1. Call to Order
The meeting was called to order by Chair Pat Richards at 6:30 pm. MAC members Barbara Kerkhoff, Tyler Cobb and John W. (Jack) Foss were present. Bob Fulkerson was absent.

2. Flag Salute
The flag salute was led by Senior Deputy Ryan Lindsey, Ventura County Sheriff's Office.

3. Approval of the Minutes from October 12, 2016
Jack Foss made a motion to approve the minutes, and Tyler Cobb seconded the motion. It passed 4/0.

4. Agenda Review
No changes were made to the agenda.

5. Public Safety Reports
Ventura County Sheriff Senior Deputy Ryan Lindsey reported that the biggest issues in Somis are crimes of opportunity, including theft from vehicles. If there is no forced entry, theft cannot be classified as a burglary. He said mail theft is another problem. He said he would provide crime statistics specific to Somis.
CHP Sergeant Brian DeNike said he understood there are parking issues on SR 34 and he would look into it. He was also informed of concerns by residents about big rigs running red lights at the Donlon Road/ SR 118 intersection.

6. Comments of Ventura County Supervisor Linda Parks
Supervisor Linda Parks reported that the Planning Director approved the Spirit Equestrian CUP on February 2, 2017. She announced the next Community Beautification Event in Somis would be on September 9, 2017 and flyers would be sent out as the event nears. She said the debris on Somis Road on Union Pacific’s property had been cleaned so they should be in compliance. It was last checked in December 2016. She also said she recently appointed, and the Board of Supervisors approved, a new member on the District No. 19 Citizens’ Advisory Council (CAC) from the Somis agriculture community. She said the CAC would be well-rounded with members representing both residential and agricultural interests. She said she has asked to look into the possibility of importing water to residences in Somis to improve water quality.

7. Council Comments on Items Not on the Agenda
There were no Council comments.

8. Public Comments on Items Not on the Agenda
A resident said there is another pile of debris on Somis Road by the tracks where the road curves by Ag Rx. Vanise Terry, aide to Supervisor Parks said she will alert Code Compliance to investigate.

9. Information Items
a. Status Report on Donlon Road/State Route 118 and Somis Projects by Abdolhossein Saghaﬁ, Office Chief, Traffic Engineering – Caltrans District 7
Several representatives from Caltrans discussed the traffic signal at Donlon Road and SR 118, including Abdi Saghaﬁ, Office Chief, Ashraf Hanna, Dean DeLeon, Electrical/Signal Engineer, Kirk Patel, Senior Traffic Engineer, Ajay Shah, Senior Electrical Engineer, and Michael Comeaux, Public Information Officer. Mr. Hanna discussed two alternatives for the traffic build up happening on SR 34 as a result of the realignment project at Donlon Road and SR 118. First option would be to re-time the signal, which would then be studied for effectiveness. The second option would be to reconfigure the intersection. Mr. DeLeon said Caltrans is
planning to install cameras to get an idea of how many trucks are crossing the intersection and in what direction, and he understands truck traffic is a major source of the delays. MAC Member Barbara Kerkhoff said the back-up is mostly between 4:00 pm to 6:00 pm with drivers coming from Camarillo to the intersection, and there is confusion as to who goes first at the intersection. Mr. DeLeon proposed “split-phasing” the signal to gain optimum flow, which divides the green light of a traffic signal into separate phases: one for turning vehicles and another for through-traffic and pedestrians. He said there is no specific deadline for implementing this change and it requires new equipment. Once completed, Caltrans would study the effects and evaluate if further measures are needed. A resident noted that the scales on SR 118 for trucks should be opened up. Mr. Patel discussed the approval of a new signal on SR 118 at Balcom Canyon Road. He said it’s still in the design phase. It would operate on a responsive mode and loops would trigger a signal.

b. Status Report on Water Rates by Michaela Brown, Director of Ventura County Water and Sanitation

Ms. Brown discussed the rate proposal that will go to the Board of Supervisors for approval on Tuesday, March 14, 2017 at 10:30 am. She said the variances in the current rate structure resulted in inequities and were not transparent, and the new rates would comply with Prop 218. She went through the costs for service, funding balances, reserves policy, proposed cash flow patterns, and new water rate components, including commodity rate based on customer use and a fixed monthly charge based on meter size. She said while there is an increase in the fixed meter charge, most customers would also see a decrease in their commodity charges. She was asked how the rains would affect water sales, and she said they usually see a bounce back in the summer. She said they encourage steps to minimize usage, are evaluating whether they are meeting targets, and will develop a 5-year plan. She said it is possible that in 2018 there could be a 1% increase in rates, but no further big increases are expected. A resident asked about allocation of water for pine trees, and Ms. Brown stated that they are moving away from special allocations. Another resident asked if ag meters are being issued and she said they are willing to make ag connections, but that would require a separate piping system and the customer would have to provide the infrastructure. Ms. Brown said 70% of the water in District 19 is for agriculture and that agricultural water costs less than residential. Agricultural water should be the cheapest water to make agriculture sustainable, so they are looking at options such as separate systems for residential water, well-head treatment, and evaluation of measures to protect the industry.

10. Advisory Matters

a. MAC Recommendation, PL15-0014, Hagle Lumber Major Modification for Development Plan DP-244-1, General Plan Amendment and Rezone

Susan Curtis, County Planning Division Case Manager, presented information on the Hagle Lumber project, which includes a General Plan amendment and rezone of 13.5 acres from agricultural to industrial, expansion of the permit boundary from 7.6 acres to 18.9 acres, entitlement of 15,811 cubic yards of imported, crushed asphalt fill installed on site, entitlement of a 6,000 square foot steel frame canopy shed, construction of a storm water detention basin and new on-site waste water treatment system, and creation of an agricultural conservation easement on 25 acres. Ms. Curtis discussed a preliminary analysis of these changes and mitigation for displacement of soil, and said it is subject to SOAR voter-approval, and if approved by the Board of Supervisors, would be placed on a future ballot. Supervisor Parks asked if the land proposed for mitigation for loss of farmland could accommodate a basin to store stormwater. Ms. Curtis said such use of farmland would not be consistent with the mitigation measure. MAC Member Jack Foss asked if water contamination would be an issue. Ms. Curtis said that would be examined in the EIR process, as well as impact on traffic in the community. MAC Chair Pat Richards asked if the ag conservation easement would be held by the property owner and Ms. Curtis said they are working with County Counsel to determine that. MAC Member Barbara Kerkhoff said she was glad they are now bringing the property up to code, and asked if there could be any other future uses on the property, and Ms. Curtis responded only Industrial M2 uses, and anything further would be subject to the Planning Department’s permitting process with public input. The applicant’s attorney said this project was reviewed by APAC and that the land in question is not farmable land. A resident expressed concern that Hagle Lumber was only now going through the permitting process while some of the building was already in place and also expressed concern for what future uses of Industrial M2 could be. MAC member Tyler Cobb said an
important issue to consider is the positive impact on the Somis community from Hagle Lumber and its use of the rail spur for deliveries which decreases trucks on the road. He also said the expansion of the boundary would not have a large impact. Ms. Curtis said conditions of the permit will include truck trips. Jack Foss made a motion to recommend approval of the Hagle Lumber project as proposed, and Barbara Kerkhoff seconded the motion. It passed 4/0.

b. Speeding Concerns and Traffic Calming Measures on North Street
Pat Richards moved, and Jack Foss seconded, the motion to continue this item to the next MAC agenda. It passed 4/0.

11. Future Agenda Items
a. Speeding Concerns and Traffic Calming Measures on North Street

12. Adjournment
The meeting was adjourned at 8:46 pm.