

**CASA CONEJO MUNICIPAL ADVISORY COUNCIL MINUTES**  
**Wednesday, September 15, 2021**

**The Casa Conejo MAC held a Meeting on Wednesday, September 15, 2021  
at 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., Richard Gaz,** and **Wendy Zimmerman** were present. **Cecily Rock** was absent.

**2. Flag Salute**

**Scott Horn** led the flag salute.

**3. Approval of Minutes from July 21, 2021**

**Wendy Zimmerman** moved to approve the minutes from July 21, 2021 with one spelling correction of Jean to Jeanne Court in Item 11. **Richard Gaz** seconded the motion and it passed 4/0.

**4. Agenda Review**

There were no changes to the agenda.

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

**Ventura County Sheriff Captain Dean Cook** introduced himself to the MAC and reported that there are still catalytic converter thefts in the area. He encouraged anyone who hears cutting metal sound to immediately call the Sheriff's Office. He discussed the Etch and Catch program that marks catalytic converters, which is a free service for residents. He said there are also covers for the catalytic converters that help prevent thefts but that is not a free service.

**CHP Lt. Jeremy Key** said there have not been any significant traffic collisions in the Newbury Park area. He followed up on a crosswalk issue at Michael Drive and Borchard Road that is in the City's jurisdiction saying he contacted Commander Jeff Miller who will address it. He said CHP has worked with the owner of the vehicles at Jeanne Court and Gerald Drive and there has been an improvement. **Scott Horn** confirmed there are fewer vehicles parked along the street and thanked Lt. Key for CHP's assistance. Lt. Key reported there has been an increase in road rage incidents on the highways and encouraged motorists to report these incidents to the CHP and not take matters into your own hands. **Scott Horn** mentioned speeding and possible drag racing on Jenny Drive. **Lt. Key** said he would look into it and that getting specific time frames would be helpful.

**CHP Lt. Heather Hogle** introduced herself and said she recently took over command of the Conejo Commercial Vehicle Enforcement Facility on the 101-freeway grade heading into Camarillo. She announced this is National Trucker Appreciation Week, September 12-18, and encouraged residents to send appreciation to those who bring goods to our communities.

**6. Comments of Ventura County Supervisor Linda Parks**

**Supervisor Linda Parks** complimented the Sheriff's Officers who were able to stop a carjacking recently while in Northern California helping with law enforcement during the fires. She said Ventura County Fire Department and Animal Services are also assisting up north and she is thankful for the collaborative effort between counties. She reported that the Board of Supervisors approved plans for repairs and enhancements to the downstream end of Newbury Park Drain No. 1 of the South Branch Arroyo Conejo, just east of Wendy Drive. She said a brochure will be mailed out by the Watershed Protection District to homes within the vicinity of the project. She discussed the upcoming redistricting process underway throughout the County and ways in which the public can provide input at [www.ventura.org/redistricting](http://www.ventura.org/redistricting). She said she is not concerned that Casa Conejo will be split or removed from her district and the Board will be presented with draft maps on October 19, November 9, and November 16. **Wendy Zimmerman** commented that she attended a redistricting workshop and expressed concern about suggestions for District 2 to take on Camarillo. Lastly, Supervisor Parks provided a COVID-19 update saying there is still a requirement to wear a mask indoors in public places. She reported that the 91320-zip code area is 75% fully vaccinated and 82% have received the first dose, both of which are above the County's overall average vaccination rate. **Scott Horn** asked about vaccination rates among law enforcement and whether there would be in-person meetings soon.

**Supervisor Parks** said the County is following State guidelines for vaccinations and the Board is looking at case rates to see when they will begin meeting in-person again.

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

**Wendy Zimmerman** suggested having a Casa Conejo Candidates Forum either at a MAC meeting or as a separate event so residents can get to know the candidates.

**Scott Horn** said Newbury Park High School will have their Homecoming on Friday, September 17<sup>th</sup> and to expect halftime fireworks. He also reported that the high school has not had any students apply for the MAC student representative, but he will continue pursuing this and will speak with the Student Government advisor.

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

**Shawn Moradian** commented that this meeting was scheduled on the highest day of the Jewish holiday of Yom Kippur and hopes this will be taken into consideration for future meetings.

### **9. Information Items**

#### **a. City of Thousand Oaks Subdivision Proposal at Wendy Drive and Old Conejo Road**

**Vanise Terry** reported that the City of Thousand Oaks Planning Commission will have a hearing on October 11<sup>th</sup> regarding a subdivision proposal at the corner lot on Wendy Drive and Old Conejo Road to divide the lot into 6 lots. She provided the Notice of Application sent by the City to all properties within 500 feet of the project site. She reported the Case Planner said the tentative tract map will be available on the Planning Commission website two weeks prior to the meeting, the lots will remain commercial, and there is currently an administrative review of an application for a drive-thru and day care on that site. Comments about the project can be sent to Jessica Magana at [jmmagana@toaks.org](mailto:jmmagana@toaks.org)

**Richard Gaz** said he understands it will all be one-story and the day care will go in where there is currently an O'Reilly's Auto Parts, which will be a separate building adjacent to the Urgent Care.

**Scott Horn** asked why it is being subdivided and whether the designation of height was changed on this property in the City's General Plan.

**Wendy Zimmerman** commented that the intersection is already a difficult section to drive through because the merging lane is sometimes used as a passing lane. She said Wendy Drive is narrow and there are potential traffic impacts that could result from six parcels with possibly six different owners.

#### **b. Report from the Ad Hoc Borchard Property Subcommittee**

**Scott Horn** reported that he and committee member **Richard Gaz** are currently researching the history of the property and trying to determine how much the Borchard wetlands has flooded. He reported on a hydrology chart and summary of streamflow peaks from 1971 – 2020 for the South Branch Arroyo Conejo provided by Watershed Protection District (WPD) Director Glenn Shepard. He said information on the nine inundations listed in the chart demonstrate higher streamflow peaks above flooding and that WPD confirmed it has utilized its flowage easement multiple times when water inundated the property.

**Shawn Moradian** commented that he disputes the hydrology information as presented by Mr. Horn and said the WPD easement is in place to take care of flood events only at a 100-year storm frequency and the data shows there has never been a 100-year storm nor have the homes to the south of the channel ever been flooded. He also said he feels only Mr. Shepard has the authority to present this data.

#### **c. Graffiti Removal Intervention Team Update**

**Ed Villa, Sr.** reported no graffiti on any overpasses, but he will be attending to some on Jenny Drive this week. He said he did not see any gang references in the graffiti.

### **10. Correspondence**

There was no correspondence to report.

### **11. Future Agenda Items**

a. Supervisor Candidate Forum

### **12. Adjournment at 7:04 pm to Wednesday, November 17, 2021.**