the fire breaks needed to assist future firefighting.
 - Grant covers project costs.
 - CERT: No Update.

GUESTS: VC Resource Management Agency | Planning Division - Jerilyn Hollis

- proposed amendments to the RHD zone
 - Cities in CA required by law to provide enough housing to the population.
 - Update Housing Plan every eight years. Propose to amend RHD land zones to support required housing by CA law.
 - 1,262 units across unincorporated Ventura County. These land zones would be enough to meet housing needs.
 - RHD sites – one portion of meeting housing needs. Covers most lower income housing. Minimum density 20-30 units per acre.
 - One RHD site located in Piru: 1.5 acres for 30-unit development capacity.
 - Site located down Church St. Turn right Camulos Ranch Rd. (Lover's Lane)
 - What is staying the same: Initial density, Retaining affordability, & Compliance with Piru Area Plan.
 - What is changing: 100% required affordability housing. 100% constraints too much on developers. Water availability issues include alternative affordability. **The building requirement will change to 20% affordable housing.**
 - **Resident:** Has this land zone topic been discussed before?
 - 2011, sites were inventoried. Amendment applies to one parcel.

- This amendment does not develop the land, but it prepares the parcel for development if the owner wishes to. Amendment is updating regulations; no developments planned for now.
 - Four Options for Builders (Present)
 1. 20% lower income housing
 2. Development Standards: Multi-Family
 3. Sighting/Design
 4. Option for Phase Development
 - Proposed Amendment would...
 1. Continue Multi-Family Standards
 2. Alternative Compliances: Land donation, land acquisition
 3. Sight/Design
 4. Includes procedures for applicants to fulfill requirement.
 - Available Water: water storage, providers allowed use in RHD Zone.
 - **Presenting proposed amendments to the Commissioner on 07/31/25. Then propose to the Board of Supervisors in September.**
- **Resident:** So, you are not anticipating development? This is just for the future?
 - Yes, just for the future, we are updating regulations.
- **Resident:** My concern is the change to type of dwelling. 100% affordability will now be only required to be 20%. This is concerning with our area being mostly moderate-income households.
 - Too hard for developers to be 100% affordability.
 - Very lucrative parcel to develop.
- **Resident:** Is this a done deal?
 - This will be a huge cost savings to the developers and allow them to build more multi-family dwellings in the County which is a major need right now.
- **Resident:** Does this have to do with imminent domain?
 - No
- **Resident:** Required parking with development would be needed. Valle Narajal development has major parking issues because not enough parking was built with the development.
 - Parcel is ready to develop; this would be up to the owner.
 - 2022 Dwelling Units: meets density capacity.
- **Resident:** Is there room for ADU use?
 - Yes, state laws allow ADU.
- **Resident:** Is Ventura County pushing back on the state's housing requirements? This seems unfair to our community.
 - Every jurisdiction must meet State requirements for funding.
 - We work with the State and the County had the first housing element planning prepared for future use and funding was not interrupted.
 - Planning Division's Role is to make sure Ventura County is in compliance with the State. We do not do legislation.
- **Opportunity for the public to make comments at the proposed Commissioner Vote on 07/31/25.**

- **Resident:** Would have preferred this to be presented to our community earlier. Decisions being made on behalf of Piru without including the community. Community would not be ok with lowering to 20% affordable housing.
 - This would depend on the developer. With State requirements, can't rely on site to be 100% affordable housing. Too hard to create housing proportions to growth. This proposal would amend ALL Ventura County RHD Zones, not just Piru. At this time parcel in question is not for sale.

LEADERSHIP TEAM UPDATES:

- Filming Update –Ken/Kat Jauch
 - HBO updates
 - Four to five months of filming done with only a few headaches. YAY!
 - Town going back to normal, film set breakdown. Check out the new mural!
 - \$1.2 million economy brought to the County. Good for business! Good for the community!
 - Biggest filming in Ventura County/ LA County in our little town. :0)

Events:

- May 29, 2025 – Annual H.S. Senior Graduation Dinner at Newhall Mansion from 5:30 pm to 8:30 pm. Great success!
 - Honored 31 graduating seniors and their families.
- June 13, 2025 – Lake Piru – Family Fishing Clinic – 5 pm – 8:30 pm
 - Registration Required: www.explorelakepiru.com
- June 16 thru June 25 – Firewise Vegetation Thinning Park Street Project
 - Fire Break locations.
 - Many volunteers signed up.
- June 21st – Community Clean-up hosted by EJ Harrison.
 - Warring Park, bring postcard to show proof of residency or ID with Piru address.
 - Shredder available. Bring bulk items, electronics, residential green waste, & building waste.
 - Do Not Bring: dirt, sand, tires, light bulbs, batteries, & hazardous waste.
 - **Resident:** Last year's event was a mess with people parking on Orchard St., causing traffic jam for the residents. No parking signs the night before the event may help.
 - May ask Captain Lalo for assistance.
 - Need permit to close parking and would need a three-day prior notice.
 - **Can email Captain for additional deputies to be present for the event. Ken will email Captain Lalo.**
- Home Hardening – Thursday June 26th 5:30 – 6:30 at Corazon de Piru – Fire Safe Council
 - Fire Council hosted workshop. All Welcome!
- July 5, 2025 – Free Fishing Day – Lake Piru - No fishing license required
- Lake Picnic open to Piru residents date TBD
 - Still TBD...

Old BUSINESS:

- Fire Mitigation and Creek access clearing (Warring Park) – Ken/Mike Lopez
- Status on having generators in town at School, Community Center, and Senior Center
 - No Update.
- Discussion on parking concerns in the community.
- **Event Leadership**
 - Be a Coordinator for one or more of our events: Halloween, Viva Piru, Senior Dinner, Mansion Tour, Christmas Parade, Youth Summer Event, Bicycle Rodeo, Lake event, lots of other opportunities to host events!!!!

OTHER NEW BUSINESS:

- Keep your eyes out for postings of upcoming brush and tree limb clearing – looking for several volunteers. Updates
- VCTC Trail plan from Oxnard to Piru - Ken
- FEMA flood designation – support from Congresswoman Julia Brownley
- What are some of the bigger projects needed for the community? PNC has identified:
 - Need for generators
 - Need for Splash pad for our youth
 - Parks is looking into grant opportunities. Park wants, the Board of Supervisor wants, and the local kids want. All around a win.
 - Continued wildfire preparation
 - Important to provide for community safety and quality of life.
 - Investment in the community.
 - Any of the above projects could easily take all the PNC funds to complete.

PUBLIC COMMENT - WE WILL ALWAYS HOLD 30 MIN FOR PUBLIC COMMENT

3 MINUTES PER COMMENT PLEASE

- Intro to the Community – Supervisor Kelly Long’s Office – Community Rep: Michale Durazo
 - Mobile Home Park Board needs members. Meets quarterly. Looking for Piru representation.
- New Leadership Circle Member, Health Field: Sara Simmons
- Lake Piru: Show ID, Piru Residents receive \$8 entrance fee. Starts 6/19/25
- Parking Concerns
 - Limit no commercial parking in front of soccer fields but would be an issue with truck sizes and enforcement. CHP starts with warnings then tickets.
 - Junk cars/abandoned campers an issue.
 - CHP has green light for enforcement of car/trailer storage.
 - Resident: What about enforcement of sidewalk parking? Sidewalk repairs fall on property owners and would be a good idea for the CHP to also help enforce to prevent property damage.

**NEXT PNC MEETING – July 16, 2025 – Train Depot Gazebo– Center St.
Meeting End 8:36 PM**

THANK YOU FOR SHARING YOUR VALUABLE TIME WITH THE PNC AND OUR COMMUNITY!