

## Draft MEETING SUMMARY

Ojai Valley Municipal Advisory Council

December 15th, 2014

Chair Joe Westbury called the meeting to order at 7 PM. MAC Members present were Joe Westbury, Terry Wright, Todd Wilson, and Carin Kally. Brian Segee's absence was excused.

Under public comment, Gene Elerding reported a missing speed limit sign in Oak View and Steve Offerman said he would alert Caltrans.

Reporting for the Ojai Planning Commission, Steve Foster said the Commission has seen a substantial increase in development permits of all varieties, and is evaluating a project involving an historic Wallace Neff building.

The next item was the review of a 4-lot tract map located near the intersection of Burnham Road and Los Encinos Drive. Representing applicant Harold Parker, Jane Farkas described the project. A neighbor of the project noted that the location of the driveway for lot #1 will entail constructing a bridge over the road ditch, and that several oak trees have died and have fallen which would make it possible to relocate the driveway southerly which would avoid the need for a bridge.

Several neighbors discussed how the existing drainage from the Los Encinos tract drains through the project site, and that if this drainage is obstructed their properties would flood. Richard Parsons noted that neither the Mitigated Negative Declaration nor the application noted the existence of this drainage course and possible flooding impacts. Daniel Klemann of the County Planning Division said that any grading plan and permit for the project would address local drainage. Steve Offerman noted that a homeowner could later construct a wall or structure or otherwise block the drainage without any permits so that reliance on the grading permit may not be adequate to protect the neighbors.

Several neighbors questioned whether a fence would be required to protect the habitat in Live Oak creek from horses or other large animals. Mr. Klemann said that no fence is being required but that neighbors could report destruction of habitat. Neighbors noted that they cannot see the creek.

Local biologist David Magney said that the MND does not adequately address biological impacts because the site survey was not conducted during a time when plants were blooming, and that no survey of invertebrates was conducted. He submitted a letter with his findings.

The issue of water consumption was discussed, and Mr. Klemann noted that cessation of the historic pasture irrigation would offset the water use of the additional homes as

required by the Ojai Valley Area Plan, and that the local water districts had provided letters saying they can serve the project. Neighbors attested to the site being heavily irrigated within the last five years.

The issue of sewers was discussed, and Ms. Farkas said that the two smaller lots along Burnham would be sewerred, but that the large lots were stuck between conflicting regulations that respectively dictate the lots should be on sewers and should be on septic systems. Ms. Farkas is trying to resolve the issue to allow septic systems on the two 40+ acre lots. Todd Wilson questioned whether LAFCo would need to approve the project, and Mr. Klemann said that it would depend on the outcome of Ms. Farkas' efforts. Terry Wright pointed out an inaccuracy in the project application regarding whether there are carwash stalls on the premises.

MAC Chair Joe Westbury asked Steve Offerman to propose language that addresses the issues that were discussed and Mr. Offerman said that the MAC could recommend the following:

- 1) That the applicant and County should evaluate whether the death of Oak trees on Lot #1 would allow the driveway to be relocated southerly to avoid the need for additional grading and bridge construction.
- 2) That the project be conditioned to require a fence along the habitat conservation area's westerly border to prevent grazing animals from entering the conservation area from the new lots while still allowing wildlife movement.
- 3) That the project be conditioned to preserve the existing pattern of drainage inflow from the Los Encinos tract and to not obstruct this drainage.
- 4) That the project be conditioned to require that all outdoor lighting be fully shielded and downward facing. (this is a standard condition of the MAC to prevent nuisance lighting and preserve a rural ambiance)
- 5) That the County evaluate David Magney's letter and determine whether additional biological evaluations are necessary before the MND can be approved.

Joe Westbury made a motion to approve the above recommendations. The motion was seconded by Terry Wright and approved unanimously.

The summary of the meeting of October 20<sup>th</sup> was approved unanimously on a motion by Joe Westbury, seconded by Terry Wright.

To avoid national holidays in January and February, the MAC selected the date of February 2<sup>nd</sup> 2015 for the next MAC meeting.

The meeting adjourned at 9:00 PM.