



CASA CONEJO MUNICIPAL ADVISORY COUNCIL

Members of the Council:
Chair Wendy Zimmerman
Vice Chair Edward Villa, Sr.
R. Scott Horn
Richard Gaz

CASA CONEJO MUNICIPAL ADVISORY COUNCIL MINUTES
January 19, 2022

**The Casa Conejo MAC held a Meeting Wednesday, January 19, 2022,
6:00 p.m. via Zoom and Teleconference.**

1. Call to Order

The meeting was called to order by **Scott Horn** at 6:01 pm. MAC members **Edward Villa, Sr., Wendy Zimmerman** and **Richard Gaz** were present.

2. Flag Salute

Scott Horn led the flag salute.

3. Election of MAC Chair and Vice Chair

Richard Gaz moved to nominate **Wendy Zimmerman** as Chair of the MAC. **Scott Horn** seconded the motion, and it was approved 4/0. **Wendy Zimmerman** moved to nominate **Ed Villa, Sr.** as Vice Chair. **Richard Gaz** seconded the motion, and it was approved 4/0.

4. Agenda Review

Scott Horn requested to have Item 11c heard after Item 6.

5. Approval of Minutes from November 17, 2021

Scott Horn moved to approve the minutes from November 17, 2021 with no changes. **Richard Gaz** seconded the motion and it passed 4/0.

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

California Highway Patrol Lieutenant Jeremy Key reported two minor non-injury collisions, one on Wendy Drive near Michael Drive, and one on Theresa Drive. He said CHP's radar trailer was deployed at Wendy Drive and Gerald Drive from November 9th to 29th to help reduce speeding. He also reminded residents that the Moorpark CHP Office offers free weekly child seat installations, VIN appointments to register vehicles, and ongoing Start Smart classes for new drivers. Lastly, he said if drivers are disabled on the freeway to pull over as far right as possible and turn on hazard lights. He said the center lane is the most dangerous place to go and to call CHP or 9-1-1 to receive assistance and get to safety. He announced a freeway vehicle assistance service available, free of charge, from 6-9 am and 3-7pm.

Ventura County Sheriff Senior Deputy Qui Vo reported on incidents from November and December, including an uptick in catalytic converter thefts in the area from 8 to 33 in the last couple of months. He said some body shops offer plates that block these thefts ranging in price from \$300 to 500. He also discussed the Etch and Catch program. He said an arrest was made in connection with recent car window smashes, but that other thefts have occurred when cars are left unlocked. He said the Sheriff's Office is doing extra patrol in the community to remain visible. He reported that statistics for residential burglary have remained the same and there was a slight decrease in commercial burglaries, and said an arrest was made of some commercial burglars. He said the thefts are fairly spread out among all communities.

California Highway Patrol Commander Heather Hognlund reported that Caltrans is still working on the bids for construction on the 101 Freeway scales, and construction is still tentatively set to begin in March on the southbound side, with northbound construction to begin tentatively in May. She said construction will be off the freeway and should not affect traffic. Lastly, she said if truck traffic is noted in areas where they may not be allowed to let CHP know.

11c. Graffiti Removal Intervention Team Update

Ed Villa, Sr. reported that graffiti was removed from the metal railing and overpass on the bridges on Jenny Drive and Gerald Drive. He said it was mostly kids writing their names and did not see any gang related references. **Wendy Zimmerman** said there was also graffiti on the Wendy Drive bridge, and **Mr. Villa** said that has also been removed. **Scott Horn** mentioned graffiti on an electrical box near the Wendy Drive bridge and Mr. Villa said he would check. **Mr. Horn** reported there was tagging near the venue where MAC meetings used to be held and photos were submitted to the Sheriff's Office, but they did not register as gang related. He also heard that the bathrooms at Borchard Park had been hit with graffiti and had to be closed by the Conejo Recreation and Park District. He asked if Deputy Vo could look into that, and **Deputy Vo** said he would and that he's aware there was a TikTok challenge to destroy bathrooms.

7. Comments of Ventura County Supervisor Linda Parks

Supervisor Linda Parks said she was pleased that the Ventura County Transportation Commission approved the funds for programs such as the Emergency Vehicle Assistance on the highways mentioned by Lt. Key and thanked him for information on what to do if disabled on the freeway. She said the trash hauling change in the City of Thousand Oaks does not affect residents in the unincorporated areas like Casa Conejo, and that the County's contract with its current provider will be up in 2023 at which time the County will consider new contracts. She reported on COVID numbers and said the Board and MACs will continue to meet online for the time being. She announced that on April 30th the County will have a Community Beautification Day at Newbury Park High School where bulky trash, recycling items, and e-waste can be brought for disposal. Residents will get more information in the mail as the date gets closer. She mentioned her emailed holiday update highlighted Ashley Neier as the new student representative on the MAC and thanked Scott Horn for getting this accomplished. She announced an open regular seat and one alternate seat on the MAC and said applications can be submitted to her office. Interested Casa Conejo residents can contact Vanise Terry at vanise.terry@ventura.org for more information. She recognized the Newbury Park High School cross country team on their state championship and number one national ranking and said commendations from the Board of Supervisors and the MAC will be provided to the team. Lastly, she said the Acorn Newspaper featured the Growing Works Nursery that provides job opportunities for those with mental health challenges. **Scott Horn** asked for an update on a public notice regarding TFX Aviation Corporation.

8. Council Comments on Items not on the Agenda

NPHS Student Representative Ashley Neier reported that the high school's winter dance was moved from February to March, and they are still confirming the date and reviewing COVID protocols. She said next month the school will recognize Black History Month and diversity on the campus. She said the Recycling Club is starting a new recycling program and adding a composting bin on campus. She reported that the Junior Class is starting to plan for prom, which will be at the Odyssey in Granada Hills. She said fall and winter sports are wrapping up and that the school is proud of the cross-country team and there were a few events on campus to recognize the team for setting so many records. She said finals are finished and the spring semester started this week.

Scott Horn mentioned perks for being with Newbury Disposal for trash hauling, including residents can request a larger blue recycling barrel free of charge and a smaller trash container. He also discussed bulky item pickups and would like more information on the new recycling/composting aspect of trash hauling service. **Vanise Terry** said they have asked the County's Integrated Waste Management Division about using compostable bags and they reported that it's defined per service provider. She said E.J. Harrison, which serves Casa Conejo, allows the use of compostable bags. Mr. Horn also commended the Newbury Park High School cross country team on their 2021 national championship win.

9. Public Comments on Items not on the Agenda

Brett Miller commented on enforcement of the protected bike lane on Wendy Drive up the hill toward Kimber Park. **Chair Zimmerman** said that area is in the City's boundaries and suggested reaching out to Kathy Naoum with the City of Thousand Oaks, who handles bicycling issues and runs that Bicycle Advisory Team.

Catharine Hogue mentioned issues she had with flooding after the recent rains.

10. Advisory Items

a. Subdivision Project at Wendy Drive and Old Conejo Road

Jessica Magaña, Associate Planner with the City of Thousand Oaks Planner, presented information on the subdivision of the shopping center on Wendy Drive and Old Conejo Road. She said the City's Planning Commission has already approved the subdivision of the property into six separate lots and that the projects currently in process and under review for proposed development at the site include a daycare facility adjacent to Old Conejo Road with an outdoor play area, and a drive-thru restaurant on the south end by Wendy Drive. She discussed queuing for the drive-thru and said the City is not aware of what business would go into that lot yet. She said there are already conditions on the site based on the existing drive-thru restaurant that the new facility would have to adhere to, including those for queuing and noise. She said the projects have not yet been approved and she can provide additional information to the MAC. **Chair Zimmerman** discussed her concerns regarding traffic and noise from the drive thru. She asked if the drive-thru could be placed on the opposite side of the shopping center by the existing drive-thru because that area can handle the traffic more efficiently. **MAC member Scott Horn** discussed his concerns about not having enough space for parking as well as drive-thru traffic, and said the queuing is dangerous for the community. **Ms. Magaña** said the City's traffic engineer has reviewed the proposal for traffic purposes and that it did not meet the threshold for an additional traffic analysis because it would not be a highly queued drive-thru. **Chair Zimmerman** expressed concern that if it's unknown what restaurant will go into the lot then it could be a highly trafficked restaurant with high que demands. She also expressed concern about the merging lanes on Wendy Drive and asked how many added car trips there would be with the drive-thru. **Ms. Magaña** said she would check on that information, but the existing driveways on the site will not be widened. She said the next steps for the City are to add conditions and finalize the site plan, and that both proposals meet the City's standard for development so it would be an administrative decision made by the Community Development Director. She said there is an appeals process to the Planning Commission after the approval is given, and any comments, questions, and concerns can be sent to her. She also said the property owner is willing to discuss concerns with residents. **MAC member Richard Gaz** agreed with the suggestion to relocate the drive-thru to the other side of the center and recommended a better proposal. **Resident Catharine Hogue** expressed concern about parking, especially for people needing to go to Exer Care, and about traffic flow after 5pm. **Supervisor Parks** said she understands the concern for traffic flow on Wendy Drive with lanes that merge together at the shopping site and said she would ask the County Transportation Department if they have any comments. She also thanked Ms. Magaña for attending the meeting to provide information. **Chair Zimmerman** recommended that that MAC provide a letter with a summary of their recommendations, including (1) relocating the drive-thru closer to the existing Taco Bell because the current proposal causes unsafe conditions due to high traffic and the merging lanes on Wendy Drive, (2) that ingress and egress be located to Old Conejo Road and not between Exer Care and homeowners, and (3) to move the que lines away from residences to reduce noise, light and actual pollution. Chair Zimmerman offered to draft the letter. **Scott Horn** moved to have Chair Zimmerman draft and sign the letter on behalf of the MAC with the discussed points. The motion was seconded by **Ed Villa, Sr.** and approved 4/0.

b. Approval of 2022 MAC Meeting Calendar

Scott Horn moved to approve the 2022 calendar as submitted. **Richard Gaz** seconded the motion, and it passed 4/0.

c. Casa Conejo MAC Milestones

Vanise Terry provided a draft of the Casa Conejo MAC milestones to date. **Chair Zimmerman** said this can be a living document updated periodically and suggested putting the dates in chronological order starting with the MAC formation and adding a list of past and present MAC members. The MAC also provided additional information for various events.

d. NextDoor Posting of MAC Information

Chair Zimmerman asked for a volunteer to post MAC meeting notices on NextDoor. **Scott Horn** said he would volunteer to post the agendas.

11. Information Items

a. VCTC 101 Freeway Expansion Update

Supervisor Parks announced Martin Erickson is the new Executive Director for the Ventura County Transportation (VCTC). She said he was part of the VCTC staff and is very familiar with issues in Ventura County. **Chair Zimmerman** asked if the new director could respond to the letter sent by the MAC under the previous director. **Vanise Terry** said she would resend the letter to the new director.

b. Report from the Borchard Wetlands Ad Hoc Subcommittee

Scott Horn reported that the recent rains brought 6 ³/₄ inches of rain over seven days in Newbury Park/Thousand Oaks. He said the south branch of the Arroyo Conejo became a flood channel and the wetlands off Borchard Road filled with water. He provided video footage and photos of the Borchard property and arroyo channel over the course of a few days from December 24th to December 30th. He said the Watershed Protection District (WPD) has a website where rainfall can be monitored in real time and has projections on floods as well as other data. He said the recent storm was a less than 10-year event and said he will provide further data at next meeting. **Supervisor Parks** said WPD said the channel can handle up to a 50-year storm event, and that from an environmental perspective it's good that the channel has soft-bottom. She also mentioned a study for a proposal to open the channel for the wetlands.

Shawn Moradian questioned whether there was any data on how much water was on the Borchard site, the definition of a wetland, and where the water in the photos came from on the property.

12. Correspondence

There was no correspondence reported.

13. Future Agenda Items

- a. VCTC correspondence regarding 101 Freeway Expansion project
- b. Possible speaker regarding trash hauling services

14. Adjournment at 8:26 pm to Wednesday, March 16, 2022.