

**CASA CONEJO MUNICIPAL ADVISORY COUNCIL MINUTES**  
**April 18, 2018**

**The Casa Conejo MAC held a Meeting Wednesday, April 18, 2018,  
6:00 p.m. at Walnut Elementary School, 581 Dena Drive, Newbury Park**

**1. Call to Order**

The meeting was called to order by **Richard Gaz** at 6:02 pm. MAC members **Wendy Zimmerman, Edward Villa, Sr.,** and **R. Scott Horn** were present. **Dustin Woomer** arrived later and alternate member **Roger Smith** was absent.

**2. Flag Salute**

**Richard Gaz** led the salute to the flag.

**3. Election of MAC Chair and Vice Chair**

**Richard Gaz** nominated Wendy Zimmerman as MAC Chair, and **Ed Villa, Sr.** seconded the nomination. It passed 4/0. **Richard Gaz** nominated Scott Horn as MAC Vice Chair, and **Ed Villa, Sr.** seconded the nomination. The motion passed 4/0.

**4. Approval of Minutes from January 17, 2018**

**Richard Gaz** moved to approve the minutes from January 17, 2018 as written, and **Ed Villa, Sr.** seconded the motion. The motion passed 4/0.

**5. Agenda Review**

There were no changes to the agenda.

**6. Public Safety Reports (CHP, Sheriff's Department)**

**CHP Officer Ben Susanka** said he is aware there are parking issues in the community and he would like residents to email information to him so he can keep track of complaints at [BSusanka@chp.ca.gov](mailto:BSusanka@chp.ca.gov). This also extends to other traffic related issues, such as crosswalk safety, speeding, etc. **Scott Horn** asked if results from the speed trailer can be shared and Officer Susanka said he would look into it. **Ventura County Sheriff Captain Renee Ferguson** introduced herself as the new liaison from the Thousand Oaks Station on Olsen Road. She reported one burglary of a vacant home in the area. She said residents should lock up valuables if homes will be vacant during vacations. She also said catalytic converters, particularly from Prius cars, are a major target for thieves when cars are parked on the street. A resident asked about homeless people in the area, and Captain Ferguson said to report any homeless issues to Officer Juan Cordova, who works with the homeless.

**7. Presentation by the Ventura County Sheriff's Office on Gun Laws and Safety**

**Ventura County Sheriff Detectives Tom Fuchs and Ed Jones** provided information on current gun laws in California and general gun safety. They covered four topics: proper home storage, vehicle storage, what to do if a gun is found, and transferring/inheriting a gun. California law requires gun owners to lock up a gun not under direct control of an adult if children under the age of 18 are present in the house. The preferred storage is a hard container with a lock and permanently affixed to something stable. It is a violation of California gun laws to lend a weapon to someone not in the immediate family without going through the 10-day processing period. Unattended guns in a vehicle must be locked in trunks with a lock or in a locked container. Glove boxes and center consoles are prohibited vehicle storage areas for guns. If a gun is found, immediately call the Sheriff's office and do not touch it as it may be linked to a crime. There are specific laws that deal with inheriting and transferring guns. Paperwork for this process can be obtained online from the California Department of Justice (DOJ), or at any licensed gun store. Starting in July all semi-automatic rifles must be registered with the California DOJ as an "assault weapon." This is required even if the weapon was previously

registered. Owners of antique guns that do not have a serial number must apply for a serial number also through the California DOJ, or call any licensed gun store for more information.

### **8. Comments of Ventura County Supervisor Linda Parks**

**Supervisor Linda Parks** announced that the Transportation Department is working to get an ADA ramp installed at the Ruth Drive and Wendy Drive crosswalk. She reported that the recent Community Beautification Event was very successful, collecting over 8 tons of waste. She said the missing traffic signs from the Southern California Edison pole replacement project have all been replaced. The property owner on Theresa Drive having the constant yard sales was found guilty of violating the ordinance for excessive yard sales and was placed on probation for two years. Any violations of the probation order must be documented. Supervisor Parks said the County's Planning Commission will meet regarding the Casa Conejo MAC's recommendations to the Accessory Dwelling Unit ordinance and she will inform the MAC when it is scheduled. She announced Watershed Protection District is looking for volunteers to help clean graffiti in the flood channel near the Borchard Road/101 Freeway overpass, and also in the South Branch Arroyo off Paseo de Leon and Reino Road. All paint and supplies will be provided. Finally, Supervisor Parks said the Board of Supervisors honored recipients of the 2018 Earth Day Awards, and the District 2 winner was the Watershed Protection District for their Raptor Pilot Study that found raptors are more effective, less costly, and better for wildlife than poison bait.

### **9. Council Comments on Items not on the Agenda**

**Richard Gaz** commented that he is proud of the work the MAC has done so far in supporting the effort to get a traffic signal at Wendy Drive and Gerald Drive, get streets repaved and sidewalks repaired, and create a safer community.

**Scott Horn** reported there is a new owl box at Cypress Park.

**Wendy Zimmerman** said she attended the recent Community Beautification Event and also posted on Nextdoor asking residents to "walk the block" to pick up trash. She said when the community is clean, it can help keep crime away. She said there is graffiti in Dos Vientos, not just Casa Conejo, so residents should be vigilant.

### **10. Public Comments on Items not on the Agenda**

**Jay Spurgin**, Public Works Director for the City of Thousand Oaks, presented a commendation from the City to Dustin Woomer for his six years of service on the Oversight Board, successor of the Thousand Oaks Redevelopment Agency.

**Rob Lendin** said the soil behind his home, which backs up to one of the fingers off the Arroyo Conejo, is gone. He said WPD replaced soil but not specifically at his home and the pipes there wash away dirt.

### **11. Updates**

#### **a. Flowage easement and zoning on the Moradian property located south of the 101 Freeway at Borchard Road with Ventura County Public Works Agency and City of Thousand Oaks Public Works Department**

**Supervisor Parks** said the County owns the flowage easement on the Moradian property at the end of Alice Drive, the Moradian family owns the land, and it is within the City of Thousand Oaks, so there is an overlap of jurisdictions. She said she led the effort to have the Santa Monica Mountains Conservancy add the land to its acquisition wish list to preserve as open space if there is a willing seller and funds available. She said there are options for the Moradian property, including restoring it as a wetland, creating a community park, and possibly partial development. She mentioned a recent article in the Acorn Newspaper highlighted this property as a possibility for development and the MAC asked for more information on the area regarding future development and possible impacts to residents. She also said as a courtesy that she welcomed comments from the property owner, who her office notified of the MAC meeting.

**Jay Spurgin**, Public Works Director for the City of Thousand Oaks, said the property is about 36 acres and approximately 33 acres are zoned as low density residential and 3 acres as commercial. He said the City does not have a development proposal for the property and is not reviewing or processing anything currently. He said the Army Corp of Engineers is the jurisdictional agency for wetlands, overseeing permitting and restrictions. He said he has a letter from 2014 that states that the property was determined not to be wetlands. However, the online national inventory mapping system through the National Fish and Wildlife Agency shows that it is a wetland, but they are not a jurisdictional agency. There is an official FEMA map that shows the limits of a 100-year flood event that covers both City and County mostly residential properties, with 197 in the City and 127 in the unincorporated Casa Conejo area. In 2005, 150 properties were taken off the list requiring flood insurance because a developer installed detention basins along Reino Road in the City. The remaining properties are in the flood plain because of deficiencies in the flood channel system and that ties to the need for the flowage easement on the Moradian property.

**Glenn Shepard**, Director of Watershed Protection District (WPD), said there has been a flowage easement on the Moradian property since 1978, which is a deed restriction that restricts building on the Moradian property. It was set up to contain water in a 100-year flood event and to retain the flood elevation level in that property. WPD has the authority to decide whether it can be relinquished. He said there is Federal interest in studying how to reduce flooding in the area of the Moradian property, and his agency is working with the City of Thousand Oaks to look at a feasibility study with the Army Corps of Engineers. He said there is a range of possible capital improvement projects that could help reduce flooding, but no details are available yet.

**Mr. Spurgin** added that there are two jurisdictions overseeing this area. The City is the floodplain manager and partners with the County, which oversees channel maintenance. He said that before the big rains in March there was work done on the Moradian property to restore drainage connections between the property and the channel. While many residents thought there was development happening, it was just needed maintenance.

Residents **Keith Jepson** and **Lorrie Dingman** stated concerns about the possibility of new development on the Moradian property creating more traffic congestion, increasing flooding, over-development in the community, noise from construction, increased crime, speeding through the neighborhoods. They also asked why the property was removed from the Army Corps of Engineer's list as a wetland.

**Shawn Moradian** introduced himself as the property owner, saying his family has owned it for over 40 years. He stated the wetlands issue has been resolved and the issues regarding traffic, access and bridges were all addressed in the original EIR from 1977. He said the original 1977 tract had two phases of development, with phase one having been completed, and he plans to implement phase two, which will provide pedestrian and vehicle access to Wendy Drive. He said the property is zoned for 180 homes, but the development will not necessarily include all 180 homes, and he will work with residents to address community concerns. To address the flooding issue, they will build basins and he claimed there is still a dispute over the flowage easement. **Richard Gaz** asked if there is a plan to elevate the land above water level, and Mr. Moradian said they can build at elevation. **Ms. Dingman** noted that a plan from 1977 is not necessarily appropriate for the community today. Mr. Moradian replied that the plan is within his property rights but may not necessarily be what he ultimately builds on the property and he is open to suggestions. He also noted that he is not willing to sell the property to a conservancy, not even for a billion dollars.

#### **b. Graffiti Removal Intervention Team**

**Ed Villa, Sr.** asked residents to report any graffiti on the bridges at Jenny Drive, Gerald Drive, and Michael Drive to Supervisor Parks' office. Graffiti on the Borchard flood channel under the Borchard overpass is back again and Watershed Protection District is looking for volunteers to help paint over it.

**12. Future Agenda Items**

- a. Presentation by Office of Emergency Management regarding earthquake preparedness
- b. Information on flood insurance

**13. Adjournment at 7:45 pm until Wednesday, June 7, 2018 at Walnut Elementary School**