



CASA CONEJO MUNICIPAL ADVISORY COUNCIL

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

CASA CONEJO MUNICIPAL ADVISORY COUNCIL MINUTES March 16, 2022

The Casa Conejo MAC held a Meeting Wednesday, March 16, 2022,
6:00 p.m. via Zoom and Teleconference.

1. Call to Order

The meeting was called to order by **Wendy Zimmerman** at 6:03 pm. MAC members **Edward Villa, Sr., Scott Horn, Richard Gaz, Catharine Hogue**, and Student Representative **Ashley Neier** were present.

2. Flag Salute

Wendy Zimmerman led the flag salute.

3. Swearing-In of Catharine Hogue to the MAC

Supervisor Parks swore in newly appointed member Catharine Hogue and welcomed her to the MAC.

4. Agenda Review

There were no changes to the agenda.

5. Approval of Minutes from January 19, 2022

Scott Horn moved to approve the minutes from January 19, 2022 with one change to Item 8 in his Council Comments to include "2021 national champions." **Richard Gaz** seconded the motion and it was approved 5/0.

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

California Highway Patrol Officer Ryan Ayers reported on auto thefts across Ventura County, including valuables stolen from unlocked cars and catalytic converter thefts. He reminded residents to always lock cars and report suspicious activity, and discussed the Etch and Catch program through the Sheriff's Office. He also said that the Auto-Theft Task Force has been able to apprehend some theft crew members coming into Ventura County. He urged residents to be careful on the roadways on St. Patrick's Day and to have a designated driver, if necessary. He reported on a slow-speed crash on Jenny Drive and Frankie Drive that included a pedestrian, and said drivers and pedestrians always need to be aware of each other. He said the radar trailer will be placed back on Wendy Drive soon.

Catharine Hogue commented on a middle school cyclist riding a bike on the sidewalk causing issues with walkers using the sidewalk. **Officer Ayers** said they can put educational information on social media regarding safety.

Scott Horn asked for an update on the weigh scales construction project, 101 highway widening, and information on the potential wildlife crossing at the Conejo Grade. **Officer Ayers** said the scale construction has been delayed because the scale has not yet been received. Regarding a crossing, he said it is in an early conceptual phase and CHP usually gets involved when it's in construction.

7. Comments of Ventura County Supervisor Linda Parks

Supervisor Linda Parks said the Board of Supervisor will resume in-person meetings on April 26th and that the next MAC meeting in May is planned to be in-person at Walnut Elementary School as well. She announced a Community Beautification Event on April 23rd at Newbury Park High School where residents can dispose of bulky items, e-waste, and yard waste. She also announced a free landfill day on April 10th at the Simi Landfill. She said she is organizing a community presentation about co-existing with local wildlife and will send more information when available. She said she's also working with Watershed Protection District on an educational walking tour that will highlight local flora and fauna and the completed

drainage project on Michael Drive. She announced channel clean-out dates on June 20-23 and 27-30, and July 6 and 8, and said the schedule will be posted on her Casa Conejo webpage. She also provided an update on the TFX Aviation Wastewater Discharge Permit. She said the Newbury Park Library has reports on the details of this project and interested residents can go to www.waterboards.ca.gov. Lastly, she is excited for the groundbreaking of the wildlife crossing at Liberty Canyon and she's encouraging discussion for the potential of another wildlife bridge near the top of the Conejo Grade, especially while expansion of the freeway is also in the works. **Scott Horn** also provided an update on the TFX Aviation Wastewater Discharge project.

8. Update from Joe Pope, Public Works Agency, Director of Water and Sanitation, Regarding Trash Hauling Services in Casa Conejo

Mr. Pope provided an update on the County's solid waste program in unincorporated areas, which has been focused on implementing SB 1383 requirements that control greenhouse gas emissions. He said the County passed their ordinance to comply in December 2021. He said the County's franchise contracts with service providers will expire in December 2023 and they have started the process of negotiating with current waste haulers, following a similar process as the City of Thousand Oaks. He said information about food waste collection will be sent to residents beginning on May 1st and trash haulers are asking people to put food waste in bags for easier separation to send to facilities that process food waste. He also reported on an edible food recovery study that looks at food generators (grocery stores, restaurants, cafeterias) to provide food to the food insecure. The study will help inform implementing a program.

Ed Villa Sr. asked about the consultant used in the RFP process with Athens in Thousand Oaks and how their prices were lowered. **Nader Heydari**, City of Thousand Oaks Public Works, briefly discussed the consultant the City used to assist with their contract and rates.

Scott Horn commented on the potential charge for overfilling a trash barrel and asked if there will be facilities in Ventura County for food waste in the future. **Mr. Heydari** said the charge is there to encourage people not to overfill their barrels but is enforced only when it becomes a long-standing problem. **Mr. Pope** said there are similar provisions in their contracts, but they rarely see the fines implemented. **Mr. Pope** also commented that the State is requiring the County to look at infrastructure in the County and the Board of Supervisors permitted the Agromin Limoneira facility in Santa Paula to include food waste composting, and there are other possible locations in Oxnard. He said they also encourage residents to compost.

Wendy Zimmerman asked about programs that assist with residents who that can't pay their bills or homes that have trash on the premises.

9. Council Comments on Items not on the Agenda

NPHS Student Representative Ashley Neier said NPHS had International Week that celebrates different cultures on campus. She said the first Spring Dance will happen next weekend, and spring sports are underway, including swimming, baseball, tennis, and track. She said prom will be finalized soon, and at the end of the month they will have Associated Student Government Board and class elections. She said Boys and Girls State interviews recently took place and that students chosen will travel to Sacramento State University to learn about government. She said she was chosen to represent NPHS. The MAC expressed congratulations to Ashley.

Wendy Zimmerman discussed her complaint to the County about a home with excessive trash on Dorena Drive. She provided a report on her attendance on the Active Transportation Plan Community Advisory Committee and their planning for District 2. She discussed the letter sent by the MAC to the City regarding the drive-through at the Wendy Drive shopping center. She said the MAC opposed the conditions for the project, but the City approved the project. She showed photographs of the Conejo Gateway Shopping Center and the merge lane ending on Wendy Drive that becomes one lane before the end of the center. She mentioned wanting to make Wendy Drive a 30-mph street, rather than 35 mph, to help mitigate the impact. She said a better location for the drive-through would be by the Taco Bell on the other side of the shopping center. She also mentioned concern about the noticing requirements, traffic impact, and City's appeal process having a \$1,500 fee. She would like to move forward with an appeal of the project since the deadline is the next day. She also requested notification on the pre-grading process.

Scott Horn commented that Exer Urgent Care did not know about the loss of parking with the new drive-through. He expressed concern that the only time to give public input at the Planning Commission was during the subdivision process but there was no indication that a drive-through would be put in place at that time. He believes the City should reconsider the location of the drive-through.

10. Public Comments on Items not on the Agenda

Karen Wilburn said she tried to file an appeal on the Conejo Gateway project and was surprised by the \$1,500 fee. She expressed her concern that the City has not disclosed what the drive-thru restaurant will be and the negative traffic impact the project will have on the community. She also expressed her frustration that the voice of residents has not been heard by the City.

Nader Heydari, City of Thousand Oaks Public Works Department Deputy Director, talked about the traffic lanes and striping on the road leading into the Conejo Gateway Shopping Center. He said improper usage of the merge lanes would be a law enforcement issue.

Thousand Oaks City Councilmember Claudia Bill de la Pena commented that she was attending to understand the concerns of the community regarding the shopping center and will look at ways the City can be more cooperative with residents in the unincorporated area and create dialogue to address concerns regarding the Conejo Gateway Shopping Center project.

A written comment submitted by **Clint Matkovich** was read by **Vanise Terrey** regarding the Borchard wetlands property owned by the Moradian family.

Rose Ann Cooley commented on the banners erected on the bridge on Borchard Road that stopped traffic recently. She asked if there was anything at the State level to prohibit demonstrations on bridges that could be a dangerous safety hazard. She said they City recently endorsed a statement against hate and wanted to know how they can also support that statement. **Supervisor Parks** commented that it is illegal to fix banners to the outside of the fences on the bridges, and the issue of prohibiting demonstrations could be an issue of freedom of speech.

11. Information Items

a. Graffiti Removal Intervention Team Update

Ed Villa Sr. reported on Sharpie graffiti in on the Jenny Drive bridge on the west face and said he will get to it after the water in the channel dries up. He said if anyone is interested in joining the GRIT, please contact the office of Linda Parks. **Wendy Zimmerman** said she also saw some Sharpie type scribbling on the Gerald Drive bridge.

12. Advisory Items

a. Appointment to the Ad Hoc Borchard Wetlands Property Subcommittee

Scott Horn requested to add Catharine Hogue as the second member of the ad hoc committee in lieu of Richard Gaz. **Vanise Terry** said since it is an ad hoc committee, it only needs an appointment from the Chair of the MAC.

Catharine Hogue commented that she is interested in serving on the ad hoc committee.

Wendy Zimmerman accepted Mr. Horn's proposal to appoint Ms. Hogue to the committee and thanked her for her willingness to serve and thanked Mr. Gaz for his previous service.

b. Update from the Ad Hoc Borchard Wetlands Property Subcommittee

Scott Horn provided an update from the Ventura County Watershed Protection District (WPD) regarding the rain gage closest to the Borchard wetlands and the monthly rainfall report. He also provided photos of the wetlands and arroyo after the most recent rainfall from December. He discussed a memo from WPD correcting inaccuracies spoken by Mr. Moradian at previous Casa Conejo MAC meeting, as well as the response from the City of Thousand Oaks concurring with the accuracy of WPD's information.

Wendy Zimmerman requested that the subcommittee check with the Fire Department on what brush clearance is required on that property.

Nader Heydari, City of Thousand Oaks Public Works Department Deputy Director, commented that the communication provided was part of a broader discussion of the property. He said the flowage easement issue is between the property owner and the County, but since the property is located within the City of Thousand Oaks if a project for development were submitted, the City would evaluate it based on the City's standards for permitting purposes, which for drainage and land development is typically for a

100-year storm. He said there is currently no active project to review on the property at this time, and that the City's General Plan and Housing Element are still in review.

Shawn Moradian stated that he believes the subcommittee is acting outside the scope of the MAC and that the committee should not offer expert opinion beyond its authority. He also asked for the issue of the flowage easement to be submitted to a third-party, independent body regarding the rights and interpretation of the easement. He again reiterated that he disputes WPD's findings regarding the easement and disputes that the property qualifies as a wetland.

13. Correspondence

There was no correspondence reported.

14. Future Agenda Items

- a. Gateway Conejo Plaza Development Projects
- b. Upcoming channel walk/completed drainage project
- b. State laws regarding new speed limits
- c. Casa Conejo community picnic

15. Adjournment at 8:21 pm to Wednesday, May 18, 2022.