



Planning Director Staff Report Hearing on March 14, 2024

County of Ventura • Resource Management Agency

800 S. Victoria Avenue, Ventura, CA 93009 • (805) 654-2478 • www.vcrma.org/divisions/planning

RANCHO DE LAS PALAMS CONDITIONAL USE PERMIT LU06-0101 (CUP) AS MODIFIED BY MINOR MODIFICATION CASE NO. PL13-0103 AND MINOR MODIFICATION CASE NO. PL23-0100

A. PROJECT INFORMATION

1. **Request:** The applicant requests a Minor Modification of Conditional Use Permit (CUP) PL13-0103 for the expansion and continued operation of the Rancho de las Palmas outdoor event facility for a 10-year period (Case No. PL23-0100).
2. **Applicant/Property Owner:** Sunset Valley Ranch, LLC, C/O Mark Cassar, 3678 Sunset Valley Road Moorpark, CA 93021
3. **Applicant's Representative:** Marquette Consulting, Inc., C/O Alan Nelsen 9452 Telephone Road, Suite 258, Ventura, CA 93004
4. **Decision-Making Authority:** Pursuant to the Ventura County Non-Coastal Zoning Ordinance (NCZO) (Section 8105-4), the Planning Director is the decision-maker for the requested CUP.
5. **Project Site Size, Location, and Parcel Number:** The 12.3-acre project site is located at 3530 and 3566 Sunset Valley Road, near Moorpark, in the unincorporated area of Ventura County. The Tax Assessor's parcel numbers for the project site are 500-0-410-275 and 500-0-410-285 (Exhibit 2).
6. **Project Site Land Use and Zoning Designations (Exhibit 2):**
 - a. Countywide General Plan Land Use Map Designation: Open Space
 - b. Zoning Designation: OS-40 ac / HCWC / CWPA (Open Space – 40-acre minimum lot size / Habitat Connectivity and Wildlife Corridors Overlay Zone / Critical Wildlife Passage Areas Overlay Zone)
7. **Adjacent Zoning and Land Uses/Development (Exhibit 2):**

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	OS-40 ac / HCWC / CWPA	Equestrian Center
South	AE-40 ac (Agricultural Exclusive - 40-acre minimum lot size) / HCWC / CWPA	Agriculture, Events (Underwood Family Farms)
West	OS-10 ac (Open Space – 10-acre minimum lot size) / HCWC / CWPA	Agriculture

Location in Relation to the Project Site	Zoning	Land Uses/Development
East	AE-40 ac	Agriculture

8. History: On July 25, 2008, the Planning Director granted CUP LU06-0101 authorizing the use of the project site as a temporary event facility for a 5-year period. The CUP allowed for 60 events per year with a maximum of 232 guests per event. Events were limited to Saturdays and Sundays between 10:00am and 10:00pm. Additionally, CUP LU06-0101 abated violations tied to Code Violation Case No. ZC01-0029 and Building Violation Case No. V01-000103.

On April 10, 2014, the Planning Director granted a Minor Modification to CUP LU06-0101 authorizing the expansion and continued use of the project site for a temporary events facility for a 10-year period (Case No. PL13-0103). The Modified CUP allowed for 60 events per year. Fifty-six events per year were defined as “Regular Events” and capped at 232 guests. Four events per year were defined as “Large Events” and capped at 917 guests and limited to weekends only. Weekday events were limited to 3:00pm to 11:00pm. Weekend events were limited to 10:00am to 11:00pm. Additional time was allotted for event preparation and tear down. CUP PL13-0103 expires on April 10, 2024.

9. Project Description:

The applicant requests a Minor Modification to CUP PL13-0103 for the expansion and continued operation of the Rancho de las Palmas outdoor event facility for a 10-year period. The term attendees, as used below, is defined in Sec. 8107-46.1 of the NCZO and includes guests, staff, vendors, and any other person in attendance.

The proposed expansion includes:

- 1) Increasing the number of events per year from 60 to 90;
- 2) Increasing the number of “Large Events” per year from 4 to 8;
- 3) Extending the event hours of all events by one hour; and
- 4) Legalization of six existing gazebos, totaling 680 square feet. Each gazebo is less than 120 square feet and less than 25 feet in height.

The proposed operation includes:

Regular Events (82 days per year):

Regular Events shall be capped at 252 attendees and utilize “Area A” as shown in the site plans attached as Exhibit 3. Temporary lights and music will be used solely during the event hours specified below.

Weekday events shall be limited to the hours of 3:00pm to 12:00am. Setup shall occur no earlier than 1:00pm on the day of the event. The event shall end promptly at 12:00am. Guests shall be off the project site by 12:30am. Vendors and temporary structures associated with the event shall be off the project site by 1:00am. After the 56th weekday event of the year, all remaining weekday events shall begin no later than 4:00pm.

Weekend events shall be limited to the hours of 10:00am to 12:00am. Setup shall occur no earlier than 8:00am on the day of the event. The event shall end promptly at 12:00am. Guests shall be off the project site by 12:30am. Vendors and temporary structures associated with the event shall be off the project site by 1:00am.

Large Events (8 days per year):

Large Events shall be capped at 947 attendees and utilize “Area B” as shown in the site plans attached as Exhibit 3. Large Events shall be limited to weekends only. Large Events shall be limited to the hours of 10:00am to 12:00am. Setup shall occur no earlier than 8:00am on the day of the event. The event shall end promptly at 12:00am. Guests shall be off the project site by 12:30am. Vendors and temporary structures associated with the event shall be off the project site by 1:00am. Temporary lights and music will be used solely during event hours.

Parking:

The primary parking area, used for both Regular and Large Events, includes 125 paved parking spaces as shown in the site plans attached as Exhibit 3. The parking area for Large Events is expanded to include 316 temporary, unpaved parking spaces located in an existing equestrian riding area (see “Area B” of the site plans in Exhibit 3). Other than temporary parking for Large Events, this area will continue to be utilized for equestrian purposes. No off-site parking is permitted.

Circulation:

For all events, event staff shall direct guests from Sunset Valley Road to the designated on-site parking area. For Large Events, attendees shall enter the project site through the southernly entrance (Cassar Lane) and exit through the northernly entrance (Ranch de las Palmas) to prevent the queuing of vehicles on Sunset Valley Road. Temporary fencing shall be used, as necessary, to facilitate traffic flow. Speed limits and watering shall be used, as necessary, to suppress dust.

Food and Beverage:

Food and beverage services shall be provided by self-sufficient, licensed catering providers (including a permit to operate from the Ventura County Health Division). All food for the events shall be prepared offsite and transported to the site for each event. Dishes, flatware, and glassware shall be provided by a catering or rental company.

Other:

Water is supplied to the project site by the Camrosa Water District. A septic system is used for sewage disposal. All events are serviced by portable restrooms which are maintained regularly by an outside vendor. The project site is accessed by a private driveway from Sunset Valley Road. No physical changes, including construction and grading, is proposed with this project.

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE

Pursuant to CEQA (Public Resources Code Section 21000 et seq.) and the CEQA Guidelines (Title 14, California Code of Regulations, Division 6, Chapter 3, Section 15000 et seq.), the proposed project is subject to environmental review.

On July 24, 2008, the Planning Director adopted a Negative Declaration (ND) that evaluated the environmental impacts of a temporary events facility proposed at the project site. On April 10, 2014, the Planning Director adopted a subsequent Negative Declaration (ND) that evaluated the environmental impacts of the continued operation and expansion of the temporary events facility. These NDs are attached as Exhibit 7 and Exhibit 8. The CEQA Guidelines (Section 15164(b)) state that the lead agency shall prepare an addendum to an adopted ND if (1) minor changes or additions are necessary but (2) none of the conditions described in the CEQA Guidelines (Section 15162) calling for the preparation of a subsequent ND have occurred. Exhibit 6 includes a description of the changes or additions that are necessary to the ND and a discussion of why none of the conditions described in the CEQA Guidelines exist, which require the preparation of an EIR or subsequent ND.

Therefore, based on the information provided above and in light of the whole record, there is no substantial evidence to warrant the preparation of an EIR or subsequent ND and the addendum to the ND (Exhibit 6) reflects the County's independent judgment and analysis.

C. CONSISTENCY WITH THE GENERAL PLAN

The proposed project has been analyzed and determined to be consistent with all applicable General Plan policies. A consistency analysis that evaluates the project's consistency with the policies of the General Plan is included as Exhibit 5 of this Staff Report.

D. ZONING ORDINANCE COMPLIANCE

The proposed project is subject to the requirements of the Ventura County NCZO.

Pursuant to the requirements of the Ventura County NCZO (Section 8105-4), outdoor events are allowed in the OS zone district with the granting of a CUP. Upon the granting of the Modified CUP, the proposed project will comply with the requirements of the Ventura County NCZO.

The proposed project includes the expansion and continued operation of an outdoor events facility that is subject to the development standards of the Ventura County NCZO Section 8106-1.1. Table 1 lists the applicable development standards and a description of whether the proposed project complies with the development standards.

Table 1 – Development Standards Consistency Analysis

Type of Requirement	Zoning Ordinance Requirement	Complies?
Minimum Lot Area (Gross)	40 acres minimum	No. The lot is a legal non-conforming lot of 12.3 acres.
Maximum Percentage of Building Coverage	5%	Yes. Building coverage is 3.89%.
Front Setback	20 feet	Yes. The front setback is approximately 500 feet.
Side Setback	10 feet	Yes. The side setback is approximately 40 feet.
Rear Setback	15 feet	Yes. The rear setback is approximately 35 feet.
Maximum Building Height	25 feet. Height may increase to 35 feet if each side yard is at least 15 feet or as specified by permit.	Yes. The height of all structures at the project site are less than 25 feet.

The proposed project is subject to the special use standards of the Ventura County NCZO Section 8107-46. Table 2 lists the applicable special use standard and a description of whether the proposed project complies with the special use standards.

Table 2 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?
<p>Section 8107-46.2 – No Authorization for Installation of Permanent Structures, Equipment, or Impervious Surfaces</p> <p>The construction or installation of permanent structures, equipment or impervious surfaces shall not be authorized under this Sec. 8107-46 in conjunction with an outdoor event use.</p>	<p>Yes.</p> <p>The proposed project allows for the continued operation of an existing outdoor events facility. No permanent structures, equipment, or impervious surfaces related to use of the project site as an outdoor events facility are proposed with this project. The structures to be</p>

Table 2 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?
	<p>legalized with this project include gazebos that are accessory to the use of the property as a single-family dwelling.</p>
<p>Section 8107-46-4 – Conditionally Permitted Outdoor Events</p> <p>A Conditional Use Permit is required to authorize an outdoor event that is not exempt from permitting pursuant to, or does not meet all requirements set forth in, Sec. 8107- 46.1 or 8107-46.3. A Conditional Use Permit may authorize up to 60 outdoor events per calendar year on a lot during an initial term. If the initial term is completed, a Conditional Use Permit may be renewed through a permit modification to allow up to 90 events per calendar year on the lot during each subsequent term. A Conditional Use Permit shall have a 5-year initial term, or such shorter term as requested by the applicant. If the initial term is completed, a Conditional Use Permit may be renewed through permit modifications with subsequent terms of 10 years each, or such shorter terms as requested by the applicant.</p>	<p>Yes.</p> <p>In 2008, the Planning Director granted CUP LU06-0101, authorizing use of the project site as a temporary events facility for a 5-year period. LU06-0101 allowed for 60 events per year.</p> <p>In 2014, the Planning Director granted a modification to LU06-0101 authorizing the continued use of the project site for a temporary events facility for a 10-year period (Case No. PL13-0103). PL13-0103 allowed for 60 events per year.</p> <p>The proposed project is for the continued operation of the outdoor events facility and would allow for 90 events per year.</p>
<p>Section 8107-46.5 – Processing and Consideration of Conditionally Permitted Outdoor Event Permit Applications</p> <p>(a) No application for a Conditional Use Permit pursuant to Sec. 8107-46.4 shall be accepted for processing if final violations (i.e., violations that were not timely appealed or were confirmed after timely appeal) have been issued for holding two or more outdoor events on the parcel within the previous 24 months without a Conditional Use Permit if required pursuant to Sec. 8107-46.4.</p> <p>(b) Applications for all Conditional Use Permits under Sec. 8107-46.4, and applications for all discretionary modifications thereto, not involving legislative actions shall be processed in accordance with the time limits set forth in the Permit Streamlining Act (Gov. Code, § 65920 et seq.), regardless of whether or not the proposed outdoor event use constitutes “development” as defined by Government Code section 65927. Failure to comply with any time limit set forth in the Permit Streamlining Act shall not constitute a basis for the denial of any such permit application.</p>	<p>Yes.</p> <p>(a) No violations exist on the project site.</p> <p>(b) The proposed project is being processed in accordance with the Permit Streamlining Act.</p> <p>(c) Yes. The proposed project is being processed in accordance with the permit approval standards set forth in the NCZO. The findings set forth in Sec. 8111-1.2 are provided below in Section E.</p>

Table 2 – Special Use Standards Consistency Analysis

Special Use Standard	Complies?
(c) The permit approval standards set forth in Sec. 8111-1.2.1.1b (Permit Approval Standards for Outdoor Events and Assembly Uses) and, if applicable to the proposed project, additional standards set forth in Sec. 8111-1.2.1.2 (Additional Standards for AE Zone), Sec. 8111-1.2.1.3 (Compliance with Other Documents), Sec. 8111-1.2.1.4 (Additional Standards for Overlay Zones), and Sec. 8111-1.2.1.7 (Additional Standards for Cultural Heritage Sites) shall be applied to all applications seeking a Conditional Use Permit pursuant to Sec. 8107-46.4 and applications for all discretionary modifications thereto.	

The proposed project is located within the Habitat Connectivity and Wildlife Corridors and Critical Wildlife Passage Areas Overlay Zones and, therefore, is subject to the standards of the Ventura County NCZO Sections 8109-4.8 and 8109-4.9. Table 3 lists the applicable overlay zone standards and a description of whether the proposed project complies with those standards.

Table 3 – Habitat Connectivity and Wildlife Corridors and Critical Wildlife Passage Areas Overlay Zones Standard Consistency Analysis

Special Use Standard	Complies?
Sec. 8109-4.8.2.4 – Existing Lighting; Standards and Requirements Standards related to lighting in the HCWC Overlay Zone.	Yes. The proposed project is conditioned to ensure lighting at the project site is compliant with the standards set forth in Sec. 8109-4.8 (Exhibit 4, Condition No. 20).
Sec. 8109-4.8.3 – Applicability and Exemptions, Prohibitions, Wildlife Crossing Structures, Surface Water Features, Vegetation Modification, Wildlife Impermeable Fencing, Permitting Standards related to development within the HCWC Overlay Zone.	Yes. The existing structures to be legalized by this project are each less than 120 square feet and therefore exempt from the standards of Sec. 8109-4.8.3.
Sec. 8109-4.9.4.b – Discretionary Permit Applications and Approval Standards Development, including any resulting fuel modification required by Ventura County Fire Protection District (VCFPD) pursuant to VCFPD Ordinance 30, as may be amended, should comply with the following applicable development guidelines to the extent feasible: <ol style="list-style-type: none"> 1. Development should be sited and conducted to minimize the removal and disturbance of biological resources, landscape features and undeveloped areas that have the potential to support functional connectivity and wildlife movement; 	Yes. <ol style="list-style-type: none"> 1) The proposed development, including the legalization of existing structures which, are sited on previously disturbed areas of the project site. Additionally, no biological resources will be disturbed or removed as part of this project. 2) Large contiguous portions of land are located to the north and south of the project site to allow for wildlife movement.

Table 3 – Habitat Connectivity and Wildlife Corridors and Critical Wildlife Passage Areas Overlay Zones Standard Consistency Analysis

Special Use Standard	Complies?
2. Development should be sited and conducted to provide the largest possible contiguous undeveloped portion of land; and 3. Wildlife impermeable fencing should be sited and designed to minimize potential impacts to wildlife movement.	3) No wildlife impermeable fencing is proposed with this project.

E. CUP FINDINGS AND SUPPORTING EVIDENCE

The Planning Director must make certain findings in order to grant a CUP pursuant to Section 8111-1.2.1.1.b of the Ventura County NCZO. The ability to make the required findings is evaluated below.

1. The proposed use is compliant with applicable provisions of the County’s General Plan and of Division 8, Chapter 1 of the Ventura County Ordinance Code [Section 8111-1.2.1.1b.a].

Based on the information and analysis presented in Exhibit 5 and Section D of this staff report, the finding that the proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1, of the Ventura Ordinance Code can be made.

2. The proposed use can coexist in relative proximity, and is not expected to unduly interfere with, the existing land uses of the surrounding area [Section 8111-1.2.1.1b.b].

The proposed project allows for the continued operation and expansion of Rancho de las Palmas, an outdoor event facility operating since 2008 with no documented complaints. The expansion includes operational changes that allow for additional events and expanded event hours. The project site is located in a rural farming area, near Moorpark, and surrounded by agricultural, animal husbandry, and low-density housing uses. Most notably, Underwood Family Farms, a prominent local farm with a produce market, animal center, and event offerings (Fall Harvest Festival, Spring Easter Festival, and Weddings, etc.) is located immediately south of the project site. The project is conditioned to ensure compatibility with neighboring uses. These conditions of approval include event hour limits, traffic control plan, security requirements, a process for resolving complaints, and a process for resolving noise complaints (Exhibit 4, Condition Nos. 2, 17, 22, 24, 32).

Based on the discussion above, this finding can be made.

3. The proposed use would not be detrimental to public health and safety [Section 8111-1.2.1.1b.c].

The project site is located in a moderate fire severity zone as designated by the Ventura County Fire Protection District (VCFPD). To limit risk from a fire, the VCFPD conditioned the project to require the Permittee to submit a Public Safety Plan and obtain fire permits (Exhibit 4, Condition Nos. 41, 44). For geologic hazards, the project site is not located in an earthquake fault hazard zone or liquefaction zone. For flood risks, most of the designated event areas are located outside of the 500-year flood plain. Finally, the proposed project is conditioned to require event security at all events with more than 75 attendees (Exhibit 4, Condition No. 24).

Based on the discussion above, this finding can be made.

4. The proposed development will occur on a legal lot [Section 8111-1.2.1.1f].

The project site, comprised of APNs 500-0-410-275 and 500-0-410-285 combined, is depicted as Parcel 2 in Book 26, Page 39 of the recorded Parcel Maps with the office of the County Recorder of Ventura, California.

Based on the discussion above, this finding can be made.

5. The proposed use is approved in accordance with the California Environmental Quality Act and all other applicable laws [Section 8111 1.2.1.1b.e].

As discussed in Section B above, staff prepared an addendum to the adopted 2014 ND (Exhibit 6) that complies with the California Environmental Quality Act.

Based on the discussion above, this finding can be made.

6. The establishment or maintenance of this use will not significantly reduce, restrict or adversely affect agricultural resources or the viability of agricultural operations in the area [Section 8111-1.2.1.2.a].

The proposed project allows for the continued operation of Rancho de las Palmas. The designated event areas are sited on previously disturbed land and the continued operation of the facility will not adversely affect agricultural resources or operations in the area. Additionally, the CUP will be subject to a condition of approval to ensure the event areas are sufficiently buffered from surrounding agricultural properties (Exhibit 4, Condition No. 27).

Based on the discussion above, this finding can be made.

- 7. The structures will be sited to minimize conflicts with agriculture, and other uses will not significantly reduce, restrict or adversely affect agricultural activities on-site or in the area, where applicable [Section 8111-1.2.1.2.b].**

The proposed project will legalize accessory structures (six gazebos, each less than 120 square feet). These structures are sited on previously disturbed land and will not impact agricultural activities in the area.

Based on the discussion above, this finding can be made.

- 8. The use will be sited to remove as little land from agricultural production (or potential agricultural production) as possible [Section 8111-1.2.1.2.c].**

No land for agricultural production will be removed as part of this project.

Based on the discussion above, this finding can be made.

- 9. Development within any overlay zone having specific development standards must comply with such standards [Section 8111-1.2.1.4 and Article 9].**

As discussed in Section D above, the proposed project is compliant with the standards set forth in the Habitat Connectivity and Wildlife Corridors and Critical Wildlife Passage Areas Overlay Zones.

Based on the discussion above, this finding can be made.

F. PLANNING DIRECTOR HEARING NOTICE, PUBLIC COMMENTS, AND JURISDICTIONAL COMMENTS

The Planning Division provided public notice regarding the Planning Director hearing in accordance with the Government Code (Section 65091), Ventura County NCZO (Section 8111-3.1). On March 1, 2024, the Planning Division mailed notice to owners of property within 2,500 feet of the property on which the project site is located. On March 1, 2024, the Planning Division placed a legal ad in the *Ventura County Star*. As of the date of this document, no comments have been received.

The project site is located within the City of Moorpark Area of Interest. On November 3, 2023, the County of Ventura Planning Division notified the City of Moorpark of the project and requested the City of Moorpark to provide written comment. On November 3, 2023, Doug Spondello, Moorpark's Deputy Community Development Director, stated the City of Moorpark had no comment, provided the lighting, noise, and security conditions of approval from PL13-0103 were carried over to the new permit. These conditions of approval are included in Exhibit 4 as Condition Nos. 20, 22, and 24.

G. RECOMMENDED ACTIONS

Based upon the analysis and information provided above, Planning Division Staff recommends that the Planning Director take the following actions:

1. **CERTIFY** that the Planning Director has reviewed and considered this staff report and all exhibits thereto, and has considered all comments received during the public comment process.
2. **FIND** that none of the conditions have occurred or exist as set forth in CEQA Guidelines Section 15162 to require the preparation of a subsequent ND or environmental impact report for the subject CUP, and that the addendum to the adopted ND (Exhibit 6) satisfies the environmental requirements of CEQA.
3. **MAKE** the required findings to grant a CUP pursuant to Section 8111-1.2.1.1 of the Ventura County NCZO, based on the substantial evidence presented in Section E of this staff report and the entire record.
4. **APPROVE** the application for a modified CUP (Case No. PL23-0100), subject to the conditions of approval (Exhibit 4).
5. **SPECIFY** that the Clerk of the Planning Division is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

The decision of the Planning Director is final unless appealed to the Planning Commission within 10 calendar days after the permit has been approved, conditionally approved, or denied (or on the following workday if the 10th day falls on a weekend or holiday). Any aggrieved person may file an appeal of the decision with the Planning Division. The Planning Division shall then set a hearing date before the Planning Commission to review the matter at the earliest convenient date.

If you have any questions concerning the information presented above, please contact AJ Bernhardt at (805) 654-3136 or AJ.Bernhardt@ventura.org.

SIGNATURES ON THE FOLLOWING PAGE

Prepared by:



AJ Bernhardt, Case Planner
Commercial/Industrial Permits Section
Ventura County Planning Division

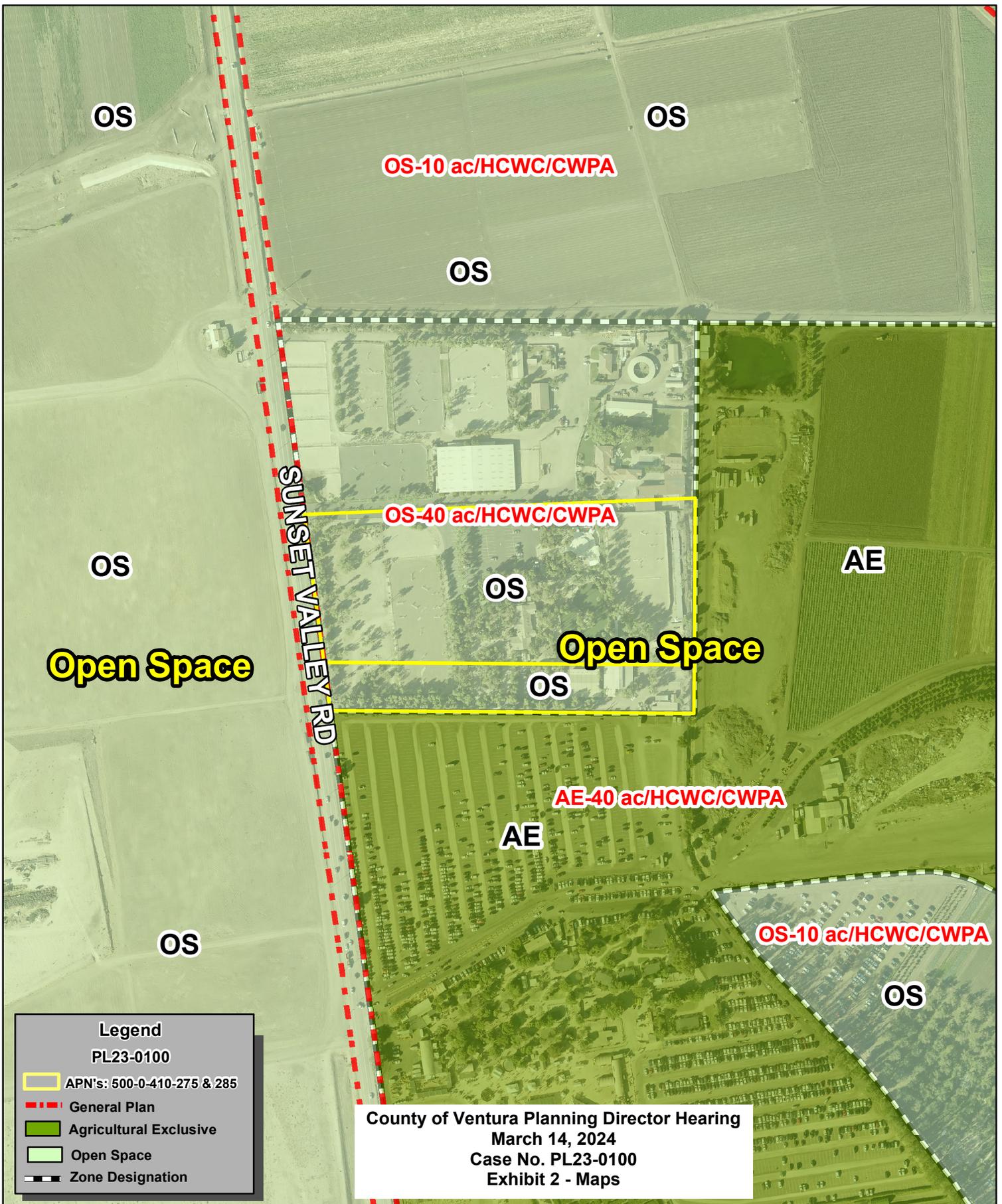
Reviewed by:



Susan Curtis, Assistant Director
Ventura County Planning Division

EXHIBITS

- Exhibit 2 Maps
- Exhibit 3 Site Plans
- Exhibit 4 Conditions of Approval
- Exhibit 5 Consistency with the General Plan
- Exhibit 6 Addendum to the Adopted 2014 Negative Declaration
- Exhibit 7 Negative Declaration for CUP PL13-0103 (Adopted 2014)
- Exhibit 8 Negative Declaration for CUP LU06-0101 (Adopted 2008)
- Exhibit 9 Events Report Form



Legend
PL23-0100

- APN's: 500-0-410-275 & 285
- General Plan
- Agricultural Exclusive
- Open Space
- Zone Designation

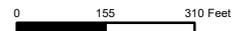
County of Ventura Planning Director Hearing
March 14, 2024
Case No. PL23-0100
Exhibit 2 - Maps



Ventura County, California
 Resource Management Agency
 GIS Development & Mapping Services
 Map Created on 12-27-2023
 This aerial imagery is under the
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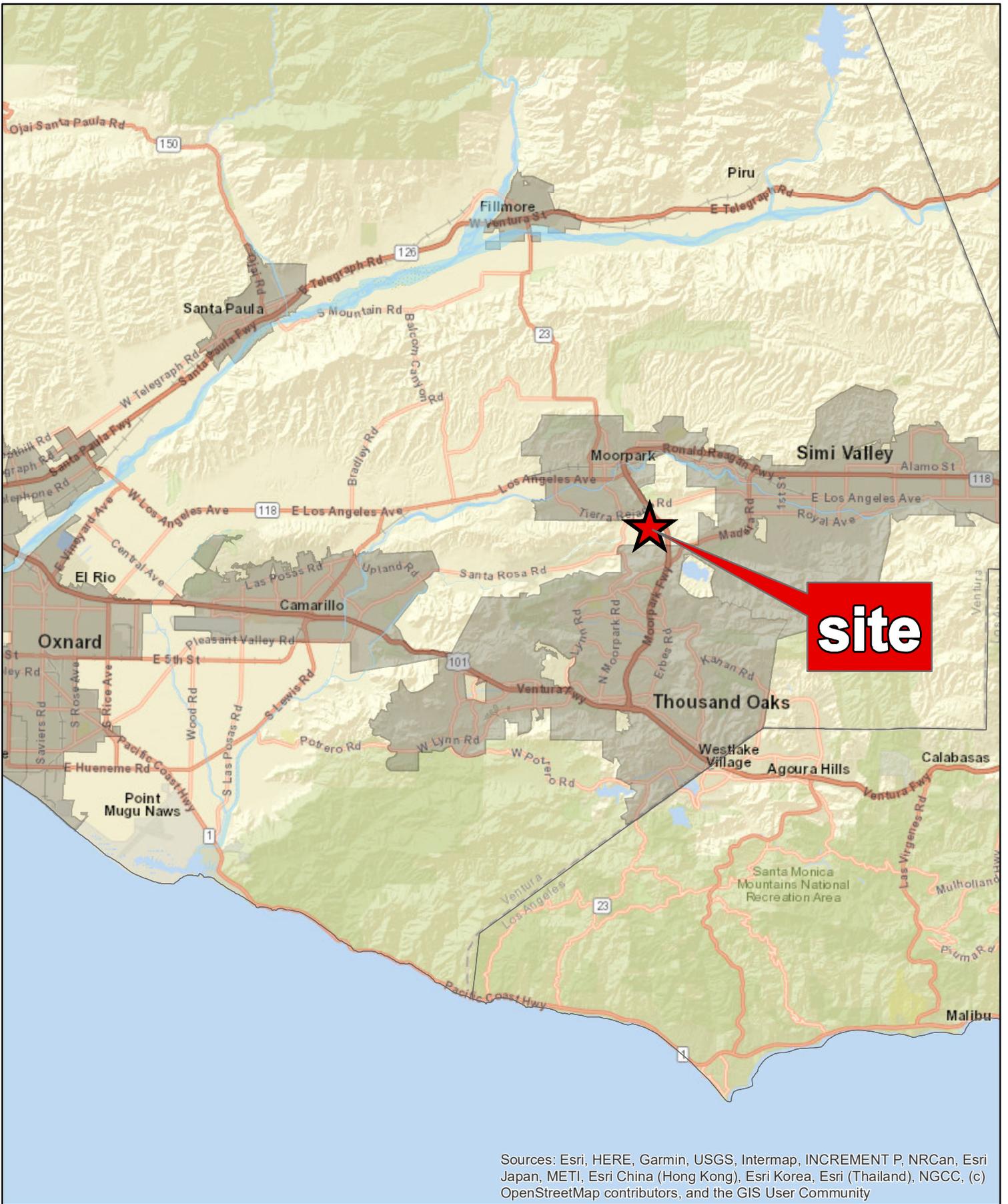


County of Ventura
Planning Director Hearing
APN's: 500-0-410-275 & 285
General Plan & Zoning Map



Disclaimer: This Map was created by the Ventura County Resource Management Agency, Mapping Services - GIS which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.





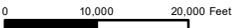
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map created on 12-27-2023



**County of Ventura
Planning Director Hearing
APN's: 500-0-410-275 & 285
PL23-0100
Location Map**



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SUNSET VALLEY RD

500041028

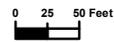
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Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 12-27-2023
Source: Vexcel 2022

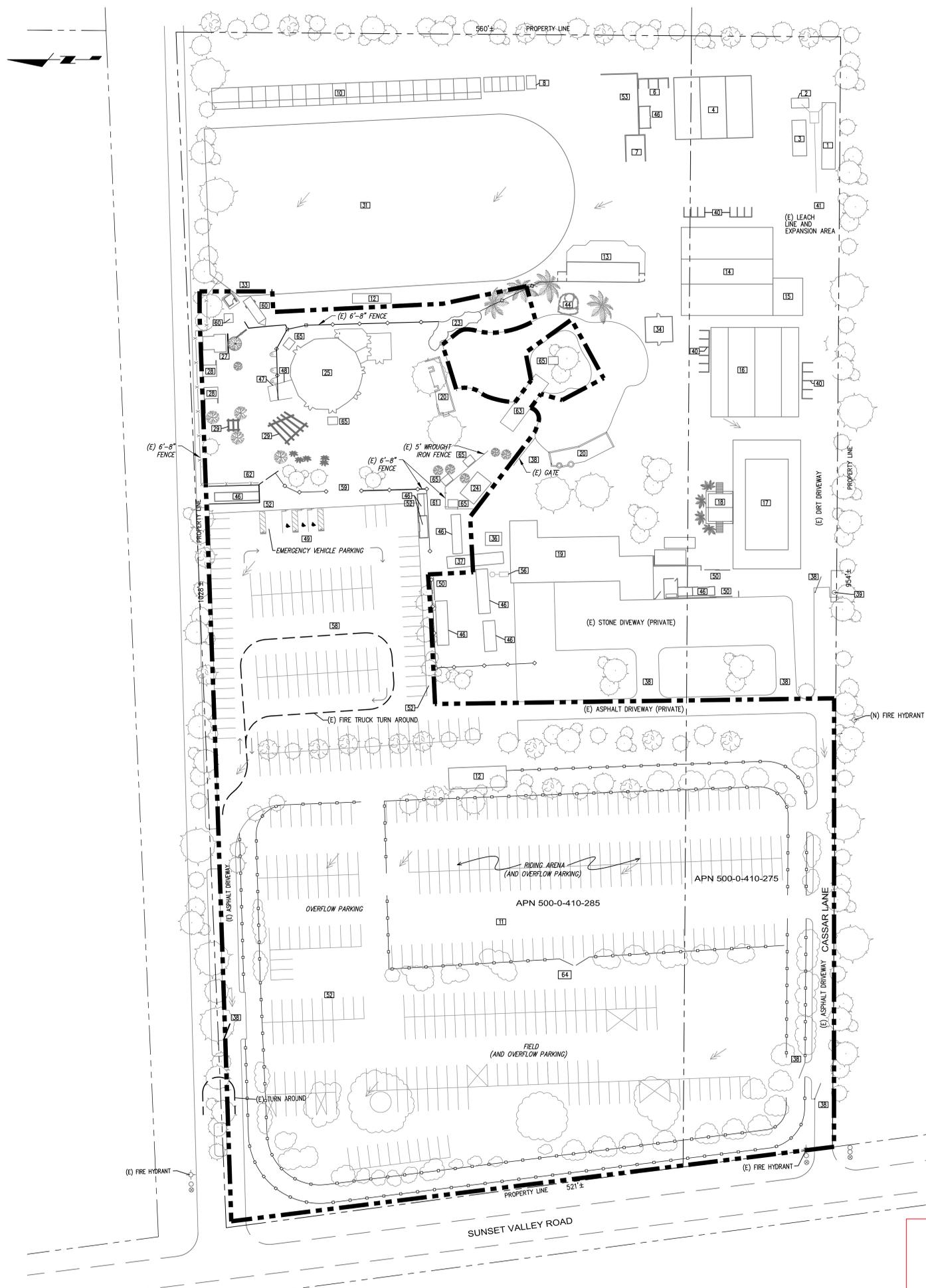
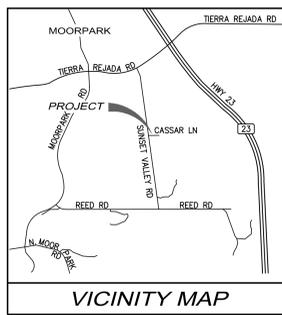


County of Ventura
Planning director Hearing
APN's: 500-0-410-275 & 285
PL23-0100
Aerial Photography



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PROJECT INFORMATION

SITE ADDRESS:
3566 SUNSET VALLEY ROAD
MOORPARK, CALIFORNIA 93021

OWNER:
SUNSET VALLEY RANCH, LLC
3678 SUNSET VALLEY ROAD, MOORPARK, CALIFORNIA 93021

APN: 500-0-410-275 & 285
ZONING: OS-40
GENERAL PLAN DESIGNATION: OS-10

SCOPE OF PROJECT: TIME EXTENSION AND MODIFY HOURS AND DAYS OF OPERATION, CUP BOUNDARY, AND INCREASE NUMBER OF GUESTS

LOT ACREAGE: 12.35 AC (537,966 S.F.)
SIZE OF CUP AREA: 6.21 AC (270,737 S.F.)

PRINCIPAL USE:
RESIDENTIAL AND AGRICULTURAL (ANIMAL KEEPING)

EXISTING RESIDENTIAL:
"19" RESIDENCE = 4,522 S.F.
"1" CARETAKER MANUFACTURED HOME = 720
"1" CARETAKER CARPORT = 403
"1" CARETAKER GARAGE = 403
TOTAL EXISTING RESIDENTIAL = 5,645 S.F.

EXISTING RESIDENTIAL ACCESSORY STRUCTURES:
"25" GAZEBO = 2,123
"29" WOOD TRELLIS 64 S.F. AND 693 S.F.*
"39" AVIARY CHAIN LINK = 307.3 S.F.*
"34" AVIARY CHAIN LINK = 563.5 S.F.*
"13" AVIARY CHAIN LINK = 2,484
"36" AVIARY CHAIN LINK = 80 S.F.*
"12" VIEWING STAND = 87 S.F.
"65" GAZEBOS (6) = 660 S.F. (TOTAL) To be legalized by PL23-010
TOTAL EXISTING RESIDENTIAL ACCESSORY STRUCTURES = 2,870 S.F.

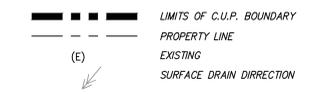
EXISTING AGRICULTURAL ACCESSORY STRUCTURES:
"16" BARN = 1,800 S.F.
"14" & "15" BARN & ATT. EQUIP. ROOM = 4,992
"8" TACK ROOM = 102
"27" AG STORAGE = 213
"28" (2) AG STORAGE = 198
"13" AG STORAGE = 120
"46" (9) STORAGE CONTAINERS = 1,920
"2" AG STORAGE = 100
"16" BARN ADDITION = 3,010
TOTAL EXISTING AGRICULTURAL ACCESSORY STRUCTURES: 12,455 S.F.

TOTAL EXISTING LOT COVERAGE = 20,970 S.F.
% OF LOT COVERAGE = 3.89%
MAXIMUM % OF LOT COVERAGE ALLOWED = 5%

* ASTERISKS INDICATE STRUCTURES THAT ARE TEMPORARY OR DO NOT HAVE SOLID ROOFS, HENCE DO NOT CONTRIBUTE TO LOT COVERAGE

PARKING:
125 STANDARD PAVED SPACES
3 PAVED HANDICAP SPACES
317 STANDARD UNPAVED SPACES

LEGEND



KEY NOTES:

- 1 (E) ANIMAL CARETAKER MOBILE HOME DWELLING, 720 S.F. 12' X 60', 2+2 BATH / SHWR. (COVERED ROOF) (PERMITTED)
- 2 (E) AG. STORAGE, MAX. 100 S.F.
- 3 (E) COVERED CARPORT FOR CARETAKER DWELLING 403 S.F. (PERMITTED)
- 4 (E) PORTABLE PIPE CORRAL, NOT COVERED, KEEPING OF HORSES, 56' X 69'-6" (EXEMPT)
- 6 (E) HORSE SHOING AREA 27'-6" X 9'-0" (NOT COVERED) (EXEMPT)
- 7 (E) STORAGE FOR WOOD SHAVINGS FOR HORSES 6'-0" HIGH, 18' X 24' (NOT COVERED) (EXEMPT)
- 8 (E) TACK ROOM STORAGE, 102 S.F. 8'-6" X 12' COVERED ROOF
- 10 (E) 252' X 19' PORTABLE OPEN PIPED CORRAL (EXEMPT)
- 11 (E) 327' X 144' OPEN RIDING ARENA #2 (EXEMPT)
- 12 (E) VIEWING STAND FOR ARENA, PRIVATE USE ONLY
- 13 (E) BIRD AVIARY WITH OPEN WIRE MESH ROOF 2,484 S.F. (REMOVED ROOF)
- 14 (E) BARN, 64' X 72' 4,808 S.F. WITH COVERED ROOF (PERMITTED NO. 93014) (21 STALLS WITH 3 TACK ROOMS, 24 STALLS TOTAL)
- 15 (E) TACK ROOM STORAGE, 384 S.F. (PERMITTED)
- 16 (E) HORSE BARN, 65' X 74' 4,810 S.F. COVERED ROOF, (21 STALLS WITH 3 TACK ROOMS, 24 STALLS TOTAL) (1,800 S.F. IS EXISTING)
- 17 (E) TENNIS COURT, PRIVATE USE ONLY, 60' X 116' (PERMITTED WITH FENCE AND RETAINING WALL #96228)
- 18 (E) VIEWING DECK, PRIVATE USE ONLY, 20' X 25' 500 S.F. WITH OPEN BAMBOO ROOF
- 19 (E) PRIMARY SINGLE FAMILY DWELLING, (PRIVATE USE ONLY) 4,522 S.F. (PERMITTED)
- 20 (E) SITTING DECK, PRIVATE USE ONLY (EXEMPT LESS THEN 30" ABOVE GRADE)
- 23 (E) SITTING DECK, UNDER 30" ABOVE GRADE
- 24 (E) PLAY AREA, WITH 5" SAND BASE 8' X 10', 80 S.F. TRELLIS
- 25 (E) GAZEBO (PERMIT #93012)
- 27 (E) 213 S.F. AG. STORAGE/BRIDE'S CHANGING ROOM
- 28 (2) 99 S.F. AG. STORAGE
- 29 (E) WOOD TRELLIS, OPEN ROOF, 8' X 8' 64 S.F. LARGE TRELLIS 26'-7" X 26'-1", 693 S.F.
- 31 (E) 150' X 300' RIDING ARENA #1 WITH (10) 20 FT. TALL LIGHT POLES
- 33 120 S.F. AG. STORAGE
- 34 (E) BIRD AVIARY, 563.5 S.F. WITH WIRE MESH ROOF
- 35 NOT USED
- 36 (E) BIRD AVIARY, 8' X 10', 80 S.F. WITH WIRE MESH ROOF
- 37 (E) BIRD AVIARY, 307.3 S.F. W/ WIRE MESH ROOF
- 38 (E) GATE
- 39 (E) ELECTRICAL TRANSFORMER (GATED) (S.C.E. BOX)
- 40 (E) HORSE CROSS TIE AREA (EXEMPT)
- 41 (E) 1,200+ GALLON SEPTIC TANK AND LEACH LINES FOR ANIMAL CARETAKER MOBILE HOME (PERMITTED)
- 44 (E) DECORATIVE FOUNTAIN
- 46 (E) PORTABLE STORAGE AREA 1,920 S.F.
- 47 (E) STORAGE, 85 S.F.
- 48 (E) STORAGE AREA, 120 S.F.
- 49 (E) HANDICAP CAP PARKING (3 - SPACES) WITH SIGN AND GROUND MARKINGS AND PATHWAY FOR WHEELCHAIR ACCESSIBILITY
- 50 (E) WOOD ROLLING GATE ON TRACKS (FIRE DEPT. COMPLIANT) WITH SIGN STATING "TO REMAIN OPEN DURING BUSINESS HOURS"
- 52 (E) 20 FT. LIGHT POLE
- 53 (E) MANURE STORAGE AREA
- 56 (E) 1,500 GALLON SEPTIC TANK AND 5' DIA. X 45' DEEP SEEPAGE PIT FOR SINGLE FAMILY RESIDENCE (PERMITTED)
- 58 (E) ASPHALT PARKING LOT WITH LIGHTS AND 125 STANDARD PARKING SPACES AND 3 HANDICAP SPACES WITH EMERGENCY VEHICLE PARKING
- 59 (E) IRON FRONT ENTRYWAY WITH SIGN STATING "GATE TO REMAIN OPEN DURING BUSINESS HOURS"
- 60 (1) - MODULAR / PORTABLE TOILET
(1) - ADA COMPLIANT PORTABLE TOILET
- 61 OUTSIDE CATERED FOOD STAGING AREA
- 62 TEMPORARY TENT LOCATION
- 63 (E) BRIDGE
- 64 (E) 317 STANDARD UNPAVED SPACES
- 65 (E) GAZEBO, 110 S.F. To be legalized by PL23-010

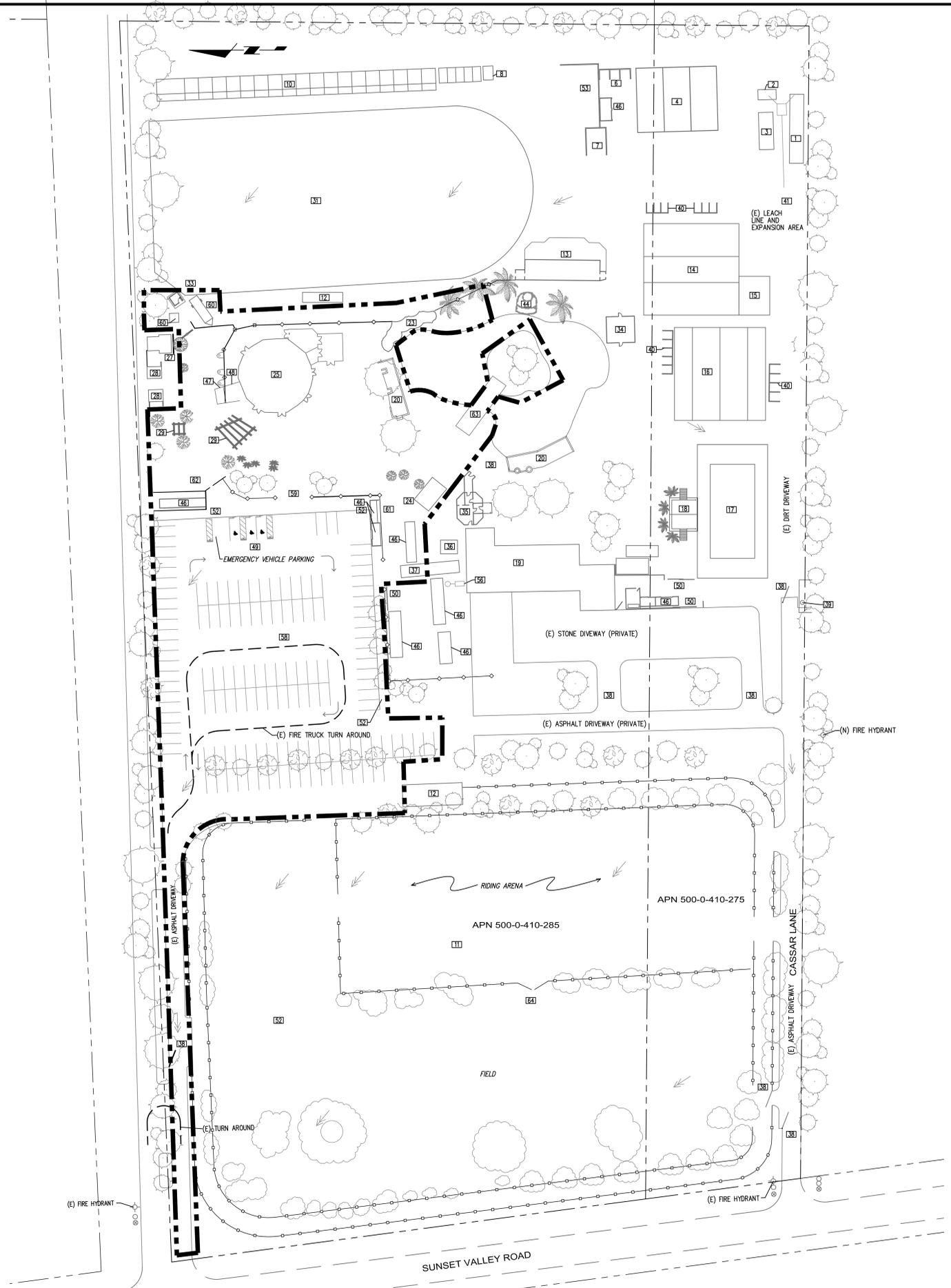


CUP SITE PLAN
SCALE: 1"=40'

County of Ventura
Planning Director Hearing
March 14, 2024
Case No. PL23-0100
Exhibit 3 - Site Plans

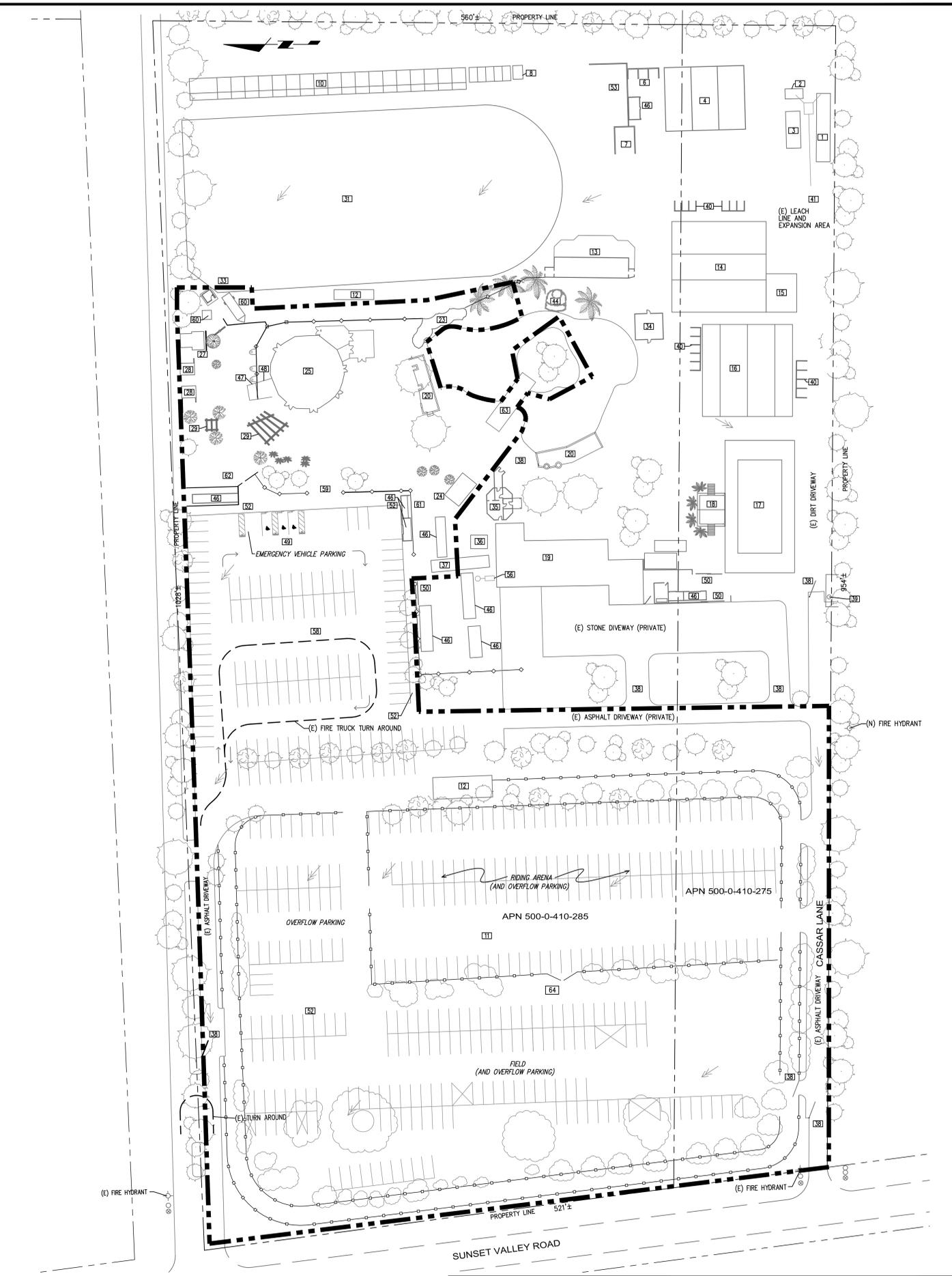
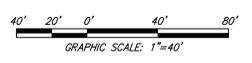
 Environmental • Land • Planning 9452 Telephone Road, #258 • Ventura, California 93004	CUP SITE PLAN RANCHO DE LAS PALMAS 3566 SUNSET VALLEY ROAD MOORPARK, CA	SHEET 1 OF 2
	APPLICANT/OWNER: SUNSET VALLEY RANCH, LLC 3678 SUNSET VALLEY ROAD, MOORPARK, CA	ASSESSOR'S PARCEL NUMBER: 500-0-410-275 AND -285 COUNTY OF VENTURA STATE OF CALIFORNIA

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AREA "A" : 82 EVENTS OF UP TO 232 GUESTS
SCALE: 1"=40'

- LEGEND**
- LIMITS OF C.U.P. BOUNDARY
 - - - PROPERTY LINE
 - (E) EXISTING
 - SURFACE DRAIN DIRECTION



AREA "B" : 8 EVENTS OF UP TO 917 GUESTS
SCALE: 1"=40'

<p>Marquette CONSULTING, INC. Environmental • Land • Planning 9452 Telephone Road, #258 • Ventura, California 93004</p>	<p>CUP SITE PLAN RANCHO DE LAS PALMAS 3566 SUNSET VALLEY ROAD MOORPARK, CA</p>	<p>SHEET 2 OF 2</p>
	<p>APPLICANT/OWNER: SUNSET VALLEY RANCH, LLC, 3678 SUNSET VALLEY ROAD, MOORPARK, CA</p>	<p>ASSESSOR'S PARCEL NUMBER: 500-0-410-275 AND -285 COUNTY OF VENTURA STATE OF CALIFORNIA</p>

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**CONDITIONS OF APPROVAL FOR RANCHO DE LAS PALAMS
CONDITIONAL USE PERMIT LU06-0101 (CUP) AS MODIFIED BY MINOR
MODIFICATION CASE NO. PL13-0103 AND MINOR MODIFICATION CASE NO.
PL23-0100**

**THESE CONDITIONS SUPERSEDE ALL PREVIOUSLY APPROVED CONDITIONS
OF APPROVAL FOR CUP LU06-0101 AND PL13-0103**

Planning Division Conditions

1. Project Description

This Minor Modification to CUP PL13-0103 (Case No. PL23-0100) is based on and limited to compliance with the project description stated in this condition below, Exhibits 2 through 9 of the Planning Director hearing on March 14, 2024, and conditions of approval set forth below. Together, these conditions and documents describe the "Project." Any deviations from the Project must first be reviewed and approved by the County in order to determine if the Project deviations conform to the Project as approved. Project deviations may require Planning Director approval for changes to the permit or further California Environmental Quality Act (CEQA) environmental review, or both. Any project deviation that is implemented without requisite County review and approval(s) may constitute a violation of the conditions of this permit and applicable law.

The Project description is as follows:

Minor Modification to CUP PL13-0103 for the expansion and continued operation of the Rancho de las Palmas outdoor event facility for a 10-year period. The term attendees, as used below, is defined in Sec. 8107-46.1 of the NCZO and includes guests, staff, vendors, and any other person in attendance.

The expansion includes:

- 1) Increasing the number of events per year from 60 to 90;
- 2) Increasing the number of "Large Events" per year from 4 to 8;
- 3) Extending the event hours of all events by one hour; and
- 4) Legalization of six existing gazebos, totaling 680 square feet. Each gazebo is less than 120 square feet and less than 25 feet in height.

The operation includes:

Regular Events (82 days per year):

Regular Events shall be capped at 252 attendees and utilize "Area A" as shown in the site plans attached as Exhibit 3 of the Planning Director Hearing Staff Report. Temporary lights and music will be used solely during the event hours specified below.

Weekday events shall be limited to the hours of 3:00pm to 12:00am. Setup shall occur no earlier than 1:00pm on the day of the event. The event shall end promptly at 12:00am. Guests shall be off the project site by 12:30am. Vendors and temporary structures associated with the event shall be off the project site by 1:00am. After the 56th weekday event of the year, all remaining weekday events shall begin no later than 4:00pm.

Weekend events shall be limited to the hours of 10:00am to 12:00am. Setup shall occur no earlier than 8:00am on the day of the event. The event shall end promptly at 12:00am. Guests shall be off the project site by 12:30am. Vendors and temporary structures associated with the event shall be off the project site by 1:00am.

Large Events (8 days per year):

Large Events shall be capped at 947 attendees and utilize "Area B" as shown in the site plans attached as Exhibit 3 of the Planning Director Hearing Staff Report. Large Events shall be limited to weekends only. Large Events shall be limited to the hours of 10:00am to 12:00am. Setup shall occur no earlier than 8:00am on the day of the event. The event shall end promptly at 12:00am. Guests shall be off the project site by 12:30am. Vendors and temporary structures associated with the event shall be off the project site by 1:00am. Temporary lights and music will be used solely during event hours.

Parking:

The primary parking area, used for both Regular and Large Events, includes 125 paved parking spaces as shown in the site plans attached as Exhibit 3 of the Planning Director Hearing Staff Report. The parking area for Large Events is expanded to include 316 temporary, unpaved parking spaces located in an existing equestrian riding area (see "Area B" of the site plans in Exhibit 3 of the Planning Director Hearing Staff Report). Other than temporary parking for Large Events, this area will continue to be utilized for equestrian purposes. No off-site parking is permitted.

Circulation:

For all events, event staff shall direct guests from Sunset Valley Road to the designated on-site parking area. For Large Events, attendees shall enter the project site through the southernly entrance (Cassar Lane) and exit through the northernly entrance (Ranch de las Palmas) to prevent the queuing of vehicles on Sunset Valley Road. Temporary fencing

shall be used, as necessary, to facilitate traffic flow. Speed limits and watering shall be used, as necessary, to suppress dust.

Food and Beverage:

Food and beverage services shall be provided by self-sufficient, licensed catering providers (including a permit to operate from the Ventura County Health Division). All food for the events shall be prepared offsite and transported to the site for each event. Dishes, flatware, and glassware shall be provided by a catering or rental company.

Other:

Water is supplied to the project site by the Camrosa Water District. A septic system is used for sewage disposal. All events are serviced by portable restrooms which are maintained regularly by an outside vendor. The project site is accessed by a private driveway from Sunset Valley Road. No physical changes, including construction and grading, are proposed with this project.

2. Days and Hours of Operation

Purpose: To ensure the use is compatible with surrounding land uses, the days and hours of operation shall be limited.

Requirement: Events shall be limited to:

Regular Events: Weekdays:

Event Hours:	Guests Must Leave By:	Set-Up and Clean-Up Activities (Day of the Event):
3:00pm-12:00am	12:30am	Set-Up: No earlier than 1:00pm Clean-Up: No later than 1:00am

Regular and Large Events: Weekends:

Event Hours:	Guests Must Leave By:	Set-Up and Clean-Up Activities:
10:00am-12:00am	12:30am	Set-Up: No earlier than 8:00am Clean-Up: No later than 1:00am

The Permittee shall post the hours of operation in an obvious location that can be seen by attendees, vendors, and others associated with the use. The signage must be made of weatherproof and permanent material and comply with Article 10 of the Ventura County Non-Coastal Zoning Ordinance (NCZO).

Documentation: The Permittee shall provide the Planning Division with photographic documentation that the hours of operation have been posted as required pursuant to this condition.

Timing: The Permittee shall post the hours of operation prior to the issuance of Zoning Clearance for use inauguration and the Permittee shall maintain the posted hours of operation for the life of the permit.

Monitoring and Reporting: The Planning Division has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Ventura County NCZO.

3. Site Maintenance

Purpose: To ensure that the Project site is maintained in a neat and orderly manner so as not to create any hazardous conditions or unsightly conditions which are visible from outside of the Project site.

Requirement: The Permittee shall maintain the Project site in a neat and orderly manner, and in compliance with the Project description set forth in Condition No. 1. Only equipment and/or materials which the Planning Director determines to substantially comply with the Project description shall be stored within the Project site during the life of the Project.

Documentation: The Permittee shall maintain the Project site in compliance with Condition No. 1 and the approved plans for the Project.

Timing: The Permittee shall maintain the Project site in a neat and orderly manner and in compliance with Condition No. 1 throughout the life of the Project.

Monitoring and Reporting: The County Building Inspector, Public Works Agency Grading Inspector, Fire Marshall, and/or Planning Division staff have the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Ventura County NCZO.

Monitoring and Reporting: The County Building Inspector, Public Works Agency Grading Inspector, Fire Marshall, and/or Planning Division staff has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

4. CUP Modification

Prior to undertaking any operational or construction-related activity which is not expressly described in these conditions, the Permittee shall first contact the Planning Director to determine if the proposed activity requires a modification of this CUP. The Planning Director may, at the Planning Director's sole discretion, require the Permittee to file a written and/or mapped description of the proposed activity in order to determine if a CUP modification is required. If a CUP modification is required, the modification shall be subject to:

- a. The modification approval standards of the Ventura County Ordinance Code in effect at the time the modification application is acted on by the Planning Director.
- b. Environmental review, as required pursuant to the California Environmental Quality Act (CEQA; California Public Resources Code, §§ 21000-21178) and the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, §§ 15000-15387), as amended from time to time.

5. Acceptance of Conditions and Schedule of Enforcement Responses

The Permittee's acceptance of this CUP and/or commencement of construction and/or operations under this CUP shall constitute the Permittee's formal agreement to comply with all conditions of this CUP. Failure to abide by and comply with any condition of this CUP shall constitute grounds for enforcement action provided in the Ventura County NCZO (Article 14), which shall include, but is not limited to, the following:

- Public reporting of violations to the Planning Commission and/or Board of Supervisors
- Suspension of the permitted land uses (Condition No. 1)
- Modification of the CUP conditions listed herein
- Recordation of a "Notice of Noncompliance" on the deed to the subject property
- The imposition of civil administrative penalties
- Revocation of this CUP

The Permittee is responsible for being aware of and complying with the CUP conditions and all applicable federal, state, and local laws and regulations.

6. Time Limits

- a. Use inauguration:
 1. The approval decision for this CUP becomes effective upon the expiration of the 10-day appeal period following the approval decision/date on which the Planning Director rendered the decision on the Project, or when any appeals of the decision are finally resolved. Once the approval decision becomes effective, the Permittee must obtain a Zoning Clearance for use inauguration in order to initiate the land uses set forth in Condition No. 1.

2. This CUP shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for use inauguration within one year from the date the approval decision of this CUP becomes effective (Ventura County Non-Coastal Zoning Ordinance § 8111-4.7). The Planning Director may grant a one-year extension of time to the Permittee in order to obtain the Zoning Clearance for use inauguration if the Permittee can demonstrate to the satisfaction of the Planning Director that the Permittee has made a diligent effort to implement the Project, and the Permittee has requested the time extension in writing at least 30 days prior to the one-year expiration date.
 3. Prior to the issuance of the Zoning Clearance for use inauguration, all fees and charges billed to that date by any County agency, as well as any fines, penalties, and sureties, must be paid in full. After issuance of the Zoning Clearance for use inauguration, any final billed processing fees must be paid within 30 days of the billing date, or the County may revoke this CUP.
- b. Permit Life or Operations Period: This CUP will expire on [REDACTED]. The lack of additional notification of the expiration date provided by the County to the Permittee shall not constitute grounds to continue the uses that are authorized by this CUP after the CUP expiration date. The uses authorized by this CUP may continue after the CUP expiration date if:
1. The Permittee has filed a permit modification application pursuant to § 8111-6 of the Ventura County Non-Coastal Zoning Ordinance prior to [REDACTED].
 2. The County decision-maker grants the requested modification.

The uses authorized by this CUP may continue during processing of a timely-filed modification application in accordance with § 8111-2.10 of the Ventura County NCZO.

7. Documentation Verifying Compliance with Other Agencies' Requirements Related to this CUP

Purpose: To ensure compliance with, and notification of, federal, state, and/or local government regulatory agencies that have requirements that pertain to the Project (Condition No. 1, above) that is the subject of this CUP.

Requirement: Upon the request of the Planning Director, the Permittee shall provide the Planning Division with documentation (e.g., copies of permits or agreements from other agencies, which are required pursuant to a condition of this CUP) to verify that the Permittee has obtained or satisfied all applicable federal, state, and local entitlements and conditions that pertain to the Project.

Documentation: The Permittee shall provide this documentation to Planning Division staff in the form that is acceptable to the agency issuing the entitlement or clearance, to be included in the Planning Division Project file.

Timing: The documentation shall be submitted to the Planning Division prior to the issuance of the Zoning Clearance for use inauguration or as dictated by the respective agency.

Monitoring and Reporting: The Planning Division maintains the documentation provided by the Permittee in the respective Project file. In the event that the federal, state, or local government regulatory agency prepares new documentation due to changes in the Project or the other agency's requirements, the Permittee shall submit the new documentation within 30 days of receipt of the documentation from the other agency.

8. Notice of CUP Requirements and Retention of CUP Conditions On-Site

Purpose: To ensure full and proper notice of these CUP conditions affecting the use of the subject property.

Requirement: Unless otherwise required by the Planning Director, the Permittee shall notify, in writing, the Property Owner(s) of record, contractors, and all other parties and vendors who regularly conduct activities associated with the Project, of the pertinent conditions of this CUP.

Documentation: The Permittee shall maintain a current set of CUP conditions and exhibits at the project site.

Timing: Prior to issuance of a Zoning Clearance for use inauguration and throughout the life of the Project.

Monitoring and Reporting: The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Ventura County NCZO.

9. Recorded Notice of Land Use Entitlement

Purpose: The Permittee shall record a "Notice of Land Use Entitlement" form and the conditions of this CUP with the deed for the subject property that notifies the current and future Property Owner(s) of the conditions of this CUP.

Requirement: The Permittee shall sign, have notarized, and record with the Office of the County Recorder, a "Notice of Land Use Entitlement" form furnished by the Planning Division and the conditions of this CUP with the deed of the property that is subject to this CUP.

Documentation: Recorded "Notice of Land Use Entitlement" form and conditions of this CUP.

Timing: The Permittee shall record the "Notice of Land use Entitlement" form and conditions of this CUP, prior to issuance of a Zoning Clearance for use inauguration.

Monitoring and Reporting: The Permittee shall return a copy of the recorded "Notice of Land Use Entitlement" form and conditions of this CUP to Planning Division staff to be included in the Project file.

10. Financial Responsibility for Compliance Monitoring and Enforcement

- a. Cost Responsibilities: The Permittee shall bear the full costs of all County staff time, materials, and County-retained consultants associated with condition compliance review and monitoring, CEQA mitigation monitoring, other permit monitoring programs, and enforcement activities, actions, and processes conducted pursuant to the Ventura County Non-Coastal Zoning Ordinance (§ 8114-3) related to this CUP. Such condition compliance review, monitoring and enforcement activities may include (but are not limited to): periodic site inspections; preparation, review, and approval of studies and reports; review of permit conditions and related records; enforcement hearings and processes; drafting and implementing compliance agreements; and attending to the modification, suspension, or revocation of permits. Costs will be billed at the rates set forth in the Planning Division or other applicable County Fee Schedule, and at the contract rates of County-retained consultants, in effect at the time the costs are incurred.
- b. Pursuant to the requirements of CUP Case No. LU06-0101, the Resource Management Agency created Condition Compliance Case No. CC08-0033 to account for the costs associated with condition compliance review, monitoring, and enforcement activities, and any duly imposed civil administrative penalties, regarding CUP Case No. LU06-0101. The Planning Division will continue to use Condition Compliance Case No. CC08-0033 to account for the costs associated with condition compliance review, monitoring, and enforcement activities described in subsection 10.a (above), and any duly imposed civil administrative penalties regarding this CUP.

Within 10 calendar days of the effective date of the final decision approving this CUP, the Permittee shall submit a new, updated, and completed reimbursement agreement for Condition Compliance Case No. CC08-0033, in a form provided by the Planning Division, obligating the Permittee to pay all condition compliance review, monitoring, and enforcement costs, and any civil administrative penalties, subject to the Permittee's right to challenge all such charges and penalties prior to payment.

- c. **Billing Process:** The Permittee shall pay all Planning Division invoices within 30 days of receipt thereof. Failure to timely pay an invoice shall subject the Permittee to late fees and charges set forth in the Planning Division Fee Schedule, and shall be grounds for suspension, modification, or revocation of this CUP. The Permittee shall have the right to challenge any charge or penalty prior to payment.
- d. **Inspections:** The Permittee, in accepting this Conditional Use Permit, grants permission for County Staff to make unannounced inspections of all, or any, events for condition compliance purposes.

11. Defense and Indemnification

- a. The Permittee shall defend, at the Permittee's sole expense with legal counsel acceptable to the County, against any and all claims, actions, or proceedings against the County, any other public agency with a governing body consisting of the members of the County Board of Supervisors, or any of their respective board members, officials, employees and agents (collectively, "Indemnified Parties") arising out of or in any way related to the County's issuance, administration, or enforcement of this CUP. The County shall promptly notify the Permittee of any such claim, action, or proceeding and shall cooperate fully in the defense.
- b. The Permittee shall also indemnify and hold harmless the Indemnified Parties from and against any and all losses, damages, awards, fines, expenses, penalties, judgments, settlements, or liabilities of whatever nature, including but not limited to court costs and attorney fees (collectively, "Liabilities"), arising out of or in any way related to any claim, action, or proceeding subject to subpart (12.a) above, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties.
- c. Except with respect to claims, actions, proceedings, and Liabilities resulting from an Indemnified Party's sole active negligence or intentional misconduct, the Permittee shall also indemnify, defend (at Permittee's sole expense with legal counsel acceptable to County), and hold harmless the Indemnified Parties from and against any and all claims, actions, proceedings, and Liabilities arising out of, or in any way related to, the construction, maintenance, land use, or operations conducted pursuant to this CUP, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties. The County shall promptly notify the Permittee of any such claim, action, or proceeding and shall cooperate fully in the defense.
- d. Neither the issuance of this CUP, nor compliance with the conditions hereof, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property; nor shall the issuance of this CUP serve to

impose any liability upon the Indemnified Parties for injury or damage to persons or property.

12. Permittee's Consent to Site Inspections

Pursuant to the Ventura County Non-Coastal Zoning Ordinance (§ 8114-3.5), the Planning Division conducts periodic site inspections of permitted facilities and land uses to monitor compliance with the conditions of County-issued permits and the County zoning ordinance. The Permittee hereby consents to the inspection of all property, facilities, operations, and events comprising the Project that is subject of this CUP. Inspections may occur at any time the Planning Division deems necessary to fully and effectively monitor the Project, including nights or weekends. For example, if the permit authorizes events on weekend nights, the Permittee authorizes the Planning Division to conduct site inspections during such events to monitor compliance with event-related permit conditions. Upon the Planning Division's provision of reasonable notice, the Permittee agrees to provide Planning Division staff access to conduct the above-described inspections for the sole and exclusive purpose of monitoring compliance with this permit and the County zoning ordinance.

13. Invalidation of Condition(s)

If any of the conditions or limitations of this CUP are held to be invalid in whole or in part by a court of competent jurisdiction, that holding shall not invalidate any of the remaining CUP conditions or limitations. In the event that any condition imposing a fee, exaction, dedication, or other mitigation measure is challenged by the Permittee in an action filed in a court of competent jurisdiction, or threatened to be filed therein, the Permittee shall be required to fully comply with this CUP, including without limitation, by remitting the fee, exaction, dedication, and/or by otherwise performing all mitigation measures being challenged. This CUP shall continue in full force unless, until, and only to the extent invalidated by a final, binding judgment issued in such action.

If a court of competent jurisdiction invalidates any condition in whole or in part, and the invalidation would change the findings and/or the mitigation measures associated with the approval of this CUP, at the discretion of the Planning Director, the Planning Director may review the project and impose substitute feasible conditions/mitigation measures to adequately address the subject matter of the invalidated condition. The Planning Director shall make the determination of adequacy. If the Planning Director cannot identify substitute feasible conditions/mitigation measures to replace the invalidated condition and cannot identify overriding considerations for the significant impacts that are not mitigated to a level of insignificance as a result of the invalidation of the condition, then this CUP may be revoked.

14. Consultant Review of Information and Consultant Work

The County and all other County permitting agencies for the Project have the option of referring any and all special studies that these conditions require to an independent and qualified consultant for review and evaluation of issues beyond the expertise or resources of County staff.

Prior to the County engaging any independent consultants or contractors pursuant to the conditions of this CUP, the County shall confer in writing with the Permittee regarding the necessary work to be contracted, as well as the estimated costs of such work. Whenever feasible, the County will use the lowest responsible bidder or proposer. Any decisions made by County staff in reliance on consultant or contractor work may be appealed pursuant to the appeal procedures contained in the Ventura County Zoning Ordinance Code then in effect.

The Permittee may hire private consultants to conduct work required by the County, but only if the consultant and the consultant's proposed scope-of-work are first reviewed and approved by the County. The County retains the right to hire its own consultants to evaluate any work that the Permittee or a contractor of the Permittee undertakes. In accordance with Condition No. 12 above, if the County hires a consultant to review any work undertaken by the Permittee or hires a consultant to review the work undertaken by a contractor of the Permittee, the hiring of the consultant will be at the Permittee's expense.

15. Relationship of CUP Conditions, Laws, and Other Entitlements

The Permittee shall implement the Project in compliance with all applicable requirements and enactments of federal, state, and local authorities. In the event of conflict between various requirements, the more restrictive requirements shall apply. In the event the Planning Director determines that any CUP condition contained herein is in conflict with any other CUP condition contained herein, when principles of law do not provide to the contrary, the CUP condition most protective of public health and safety and environmental resources shall prevail to the extent feasible.

No condition of this CUP for uses allowed by the Ventura County Ordinance Code shall be interpreted as permitting or requiring any violation of law, lawful rules, or regulations, or orders of an authorized governmental agency. Neither the approval of this CUP nor compliance with the conditions of this CUP shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property.

16. Contact Person

Purpose: To designate a person responsible for responding to complaints.

Requirement: The Permittee shall designate a contact person(s) to respond to complaints from citizens and the County which are related to the permitted uses of this CUP. The designated contact person shall be available, via telecommunication, 24 hours a day.

Documentation: The Permittee shall provide the Planning Director with the contact information (e.g., name and/or position title, address, business and cell phone numbers, and email addresses) of the Permittee's field agent who receives all orders, notices, and communications regarding matters of condition and code compliance at the Project site.

Timing: Prior to the issuance of a Zoning Clearance for use inauguration, the Permittee shall provide the Planning Division the contact information of the Permittee's field agent(s) for the Project file. If the address or phone number of the Permittee's field agent(s) should change, or the responsibility is assigned to another person, the Permittee shall provide Planning Division staff with the new information in writing within three calendar days of the change in the Permittee's field agent.

Monitoring and Reporting: The Planning Division maintains the contact information provided by the Permittee in the Project file. The Planning Division has the authority to periodically confirm the contact information consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

17. Resolution of Complaints

The following process shall be used to resolve complaints related to the Project:

- a. The Permittee shall post the telephone number for the designated Contact Person as identified pursuant to Condition No. 18 on the site in a visible location to the public. The Contact Person shall be available via telephone on a 24-hour basis. Persons with concerns about a use as it is occurring may directly contact the Contact Person.
- b. If County staff receives a written complaint about the Project, Planning Division staff may contact the Permittee's Contact Person or the Permittee to request information regarding the alleged violation.
- c. If following a complaint investigation by County staff, a violation of the Ventura County Code or a condition of this CUP is confirmed, County staff may initiate enforcement actions pursuant to § 8114-3 of the Non-Coastal Zoning Ordinance.

18. Change of Permittee

Purpose: To ensure that the Planning Division is properly and promptly notified of any change of Permittee.

Requirement: The Permittee shall file, as an initial notice with the Planning Director, the new name(s), address(es), telephone/FAX number(s), and email addresses of the new owner(s), lessee(s), operator(s) of the permitted uses, and the company officer(s). The Permittee shall provide the Planning Director with final notice once the transfer of ownership and/or operational control has occurred.

Documentation: The initial notice must be submitted with the new Permittee's contact information. The final notice of transfer must include the effective date and time of the transfer and a letter signed by the new Property Owner(s), lessee(s), and/or operator(s) of the permitted uses acknowledging and agreeing to comply with all conditions of this CUP.

Timing: The Permittee shall provide written notice to the Planning Director 10 calendar days prior to the change of ownership or change of Permittee. The Permittee shall provide the final notice to the Planning Director within 15 calendar days of the effective date of the transfer.

Monitoring and Reporting: The Planning Division maintains notices submitted by the Permittee in the Project file and has the authority to periodically confirm the information consistent with the requirements of § 8114-3 of the NCZO.

19. Landscaping and Screening

Purpose: To comply with the County's landscaping and screening requirements.

Requirement: The existing landscaping and screening that serves the following functions shall be maintained throughout the life of the project.

- a. Screens undesirable views, incompatible land uses, and uses in natural settings. The existing landscaping and screening shall be maintained to screen the parking area and Project from adjacent agricultural and residential uses.
- b. Ensures compatibility with community character. The existing landscaping and screening shall be maintained to visually integrate the Project with the character of the surrounding community.
- c. Shades and improves the aesthetics of the paved areas used by the public and employees.

The existing landscaping shall be maintained using water efficiently, in accordance with the water efficiency requirements of the California Department of Water Resources Model Water Efficient Landscape Ordinance, and shall achieve the following objectives:

- a. Uses available non-potable sources of water. The landscaping must integrate the harvesting and/or use of alternative, non-potable sources of water, including storm water, reclaimed water, and gray water, where feasible.
- b. Protection of Solar Access. The Permittee shall maintain landscaping to avoid the introduction of vegetation that would now or in the future cast substantial shadow on existing solar collectors or photovoltaic cells or impair the function of a nearby building using passive solar heat collection.
- c. Create viable growing environments. The landscape must be maintained to address the needs of the plants to ensure their health, long-term viability, and protection.
- d. Species diversity. The landscape must maintain the variety of plant species, heights, colors, and textures, as appropriate for the size of the landscape.

Documentation: The Permittee shall submit a landscape and screening plan, documenting the existing landscaping and irrigation methods, to the Planning Division for review and approval.

Timing: The Permittee shall obtain the Planning Division's approval of the landscape and screening plan prior to the issuance of a Zoning Clearance for use inauguration. The Permittee shall maintain the landscape and screening as approved in the landscape and screening plan for the life of the Project.

Monitoring and Reporting: The Planning Division maintains a stamped copy of the landscape and screening plan in the project file. The Permittee shall ensure that the landscape is maintained according to the approved plan. Monitoring and enforcement shall occur according to the procedures set forth in § 8106.8.2.8 and § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

20. Lighting Plan

Purpose: To ensure lighting on the subject property is provided in compliance with §§ 8106-8.6, 8108-5.12, and 8109-4.8 of the Ventura County Non-Coastal Zoning Ordinance and to ensure the following objectives are met.

- a. Avoids interference with reasonable use of adjoining properties.
- b. Minimizes on-site and eliminates off-site glare.
- c. Provides adequate on-site lighting for security.
- d. Minimizes impacts to wildlife movement.

- e. Minimizes energy consumption.
- f. Includes devices that are compatible with the design of the permitted facility.

Requirement: The Permittee shall submit a lighting plan to the Planning Division for review and approval. The lighting plan must comply with the following:

- a. The lighting plan shall include each exterior light fixture type and include the lighting color and maximum lumens for each fixture.
- b. In order to minimize light and glare on the Project Site, all parking lot lighting, exterior structure light fixtures, and freestanding light standards must be a cut-off type, fully shielded, and downward directed, such that the lighting is projected downward onto the property and does not cast light on any adjacent property or roadway.
- c. Light emanation shall be controlled so as not to produce excessive levels of glare or abnormal light levels directed at any neighboring uses. Lighting shall be kept to a minimum to maintain the normal night-time light levels in the area, but not inhibit adequate and safe working light levels.
- d. All outdoor lighting shall be designed according to the design standards set forth in § 8109-4.8 of the Ventura County Non-Coastal Zoning Ordinance to minimize impacts of light on wildlife movement.

Documentation: The Permittee shall submit a lighting plan to the Planning Division for review and approval.

Timing: The Permittee shall obtain the Planning Division's approval of the lighting plan prior to the issuance of a Zoning Clearance for use inauguration. The Permittee shall maintain the lighting as approved in the lighting plan for the life of the Project.

Monitoring and Reporting: The Planning Division maintains a stamped copy of the lighting plan in the project file. The Permittee shall ensure that the lighting is installed and maintained according to the approved plan. The Building and Safety Inspector and Planning Division staff have the authority to ensure that the lighting plan is installed according to the approved lighting plan. Planning Division staff has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

21. Events Report

Purpose: To ensure the Permittee conducts events in compliance with the requirements of this CUP.

Requirement: The Permittee shall maintain an Events Report, on a form that the Planning Division will provide to the Permittee, in order to record the following for each event:

- a. A brief description of the type of event (e.g., wedding event)
- b. The scheduled date and hours of the event
- c. The number of attendees
- d. If a temporary event involves greater than 75 attendees, the number of security guards provided at the event as required pursuant to Condition No. 27
- e. Whether noise complaints were received and resolved as required pursuant to Condition No. 25
- f. Whether the service operator was determined to have the appropriate license for service of alcohol pursuant to Condition No. 26

Documentation: The Permittee shall complete and maintain the Events Report form provided by the Planning Division.

Timing: The Permittee must submit the Events Report form to the Planning Division: annually on or before February 1; within 24 hours of receiving a request from the Planning Director to submit the form; and with an application for CUP renewal. The Events Report may be submitted to the Planning Division's Condition Compliance Division by email condition.compliance@ventura.org.

Monitoring and Reporting: The Planning Division reviews and maintains in the Project file, the Events Report forms. If the Events Report forms indicate that events were conducted in violation of the conditions of this CUP, the Planning Division has the authority to implement enforcement actions consistent with the regulations of Article 14 of the Ventura County Non-Coastal Zoning Ordinance.

22. Resolution of Noise Complaints at Events

Purpose: In order to comply with General Plan Policy HAZ-9.2.(4) Noise Compatibility Standards, resolve noise complaints during events, and minimize noise related impacts.

Requirement: The use of noise generating equipment, including speakers, amplifiers, public address systems, and instruments, shall be shut off by 12:00am. The Permittee shall provide the Planning Director and all residents within 300 feet of the parcel boundary, with the name, title, address, and phone number of the Permittee, or

Permittee's designee, who will be responsible for ensuring condition and code compliance during events at the project site.

The Permittee, or the Permittee's designee, must use the following process to resolve noise complaints received during all events:

- a. Immediately investigate the complaint and take the following actions (as applicable) to abate the noise complaint:

- (1) Ensure noise generating equipment, including speakers, amplifiers, public address systems, and instruments comply with the following:

Ongoing outdoor noise levels received by the noise sensitive receptor, measured at the exterior wall of the building, does not exceed any of the following standards:

- Leq1H of 55dB(A) or ambient noise level plus 3dB(A) whichever is greater, during any hour from 6:00 a.m. to 7:00 p.m.
- Leq1H of 50dB(A) or ambient noise level plus 3dB(A) whichever is greater, during any hour from 7:00 p.m. to 10:00 p.m.
- Leq1H of 45dB(A) or ambient noise level plus 3dB(A) whichever is greater, during any hour from 10:00 p.m. to 6:00 a.m.

- (2) If outdoor noise levels cannot adhere to the standard described above, the Permittee shall discontinue the use of noise generating equipment.

- b. Report back to the complaining party by telephone about the findings of the investigation and the abatement actions taken, if any, as soon as possible, but no later than 15 minutes after receiving the complaint, unless otherwise agreed to by the complainant.
- c. Provide written notification to the Planning Director of the complaint, within 10 days of receiving a noise complaint. The notice shall indicate: (1) the date and time of the complaint(s); (2) a description of the complaint; and (3) the name, address, and phone number of the complainant(s).

The Permittee shall take all reasonable actions to prevent noise from adversely affecting nearby residents. If the problem persists, the Planning Director may initiate actions to prevent further complaints, including, but not limited to, the use of a noise consultant, at the Permittee's expense, to monitor the event noise and implement measures to achieve compliance with the maximum noise levels. If the Permittee's actions fail to curtail noise

complaints, the Planning Director may modify this CUP to disallow event activities that adversely affect nearby sensitive receptors.

Documentation: The Permittee must maintain current contact information for the Permittee or Permittee's designee and supply the current contact information to the County Planning Division. The Permittee must also update the Events Report with all noise complaints.

Timing: Prior to the issuance of a Zoning Clearance for use inauguration, and annually on February 1st thereafter, the Permittee shall provide the Planning Division updated contact information for the individual who will be responsible for ensuring condition and code compliance during events at the Project site. The Permittee, or Permittee's designee, shall be available for contact during events. If the contact information should change prior to the mandatory annual update, the Permittee shall provide the residents and Planning Director with the new information prior to the next event. The Permittee shall notify the Planning Director in writing within 10 days of receiving a noise complaint.

For all noise complaints, the Permittee shall notify the Planning Division by email at condition.compliance@ventura.org within 10 days of receiving a noise complaint. The notice shall indicate the date and time of the complaint(s), as well as the name, address, and phone number of the complaining party.

Monitoring and Reporting: The Planning Division maintains the Permittee's, or Permittee's designee's, contact information in the Project file. The Permittee shall provide the Planning Division notice of any complaints associated with the events to be maintained in the Project file. In the event that complaints go on unabated, the Planning Director has the authority to review any complaints received by the Planning Division to determine whether this CUP should be modified or revoked. The Planning Division has the authority to conduct site inspections and take enforcement actions to ensure that the Permittee conducts the events in compliance with this condition, consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

23. Alcohol License

Purpose: The purpose of this condition is to ensure that the food service operator (caterer) possesses a valid license to serve alcohol at the events that are authorized pursuant to this CUP.

Requirement: If the events authorized by this CUP will involve the sale or distribution of alcohol, the Permittee shall ensure that the caterer possesses the appropriate license to serve alcohol.

Documentation: All contracts between the Permittee and the caterer for an event that will involve the sale or distribution of alcohol, must include a requirement that the caterer

possess, and be able to provide evidence of, the appropriate license to serve alcohol at the event that is the subject of the contract.

Timing: Within 24 hours of a request from the Planning Director, the Permittee shall provide the Planning Division a copy of the (1) contract between the Permittee and the caterer and/or (2) caterer's license to serve alcohol.

Monitoring and Reporting: The Planning Division has the discretion to request a copy of the contract between the Permittee and the caterer, and/or the caterer's license to serve alcohol, for review. If the Planning Division finds that the caterer does not possess a valid license to serve alcohol, the Planning Division has the authority to implement enforcement actions consistent with the regulations of Article 14 of the NCZO.

24. Security

Purpose: The purpose of this condition is to ensure that the Permittee provides adequate security at the events that are authorized pursuant to this CUP.

Requirement: If an event involves greater than 75 attendees, the Permittee shall provide security guard(s) in sufficient number to ensure on-site security.

Documentation: As required pursuant to Condition No. 24, the Permittee shall complete and maintain an Events Report, on a form provided by the Planning Division, which includes the number of security guards provided at each temporary event that involves greater than 75 attendees.

The Permittee shall complete and maintain the Events Report and submit the Events Report to the Planning Division at any time upon the written request of the Planning Director and with an application for CUP renewal pursuant to Condition No. 24.

Timing: The Permittee must submit the Events Report form to the Planning Division within 24 hours of receiving a request from the Planning Director to submit the form and with an application for CUP renewal.

Monitoring and Reporting: The Planning Division reviews and maintains in the Project file, the Events Report forms. If the Events Report forms indicate that the events were conducted in violation of the conditions of this CUP, the Planning Division has the authority to implement enforcement actions consistent with the regulations of Article 14 of the Ventura County Non-Coastal Zoning Ordinance.

25. Reporting Events to Sheriff's Department

If the number of attendees exceeds 200 persons, the Permittee shall report the event to the Ventura County Sheriff Department (East County Patrol Station – Community Resource Sergeant) one week in advance of scheduled arrival of guests. The current

contact as of the date of these Conditions of Approval to report this information is Sgt. Damian Alvarez or the Community Resource Sergeant, at (805) 371-8377.

Agricultural Commissioner's Office (ACO) Conditions

26. Notification and Response Plan

Purpose: In order to minimize potential conflicts between the permitted use and agricultural operations located within 300 feet of the project boundary.

Requirement: The Permittee shall prepare a Notification and Response Plan (NRP), subject to approval by Ventura County Department of Agriculture/Weights & Measures (AWM). Any proposed changes to the NRP must be submitted to AWM for approval. The plan must:

- Indicate how associated persons are to be notified that normal farming operations may cause nuisances such as dust or noise, and that the use of fertilizers and/or chemical pest controls may occur in the vicinity.
- Indicate how associated persons will be instructed to respond in the rare event that adjacent agricultural operations present a hazard to said persons.
- Include a list of agricultural operators within 300 feet of the common lot boundary with contact information. Such contact information shall be updated no less than annually by the permittee.

The permittee is recommended to contact adjacent growers to exchange information about agricultural operations and project uses that may be scheduled simultaneously and make this information available to associated persons.

Documentation: The permittee shall maintain a record for two years after notification date that all associated persons notified have received the information outlined in the Notification and Response Plan.

Timing: The Permittee shall submit the Notice and Response Plan for AWM's review approval, prior to the issuance of a Zoning Clearance for use inauguration. The Permittee shall provide notice to the associated persons prior to associated persons entering the proposed project boundary.

Monitoring: The permittee shall provide AWM with the Notification and Response Plan and any notices, forms, etc. used to notify associated persons for approval. Any proposed changes to the Notification and Response Plan must be submitted to AWM for approval. AWM will keep record of the provided material and report to the Planning Division any reports of failure to comply with this condition.

27. Agricultural Buffer

Purpose: In order to minimize potential conflicts between a non-agricultural event use and adjacent agricultural operations, the Permittee shall provide a buffer between the non-agricultural event use and the adjacent agricultural operations for all events.

Requirement: The Permittee shall provide a minimum of 50 feet buffer area between the event areas and the common lot boundary lines of agricultural areas to the east, south, and west.

Documentation: The Permittee shall submit a site plan to the Agricultural Commissioner, for approval, that indicates all event areas are at least 50 feet from the common lot boundary lines of agricultural areas to the east, south, and west.

Timing: The Permittee shall obtain the Agricultural Commissioner's approval of the site plan prior to the issuance of a Zoning Clearance for use inauguration. The Permittee shall maintain the buffer as approved in the site plan for the life of the Project.

Monitoring and Reporting: In accordance with the NCZO, the Planning Division will periodically review the operation of the permitted facility for compliance with the terms and conditions of the conditional use permit. The Planning Division has the authority to initiate enforcement actions if a lack of compliance is identified through public complaints or discovered during required periodic review.

Environmental Health Division (EHD)

28. Food Service Providers at Private Events

Purpose: To ensure all food provided to the public is safe and prepared under sanitary conditions.

Requirement: All food service providers shall have a valid permit to operate issued by the EHD, or other health authority with jurisdiction. Food service providers must provide their own food service equipment and conduct all necessary onsite food preparation in a self-sufficient fashion, including, but not limited to, hot and cold food holding equipment and beverage service equipment. Every employee in a catering business must be trained in food safety related to their assigned task(s).

Documentation: The Permittee is prohibited from offering food services, including but not limited to providing food preparation or food storage equipment, and allowing use of their residence for food preparation, cooking, food and utensil storage, and utensil washing.

Timing: The above requirements and prohibitions apply anytime a private event involving food service occurs on the subject property.

29. Portable Toilets at Events

Purpose: To ensure the public is provided with toilet facilities which are clean and sanitary, and to prevent a public health concern. To ensure septage from portable toilets is disposed of in accordance with California Health and Safety Code sections 117400-117450.

Requirement: Sanitary facilities, consisting of an adequate number of toilets and hand washing facilities with potable water from an approved source shall be available to guests, caterers, and/or vendors during outdoor temporary/recreational events. Septage from portable toilets must be removed by an EHD permitted chemical pumper truck and must be properly disposed of at an approved septage disposal site.

Timing: These requirements apply anytime a private event involving portable toilets occurs on the subject property.

Monitoring: EHD staff ensures chemical pumper truck companies are under permit and that septage from portable toilets is properly disposed of at an approved septage disposal site.

30. General Vector Control – Animal Waste, Food Waste, and Mosquito Breeding

Purpose: To ensure site does not contribute to the harborage and/or breeding of potential vectors of disease and does not create a public nuisance.

Requirement: The storage, handling and disposal of animal wastes shall be in a manner that will not create or promote potential breeding and/or harborage of vectors of disease, such as flies, mosquitoes, and rodents. Ensure animal waste is stored properly and removed as often as needed to prevent fly breeding. Manage standing water onsite, including any stormwater management structures, so it will not create mosquito breeding sources. Manage food wastes to prevent harborage of birds, rodents, and insects. Manage standing water onsite so it will not create mosquito breeding sources.

Timing: The Permittee shall maintain the project site so as not to contribute to the harborage and/or breeding of potential vectors of disease, nor the creation of a public nuisance throughout the life of the Project.

Monitoring: EHD staff will receive and respond to vector-related complaints at the site. The Division will maintain a record of vector-related complaints reported to the Division.

Roads and Transportation Division

31. Traffic Mitigation Fee

Purpose: To address the cumulative adverse impacts of traffic on the Regional Road Network, Traffic Impact Mitigation Fee (TIMF) Ordinance 4246 and the Ventura County General Plan Circulation, Transportation and Mobility Element Policies CTM Policies 1.1, 1.2, 1.3, 1.4, 1.5, 1.6 and 1.7 require a Traffic Impact Mitigation Fee (TIMF).

Requirement: Permittee shall deposit a new TIMF. The TIMF due to the City of Moorpark cannot be determined; therefore, the Permittee shall contact the City Moorpark and pay the TIMF.

Documentation: Because the Permittee is paying the City directly for the City's TIMF, the Permittee shall provide proof to the Public Works Agency – Transportation Department of payment of the TIMF to the City of Moorpark.

Timing: This condition shall be met prior to the issuance of the Zone Clearance for use inauguration.

Monitoring and Reporting: The Public Works Agency – Transportation Department will review and approve the payment of the TIMF.

32. Traffic Control Plan for Events

Purpose: To avoid potential traffic nuisances during events.

Requirement: The Permittee shall prepare and implement a Traffic Control Plan (Plan) written by a traffic professional. The Plan shall include the following measures:

- a. Adequate parking for all guests and employees shall be provided on the project site. Event parking is not allowed on any public roadway.
- b. Parking attendants shall be employed in the parking area to quickly facilitate and coordinate parking on the project parcel for Large Events. Parking attendants shall be employed in the parking area to coordinate onsite parking for Regular Events if determined necessary by the Planning Director.
- c. The maximum number of event days is 90 per year. No more than one event shall occur per event day.
- d. Eighty-two Regular Events are allowed per year that shall have no more than 252 attendees.
- e. Eight Large Events are allowed per year that shall have no more than 947 attendees.

- f. For Large Events, an off-duty law enforcement officer (e.g. Deputy Sheriff of the County of Ventura) shall be retained to monitor and direct traffic at the signalized intersection of Tierra Rejada Road and Sunset Valley Road. The off-duty law enforcement officer shall direct traffic as needed during the arrival period and departure period of the event. If determined by the Planning Director that nuisance traffic conditions (such as excessive queuing) have occurred, the Permittee shall retain an off-duty law enforcement officer to provide traffic direction for the departure period at Large Events. For such events, an encroachment permit issued by the City of Moorpark and the County Transportation Department is required. No Large Events shall be held without the required encroachment permits.
- g. All exiting traffic for Large Events shall turn right or northbound onto Sunset Valley Road unless demonstrated to the satisfaction of the Planning Director that such traffic limitation is not necessary.
- h. The traffic control needs for various attendance levels of events must be described.
- i. The City of Moorpark shall be provided a minimum of 30 days' notice of each Large Event.

Documentation: The Permittee shall provide the required Plan to the County Planning Division for review and approval. The review of this Plan will include consultation with the County Transportation Department and the City of Moorpark. The Permittee shall submit to the County Planning Division for review and approval a Service Agreement with the County Sheriff's Department for each Large Event.

Timing: The Permittee shall obtain approval of the Plan and the Sheriff's Department Agreement (for Large Events) prior to the issuance of the Zoning Clearance for use inauguration. The agreement with the Sheriff's Department shall be provided to the County Planning Division (via email: condition.compliance@ventura.org) and the City of Moorpark 30 days prior to the event. The event log shall be provided annually to the County Planning Division.

Monitoring and Reporting: The Planning Division has the authority to review the compliance of the Permittee with this and all conditions of approval through review of documentation, response to complaints, and periodic inspections.

33. Event Coordination

Purpose: To reduce the potential for temporary traffic nuisance conditions, the conduct of temporary events shall be coordinated with the adjacent Underwood Farms event facility.

Requirement: The Permittee shall coordinate the scheduling of Large Events with the adjacent Underwood (Tierra Rejada) Farms facility (CUP 4951-1/PL16-0030) to the extent feasible. The events at the facility subject to this permit (PL23-0100) shall be scheduled outside of the hours and days of large events held at the Underwood facility, to the extent possible. Should a permit modification be granted in the future for the Underwood facility that mandates coordination with other event facilities, coordinated scheduling of events between the two facilities (Cassar, CUP PL23-0100 and Underwood CUP 4951-1/PL16-0030) shall be required as determined necessary by the Planning Director.

Documentation: The Permittee shall maintain the Events Report as required in Condition No. 24 of this permit. This Events Report shall be augmented with a schedule of Underwood events as is publicly available.

Timing: This condition shall remain in effect for the term of this permit.

Monitoring and Reporting: The Planning Division has the authority to review the compliance of the Permittee with this and all conditions of approval through review of documentation, response to complaints, and periodic inspections.

34. Road Improvements

Purpose: Road improvements shall be required when the existing road does not meet the current applicable County Road Standard Plate.

Requirement: Road improvements are required in accordance with the County Road Standards, GP 4.2.2; Ordinance 1607 dated November 10, 1964; the "Paveout Policy" dated January 16, 1968; and Code of Ordinances Division 8, Chapter 4 - Urban Area Development.

- a. Sunset Valley Road has an existing road width of 25 feet. The minimum required road width is 32 feet per Road Standard Plate B-7. Construct 3.5 feet of road pavement (half of minimum road width required) along the parcel's frontage in accordance with Road Standard Plate B-7. Submit road improvement plans prepared by a Registered Civil Engineer to the Public Works Agency (PWA) – Roads and Transportation Division for review and approval. Enter into an agreement with the County to complete the road improvements. Submit the agreement to the PWA – Roads and Transportation Division for review and approval. Post sufficient surety guaranteeing the construction of the road improvements. Submit proof to the PWA – Roads and Transportation Division that the surety has been posted.
- b. In lieu of the above ("1"), the road improvements on Sunset Valley Road may be postponed for up to 15 years or the length of the CUP, whichever is less. The Permittee or property owner shall pay a pro-rata share of the road

improvements along the property frontage if the County decides to improve the road within the time specified above. Prior to issuance of a Zoning Clearance for use inauguration, the Permittee or Property Owner shall provide a written acknowledgement of this condition. A copy of the written acknowledgement shall be submitted to the PWA – Roads and Transportation Division as proof of compliance.

Documentation: Submit road improvement plans, an agreement, and proof of posting the surety or submit the written acknowledgement.

Timing: This condition shall be met prior to the Zoning Clearance for use inauguration.

Monitoring and Reporting: The PWA – Roads and Transportation Division will review the improvement plans, agreement, and surety for conformance with the project conditions.

35. Baseline for Trip Generation

A baseline of trip generation factors is established to identify future changes in the trip generation. Based on the original CUP and prior payment of the Traffic Impact Mitigation Fee (TIMF), 102 average daily trips (ADT) will be used as a baseline to establish future changes in the trip generation.

Integrated Waste Management Division (IWMD)

36. Refuse, Organic Waste, and Recycling Requirement

Purpose: To ensure the project complies with Division 4, Chapter 7, Article 3 of the Ventura County Ordinance Code pertaining to the diversion of recyclables and organic waste materials generated by this project from local landfills through recycling, reuse, salvage, or compost.

Requirement: Ventura County Ordinance Code Division 4, Chapter 7, Article 3, Section 4770-4 requires the Permittee to work with a County-franchised solid waste hauler who will determine the level of service required to divert recyclables and organic waste generated by their project from local landfills. For a complete list of County-franchised solid waste haulers, go to: <https://www.vcpublicworks.org/wsd/iwmd/businessrecycling/>.

Documentation: The Permittee must maintain copies of bi-monthly solid waste billing statements for a minimum of one year. The address on the billing statement must match the address of the permitted business.

Timing: Upon request, the Permittee must provide Ventura County Public Works Agency's Water & Sanitation Department, Integrated Waste Management Division (Water

& Sanitation) with a copy of a current solid waste billing statement to verify compliance with this condition.

Monitoring and Reporting: Upon request, the Permittee shall allow Water & Sanitation staff to perform a free, on-site, waste audit to verify recyclable materials and organic waste generated by their business are being diverted from the landfill.

37. Collection and Loading Areas

Purpose: To ensure the project complies with Ventura County Ordinance Code (VCOC) that requires adequate areas are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at minimum) paper, corrugated cardboard, glass, plastics, organic waste and metals.

Requirement: The Permittee shall adhere to the County's Space Allocation Guidelines which include minimum space requirements for refuse, and recycling, and organic waste (inclusive of food waste and green waste) bins/carts and recommend aesthetic, gated, trash enclosures. If the Permittee offers temporary events with food service for less than 2,000 attendees, the Permittee must provide adequate refuse, recycling, and food waste collection containers on the premises. The Permittee must ensure all food waste, refuse, and recyclables are removed from the premises following each event.

Documentation: The Permittee shall submit a site plan to Ventura County Public Works Agency, Water & Sanitation Department indicating the location of enclosure(s) or a designated area with sufficient space to accommodate refuse and recycling bins necessary to meet the needs of the project.

Timing: Prior to Issuance of a Zoning Clearance for use Inauguration, the Permittee must submit a site plan to Ventura County Public Works Agency, Water & Sanitation Department for approval indicating the location of a trash enclosure or designated area on the property for refuse and recycling bins.

Monitoring and Reporting: Upon request, the Permittee shall allow Ventura County Public Works Agency, Water & Sanitation Department staff to verify an adequately sized enclosure area has been constructed on the premises.

Watershed Protection District (WPD)

38. Trash and Litter Management at Public Events

Purpose: To ensure trash and litter from public events do not enter adjacent storm drains or water bodies.

Requirement: To ensure adequate trash and litter receptacles and removal practices are implemented during all public events, in accordance with the NPDES Municipal Stormwater Permit No.CAS004002.

Documentation: The Permittee shall submit a Trash and Litter Management Plan for Public Events to the Watershed Protection District, Surface Water Quality Section (WPD-SWQS) for review and approval. The Trash and Litter Management Plan for Public Events shall include provisions for the placement of covered trash and litter receptacles at appropriate locations, a method for determining an adequate number of receptacles are provided for public guests, and post-event clean-up measures that will be implemented to ensure that no trash or litter remains after events.

Timing: The Trash and Litter Management Plan shall be submitted to the WPD-SWQS for review and approval prior to issuance of a Zoning Clearance for use inauguration.

Monitoring and Reporting: WPD-SWQS will review and approve the Trash and Litter Management Plan.

39. Portable Toilet Requirements for Special Events

Purpose: To continue efforts to ensure the use and placement of portable toilets for special events does not increase the risk of spill or leaks impacting water quality of Tierra Rejada Creek and adjacent storm drains along the County maintained Sunset Valley Road.

Requirement: The continuation of designated specific areas within the project site where portable toilets would be located for special events that do not present a risk to surface water quality from accidental spills or leaks in accordance with the NPDES Municipal Stormwater Permit No.CAS004002.

Documentation: The Permittee shall submit a site plan indicating the locations of the portable toilets, all storm drain inlets, and surface waterbodies on the project site to the WPD-SWQS for review and approval. The designated locations for the portable toilets shall be identified in areas where the risk of accident spills or leaks impacting surface water will be minimized.

Timing: The site plan shall be submitted to the WPD-SWQS for review and approval prior to issuance of a Zoning Clearance for use inauguration.

Monitoring and Reporting: WPD-SWQS will review and approve the site plan.

Ventura County Air Pollution Control District (VCAPCD)

40. Nuisance

Purpose: To ensure that discharge of air contaminants (odor, dust, etc.) that may result from site operations are minimized to the greatest extent feasible.

Requirement: Operation shall be operated in accordance with the Rules and Regulations of the VCAPCD, with emphasis on Rule 51, Nuisance, as described below:

A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance or annoyance to any considerable number of persons or to the public or which endangers the comfort, repose, health or safety of any such persons or the public or which cause or have a natural tendency to cause injury or damage to business or property.

Documentation: There is no documentation required for this condition.

Timing: Throughout the lifetime of the CUP.

Monitoring and Reporting: Monitoring and Enforcement of the Nuisance Rule shall be conducted by VCAPCD inspectors on a complaint-driven basis.

Ventura County Fire Protection District (VCFPD)

41. Fire Code Permits

The Permittee shall obtain all applicable International Fire Code (IFC) permits prior to occupancy or use of any system or item requiring an IFC permit.

42. Fire Sprinklers

Purpose: To comply with current California Codes and VCFPD Ordinance.

Requirement: The Permittee shall have an automatic fire sprinkler system installed in all structures as required by the VCFPD. The fire sprinkler system shall be designed and installed by a properly licensed contractor under California State Law. Any gazebo upgrades will require a fire sprinkler retrofit.

Documentation: A stamped copy of the approved fire sprinkler plans.

Timing: The Permittee shall submit fire sprinkler plans to the Fire Prevention Bureau for approval before the installation of the fire sprinkler system.

Monitoring and Reporting: A copy of the approved fire sprinkler system plans shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct on-site inspections to ensure that the fire sprinkler system is installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and his successors in interest, shall maintain the fire sprinkler system for the life of the development.

43. Fire Department Clearance

Purpose: To inform the Permittee of all fire department requirements applicable to the proposed project.

Requirement: The Permittee shall complete a VCFPD Form #126 "Requirements for Construction" for any new structures or additions to existing structures before issuance of building permits.

Documentation: The Permittee shall submit to the VCFPD a signed copy of the Ventura County Fire Protection District's Form #126 "Requirements for Construction."

Timing: Prior to the issuance of building permits, the submitted VCFPD Form #126 Application must be approved by the Fire Prevention Bureau.

Monitoring and Reporting: A copy of the completed VCFPD Form #126 shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau will conduct a final on-site inspection of the project to ensure compliance with all conditions and applicable codes and ordinances.

44. Public Safety Plan

Purpose: To ensure adequate public safety levels are maintained during indoor/outdoor public gatherings of persons which may have an adverse impact on public safety.

Requirement: The Permittee shall develop and have an approved Public Safety Plan (PSP). The PSP shall address such items as emergency vehicle ingress and egress, fire protection, emergency medical services, evacuation and safe dispersal areas, public assembly areas and the directing of attendees and vehicles (including the parking of vehicles), vendor and food concession distribution, method(s) for activating the emergency response system (911), method(s) to notify and give direction to attendees, staff training and the need for the presence of law enforcement and fire and emergency medical services personnel at the event.

Documentation: A copy of the approved PSP.

Timing: The Permittee shall submit a PSP to the Fire Prevention Bureau for approval before the issuance of a Zoning Clearance for use inauguration.

Monitoring and Reporting: A copy of the approved PSP shall be kept on file with the Fire Prevention Bureau.

**Conditions for CUP LU06-0101, Minor
Modification PL23-0100**
Date of Public Hearing: March 14, 2024
Date of Approval: TBD

Permittee: Sunset Valley Ranch, LLC
Location: 3530/3566 Sunset Valley Road
Page 31 of 31

45. Gazebo Building

The Gazebo building shall not have sidewalls exceeding six feet in height nor shall the Gazebo be enclosed by extending the sidewall to the roof unless fire sprinklers are installed in the building.

DRAFT

**CONSISTENCY WITH THE GENERAL PLAN FOR RANCHO DE LAS PALMAS
CONDITIONAL USE PERMIT LU06-0101 (CUP) AS MODIFIED BY MINOR
MODIFICATION CASE NO. PL13-0103 AND MINOR MODIFICATION CASE
NO. PL23-0100**

The Ventura County General Plan *Goals, Policies and Programs* (2020, page 1-1) states:

All area plans, specific plans subdivision, public works projects, and zoning decisions must be consistent with the direction provided in the County's General Plan.

Furthermore, the Ventura County Non-Coastal Zoning Ordinance (NCZO) (Section 8111-1.2.1.1.a) states that in order to be approved, a project must be found consistent with all applicable policies of the Ventura County General Plan.

The project would authorize the expansion and continued operation of the Rancho de las Palmas outdoor event facility for a 10-year period (Case No. PL23-0100).

Evaluated below is the consistency of the project with the applicable policies of the General Plan *Goals, Policies and Programs*.

- 1. LU-16.1 Community Character and Quality of Life:** *The County shall encourage discretionary development to be designed to maintain the distinctive character of unincorporated communities, to ensure adequate provision of public facilities and services, and to be compatible with neighboring uses.*

The proposed project allows for the continued operation and expansion of Rancho de las Palmas, an outdoor event facility operating since 2008 with no documented complaints. The expansion is limited to operational changes that allow for additional events and expanded event hours. The project site is located in a rural farming area, near Moorpark, and surrounded by agricultural, animal husbandry, and low-density housing uses. Most notably, Underwood Family Farms, a prominent local farm with a produce market, animal center, and event offerings (Fall Harvest Festival, Spring Easter Festival, and Weddings, etc.) is located immediately south of the project site. The CUP for the project would be subject to conditions to ensure compatibility with neighboring uses. These conditions of approval include event hour limits, traffic control plan, security requirements, a process for resolving complaints, and a process for resolving noise complaints (Exhibit 4, Condition Nos. 2, 17, 22, 24, 32).

Based on the discussion above, the project is consistent with General Plan Policy LU-16.1.

- 2. WR-1.2 Watershed Planning:** *The County shall consider the location of a discretionary project within a watershed to determine whether or not it could negatively impact a water source. As part of discretionary project review, the*

County shall also consider local watershed management plans when considering land use development.

WR-1.12 and WR-2.2: Water Quality Protection for Discretionary Development: *The County shall evaluate the potential for discretionary development to cause deposition and discharge of sediment, debris, waste and other pollutants into surface runoff, drainage systems, surface water bodies, and groundwater. The County shall require discretionary development to minimize potential deposition and discharge through point source controls, storm water treatment, runoff reduction measures, best management practices, and low impact development.*

The project involves the continued operation of the Rancho de las Palmas outdoor event facility that will be subject to the Public Works Agency Watershed Protection District's conditions of approval. These conditions of approval require the submittal of a trash and litter management plan and siting requirements for portable toilets which will prevent adverse impacts to water resources (Exhibit 4, Condition Nos. 38, 39).

Based on the discussion above, the project is consistent with General Plan Policies WR-1.2, WR-1.12, and WR-2.2.

- 3. WR-F Discretionary Development Review for Adequate Water and Wastewater:** *The County shall verify that all discretionary development proposals demonstrate an adequate long-term supply of water, adequate methods for sewage disposal, provide adequate drainage to avoid flooding, prevent erosion, and prevent contamination of local water.*

WR-1.11 Adequate Water for Discretionary Development: *The County shall require all discretionary development to demonstrate an adequate long-term supply of water.*

PFS-1.7 Public Facilities, Services, and Infrastructure Availability: *The County shall only approve discretionary development in locations where adequate public facilities, services, and infrastructure are available and functional, under physical construction, or will be available prior to occupancy.*

PFS-4.1 Wastewater Connections Requirement: *The County shall require development to connect to an existing wastewater collection and treatment facility if such facilities are available to serve the development. An onsite wastewater treatment system shall only be approved in areas where connection to a wastewater collection and treatment facility is deemed unavailable.*

The Camrosa Water District provides water and an onsite wastewater treatment system (OWTS) provides sewage disposal for existing development onsite.

Portable restrooms are also available to event attendees and serviced regularly in accordance with standards outlined by the Ventura County Environmental Health Division (Exhibit 4, Condition No. 32).

Based on the discussion above, the project is consistent with General Plan Policies WR-F, WR-1.11, PFS-1.7, and PFS-4.1.

4. HAZ-9.2 Noise Compatibility Standards: *The County shall review discretionary development for noise compatibility with surrounding uses. The County shall determine noise based on the following standards:*

1. *New noise sensitive uses proposed to be located near highways, truck routes, heavy industrial activities and other relatively continuous noise sources shall incorporate noise control measures so that indoor noise levels in habitable rooms do not exceed Community Noise Equivalent Level (CNEL) 45 and outdoor noise levels do not exceed CNEL 60 or Leq1H of 65 dB(A) during any hour.*
2. *New noise sensitive uses proposed to be located near railroads shall incorporate noise control measures so that indoor noise levels in habitable rooms do not exceed Community Noise Equivalent Level (CNEL) 45 and outdoor noise levels do not exceed L10 of 60 dB(A).*
3. *New noise sensitive uses proposed to be located near airports:*
 - a. *Shall be prohibited if they are in a Community Noise Equivalent Level (CNEL) 65 dB or greater, noise contour; or*
 - b. *Shall be permitted in the Community Noise Equivalent Level (CNEL) 60 dB to CNEL 65 dB noise contour area only if means will be taken to ensure interior noise levels of CNEL 45 dB or less.*
4. *New noise generators, proposed to be located near any noise sensitive use, shall incorporate noise control measures so that ongoing outdoor noise levels received by the noise sensitive receptor, measured at the exterior wall of the building, does not exceed any of the following standards:*
 - a. *Leq1H of 55dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 6:00 a.m. to 7:00 p.m.;*
 - b. *Leq1H of 50dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 7:00 p.m. to 10:00 p.m.; and*
 - c. *Leq1H of 45dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 10:00 p.m. to 6:00 a.m.*
5. *Construction noise and vibration shall be evaluated and, if necessary, mitigated in accordance with the Construction Noise Threshold Criteria and Control Plan (Advanced Engineering Acoustics, November 2005)*

Rancho de las Palmas generates noise, especially from amplified music. However, noise from the events are not anticipated to impact noise sensitive uses. The closest noise sensitive use, a residence located approximately 475 feet from the facility, is currently owned and occupied by the Permittee. Additionally, Rancho de las Palmas has been operating since 2008 with no noise complaints. Finally, the Project has been conditioned to ensure to comply with the noise standards outlined in the General Plan Hazards and Safety Policy HAZ-9.2.4. Specifically, the Permittee will be required to provide a notice to the Planning Director and all residents within 300 feet of the parcel boundary with the name, title, address, and phone number of the Permittee, or Permittee's designee, responsible for ensuring condition and code compliance during events at the project site. Additionally, the Permittee is required to immediately investigate any noise complaints and, if necessary, discontinue the use of noise generating equipment, including speakers, amplifiers, public address systems, and instruments. If the noise problems persist, the Planning Director may initiate actions to prevent further complaints, including, but not limited to, the use of a noise consultant, at the Permittee's expense, to monitor the event noise and implement measures to achieve compliance with the maximum noise levels (Exhibit 4, Condition No. 25).

Based on the discussion above, the project is consistent with General Plan Policy HAZ-9.2.

5. **PFS-11.4 Emergency Vehicle Access:** *The County shall require all discretionary development to provide, and existing development to maintain, adequate access for emergency vehicles, including two points of access for subdivisions and multifamily developments.*

PFS-12.4 Consistent Fire Protection Standards for New Development: *The County, in coordination with local water agencies and the Fire Protection District, shall require new discretionary development to comply with applicable standards for fire flows and fire protection.*

PFS-Q Adequate Fire Flow – New Development: *The County shall continue to review all new development to ensure that an adequate level of water for fire flow and fire protection can be provided.*

CTM-2.28 Emergency Access: *The County shall ensure that all new discretionary projects are fully evaluated for potential impacts to emergency access. Mitigation of these impacts shall be handled on a project-by-project basis to guarantee continued emergency service operations and service levels.*

The Ventura County Fire Protection District (VCFPD) reviewed the proposed project and recommended conditions that would be applied to the CUP to ensure the events would comply with applicable VCFPD requirements (Exhibit 4, Conditions Nos. 44, 45, 46, 47, 48).

Based on the discussion above, the project is consistent with General Plan Policies PFS-11.4, PFS-12.4, PFS-Q, and CTM-2.28.

- 6. HAZ-10.3 Air Pollution Control District Rule and Permit Compliance:** *The County shall ensure that discretionary development subject to Ventura County Air Pollution Control District (VCAPCD) permit authority complies with all applicable APCD rules and permit requirements, including the use of Best Available Control Technology (BACT) as determined by the VCAPCD.*

Pursuant to the VCAPCD's recommendations, the proposed project will be subject to conditions of approval to ensure that the project complies with applicable VCAPCD rules and permit requirements (Exhibit 4, Conditions No. 43).

Based on the discussion above, the project is consistent with General Plan Policy HAZ-10.3.

- 7. COS-1.5 Development Within Habitat Connectivity and Wildlife Corridors:** *Development within the Habitat Connectivity and Wildlife Corridors overlay zone and Critical Wildlife Passage Areas overlay zone shall be subject to the applicable provisions and standards of these overlay zones as set forth in the Non-Coastal Zoning Ordinance.*

The project is located within the Habitat Connectivity and Wildlife Corridor and Critical Wildlife Passage Areas Overlay Zones and has been designed to comply with the development standards of Non-Coastal Zoning Ordinance Section 8109-4.8 (Habitat Connectivity and Wildlife Corridors Overlay) and Section 8109-4.9 (Critical Wildlife Passage Areas Overlay), consistent with the requirements of this policy.

Based on the discussion above, the project is consistent with General Plan Policy COS-1.5.

- 8. COS-3.1 Scenic Roadways:** *The County shall protect the visual character of scenic resources visible from state or County designated scenic roadways.*

The project site is located within the viewshed of California State Route 23. The project site is screened by landscaping and agricultural development so that the facility is not prominently visible from State Route 23.

Based on the discussion above, the project is consistent with General Plan Policy COS-3.1.

**NEGATIVE DECLARATION (ND) ADDENDUM FOR RANCHO DE LAS PALAMS
CONDITIONAL USE PERMIT LU06-0101 (CUP) AS MODIFIED BY MINOR
MODIFICATION CASE NO. PL13-0103 AND MINOR MODIFICATION CASE NO.
PL23-0100**

A. BACKGROUND INFORMATION AND PROJECT DESCRIPTION:

- 1. Entitlement:** Minor Modification of Conditional Use Permit (CUP) PL13-0103 for the expansion and continued operation of the Rancho de las Palmas outdoor event facility for a 10-year period (Case No. PL23-0100).
- 2. Applicant/Property Owner:** Sunset Valley Ranch, LLC, C/O Mark Cassar, 3678 Sunset Valley Road Moorpark, CA 93021
- 3. Applicant's Representative:** Marquette Consulting, Inc., C/O Alan Nelsen 9452 Telephone Road, Suite 258, Ventura, CA 93004
- 4. Location:** 3530 and 3566 Sunset Valley Road, near Moorpark
- 5. Tax Assessor's Parcel Numbers:** 500-0-410-275 and 500-0-410-285
- 6. Lot Size:** 12.3 acres
- 7. General Plan Land Use Designation:** Open Space
- 8. Zoning Designation:** OS-40 ac / HCWC / CWPA (Open Space – 40-acre minimum lot size / Habitat Connectivity and Wildlife Corridors Overlay Zone / Critical Wildlife Passage Areas Overlay Zone)
- 10. Project Description:**

Minor Modification to CUP PL13-0103 for the expansion and continued operation of the Rancho de las Palmas outdoor event facility for a 10-year period. The term attendees, as used below, is defined in Sec. 8107-46.1 of the NCZO and includes guests, staff, vendors, and any other person in attendance.

The expansion includes:

- 1) Increasing the number of events per year from 60 to 90;
- 2) Increasing the number of "Large Events" per year from 4 to 8;
- 3) Extending the event hours of all events by one hour; and
- 4) Legalization of six existing gazebos, totaling 680 square feet. Each gazebo is less than 120 square feet and less than 25 feet in height.

The operation includes:

Regular Events (82 days per year):

<p>County of Ventura Planning Director Hearing Case No. PL23-0100 Exhibit 6 – Addendum to the Adopted 2014 Negative Declaration</p>
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Regular Events shall be capped at 252 attendees and utilize “Area A” as shown in the site plans attached as Exhibit 3 of the Planning Director Hearing Staff Report. Temporary lights and music will be used solely during the event hours specified below.

Weekday events shall be limited to the hours of 3:00pm to 12:00am. Setup shall occur no earlier than 1:00pm on the day of the event. The event shall end promptly at 12:00am. Guests shall be off the project site by 12:30am. Vendors and temporary structures associated with the event shall be off the project site by 1:00am. After the 56th weekday event of the year, all remaining weekday events shall begin no later than 4:00pm.

Weekend events shall be limited to the hours of 10:00am to 12:00am. Setup shall occur no earlier than 8:00am on the day of the event. The event shall end promptly at 12:00am. Guests shall be off the project site by 12:30am. Vendors and temporary structures associated with the event shall be off the project site by 1:00am.

Large Events (8 days per year):

Large Events shall be capped at 947 attendees and utilize “Area B” as shown in the site plans attached as Exhibit 3 of the Planning Director Hearing Staff Report. Large Events shall be limited to weekends only. Large Events shall be limited to the hours of 10:00am to 12:00am. Setup shall occur no earlier than 8:00am on the day of the event. The event shall end promptly at 12:00am. Guests shall be off the project site by 12:30am. Vendors and temporary structures associated with the event shall be off the project site by 1:00am. Temporary lights and music will be used solely during event hours.

Parking:

The primary parking area, used for both Regular and Large Events, includes 125 paved parking spaces as shown in the site plans attached as Exhibit 3 of the Planning Director Hearing Staff Report. The parking area for Large Events includes 316 temporary, unpaved parking spaces located in an existing equestrian riding area (see “Area B” of the site plans in Exhibit 3 of the Planning Director Hearing Staff Report). Other than temporary parking for Large Events, this area will continue to be utilized for equestrian purposes. No off-site parking is permitted.

Circulation:

For all events, event staff shall direct guests from Sunset Valley Road to the designated on-site parking area. For Large Events, attendees shall enter the project site through the southernly entrance (Cassar Lane) and exit through the northernly entrance (Ranch de las Palmas) to prevent the queuing of vehicles on Sunset Valley Road. Temporary fencing shall be used, as necessary, to facilitate traffic flow. Speed limits and watering shall be used, as necessary, to suppress dust.

Food and Beverage:

Food and beverage services shall be provided by self-sufficient, licensed catering providers (including a permit to operate from the Ventura County Health Division). All food for the events shall be prepared offsite and transported to the site for each event. Dishes, flatware, and glassware shall be provided by a catering or rental company.

Other:

Water is supplied to the project site by the Camrosa Water District. A septic system is used for sewage disposal. All events are serviced by portable restrooms which are maintained regularly by an outside vendor. The project site is accessed by a private driveway from Sunset Valley Road. No physical changes, including construction and grading, is proposed with this project.

B. STATEMENT OF ENVIRONMENTAL FINDINGS:

On July 24, 2008, the Planning Director adopted a ND for CUP LU06-0101 that evaluated the environmental impacts of the project that allowed for temporary events at the subject property. On April 10, 2014, the Planning Director adopted a subsequent ND for CUP PL13-0103 that evaluated the environmental impacts of the project that allowed for an expansion of events authorized under the original permit, LU06-0101. The expansion allowed for 4 large events (917 guests) at the project site per year. The proposed project, CUP PL23-0100, allows for the expansion and continued use of the project site for events. The expansion allows for additional events, expanded event hours, and legalizes existing structures (the six gazebos, each less than 120 sf).

Section 15164(b) of the CEQA Guidelines (Title 14, California Code of Regulations, Chapter 3) states that the decision-making body may adopt an addendum to an adopted ND if: (1) only minor technical changes or additions are necessary; and (2) none of the conditions described in Section 15162 of the CEQA Guidelines calling for the preparation of a subsequent Environmental Impact Report (EIR) or ND have occurred.

The conditions described in Section 15162 of the CEQA Guidelines which require the preparation of an EIR or subsequent ND, are provided below, along with a discussion as to why an EIR or subsequent ND is not required:

1. Substantial changes are proposed in the project which will require major revisions of the previous ND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects [§ 15162(a)(1)].

The proposed project involves the continuation of an existing use on a site that is currently developed and used for events. The project site is located in the Habitat Connectivity and Wildlife Corridors Overlay Zone (HCWC). No removal of native vegetation or habitat within the wildlife corridor is proposed and the proposed project complies with the resource protection regulations of the Ventura County Non-Coastal Zoning Ordinance Section 8109-4.8 (Habitat Connectivity and Wildlife Corridors

Overlay Zone). The legalization of existing structures (six gazebos, each less than 120 square feet) is exempt from the development standards of the HCWC as the development standards are only applicable to structures with a gross floor area of 120 square feet or more (NCZO Sec. 8109-4.8.3.1.a(1) Applicability). The project is also conditioned to require the Permittee to submit a lighting plan and install lighting that is consistent with the outdoor lighting standards set forth in NCZO Sec. 8109-4.8.2 – Outdoor Lighting and to ensure lighting on the subject property is provided in compliance with §§ 8106-8.6, 8108-5.12, of the NCZO.

The Ventura County Public Works Agency, Roads and Transportation Division (PWA) provided a memorandum documenting their review of the proposed project and determined the impacts of these operational changes would have a less than significant impact pursuant to the County Initial Study Assessment Guidelines (ISAGs) on Transportation & Circulation – Roads and Highways – VMT (ISAG Item A1), Transportation & Circulation – Roads and Highways – Safety/Design (ISAG Item A2), and Transportation & Circulation – Pedestrian/Bicycle – Public Facilities (ISAG Item C1) (Memorandum dated On December 13, 2023). PWA staff indicated that for Item A1, the proposed project “...will not result in a significant increase in allowable Average Daily Vehicular Trips. Therefore, adverse traffic impacts relating to Vehicle Miles Traveled (VMT) on County roads will be “Less Than Significant.”” For Item A2, the proposed project, “... will not result in a significant increase in allowable Average Daily Vehicular Trips. Therefore, adverse impacts related to safety/design of County roads will be “Less Than Significant.”” For Item C1, the proposed project, “... will not result in pedestrian or bicycle traffic that will impact pedestrian and bicycle safety. Therefore, the adverse impacts relating to the supplementary addition of pedestrians and bicycles into the area will be “Less Than Significant.”” Finally, PWA has conditioned the proposed project to require a traffic control plan to avoid potential traffic nuisances during events.

The Ventura County Air Pollution Control District (VCAPCD) reviewed the proposed project and determined the impacts of the proposed operational changes would have no impact on regional air quality and local air quality and a less than significant impact on greenhouse gases pursuant to the County Initial Study Assessment Guidelines (ISAGs) (Memorandum dated November 22, 2023, and email dated January 8, 2024). For regional air quality, the proposed project will generate, “... no impact to Regional Air Quality as the changes proposed will not affect the daily project emissions. The applicant is requesting an increase in events per year, not the amount of guests per event, which would remain the same as is currently permitted under PL13-0103. No new daily emissions would be generated and Regional Air Quality impact is determined by the project’s daily emissions against its daily significance thresholds for ozone precursors. Therefore, no impact to the regional attainment of the ambient air quality standards for ozone.” For local air quality, the proposed project will generate, “...no impact to Local Air Quality.” This finding was centered on an analysis of carbon monoxide, air quality management plan (AQMP) consistency, odors, and dust.

For carbon monoxide, “No carbon monoxide hotspots are expected to occur as a result of the project as it is existing and no increase in daily air emissions are proposed.” For the Air Quality Management Plan (AQMP) consistency, “The proposed project must address consistency with the AQMP if estimated operational emissions exceed 2 lbs./day or greater for relative organic compounds (ROC) or nitrogen oxides (NO_x), as described in the Air Quality Assessment Guidelines (AQAG), Section 4.2. The proposed project’s operational emissions do not exceed 2 lbs./day for either ozone precursor, therefore, an AQMP consistency analysis is not required. Therefore, the project would not conflict or obstruct with implementation of the most recent AQMP adopted and would have a less than significant impact.” For odors, “The project is not expected to generate additional odorous emissions as there is no increase in daily event operations. In addition, the project site is largely surrounded by open space and agriculture.” For dust, “The project is not expected to generate additional amounts of dust to exceed the ambient state or federal standards because there is no proposed increase of attendees per event.” “For Greenhouse Gases, neither the County of Ventura nor VCAPCD [Ventura County Air Pollution Control District] have established thresholds of significance applicable to Greenhouse Gas emissions from projects. However, the Greenhouse Gas emissions from the proposed project were modeled by VCAPCD and determined to generate 18.03 metric tons carbon dioxide equivalent per year (MT CO₂e/Yr), well below the 3,000 MT CO₂e/Yr interim screening threshold established by the South Coast Air Quality Management District for commercial and residential projects. Therefore, the proposed project will have a less than significant impact on Greenhouse Gases.” Furthermore, the proposed project is conditioned to ensure that discharge of air contaminants (odor, dust, etc.) that may result from site operations are minimized to the greatest extent feasible.

The proposed project includes extending the event hours of all events by one hour. The project is conditioned to require that noise generated by the proposed events shall not exceed the standards set forth in the Ventura County General Plan Policy Haz-9.2. Specifically, outdoor noise levels, as measured at the exterior wall of buildings designated as a noise-sensitive use, shall not exceed any of the following standards:

1. Leq1H of 55dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 6:00 a.m. to 7:00 p.m.
2. Leq1H of 50dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 7:00 p.m. to 10:00 p.m.
3. Leq1H of 45dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 10:00 p.m. to 6:00 a.m.

To summarize, the proposed project will not generate new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

- 2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous ND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects [§ 15162(a)(2)].**

The environmental conditions that constituted the baseline for the analysis of environmental impacts have not changed substantially since the ND was adopted in 2014 with CUP PL13-0103. Since physical changes are limited to the legalization of small structures and operational changes are a negligible expansion of use, the project would not involve new significant environmental effects. No significant effects were identified in the previously adopted ND.

- 3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Planning Director adopted the previous ND, shows any of the following:**

- a. The project will have one or more significant effects not discussed in the previous ND [§ 15162(a)(3)(A)].**

Since physical changes are limited to the legalization of small structures and operational changes are a negligible expansion of use, there are no additional significant effects the project may have that were not discussed in the previously adopted ND. Furthermore, as discussed above in Section B.1, the negligible increase in Average Daily Vehicular Trips and Vehicle Miles Traveled will not generate a significant impact on transportation and circulation, regional air quality, local air quality, or greenhouse gases.

- b. Significant effects previously examined will be substantially more severe than shown in the previous ND [§ 15162(a)(3)(B)].**

No significant effects were identified in the previously adopted ND.

- c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative [§ 15162(a)(3)(C)].**

No mitigation measures or alternatives were identified in the previous ND.

- d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous ND would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative [§15162(a)(3)(D)].**

No mitigation measures or alternatives were identified in the previous ND.

Therefore, based on the information provided above, there is no substantial evidence to warrant the preparation of an EIR or subsequent ND. The decision-making body shall consider this addendum to the adopted ND prior to deciding on the project.

C. PUBLIC REVIEW:

Pursuant to the CEQA Guidelines [§ 15164(c)], this addendum to the ND does not need to be circulated for public review, and shall be included in, or attached to, the adopted ND.

Prepared by:



AJ Bernhardt, Case Planner
Commercial and Industrial Permits Section
Ventura County Planning Division

Reviewed by:



Susan Curtis, Assistant Director
Ventura County Planning Division

county of ventura

POSTED

FEB 24 2014

MARK A. LUNN
Ventura County Clerk and Recorder

By: _____, Deputy

**NOTICE OF AVAILABILITY AND INTENT TO ADOPT A
NEGATIVE DECLARATION**

The County of Ventura, Resource Management Agency (RMA), Planning Division, as the Lead Agency, has reviewed the following project:

1. **Entitlement:** Minor Modification to Conditional Use Permit LU06-0101 Case No. (PL13-0103)
2. **Applicant:** Dr. Mark Cassar 5449 Endeavour Court, Moorpark, CA 93021
3. **Location:** 3530 and 3566 Sunset Valley Road, Moorpark, CA 93021
4. **Assessor's Parcel Nos.(APNs):** 500-0-410-275 and 285
5. **Parcel Size:** Total area: 12.35 acres; CUP Project area: 6.83 acres
6. **General Plan Designation:** Open Space
7. **Zoning Designation:** Open Space, 40 acre minimum lot size (OS 40 ac) zoning.
8. **Responsible and/or Trustee Agencies:**
9. **Project Description:** The applicant requests that a Minor Modification of Conditional Use Permit (CUP) LU06-0101 be granted to authorize the continued operation of a temporary event ("Festivals, Animals Shows and Similar Events, Temporary Outdoor") facility at the Rancho de Las Palmas property for an additional 10 years.

The applicant requests that temporary events be allowed 60 days per year. These would include 56 days at the current level of operation (with added weekday events) to be attended by a maximum of 232 guests and 4 events with a maximum of 917 guests as described below:

Regular events (56 days per year):

These events would be limited to a maximum of 232 guests and would utilize "Area A" as shown on project plans. The authorized events would occur on any day of the week. Events on weekends would be limited to the hours of 10a.m. to 11:00p.m. No set-up for these events shall occur earlier than 8:00a.m. Weekend events must end by 11:00p.m. and all guests must vacate the property by 11:30p.m. All vendors and temporary structures associated with the events shall be off the property by 12:00a.m.

County of Ventura

Planning Director Hearing
Case No. PL23-0100

54-2481 Fax (805) 654-2509

800 South Victoria Avenue

Exhibit 7 - Negative Declaration for CUP
PL13-0103



Weekday events would be limited to the afternoon and evening hours from 3:00pm to 11:00pm. No set-up for these events shall occur earlier than 1:00p.m. Weekday events must end by 11:00p.m. and guests must vacate the property by 11:30p.m. All vendors and temporary structures associated with the events shall be off the property by 12:00a.m. Outdoor patio lights and amplified music would be used during the proposed events.

Large events (4 per year):

The applicant requests that "large" weekend only events be authorized for up to 4 days per year. These "large" events would have up to 917 guests. The temporary parking lot for the proposed large events would be located on the west side of the property. This parking area ("Area B" on project plans) will be incorporated into an expanded CUP boundary. Area B is currently used for equestrian purposes (i.e. animal keeping). Other than the temporary parking use for 4 days per year, this area will continue to be used for equestrian purposes. These events would be limited to the hours of 10a.m. to 11:00p.m. No set-up for these events shall occur earlier than 8:00a.m. The events must end by 11:00p.m. and all guests must vacate the property by 11:30p.m. All vendors and temporary structures associated with the events shall be off the property by 12:00a.m. Outdoor patio lights and amplified music would be used during the proposed events.

There are currently 125 existing paved and 3 existing paved handicap spaces that will provide parking for the regular 56 events that are limited to a maximum of 232 guests. A minimum of 10 spaces shall be reserved for vendors and event staff (caterer, disc jockey, etc.) and a minimum of 106 parking spaces shall be reserved for the wedding party and their guests.

Area B can be used to provide an additional 316 unpaved parking spaces for the four large events. A minimum of 24 spaces shall be reserved for vendors and event staff (caterer, disc jockey, etc.) and a minimum of 417 spaces shall be reserved for the wedding party and their guests. For large events, arriving guests will enter the property through the southerly entrance (Cassar Lane) in order to prevent queuing on vehicles on Sunset Valley Road. Guests will exit through the main entrance to Rancho de Las Palmas.

Event staff will direct guests from Sunset Valley Road to the on-site parking lot during all events. Removable fencing in the Area B equestrian arena will be adjusted to accommodate traffic flow. Slow speeds will be enforced and dirt surfaces will be watered as necessary for dust suppression using a water truck. Event guests will not park in offsite locations. No construction of permanent buildings or structures is authorized by this CUP.

Wastewater disposal for all events will be accommodated with the use of portable restrooms.

All food and beverage service on site must be provided by self-sufficient, licensed catering services. Dishes, flatware, and glasses will be provided by the caterer or delivered by a rental company. Catered food must be prepared off-site and transported to the event site for each event. The food service provider must have a permit to operate from Ventura County Environmental Health Division.

In accordance with Section 15070 of the California Code of Regulations, the County of Ventura, RMA, Planning Division has determined that the proposed project will not have a significant effect on the environment, and a Negative Declaration has been prepared.

The public review period is from February 25, 2014, to March 19, 2014. The Initial Study/Negative Declaration is available for public review on-line at www.ventura.org/rma/planning (select "CEQA Environmental Review") or at the County of Ventura, RMA, Planning Division, 800 South Victoria Avenue, Ventura, California from 8:00 am to 5:00 pm Monday through Friday. The public is encouraged to submit written comments to Nicole Doner, no later than 5:00 p.m. on March 19, 2014 to the address listed above. Alternatively, you may fax your comments to (805) 654-2509 or e-mail the case planner at nicole.doner@ventura.org.



Brian R. Baca, Manager
Commercial/Industrial Permits Section

2-21-14

Date

county of ventura

NEGATIVE DECLARATION

A. PROJECT DESCRIPTION:

Entitlement: Minor Modification to Conditional Use Permit (CUP) No. LU06-0101 (Case No. PL13-0103)

Applicant: Dr. Mark Cassar 5449 Endeavour Court, Moorpark, CA 93021

Location: 3530 and 3566 Sunset Valley Road, Moorpark, CA 93021

Assessor's Parcel Nos.: (APNs) 500-0-410-275 and 285

Parcel Size: Total area: 12.35 acres, CUP Project Area: 6.83 acres

General Plan Designation: Open Space

Existing Zoning: Open Space, 40 acre minimum lot size (OS 40 ac)

Responsible and/or Trustee Agencies: N/A

Project Description: The applicant requests that a Minor Modification of Conditional Use Permit (CUP) LU06-0101 be granted to authorize the continued operation of a temporary event ("Festivals, Animals Shows and Similar Events, Temporary Outdoor") facility at the Rancho de Las Palmas property for an additional 10 years.

The applicant requests that temporary events be allowed 60 days per year. These would include 56 days at the current level of operation (with added weekday events) to be attended by a maximum of 232 guests and 4 events with a maximum of 917 guests as described below:

Regular events (56 days per year):

These events would be limited to a maximum of 232 guests and would utilize "Area A" as shown on project plans. The authorized events would occur on any day of the week. Events on weekends would be limited to the hours of 10a.m. to 11:00p.m. No set-up for these events shall occur earlier than 8:00a.m. Weekend events must end by 11:00p.m. and all guests must vacate the property by 11:30p.m. All vendors and temporary structures associated with the events shall be off the property by 12:00a.m.

Weekday events would be limited to the afternoon and evening hours from 3:00pm to 11:00pm. No set-up for these events shall occur earlier than 1:00p.m. Weekday events must end by 11:00p.m. and guests must vacate the property by 11:30p.m. All vendors and temporary structures associated



with the events shall be off the property by 12:00a.m. Outdoor patio lights and amplified music would be used during the proposed events.

Large events (4 per year):

The applicant requests that "large" weekend only events be authorized for up to 4 days per year. These "large" events would have up to 917 guests. The temporary parking lot for the proposed large events would be located on the west side of the property. This parking area ("Area B" on project plans) will be incorporated into an expanded CUP boundary. Area B is currently used for equestrian purposes (i.e. animal keeping). Other than the temporary parking use for 4 days per year, this area will continue to be used for equestrian purposes. These events would be limited to the hours of 10a.m. to 11:00p.m. No set-up for these events shall occur earlier than 8:00a.m. The events must end by 11:00p.m. and all guests must vacate the property by 11:30p.m. All vendors and temporary structures associated with the events shall be off the property by 12:00a.m. Outdoor patio lights and amplified music would be used during the proposed events.

There are currently 125 existing paved and 3 existing paved handicap spaces that will provide parking for the regular 56 events that are limited to a maximum of 232 guests. A minimum of 10 spaces shall be reserved for vendors and event staff (caterer, disc jockey, etc.) and a minimum of 106 parking spaces shall be reserved for the wedding party and their guests

Area B can be used to provide an additional 316 unpaved parking spaces for the four large events. A minimum of 24 spaces shall be reserved for vendors and event staff (caterer, disc jockey, etc.) and a minimum of 417 spaces shall be reserved for the wedding party and their guests. For large events, arriving guests will enter the property through the southerly entrance (Cassar Lane) in order to prevent queuing on vehicles on Sunset Valley Road. Guests will exit through the main entrance to Rancho de Las Palmas.

Event staff will direct guests from Sunset Valley Road to the on-site parking lot during all events. Removable fencing in the Area B equestrian arena will be adjusted to accommodate traffic flow. Slow speeds will be enforced and dirt surfaces will be watered as necessary for dust suppression using a water truck. Event guests will not park in offsite locations. No construction of permanent buildings or structures is authorized by this CUP.

Wastewater disposal for all events will be accommodated with the use of portable restrooms.

All food and beverage service on site must be provided by self-sufficient, licensed catering services. Dishes, flatware, and glasses will be provided by the caterer or delivered by a rental company. Catered food must be prepared off-site and transported to the event site for each event. The food service provider must have a permit to operate from Ventura County Environmental Health Division.

B. STATEMENT OF ENVIRONMENTAL FINDINGS:

State law requires the Resource Management Agency (RMA), Planning Division, as the lead agency for the proposed project, to prepare an Initial Study (environmental analysis) to determine if the proposed project could significantly affect the environment. Based on the findings contained in the attached Initial Study, it has been determined that the proposed project will not have a significant effect on the environment, and a Negative Declaration has been prepared.

C. PUBLIC REVIEW:

Legal Notice Method: Direct mailing to property owners within 300 feet of proposed project boundary, and a legal notice in the *Ventura County Star*.

Document Posting Period: February 25, 2014 through March 19, 2014

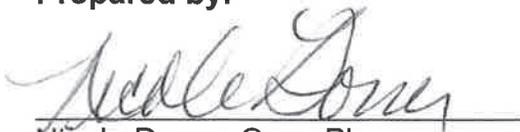
Public Review: The Initial Study/Negative Declaration is available for public review on-line at www.ventura.org/rma/planning (select "CEQA Environmental Review") or at the County of Ventura, Resource Management Agency, Planning Department, 800 South Victoria Avenue, Ventura, California from 8:00 am to 5:00 pm Monday through Friday.

Comments: The public is encouraged to submit written comments regarding this Initial Study/Negative Declaration no later than 5:00 p.m. on the last day of the document posting period to the case planner, Nicole Doner, at the County of Ventura, RMA, Planning Division, 800 South Victoria Avenue L#1740, Ventura, CA 93009. The Planning Division's FAX number is (805) 654-2509. You may also e-mail the case planner at nicole.doner@ventura.org.

D. CONSIDERATION AND APPROVAL OF THE NEGATIVE DECLARATION:

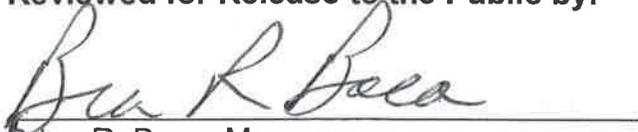
Prior to approving the project, the decision-making body of the Lead Agency must consider this Negative Declaration and all comments received during public review. That body shall approve the Negative Declaration if it finds that the project will not have a significant effect on the environment.

Prepared by:



Nicole Doner, Case Planner
(805) 654-5042

Reviewed for Release to the Public by:



Brian R. Baca, Manager
Commercial/Industrial Permits Section

**Recommended for Approval by
Lead Agency by:**

Kim L. Prillhart, Director
Ventura County Planning Division



County of Ventura Planning Division

800 South Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2488 • <http://www.ventura.org/rma/planning>

Initial Study for Cassar Temporary Wedding Events Conditional Use Permit Case No. PL13-0103

Section A – Project Description

1. **Project Case Number(s):** Minor Modification to Conditional Use Permit (CUP) No. LU06-0101 (Case No. PL13-0103)
2. **Name of Applicant:** Mark Cassar
3. **Project Location and Assessor's Parcel Number(s)** 3530 and 3566 Sunset Valley Road, Moorpark, CA 93021 - Assessor Parcel Numbers (APNs) 500-0-410-275 and 285
4. **General Plan Land Use Designation and Zoning Designation of the Project Site:**
 - a. **General Plan Land Use Designation:** Open Space
 - b. **Zoning Designation:** Open Space, 40 acre minimum lot size (OS 40 ac) zoning.
5. **Description of the Environmental Setting:** The subject parcel is located at 3530 and 3566 Sunset Valley Road in the unincorporated Tierra Rejada Valley area south of the City of Moorpark. The subject parcel is bounded on all sides by the unincorporated area of the County and by agricultural uses including Tierra Rejada Ranch and Underwood Family Farms along with rural residences. The subject property is relatively flat with a large lagoon and a small island. The existing use of the property is for agricultural purposes, specifically for equestrian use with a horse riding arena, barns, corrals and animal pens/stalls
6. **Project Description:** The applicant requests that a Minor Modification of Conditional Use Permit (CUP) LU06-0101 be granted to authorize the continued operation of a temporary event ("Festivals, Animals Shows and Similar Events, Temporary Outdoor") facility at the Rancho de Las Palmas property for an additional 10 years.

The applicant requests that temporary events be allowed 60 days per year. These would include 56 days at the current level of operation (with added weekday events) to be attended by a maximum of 232 guests and 4 events with a maximum of 917 guests as described below:

Regular events (56 days per year):

These events would be limited to a maximum of 232 guests and would utilize "Area A" as shown on project plans. The authorized events would occur on any day of the week. Events on weekends would be limited to the hours of 10a.m. to 11:00p.m. No set-up for these events shall occur earlier than 8:00a.m. Weekend events must end by 11:00p.m. and all guests must vacate the property by 11:30p.m. All vendors and temporary structures associated with the events shall be off the property by 12:00a.m.

Weekday events would be limited to the afternoon and evening hours from 3:00pm to 11:00pm. No set-up for these events shall occur earlier than 1:00p.m. Weekday events must end by 11:00p.m. and guests must vacate the property by 11:30p.m. All vendors and temporary structures associated with the events shall be off the property by 12:00a.m. Outdoor patio lights and amplified music would be used during the proposed events.

Large events (4 per year):

The applicant requests that "large" weekend only events be authorized for up to 4 days per year. These "large" events would have up to 917 guests. The temporary parking lot for the proposed large events would be located on the west side of the property. This parking area ("Area B" on project plans) will be incorporated into an expanded CUP boundary. Area B is currently used for equestrian purposes (i.e. animal keeping). Other than the temporary parking use for 4 days per year, this area will continue to be used for equestrian purposes. These events would be limited to the hours of 10a.m. to 11:00p.m. No set-up for these events shall occur earlier than 8:00a.m. The events must end by 11:00p.m. and all guests must vacate the property by 11:30p.m. All vendors and temporary structures associated with the events shall be off the property by 12:00a.m. Outdoor patio lights and amplified music would be used during the proposed events.

There are currently 125 existing paved and 3 existing paved handicap spaces that will provide parking for the regular 56 events that are limited to a maximum of 232 guests. A minimum of 10 spaces shall be reserved for vendors and event staff (caterer, disc jockey, etc.) and a minimum of 106 parking spaces shall be reserved for the wedding party and their guests

Area B can be used to provide an additional 316 unpaved parking spaces for the four large events. A minimum of 24 spaces shall be reserved for vendors and event staff (caterer, disc jockey, etc.) and a minimum of 417 spaces shall be reserved for the wedding party and their guests. For large events, arriving

guests will enter the property through the southerly entrance (Cassar Lane) in order to prevent queuing on vehicles on Sunset Valley Road. Guests will exit through the main entrance to Rancho de Las Palmas.

Event staff will direct guests from Sunset Valley Road to the on-site parking lot during all events. Removable fencing in the Area B equestrian arena will be adjusted to accommodate traffic flow. Slow speeds will be enforced and dirt surfaces will be watered as necessary for dust suppression using a water truck. Event guests will not park in offsite locations. No construction of permanent buildings or structures is authorized by this CUP.

Wastewater disposal for all events will be accommodated with the use of portable restrooms.

All food and beverage service on site must be provided by self-sufficient, licensed catering services. Dishes, flatware, and glasses will be provided by the caterer or delivered by a rental company. Catered food must be prepared off-site and transported to the event site for each event. The food service provider must have a permit to operate from Ventura County Environmental Health Division.

7. **List of Responsible and Trustee Agencies:** None

8. **Methodology for Evaluating Cumulative Impacts:** To evaluate the cumulative impacts of the proposed project, the following pending and recently approved projects located within a five mile radius of the proposed project have been evaluated.(Attachment 3, Map of Projects).

Permit Case No.	Permit Type	Description
PL13-0088	Minor Modification to CUP - LU09-0069	A 10-year time extension of the CUP for "Festivals, Animal Shows and Similar Events, Temporary Outdoor," specifically temporary, outdoor events.
PL13-0146	Permit Adjustment to CUP-4492/LU08-0054	Request to increase the size of the Phase II administration/laboratory building from 4,000 sq. ft. to 5,040 sq. ft. and to relocate the footprint of the building approximately 300 feet to the northwest of the originally planned pad.

Permit Case No.	Permit Type	Description
PL13-0113	Conditional Use Permit 5012	Changes to an existing wireless communication facility at 3046 Ventavo Road in Moorpark
PL13-0138	Planned Development Permit	Four lot, lot line adjustment, 3 vacant lots and 1 developed lot.
PL13-0132	Conditional Use Permit	CUP for a shooting range operated by and for the City of Simi Valley Police Department.
SD4410	Tentative Tract Map	Request to subdivide five (5) legal lots totaling approximate 50.0 acres into fifteen (15) parcels for future residential construction
SD06-0041	Parcel Map Waiver-Large Lot Subdivision	Request to subdivide four parcels.
SD09-0025	Vesting Tentative Tract Map No. 5837 (SD09-0025)	Request to subdivide a 584.5 acre property into 39 lots.
LU10-0087	Minor Modification to Conditional Use Permit (CUP) 4915	20 year time extension to the CUP to allow existing (installed without permits) accessory structures and to modify water mitigation measure.
PL12-0129	Tentative parcel map	A request for the residential subdivision of an approximately 138.63 acre property into three residential lots of approximately 49.70 acres, 44.65 acres, and 44.27 acres.
LU12-0005	Minor Modification to CUP.	A request for a 20-year time extension to Conditional Use Permit no. 5193 (CUP) for agricultural accessory structures exceeding 2,000 sq. ft. on a 4.84 acre property.

Section B – Initial Study Checklist and Discussion of Responses¹

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
RESOURCES:								
1. Air Quality (VCAPCD)								
Will the proposed project:								
a) Exceed any of the thresholds set forth in the air quality assessment guidelines as adopted and periodically updated by the Ventura County Air Pollution Control District (VCAPCD), or be inconsistent with the Air Quality Management Plan?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 1 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

1a. - Regional Air Quality Impacts

Based on information provided by the applicant, air quality impacts would be below the 25 pounds per day threshold for reactive organic compounds and oxides of nitrogen as described in the Ventura County Air Quality Assessment Guidelines (2000). Therefore, the project would have a less than significant impact on regional air quality.

1b. - Local Air Quality Impacts

Based on information in the project application, the proposed project would generate local air quality impacts, but those impacts are expected to be less than significant with the imposition of standard conditions of approval.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS

¹ The threshold criteria in this Initial Study are derived from the *Ventura County Initial Study Assessment Guidelines* (April 26, 2011). For additional information on the threshold criteria (e.g., definitions of issues and technical terms, and the methodology for analyzing each impact), please see the *Ventura County Initial Study Assessment Guidelines*.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2A. Water Resources – Groundwater Quantity (WPD)								
Will the proposed project:								
1) Directly or indirectly decrease, either individually or cumulatively, the net quantity of groundwater in a groundwater basin that is overdrafted or create an overdrafted groundwater basin?		X				X		
2) In groundwater basins that are not overdrafted, or are not in hydrologic continuity with an overdrafted basin, result in net groundwater extraction that will individually or cumulatively cause overdrafted basin(s)?		X				X		
3) In areas where the groundwater basin and/or hydrologic unit condition is not well known or documented and there is evidence of overdraft based upon declining water levels in a well or wells, propose any net increase in groundwater extraction from that groundwater basin and/or hydrologic unit?		X				X		
4) Regardless of items 1-3 above, result in 1.0 acre-feet, or less, of net annual increase in groundwater extraction?		X				X		
5) Be consistent with the applicable General Plan Goals and Policies for Item 2A of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

2A-1, 2A-3 and 2A-4 Pursuant to the Ventura County Initial Study Assessment Guidelines (September 2000) and according to Certified Hydro-geologist Brian R Baca (CHG 398), project-generated increases in groundwater use are estimated to be less than 0.2 AFY. This increase in demand is negligible and would not measurably affect the underlying groundwater basin. Thus, impacts on groundwater resources would be less than significant. Therefore, project generated and cumulative impacts on groundwater quantity will be less than significant.

2A-2. The minimal increase in water demand (0.2 AFY) does not have the potential to cause or substantially increase the overdraft of any groundwater basin.

Source Document: *Ventura County Initial Study Assessment Guidelines (September 2000) and memorandum from Gerhardt Hubner, PWA, Watershed Protection District dated April 23, 2008.*

2A-5. The proposed project will be consistent with the applicable General Plan Policies for Item 2A of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2B. Water Resources - Groundwater Quality (WPD)								
Will the proposed project:								
1) Individually or cumulatively degrade the quality of groundwater and cause groundwater to exceed groundwater quality objectives set by the Basin Plan?		X				X		
2) Cause the quality of groundwater to fail to meet the groundwater quality objectives set by the Basin Plan?		X				X		
3) Propose the use of groundwater in any capacity and be located within two miles of the boundary of a former or current test site for rocket engines?		X				X		
4) Be consistent with the applicable General Plan Goals and Policies for Item 2B of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

2B-1 The proposed project will not individually or cumulatively degrade the quality of groundwater and cause groundwater to exceed groundwater quality objectives set by the Basin Plan.

2B-2. The proposed project will not cause the quality of groundwater to fail to meet the groundwater quality objectives set by the Basin Plan

2B-3. Pursuant to the Ventura County Initial Study Assessment Guidelines (September 2000) and according to Certified Hydro-geologist, Brian R Baca (CHG-398), the project would involve an increase in water demand of only 0.2 AFY. The project site is not, however, located within 2 miles of a test site for rocket engines.

2B-4. The proposed project will be consistent with the applicable General Plan Goals and Policies for Item 28 of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2C. Water Resources - Surface Water Quantity (WPD)								
Will the proposed project:								
1) Increase surface water consumptive use (demand), either individually or cumulatively, in a fully appropriated stream reach as designated by SWRCB or where unappropriated surface water is unavailable?		X				X		
2) Increase surface water consumptive use (demand) including but not limited to diversion or dewatering downstream reaches, either individually or cumulatively, resulting in an adverse impact to one or more of the beneficial uses listed in the Basin Plan?		X				X		
3) Be consistent with the applicable General Plan Goals and Policies for Item 2C of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

2C-1.and 2C-2: The only surface water that would be used by the project would be a portion of the water delivered by the Camrosa Water District. The minimal demand of

the (0.2 AFY) would not measurably affect the surface supplies purchased and sold by Camrosa.

Source Document: Ventura County Initial Study Assessment Guidelines (September 2000) and memorandum from Sergio Vargas, PWA, Watershed Protection District, dated April 15, 2008.

2C-3. The proposed project will be consistent with the applicable General Plan Goals and Policies for Item 2C of the Initial Study Assessment Guidelines

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2D. Water Resources - Surface Water Quality (WPD)								
Will the proposed project:								
1) Individually or cumulatively degrade the quality of surface water causing it to exceed water quality objectives as contained in Chapter 3 of the three Basin Plans?		X				X		
2) Directly or indirectly cause storm water quality to exceed water quality objectives or standards in the applicable MS4 Permit or any other NPDES Permits?		X				X		
3) Be consistent with the applicable General Plan Goals and Policies for Item 2D of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

2D-1. The proposed project will not individually or cumulatively degrade surface water quality, causing it to exceed water quality objectives as contained in Chapter 3 of the Los Angeles Basin Plan as applicable for this area. Surface Water Quality is deemed Less than Significant (LS) because the proposed project is not expected to result in a violation of any surface water quality standards as defined in the Los Angeles Basin.

Source Document: *Ventura County Initial Study Assessment Guidelines (September 2000) and memorandum from Sergio Vargas, PWA, Watershed Protection District, dated February 11, 2014.*

2D-2 To ensure compliance with the Ventura Countywide Municipal Stormwater NPDES Permit CAS004002, the applicant will be required to include Best Management Practices (BMPs) designed to ensure appropriate trash and waste management practices are implemented so that trash does not enter the Tierra Rejada Creek and adjacent storm drains along the County maintained Sunset Valley Road. Additionally, the applicant will be required to appropriately locate and maintain the portable toilets using BMPs designed to ensure the avoidance of potential runoff to the nearby Creek and Sunset Valley Road’s storm drain system. The proposed project will not individually or cumulatively exceed the threshold for significance for water quality objectives and standards in the applicable MS4 Permit (Ventura Countywide Municipal Stormwater NPDES Permit CAS004002) or any other NPDES Permits. Therefore, the project is expected to have a Less than Significant (LS) impact.

2D-3. The proposed project is consistent with the applicable General Plan Goals and Policies for ISAG Item 2d.

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
3A. Mineral Resources – Aggregate (Plng.)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Be located on or immediately adjacent to land zoned Mineral Resource Protection (MRP) overlay zone, or adjacent to a principal access road for a site that is the subject of an existing aggregate Conditional Use Permit (CUP), and have the potential to hamper or preclude extraction of or access to the aggregate resources?	X				X			
2) Have a cumulative impact on aggregate resources if, when considered with other pending and recently approved projects in the area, the project hampers or precludes extraction or access to identified resources?					X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 3A of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

3A-1 and 3A-2: The project site is not located within a Mineral Resource Zone designated by the State and is not zoned for “mineral resource protection.” The proposed project would not affect any current aggregate extraction (mining) operation and is not located along a road used to transport mining materials. Therefore, the proposed project would have no adverse impact on mineral resources. The existing, built-out project site creates no cumulative impacts to Aggregate Mineral Resources.

Source Document: Ventura County General Plan (2005), Resources Appendix, Figure 1.4.6 (page 51).

3A-3. The applicable General Plan Goals and Policies for Item 3A of the Initial Study Assessment Guidelines are: Resources Goals 1.4.1-1, 1.4.1-2, and 1.4.1-3, and Resources Policies 1.4.2-6, 1.4.2-7, and 1.4.2-8. Based on the discussion in items 3A-1 and 3A-2 above, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 3A of the Initial Study Assessment Guidelines. Therefore, the proposed project will have no impact on aggregate mineral resources.

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
3B. Mineral Resources – Petroleum (PIng.)								
Will the proposed project:								
1) Be located on or immediately adjacent to any known petroleum resource area, or adjacent to a principal access road for a site that is the subject of an existing petroleum CUP, and have the potential to hamper or preclude access to petroleum resources?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 3B of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

3B-1. There are no permitted oil and gas production facilities in the vicinity of the proposed project site. The operation of the proposed event facility would not preclude access to petroleum resources should any be discovered in the future. The proposed project would create a demand for petroleum resources, due primarily to the use of gasoline for vehicle trips. However, as stated in the Ventura County Initial Study Assessment Guidelines (September 2000), no individual project would have a significant impact on the demand for petroleum resources because: “Petroleum resources are considered a world-wide, national and state-wide resource that is beyond the scope of local governments to effectively manage or control.” Therefore, the project would have no adverse impact on petroleum resources.

Source Document: Ventura County Initial Study Assessment Guidelines (September 2000) and Ventura County General Plan, Resources Appendix (2005).

3B-2. The applicable General Plan Goals and Policies for Item 38 of the Initial Study Assessment Guidelines are: Resources Goals 1.4.1-1, 1.4.1-2, 1.4.1-3, and 1.4.1-4, and Resources Policies 1.4.2-1, 1.4.2-4, 1.4.2-5, 1.4.2-6, 1.4.2-8, and 1.4.2-9. Based on the above discussion, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 3B of the Initial Study Assessment Guidelines.

Therefore, the proposed project will have a less than significant impact on mineral resources - petroleum.

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4. Biological Resources								
4A. Species								
Will the proposed project, directly or								
1) Impact one or more plant species by reducing the species' population, reducing the species' habitat, fragmenting its habitat, or restricting its reproductive capacity?		X				X		
2) Impact one or more animal species by reducing the species' population, reducing the species' habitat, fragmenting its habitat, or restricting its reproductive capacity?		X				X		

Impact Discussion:

4A-1 and 4A-2. The project is not expected to have any impacts on Biological Resources relating to endangered, threatened or rare species, wetland habitat, coastal habitat, or migration corridors. The proposed wedding events are temporary and would be located within an area that is currently developed, lacks sensitive habitat, and does not support sensitive species. Thus, the project will not result in a potentially significant impact on Biological Resources.

Source Document: Ventura County Initial Study Assessment Guidelines (September 2000).

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4B. Ecological Communities - Sensitive Plant Communities								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Temporarily or permanently remove sensitive plant communities through construction, grading, clearing, or other activities?		X				X		
2) Result in indirect impacts from project operation at levels that will degrade the health of a sensitive plant community?		X				X		

Impact Discussion:

4B-1 and 4B-2. The proposed wedding events are temporary and would be located within an area that is currently developed, lacks sensitive habitat, and does not support sensitive species. Thus, the project would not result in potentially significant impacts on Biological Resources.

Source Document: Ventura County Initial Study Assessment Guidelines (September 2000).

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4C. Ecological Communities - Waters and Wetlands								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Cause any of the following activities within waters or wetlands: removal of vegetation; grading; obstruction or diversion of water flow; change in velocity, siltation, volume of flow, or runoff rate; placement of fill; placement of structures; construction of a road crossing; placement of culverts or other underground piping; or any disturbance of the substratum?		X				X		
2) Result in disruptions to wetland or riparian plant communities that will isolate or substantially interrupt contiguous habitats, block seed dispersal routes, or increase vulnerability of wetland species to exotic weed invasion or local extirpation?		X				X		
3) Interfere with ongoing maintenance of hydrological conditions in a water or wetland?		X				X		
4) Provide an adequate buffer for protecting the functions and values of existing waters or wetlands?		X				X		

Impact Discussion:

4C-1, 4C-2, 4C-3, and 4C-4: No wetlands or riparian plant communities exist on the project site. The proposed project largely involves the continuation of an existing use that will not cause any new impacts on Biological Resources.

Source Document: Ventura County Initial Study Assessment Guidelines (September 2000).

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4D. Ecological Communities - ESHA (Applies to Coastal Zone Only)								
Will the proposed project:								
1) Temporarily or permanently remove ESHA or disturb ESHA buffers through construction, grading, clearing, or other activities and uses (ESHA buffers are within 100 feet of the boundary of ESHA as defined in Section 8172-1 of the Coastal Zoning Ordinance)?		X				X		
2) Result in indirect impacts from project operation at levels that will degrade the health of an ESHA?		X				X		

Impact Discussion:

4D-1. and 4D-2: This project is not located within the Coastal Zone delineated in the adopted County Coastal Area Plan. Therefore, this project would have no adverse impact on the ESHA.

Source Document: Ventura County Coastal Area Plan (2002).

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4E. Habitat Connectivity								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Remove habitat within a wildlife movement corridor?		X				X		
2) Isolate habitat?		X				X		
3) Construct or create barriers that impede fish and/or wildlife movement, migration or long term connectivity or interfere with wildlife access to foraging habitat, breeding habitat, water sources, or other areas necessary for their reproduction?		X				X		
4) Intimidate fish or wildlife via the introduction of noise, light, development or increased human presence?		X				X		

Impact Discussion:

4E-1, 4E-2, 4E-3, and 4E-4. A drainage ditch exists along the eastern boundary of the project site. This ditch serves as a wildlife movement corridor. The proposed project largely involves the continuation of an existing use. The proposed changes in the facility would not substantially increase or exacerbate any ongoing effects on wildlife that may migrate past the site. The project site is currently developed and the continued use of the site would not involve any direct effects on Biological resources. No habitat within a wildlife corridor would be removed and no new barriers to wildlife movement would be erected. Thus, impacts on habitat connectivity will be less than significant.

Source Document: Ventura County Initial Study Assessment Guidelines (September 2000).

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4F. Will the proposed project be consistent with the applicable General Plan Goals and Policies for Item 4 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

4F. The proposed project is consistent with the goals and policies in the Ventura County General Plan (2005),

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
5A. Agricultural Resources – Soils (Plng.)								
Will the proposed project:								
1) Result in the direct and/or indirect loss of soils designated Prime, Statewide Importance, Unique or Local Importance, beyond the threshold amounts set forth in Section 5a.C of the Initial Study Assessment Guidelines?		X				X		
2) Involve a General Plan amendment that will result in the loss of agricultural soils?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 5A of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

5A-1. The proposed project area is not on land classified as farmland on the California Department of Conservation/Ventura County RMA-GIS Important Farmland Mapping Systems. No thresholds of significance will be exceeded by the proposed project. Therefore, no adverse impacts on agricultural soils are expected.

Source Document: Ventura County General Plan (2005), Unified Mapping System Maps, Ventura County Initial Study Assessment Guidelines (September 2000), and memorandum from the Agricultural Commissioner's Office, dated April 4, 2008.

5A-2. The proposed project will not involve a General Plan amendment that would result in a loss of agricultural soils.

5A-3. The applicable General Plan Goals and Policies for Item 5A of the Initial Study Assessment Guidelines are: Resources Goal 1.6.1-1, and Resources Policies 1.6.2-1, 1.6.2-4. Based on the above discussion, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 5A of the Initial Study Assessment Guidelines. Therefore, the proposed project will have a less than significant impact on agricultural resources - soils.

Cumulative Impacts. Neither the Agricultural Policy Advisory Committee nor the Agricultural Commissioner currently has any policies limiting Temporary Outdoor Events for the protection of agricultural resources. There are no observable cumulative impacts in the area. For the reasons stated above, the project's contribution to any cumulative impacts would be less than significant.

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
5B. Agricultural Resources - Land Use Incompatibility (PIng.)								
Will the proposed project:								
1) If not defined as Agriculture or Agricultural Operations in the zoning ordinances, be closer than the threshold distances set forth in Section 5b.C of the Initial Study Assessment Guidelines?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 5b of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

5B-1. The evaluation pertains to the introduction of incompatible land uses in proximity of off-site agricultural lands and off-site crop production. The threshold of significance is

a distance (setback) of 300 feet between new non-agricultural structures or use areas and offsite areas that are used or classified as Important Farmland on the Ventura County Important Farmland Inventory Map (2008).

There are a variety of Important Farmland soils located adjacent to the project site. Prime, statewide and unique soils are located east, west and south of the parcel boundary. Crops are under production on lands immediately east, west, south and north.

The proposed project involves the operation of a temporary event (“Festivals, Animals Shows and Similar Events, Temporary Outdoor”) facility. The temporary events would occur less than 300 feet from the adjacent agricultural lands. Thus, at first look, impacts on agricultural resources would potentially result for the operation of this facility.

Although the proposed project is non-agricultural, individuals will not be continuously present in the event areas that are within 300 feet of the common boundary lines shared with off-site Important Farmlands. Approximately half of the event areas are located less than 300 feet from off- site agriculture. Additionally, the facility would operate on a limited schedule with a maximum 60 days per year. To assure that potential conflicts are minimized, the following condition will be imposed on the project:

Purpose In order to minimize potential conflicts between a non-agricultural event use and adjacent agricultural operations, the Permittee shall provide notification of all temporary events.

Requirement: The Permittee shall notify the owner(s) of each agriculturally zoned property located within 300 feet of the project parcel of all temporary events to be held at the proposed facility.

Documentation: The Permittee shall provide a written schedule of planned temporary events to the owners of all adjacent agriculturally zoned land. This schedule shall specify the date, time, type and attendance of each event. The Permittee shall maintain a record of all events held at the facility to be made available to the County Planning Division upon request.

Timing: The required schedule shall be regularly updated such that notice is provided a minimum of 30 days prior to each event.

Monitoring: In accordance with the Non-Coastal Zoning Ordinance, the Planning Division will periodically review the operation of the permitted facility for compliance with the terms and conditions of the conditional use permit. The Planning Division has the authority to initiate enforcement actions if a lack of compliance is identified through public complaints or discovered during required periodic review.

In addition, the applicant will be subject to a condition of approval that will require all temporary events to be setback 50 feet from the eastern property line.

The proposed changes in the facility operations from the current condition primarily involve the conduct of four large events per year. The remainder of the project constitutes a continuation of the existing operation. Given the temporary nature of the events, the limited increase in operational intensity, and implementation of the conditions of approval noted above, project-specific and cumulative impacts to the placement of incompatible land uses near agricultural operations will be less than significant.

Source Document: Ventura County General Plan (2005), Unified Mapping System Maps, the Ventura County Initial Study Assessment Guidelines (September 2000), and memorandum from the Agricultural Commissioner's Office, dated April 4, 2008.

5B-2. The proposed project is consistent with the goals and policies in the Ventura County General Plan (2005) for Item 5B of the Initial Study Assessment Guidelines, because agricultural resources will not be affected by this project.

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
6. Scenic Resources (PIng.)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Be located within an area that has a scenic resource that is visible from a public viewing location, and physically alter the scenic resource either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable future projects?	X				X			
b) Be located within an area that has a scenic resource that is visible from a public viewing location, and substantially obstruct, degrade, or obscure the scenic vista, either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable future projects?	X				X			
c) Be consistent with the applicable General Plan Goals and Policies for Item 6 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

6a, 6b, and 6c. The proposed project involves the continued operation of an existing facility. No new construction is proposed. Thus, there will be no change in the appearance of the project site as seen from public viewing areas. The proposed project is consistent with the goals and policies in the Ventura County General Plan (2005) for Item 6 of the Initial Study Assessment Guidelines.

Source Document: Ventura County General Plan Resources Appendix (2005), Figure 1.7.2a and the Ventura County Initial Study Assessment Guidelines (September 2000).

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
7. Paleontological Resources								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) For the area of the property that is disturbed by or during the construction of the proposed project, result in a direct or indirect impact to areas of paleontological significance?	X				X			
b) Contribute to the progressive loss of exposed rock in Ventura County that can be studied and prospected for fossil remains?	X				X			
c) Be consistent with the applicable General Plan Goals and Policies for Item 7 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

7a., 7b, and 7c.: The proposed project would not involve ground disturbance activities or the construction of permanent structures. Thus, no impacts on paleontological resources would occur with project implementation. The proposed project is consistent with the goals and policies in the Ventura County General Plan (2005), Section 1.8 – Paleontological and Cultural Resources.

Source Document: Ventura County General Plan (2005) and the Ventura County Initial Study Assessment Guidelines (September 2000).

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
8A. Cultural Resources - Archaeological								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Demolish or materially alter in an adverse manner those physical characteristics that account for the inclusion of the resource in a local register of historical resources pursuant to Section 5020.1(k) requirements of Section 5024.1(g) of the Public Resources Code?	X				X			
2) Demolish or materially alter in an adverse manner those physical characteristics of an archaeological resource that convey its archaeological significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for the purposes of CEQA?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 8A of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

8A-1., 8A -2 and 8A- 3: The proposed project would not involve ground disturbance activities or the construction of permanent structures. Thus, no impacts on archeological resources would occur with project implementation. The proposed project is consistent with the goals and policies in the Ventura County General Plan (2005), Section 1.8 – Paleontological and Cultural Resources.

Source Document: Ventura County General Plan (2005) and the Ventura County Initial Study Assessment Guidelines (September 2000).

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
8B. Cultural Resources – Historic (PIng.)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Demolish or materially alter in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources?	X				X			
2) Demolish or materially alter in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the Public Resources Code or its identification in a historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code?	X				X			
3) Demolish or materially alter in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA?	X				X			
4) Demolish, relocate, or alter an historical resource such that the significance of the historical resource will be impaired [Public Resources Code, Sec. 5020(q)]?	X				X			

Impact Discussion:

8B-1. 8B-2. 8B-3. and 8B-4. The proposed project would not involve ground disturbance activities or the construction of permanent structures. No structures will be altered or demolished. Thus, no impacts on historic resources would occur with project implementation. The proposed events are consistent with the goals and policies in the Ventura County General Plan (2005), Section 1.8 – Paleontological and Cultural Resources.

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
9. Coastal Beaches and Sand Dunes								
Will the proposed project:								
a) Cause a direct or indirect adverse physical change to a coastal beach or sand dune, which is inconsistent with any of the coastal beaches and coastal sand dunes policies of the California Coastal Act, corresponding Coastal Act regulations, Ventura County Coastal Area Plan, or the Ventura County General Plan Goals, Policies and Programs?	X				X			
b) When considered together with one or more recently approved, current, and reasonably foreseeable probable future projects, result in a direct or indirect, adverse physical change to a coastal beach or sand dune?					X			
c) Be consistent with the applicable General Plan Goals and Policies for Item 9 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

9a, 9b, and 9c.

This project is not located within the Coastal Zone as delineated in the County Coastal Area Plan. Therefore, this project would have no impact on the coastal beaches and sand dunes.

Source Document: *Ventura County Coastal Area Plan (2002).*

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
10. Fault Rupture Hazard (PWA)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Be at risk with respect to fault rupture in its location within a State of California designated Alquist-Priolo Special Fault Study Zone?	X							
b) Be at risk with respect to fault rupture in its location within a County of Ventura designated Fault Hazard Area?	X							
c) Be consistent with the applicable General Plan Goals and Policies for Item 10 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

10a , 10b and 10c: There are no known active or potentially active faults extending through the project site based on the State of California Earthquake Fault Zones in accordance with the Alquist Priolo Earthquake Fault Zoning Act, and Ventura County General Plan Hazards Appendix – Figure 2.2.3b. Furthermore, no proposed habitable structures are within 50 feet of a mapped trace of an active fault. There is no impact (N) from potential fault rupture hazard.

The proposed events are consistent with the goals and policies in the Ventura County General Plan (2005). Therefore, there would be no adverse impacts relating to fault rupture.

Source Document: Ventura County General Plan (2005) and the Ventura County Initial Study Assessment Guidelines (September 2000).

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
11. Ground Shaking Hazard (PWA)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Be built in accordance with all applicable requirements of the Ventura County Building Code?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 11 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

11a.

The primary geologic hazard relative to site development is ground shaking from earthquakes originating outside of the site area. The site is located within an active seismic area where past earthquakes have caused considerable ground shaking. However, the proposed project would not involve ground disturbance activities or the construction of permanent structures. Moreover, the wedding events would be periodic and of a non-permanent nature, and would not result in a permanent increase in population onsite that would be exposed to ground shaking hazards. Therefore, adverse impacts related to ground shaking, would be considered to be less than significant.

The hazards from ground shaking will affect each project individually; and no cumulative ground shaking hazard will occur as a result of other approved, proposed, or probable projects.

Source Document: Memorandum from Brian Trushinski, PWA, Engineering Services Department, Development & Inspection Services Division, dated April 21, 2008.

11b. The property will be subject to moderate to strong ground shaking from seismic events on local and regional fault systems. The County of Ventura Building code adopted from the California Building Code, dated 2010, Chapter 16, Division IV requires the structures be designed to withstand this ground shaking. There are no habitable structures associated with this application, the effects of ground shaking are considered to be less than significant (LS).

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**	Cumulative Impact Degree Of Effect**
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	N	LS	PS-M	PS	N	LS	PS-M	PS
12. Liquefaction Hazards (PWA)								
Will the proposed project:								
a) Expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving liquefaction because it is located within a Seismic Hazards Zone?		X						
b) Be consistent with the applicable General Plan Goals and Policies for Item 12 of the Initial Study Assessment Guidelines?		X			X			

Impact Discussion:

12a.

Pursuant to the Countywide General Plan, Hazards Appendix, Figure 2.6, the proposed project is not located in a Liquefaction Zone; potential hazards due to liquefaction would be negligible. Therefore, no adverse impacts relating to liquefaction hazards are anticipated.

The hazards from liquefaction will affect each project individually; and no cumulative liquefaction hazard will occur as a result of other approved, proposed, or probable projects.

Source Document: Ventura County General Plan (2005) and the Ventura County Initial Study Assessment Guidelines (September 2000).

12b. The proposed project would be consistent with General Plan policies that relate to liquefaction hazards.

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
13. Seiche and Tsunami Hazards (PWA)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Be located within about 10 to 20 feet of vertical elevation from an enclosed body of water such as a lake or reservoir?	X							
b) Be located in a mapped area of tsunami hazard as shown on the County General Plan maps?	X							
c) Be consistent with the applicable General Plan Goals and Policies for Item 13 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

13a. The site is not located adjacent to a closed or restricted body of water based on aerial imagery review (photos dated December 2011, aerial imagery is under the copyrights of Pictometry. Pursuant to the Countywide General Plan, Hazards Appendix, Figure 2.6, the proposed project is not located in a Tsunami and/or Seiches Zone

13b. The project is not mapped within a tsunami inundation zone based on the Ventura County General Plan, Hazards Appendix Figure 2.6. There is no impact (N) from potential hazards from tsunami.

The hazards from seiche and tsunami will affect each project individually; and no cumulative seiche and tsunami hazard will occur as a result of other approved, proposed, or probable projects.

13c. The project would be consistent with applicable General Plan policies related to tsunami and seiche hazards.

Source Document: Ventura County General Plan (2005) and the Ventura County Initial Study Assessment Guidelines (September 2000). Pictometry@, December 2011

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
14. Landslide/Mudflow Hazard (PWA)								
Will the proposed project:								
a) Result in a landslide/mudflow hazard, as determined by the Public Works Agency Certified Engineering Geologist, based on the location of the site or project within, or outside of mapped landslides, potential earthquake induced landslide zones, and geomorphology of hillside terrain?	X							
b) Be consistent with the applicable General Plan Goals and Policies for Item 14 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

14a. and 14b.

Pursuant to the Countywide General Plan, Hazards Appendix, Figure 2.9, the proposed project is not located in a landslide and/or mudslide zone. Therefore, no adverse impacts relating to landslides/mudslides are anticipated.

The hazards from landslides/mudslides will affect each project individually; and no cumulative landslide/mudslide hazard will occur as a result of other approved, proposed, or probable projects.

Source Document: Ventura County General Plan (2005) and the Ventura County Initial Study Assessment Guidelines (September 2000).

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
15. Expansive Soils Hazards (PWA)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving soil expansion because it is located within a soils expansive hazard zone or where soils with an expansion index greater than 20 are present?	X							
b) Be consistent with the applicable General Plan Goals and Policies for Item 15 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

15a and 15b. The proposed project would not involve ground disturbance activities or the construction of permanent structures. Therefore, there would be no adverse impact relating to expansive soils.

The hazards from expansive soils will affect each project individually; and no cumulative expansive soils hazard will occur as a result of other approved, proposed, or probable projects.

Source Document: Memorandum from Brian Trushinski, PWA, Engineering Services Department, Development & Inspection Services Division, dated April 21, 2008.

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
16. Subsidence Hazard (PWA)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving subsidence because it is located within a subsidence hazard zone?	X							
b) Be consistent with the applicable General Plan Goals and Policies for Item 16 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

16a. The proposed project would not involve ground disturbance activities or the construction of permanent structures. Therefore, there would be no adverse impact relating to subsidence and expansion.

The hazards from subsidence will affect each project individually; and no cumulative subsidence hazard will occur as a result of other approved, proposed, or probable projects.

Source Document: Memorandum from Brian Trushinski, PWA, Engineering Services Department, Development & Inspection Services Division, dated April 21, 2008.

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
17a. Hydraulic Hazards – Non-FEMA (PWA)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Result in a potential erosion/siltation hazard and flooding hazard pursuant to any of the following documents (individually, collectively, or in combination with one another): <ul style="list-style-type: none"> • 2007 Ventura County Building Code Ordinance No.4369 • Ventura County Land Development Manual • Ventura County Subdivision Ordinance • Ventura County Coastal Zoning Ordinance • Ventura County Non-Coastal Zoning Ordinance • Ventura County Standard Land Development Specifications • Ventura County Road Standards • Ventura County Watershed Protection District Hydrology Manual • County of Ventura Stormwater Quality Ordinance, Ordinance No. 4142 • Ventura County Hillside Erosion Control Ordinance, Ordinance No. 3539 and Ordinance No. 3683 • Ventura County Municipal Storm Water NPDES Permit • State General Construction Permit • State General Industrial Permit • National Pollutant Discharge Elimination System (NPDES)? 	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 17A of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

17A-1. There are no proposed changes to the site drainage. Therefore, there are no impacts to Non FEMA Flood Hazards.

17A-2. There are no proposed changes to the site drainage. The project is consistent with the General Plan

The proposed project would not involve ground disturbance activities or the construction of permanent structures. Therefore, no adverse impacts relating to erosion/siltation are anticipated.

Source Document: Ventura County Initial Study Assessment Guidelines (September 2000) and memorandum from Sergio Vargas, PWA, Watershed Protection District, dated April 15, 2008.

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
17b. Hydraulic Hazards – FEMA (WPD)								
Will the proposed project:								
1) Be located outside of the boundaries of a Special Flood Hazard Area and entirely within a FEMA-determined 'X-Unshaded' flood zone (beyond the 0.2% annual chance floodplain: beyond the 500-year floodplain)?		X				X		
2) Be located outside of the boundaries of a Special Flood Hazard Area and entirely within a FEMA-determined 'X-Shaded' flood zone (within the 0.2% annual chance floodplain: within the 500-year floodplain)?		X				X		
3) Be located, in part or in whole, within the boundaries of a Special Flood Hazard Area (1% annual chance floodplain: 100-year), but located entirely outside of the boundaries of the Regulatory Floodway?		X				X		
4) Be located, in part or in whole, within the boundaries of the Regulatory Floodway, as determined using the 'Effective' and latest available DFIRMs provided by FEMA?		X				X		
5) Be consistent with the applicable General Plan Goals and Policies for Item 17B of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

17B-1 through B-4. The easterly property boundaries for both subject parcels are located in a Federal Emergency Management Agency (FEMA) mapped "Approximate/Unnumbered A Zone" 1% annual chance (100-year) floodplain as evidenced on the Digital Flood Insurance Rate Map (DFIRM) No. 06111C0838E, Panel 0838 of 1275, Effective date: January 20, 2010. The majority of both parcels are mapped in an "X Zone" which is out of the 1% annual chance floodplain.

It is understood from the PL13-0103 project description that the applicant is proposing no physical changes to the site and that there will be no increase in impervious area. Since no physical changes are proposed to the site, the impacts of the project related to flood hazards will be Less than Significant (LS). A Floodplain Development Permit is therefore, not required. However, a Floodplain Clearance will be required prior to the issuance of a Zoning Clearance for Use Inauguration.

17b 5. Through the issuance of a Floodplain Clearance from the County Public Works Agency, the proposed project will be in compliance with the Ventura County Floodplain Management Ordinance and Ventura County General Plan policies 2.10.2 2 and 2.10.2 3.

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
18. Fire Hazards (VCFPD)								
Will the proposed project:								
a) Be located within High Fire Hazard Areas/Fire Hazard Severity Zones or Hazardous Watershed Fire Areas?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 18 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

18a Any future construction will be required to be in conformance with the Uniform Fire Code 2000 ed. Sect 1103 as adopted and amended by VCFPD Current Ordinance for Fire Hazard Abatement and also the Uniform Building Code for required building standards. The project is located in a high fire hazard area and will be required to meet high fire hazard building requirements and brush clearance of 100 feet. The proposed project, however, does not involve any new construction. Thus, no new impacts associated with fire hazards would occur with project implementation.

18b. Any future construction will be required to be in conformance with the Uniform Fire Code 2000 ed. Sect 1103 as adopted and amended by VCFPD Current Ordinance for Fire Hazard Abatement and also the Uniform Building Code for required building standards. The project is located in a high fire hazard area and will be required to meet

high fire hazard building requirements and brush clearance of 100 feet. With adherence to these standards, impacts related to fire hazards will be less than significant.

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
19. Aviation Hazards (Airports)								
Will the proposed project:								
a) Comply with the County's Airport Comprehensive Land Use Plan and pre-established federal criteria set forth in Federal Aviation Regulation Part 77 (Obstruction Standards)?	X				X			
b) Will the proposed project impact residential development within the sphere of influence of County airports, as well as churches, schools and high commercial purpose	X				X			
c) Be consistent with the applicable General Plan Goals and Policies for Item 19 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

19a, 19b. and 19c. Since the proposed project is not located within two miles of any public airport, there would be no adverse impacts related to air traffic safety.

Source Document: Ventura County General Plan (2005) and the Ventura County Initial Study Assessment Guidelines (September 2000).

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
20a. Hazardous Materials/Waste – Materials (EHD/Fire)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Utilize hazardous materials in compliance with applicable state and local requirements as set forth in Section 20a of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 20a of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

20A-1. The proposed project does not involve the use of any hazardous materials. The proposed project will not have any project specific or cumulative impacts related to hazardous materials

20A-2The proposed project does not involve the use of any hazardous materials. The proposed project will not have any project specific or cumulative impacts relative to hazardous materials.

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
20b. Hazardous Materials/Waste – Waste (EHD)								
Will the proposed project:								
1) Comply with applicable state and local requirements as set forth in Section 20b of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 20b of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

20b-1. The proposed project is not considered an activity that produces hazardous waste. The proposed project will not have any project specific or cumulative impacts relative to hazardous wastes

20b-2 The proposed project is not considered an activity that produces hazardous waste. The proposed project will not have any project specific or cumulative impacts relative to hazardous wastes

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
21. Noise and Vibration								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Either individually or when combined with other recently approved, pending, and probable future projects, produce noise in excess of the standards for noise in the Ventura County General Plan Goals, Policies and Programs (Section 2.16) or the applicable Area Plan?		X				X		
b) Either individually or when combined with other recently approved, pending, and probable future projects, include construction activities involving blasting, pile-driving, vibratory compaction, demolition, and drilling or excavation which exceed the threshold criteria provided in the Transit Noise and Vibration Impact Assessment (Section 12.2)?		X				X		
c) Result in a transit use located within any of the critical distances of the vibration-sensitive uses listed in Table 1 (Initial Study Assessment Guidelines, Section 21)?		X				X		
d) Generate new heavy vehicle (e.g., semi-truck or bus) trips on uneven roadways located within proximity to sensitive uses that have the potential to either individually or when combined with other recently approved, pending, and probable future projects, exceed the threshold criteria of the Transit Use Thresholds for rubber-tire heavy vehicle uses (Initial Study Assessment Guidelines, Section 21-D, Table 1, Item No. 3)?		X				X		
e) Involve blasting, pile-driving, vibratory compaction, demolition, drilling, excavation, or other similar types of vibration-generating activities which have the potential to either individually or when combined with other recently approved, pending, and probable future projects, exceed the threshold criteria provided in the Transit Noise and Vibration Impact Assessment [Hanson, Carl E., David A. Towers, and Lance D. Meister. (May 2006) Section 12.2]?		X				X		

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
f) Be consistent with the applicable General Plan Goals and Policies for Item 21 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

21a, 21b, 21c, 21d, 21e, and 21f. The proposed project would not include construction and grading activities and, therefore, does not have the potential to generate construction-related noise impacts.

The proposed project largely involves the continued operation of an existing temporary event facility. The only proposed increase in the intensity of this use involves the conduct of four large events per year that would be attended by up to 917 people. All existing events occasionally use amplified music depending upon the desires of the leasing wedding party. This would not change with the proposed modified permit and would occur a maximum of 60 days per year as is currently allowed. Thus, no new noise impact would occur with implementation of the proposed project.

The noise generated by the ongoing operation of the facility would be attenuated by existing landscaping. In order for a project to be considered a noise generator, the Ventura County Initial Study Assessment Guidelines (September 2000) state the potential for noise at the nearest noise sensitive use/residential district must be estimated to exceed:

- 55 dB(A) between 6:00 AM and 7:00 PM;
- 50 dB(A) between 7:00 PM and 10:00 PM; or,
- 45 dB(A) between 10:00 PM and 6:00 AM.

In any case, the proposed project would be subject to a condition of approval that requires noise to be maintained at a level below the above limits. The distance to the nearest sensitive receptor is 50 feet and is located on a separate lot that is currently under the applicant’s ownership. . The next nearest noise sensitive receptor not under the applicant’s ownership is located 475 feet. Based upon the maximum noise that could be generated and the 475 foot distance to this nearest sensitive receptor, the noise volume would not exceed the above threshold values and noise impacts would be less than significant.

Source Document: Ventura County General Plan (2005) and Ventura County Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
22. Daytime Glare								
Will the proposed project:								
a) Create a new source of disability glare or discomfort glare for motorists travelling along any road of the County Regional Road Network?	X				X			
b) Be consistent with the applicable General Plan Goals and Policies for Item 22 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

22a and 22b. The proposed project is on existing developed land in an open space zone. No new source of daytime glare would be created as part of the ongoing operation of the event facility.

Source Document: *Ventura County Initial Study Assessment Guidelines, September 2000.*

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
23. Public Health (EHD)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Result in impacts to public health from environmental factors as set forth in Section 23 of the Initial Study Assessment Guidelines?	X				X			
b) Be consistent with the applicable General Plan Goals and Policies for Item 23 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

23a. No project specific or cumulative impacts to public health were identified during the review of the proposed project.

23b. No project specific or cumulative impacts to public health were identified during the review of the proposed project.

Source Document: Memorandum from Melinda Talent, Resource Management Agency, Environmental Health Department,

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
24. Greenhouse Gases (VCAPCD)								
Will the proposed project:								
a) Result in environmental impacts from greenhouse gas emissions, either project specifically or cumulatively, as set forth in CEQA Guidelines §§ 15064(h)(3), 15064.4, 15130(b)(1)(B) and -(d), and 15183.5?		X				X		

Impact Discussion:

24a. The proposed project largely involves the continued operation of an existing temporary event facility. The level of greenhouse gas emissions from vehicle trips and other activities associated with this facility will not substantially change from the existing level.

The Ventura County Air Pollution Control District has not yet adopted an approach to setting a threshold of significance for land use development projects in the area of project greenhouse gas emissions. The project will generate Less than Significant impact to regional and local air quality and the project will be subject to a condition of approval to ensure that all project operations shall be conducted in compliance with all APCD Rules and Regulations. Furthermore, the amount of greenhouse gases anticipated from the project will be a small fraction of the levels being considered by the APCD for greenhouse gas significance thresholds and far below those adopted to date by any air district in the state. Therefore, the project specific and cumulative impacts to greenhouse gases are Less than Significant.

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
25. Community Character (PIng.)								
Will the proposed project:								
a) Either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable probable future projects, introduce physical development that is incompatible with existing land uses, architectural form or style, site design/layout, or density/parcel sizes within the community in which the project site is located?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 25 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

25a. and 25b. The proposed project site is located at 3530 and 3566 Sunset Valley Road, within the unincorporated area of Tierra Rejada Valley, west of State Route 23. The proposed project site is currently in use as an equestrian facility with temporary outdoor events permitted under CUP Case No. LU06-0101 over a one acre portion of the 12.3 acre property. The subject property is surrounded by agricultural uses. For the small events, parking would cover another 3.5 acres, for a total of approximately 4.5 acres of a 12.3 acre property located at 3530 and 3566 Sunset Valley Road, Tierra Rejada Valley. For large events, parking would cover 5.8 acres, for a total of

approximately 6.8 acres of a 12.3 acre property. The one-day events would occur outdoors or within a temporary tent erected on-site and be held on weekdays and weekends, between the hours of 10:00 AM and 11:00 PM. Maximum capacity of the garden gazebo area is 232 people, with an average of 150 people per event. Catered food would be prepared off-site and transported to the project site for each event. Portable restrooms would be provided on-site for each event.

The proposed project is located in a rural setting and may have an impact upon the area's community character with the addition of four large events of 917 guests. However, with conditions placed upon this permit with regard to days and hours of operation, total number of guests, and controls on music and parking, impacts to community character will be less than significant.

Source Document: Ventura County Initial Study Assessment Guidelines (September 2000).

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
26. Housing (Plng.)								
Will the proposed project:								
a) Eliminate three or more dwelling units that are affordable to: <ul style="list-style-type: none"> • moderate-income households that are located within the Coastal Zone; and/or, • lower-income households? 	x				x			
b) Involve construction which has an impact on the demand for additional housing due to potential housing demand created by construction workers?	x				x			
c) Result in 30 or more new full-time-equivalent lower-income employees?	x				x			
d) Be consistent with the applicable General Plan Goals and Policies for Item 26 of the Initial Study Assessment Guidelines?	x				x			

Impact Discussion:

26a. The proposed project was reviewed and evaluated for impacts to housing using the Ventura County Initial Study Assessment Guidelines (September 2000). The proposed project will not remove any existing housing. Therefore, the proposed project will have no impact on housing'

26b. The proposed project does not involve any construction activities. Therefore, the proposed project will not have any project-specific impacts, or make a contribution to cumulative impacts, related to the demand for construction worker housing.

26c. The proposed project will not result in 30 or more new full time equivalent lower income employees. Therefore, the proposed project will have no impact on housing.

26d.

The applicable General Plan Goals and Policies for Item 26 of the Initial Study Assessment Guidelines are: Resources Goals 3.3.1-3 and 3.4.1-6, and Policies 3'3-2-2,3.4.2-8, and 3.4.2-9. Based on the discussion provided under items 26a through 26c, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 26 of the Initial Study Assessment Guidelines. Therefore, the proposed project will have a less than significant impact on Housing.

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27a(1). Transportation & Circulation - Roads and Highways - Level of Service (LOS) (PWA)								
Will the proposed project:								
a) Cause existing roads within the Regional Road Network or Local Road Network that are currently functioning at an acceptable LOS to function below an acceptable LOS?		X				X		

Impact Discussion:

27a(1)-a. The traffic generated from the new large Special Events will be temporary and infrequent. The Traffic Study prepared by Interwest Consulting for the project, dated July 10, 2013, determined that the traffic generated by a typical smaller event on a weekday would not cause the Level of Service (LOS) of the nearest signalized intersection (Tierra Rejada Road and Sunset Valley Road) to reach an unacceptable

level. The nearest signalized intersection north of the project is located within the City of Moorpark.

To address concerns regarding potential congestion at the nearest signalized intersection, a traffic study (dated December 13, 2013) was conducted. This study evaluated the potential effect of simultaneous arrival of the permitted maximum number of guests for both the proposed Cassar event facility and the adjacent existing Underwood facility. Should the guests of these facilities arrive in the same hour on the same event day, there would be a temporary spike of heavy traffic on roadways near the project (Tierra Rejada Road, Sunset Valley Road, Moorpark Road and Read Road). Although the four (4) larger Cassar Special Events only occur on the weekends during off-peak hours and may or may not occur on the same event day as the Underwood Farms Special Events, a Special Event Condition has been recommended to be imposed on the project to address potential congestion at Tierra Rejada Road and Sunset Valley Road. This condition will require traffic control by off-duty law enforcement personnel be conducted at the Tierra Rejada/Sunset Valley Road intersection during the large events.

Note that the calculation of Level of Service (LOS) involves traffic volumes averaged over a 365-day period. Thus, the LOS only partially reflects infrequent spikes in traffic volume. The proposed large events could occur on 4 weekend days per year. Substantial congestion may occur at the intersection of Tierra Rejada Road and Sunset Valley Road during guest arrivals to a large event. This potential congestion is not considered a significant effect in that it would occur only 4 days per year.

The TIMF for 70 ADT was paid under the original CUP; therefore an additional TIMF will not be collected.

Based on the above discussion, adverse traffic impacts relating to Level of Service (LOS) and the infrequent congestion during large events will be “Less than Significant.”

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27a(2). Transportation & Circulation - Roads and Highways - Safety and Design of Public Roads (PWA)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Have an Adverse, Significant Project-Specific or Cumulative Impact to the Safety and Design of Roads or Intersections within the Regional Road Network (RRN) or Local Road Network (LRN)?		X				X		

Impact Discussion:

27a(2)-a. The traffic generated from the proposed Special Events will be temporary and infrequent. The project does not have the potential to alter the level of safety of the nearest signalized intersection (Tierra Rejada Road at Sunset Valley Road). This intersection is in the City of Moorpark.

Tierra Rejada Road is a City-maintained road that is in acceptable condition that needs no road improvements at this time. Although the project does not have the potential to alter the level of safety of the adjacent County-maintained Sunset Valley Road, a road improvement requirement has been included as a Condition of Approval in accordance with County Ordinance 1607 and the “Pave out Policy” adopted by the Board of Supervisors.

Therefore, adverse traffic impacts relating to safety and design will be a “Less Than Significant.”

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27a(3). Transportation & Circulation - Roads & Highways – Safety & Design of Private Access (VCFPD)								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) If a private road or private access is proposed, will the design of the private road meet the adopted Private Road Guidelines and access standards of the VCFPD as listed in the Initial Study Assessment Guidelines?		X				X		
b) Will the project be consistent with the applicable General Plan Goals and Policies for Item 27a(3) of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

27a(3)-a. Access shall be required to meet current Fire District Access Standards. Road width shall not be less than 15 feet. A Fire Department turnaround shall be installed on site at the structures. On site access roads shall be installed to a minimum 15 feet of paved roadway surface. Impacts related to the design of private roads will be less than significant.

27a(3)-b. Access shall meet current Fire District Access Standards. Road width shall not be less than 15 feet. A Fire Department turnaround shall be installed on site at the structures. On site access roads shall be installed to a minimum 15 feet of paved roadway surface. Impacts related to the design of private roads will be less than significant.

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27a(4). Transportation & Circulation - Roads & Highways - Tactical Access (VCFPD)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Involve a road or access, public or private, that complies with VCFPD adopted Private Road Guidelines?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 27a(4) of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

27a(4)-a. Access shall meet current Fire District Access Standards. Road width shall not be less than 15 feet. A Fire Department turnaround shall be installed on site at the structures. On site access roads shall be installed to a minimum 15 feet of paved roadway surface. Impacts related to the design of private roads will be less than significant.

27a(4)-b. Access shall meet current Fire District Access Standards. Road width shall not be less than 15 feet. A Fire Department turnaround shall be installed on site at the structures. On site access roads shall be installed to a minimum 15 feet of paved roadway surface. Impacts related to the design of private roads will be less than significant.

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27b. Transportation & Circulation - Pedestrian/Bicycle Facilities (PWA/PIng.)								
Will the proposed project:								
1) Will the Project have an Adverse, Significant Project-Specific or Cumulative Impact to Pedestrian and Bicycle Facilities within the Regional Road Network (RRN) or Local Road Network (LRN)?		X				X		

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2) Generate or attract pedestrian/bicycle traffic volumes meeting requirements for protected highway crossings or pedestrian and bicycle facilities?		X				X		
3) Be consistent with the applicable General Plan Goals and Policies for Item 27b of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

27b-1. The proposed project will not generate additional pedestrian and bicycle traffic on the local public roads and the Regional Road Network. Most, if not all traffic, will come via motorized transport.

Therefore, adverse impacts relating to the supplementary addition of pedestrians and bicycles into the area will be “Less Than Significant.”

27b-2. . The proposed project will not generate additional pedestrian and bicycle traffic on the local public roads and the Regional Road Network. Most, if not all traffic, will come via motorized transport.

27b-3. The proposed project will be consistent with the applicable General Plan Goals and Policies for Item 27b of the Initial Study Assessment Guideline because it will not generate additional pedestrian and bicycle traffic on local public roads and the Regional Road Network.

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27c. Transportation & Circulation - Bus Transit								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Substantially interfere with existing bus transit facilities or routes, or create a substantial increase in demand for additional or new bus transit facilities/services?	x				x			
2) Be consistent with the applicable General Plan Goals and Policies for Item 27c of the Initial Study Assessment Guidelines?	x				x			

Impact Discussion:

27c-1. There are no bus facilities within the vicinity of the project site with which the proposed wedding events could interfere. Therefore, the project would have no adverse impacts on these facilities. The existing, built-out project site creates no cumulative impacts to Bus Transit.

27c-2. The applicable General Plan Goals and Policy for Item 27c of the Initial Study Assessment Guidelines are: Resources Goals 4.2.1-1,4.2.1-6,4.2.1-7, 4.2.1-8 and 4.2.1-9, and Policy 4.2.2-8. Based on the above discussion, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 27c of the Initial Study Assessment Guidelines. Therefore, the proposed project will have a less than significant impact on Transportation & Circulation - Bus Transit

Source Document: Ventura County General Plan (2005) and the Ventura County Initial Study Assessment Guidelines (September 2000).

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27d. Transportation & Circulation - Railroads								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Individually or cumulatively, substantially interfere with an existing railroad's facilities or operations?	x				x			
2) Be consistent with the applicable General Plan Goals and Policies for Item 27d of the Initial Study Assessment Guidelines?	x				x			

Impact Discussion:

27d-1. There are no railroad facilities within the vicinity of the project site with which the proposed wedding events could interfere. Therefore, the project would have no adverse impacts on these facilities. The existing, built-out project site creates no cumulative impacts to Railroads.

Source Document: Ventura County General Plan (2005) and the Ventura County Initial Study Assessment Guidelines (September 2000).

27d-2. The applicable General Plan Goals and Policy for Item 27d of the Initial Study Assessment Guidelines are: Resources Goals 4.2.1-1, 4.2.1-11, and 4.2.1-12, and Policy 4.2.2-9. Based on the above discussion, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 27d of the Initial Study Assessment Guidelines. Therefore, the proposed project will have a less than significant impact on Transportation & Circulation - Railroads.

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27e. Transportation & Circulation – Airports (Airports)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Have the potential to generate complaints and concerns regarding interference with airports?	x				x			
2) Be located within the sphere of influence of either County operated airport?	x				x			
3) Be consistent with the applicable General Plan Goals and Policies for Item 27e of the Initial Study Assessment Guidelines?	x				x			

Impact Discussion:

27e-1 and 27e-2: There are no airport facilities within the vicinity of the project site with which the proposed wedding events could interfere. Therefore, the project would have no adverse impacts on these facilities. The existing, built-out project site creates no cumulative impacts to Airports.

27e-3 The applicable General Plan Goals and Policies for Item 27e of the Initial Study Assessment Guidelines are: Resources Goals 4.2.1-1, 4.2.1-13, and 4.2.1-14, and policies 4.2.2-10, and 4.2.2-11. Based on the above discussion provided for items 27e-1 and 27e-2, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 27e of the Initial Study Assessment Guidelines.

Source Document: Ventura County General Plan (2005) and the Ventura County Initial Study Assessment Guidelines (September 2000).

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27f. Transportation & Circulation - Harbor Facilities (Harbors)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Involve construction or an operation that will increase the demand for commercial boat traffic and/or adjacent commercial boat facilities?	x				x			
2) Be consistent with the applicable General Plan Goals and Policies for Item 27f of the Initial Study Assessment Guidelines?	x				x			

Impact Discussion:

27f-1. There are no harbor facilities within the vicinity of the project site with which the proposed wedding events could interfere. Therefore, the project would have no adverse impacts on these facilities. The existing, built-out project site creates no cumulative impacts to Harbors.

Source Document: Ventura County General Plan (2005) and the Ventura County Initial Study Assessment Guidelines (September 2000).

27f-2. The applicable General Plan Goal for Item 27f of the Initial Study Assessment Guidelines is Resources Goal 4.2.1-1. Based on the above discussion, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 27f of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27g. Transportation & Circulation - Pipelines								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Substantially interfere with, or compromise the integrity or affect the operation of, an existing pipeline?	x				x			
2) Be consistent with the applicable General Plan Goals and Policies for Item 27g of the Initial Study Assessment Guidelines?	x				x			

Impact Discussion:

27g-1. The County Geographic Information System (GIS) Maps indicate that there is an existing pipeline along the southern border of the subject property. However, the proposed project does not include ground disturbance or construction activities. Therefore, the proposed project would have no adverse impacts to pipelines. The existing, built-out project site creates no cumulative impacts to Pipelines.
Source Document: Ventura County Global Information Systems (GIS).

27g-2. The applicable General Plan Goals and Policies for Item 279 of the Initial Study Assessment Guidelines are: Resources Goal 2.14.1-2, and Policy 2.14.2-4. Based on the above discussion, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 279 of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
28a. Water Supply – Quality (EHD)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Comply with applicable state and local requirements as set forth in Section 28a of the Initial Study Assessment Guidelines?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 28a of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

28a-1 and 28a-2. The proposed project will not require a new source of potable quality water. The water that would be consumed by the additional 685 guests that would be allowed to attend the four large events would continue to largely be delivered by the catering company(s) that provide the food and beverages, and portable sanitation facilities for the temporary events. Some water provided by the Camrosa Water District and pumped from the onsite water well may also be used by event guests. The usage of water by the additional guests for the four large events would be approximately 0.2 AFY according to Hydrogeologist Brian R. Baca (CHG 398). In any case, no potentially significant impact on water quality has been identified as a result of the proposed project.

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
28b. Water Supply – Quantity (WPD)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Have a permanent supply of water?		x				x		
2) Either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable probable future projects, introduce physical development that will adversely affect the water supply - quantity of the hydrologic unit in which the project site is located?		x				x		
3) Be consistent with the applicable General Plan Goals and Policies for Item 28b of the Initial Study Assessment Guidelines?		x				x		

Impact Discussion:

28b-1. and 28b-2.: The proposed project will not require a new source of potable quality water. The water that would be consumed by the additional 685 guests that would be allowed to attend the four large events would largely be delivered by the catering company(s) that provide the food and beverages, and portable sanitation facilities for the temporary events. Some water provided by the Camrosa Water District and water pumped from the onsite water well may also be used to serve event guests. The usage of water by the additional guests for the four large events would be approximately 0.2 AFY according to Hydrogeologist Brian R. Baca (CHG 398). This minimal level of water use would not substantially affect any ground or surface water supplies. The Camrosa Water District is considered to have the ability to provide a permanent supply of domestic water through a combination of groundwater, imported state water contracts, and recycled water.

In summary, impacts related to water supply quantity will be less than significant.

Source Document: Memorandum from Gerhardt Hubner, Watershed Protection District, Water and Environmental Resources Division dated April 23, 2008.

28b-3. The proposed project will be consistent with the applicable General Plan Goals and Policies for Item 28b of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
28c. Water Supply - Fire Flow Requirements (VCFPD)								
Will the proposed project:								
1) Meet the required fire flow?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 28c of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

28c-1 and 28c-2. The proposed project will have a less than significant impact on water supplies. The project will be required to provide an on-site fire hydrant capable of meeting the Current VCFPD Ordinance. of 1000 gpm at 20 psi. Thus, impacts of the project related to fire suppression water flow will be less than significant.

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
29a. Waste Treatment & Disposal Facilities - Individual Sewage Disposal Systems (EHD)								
Will the proposed project:								
1) Comply with applicable state and local requirements as set forth in Section 29a of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 29a of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

29a-1. The proposed project will not require an individual sewage disposal system. Portable restrooms will be provided and maintained in a sanitary condition. The proposed project will not have any project specific or cumulative impacts relative to sewage disposal.

29a-2. The proposed project will not require an individual sewage disposal system. Portable restrooms will be provided and maintained in a sanitary condition. The proposed project will not have any project specific or cumulative impacts relative to sewage disposal.

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
29b. Waste Treatment & Disposal Facilities - Sewage Collection/Treatment Facilities (EHD)								
Will the proposed project:								
1) Comply with applicable state and local requirements as set forth in Section 29b of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 29b of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

29b-1. The proposed project will not require connection to a public sewer. The proposed project will not have any project specific or cumulative impacts relative to sewage collection/treatment facilities

29b-2. The proposed project will not require connection to a public sewer. The proposed project will not have any project specific or cumulative impacts relative to sewage collection/treatment facilities.

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
29c. Waste Treatment & Disposal Facilities - Solid Waste Management (PWA)								
Will the proposed project:								
1) Have a direct or indirect adverse effect on a landfill such that the project impairs the landfill's disposal capacity in terms of reducing its useful life to less than 15 years?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 29c of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

29c-1. : As required by California Public Resources Code (PRC) 41701, Ventura County's Countywide Siting Element (CSE), adopted in June 2001 and updated annually, confirms Ventura County has at least 15 years of disposal capacity available for waste generated by in County projects. Because the County currently exceeds the minimum disposal capacity required by state PRC, the proposed project will have less than significant project specific impacts, and will not make a cumulatively considerable contribution to significant cumulative impacts related to Ventura County's solid waste disposal capacity

29c-2. Ventura County Ordinance 4421 requires all discretionary permit applicants whose proposed project includes construction and/or demolition activities to reuse, salvage, recycle, or compost a minimum of 60% of the solid waste generated by their project. The IWMD's waste diversion program (Form B Recycling Plan/Form C Report) ensures this 60% diversion goal is met prior to issuance of a final zoning clearance for use inauguration or occupancy, consistent with the Ventura County General Plan's Waste Treatment & Disposal Facility Goals 4.4.1 1 and 2 and Policies 4.4.2 1, 2, 4, and 6. Therefore, the proposed project will have less than significant project specific impacts, and will not make a cumulatively considerable contribution to significant cumulative impacts, related to the Ventura County's General Plan goals and policies for solid waste disposal capacity.

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
29d. Waste Treatment & Disposal Facilities - Solid Waste Facilities (EHD)								
Will the proposed project:								
1) Comply with applicable state and local requirements as set forth in Section 29d of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 29d of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

29d-1. The proposed project does not include a solid waste facility. The proposed project will not create any adverse project specific or cumulative impacts relating to solid waste facilities

29d-2. The proposed project does not include a solid waste facility. The proposed project will not create any adverse project specific or cumulative impacts relating to solid waste facilities.

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
30. Utilities								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Individually or cumulatively cause a disruption or re-routing of an existing utility facility?	X				X			
b) Individually or cumulatively increase demand on a utility that results in expansion of an existing utility facility which has the potential for secondary environmental impacts?	X				X			
c) Be consistent with the applicable General Plan Goals and Policies for Item 30 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

30a. The proposed project is not anticipated to individually or cumulatively cause a disruption or re-routing of an existing utility facility. Therefore, the proposed project will have no impact on utilities.

30b.
The proposed project is not anticipated to individually or cumulatively increase demand on a utility that results in expansion of an existing utility facility which has the potential for secondary environmental impacts. Therefore, the proposed project will have no impact on utilities.

30c. The proposed project will be consistent with the applicable General Plan Goals and Policies for Item 30c of the Initial Study Assessment Guidelines

The local area is currently served with electrical, gas, and communication facilities that are adequate to serve the proposed project. Therefore, the proposed project would have no impact on these facilities. The existing, built-out project site creates no cumulative impacts to Electric, Gas or Communication utilities.

Source Document: Ventura County Initial Study Assessment Guidelines (September 2000).

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
31a. Flood Control Facilities/Watercourses - Watershed Protection District (WPD)								
Will the proposed project:								
1) Either directly or indirectly, impact flood control facilities and watercourses by obstructing, impairing, diverting, impeding, or altering the characteristics of the flow of water, resulting in exposing adjacent property and the community to increased risk for flood hazards?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 31a of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

31a-1. and 31a-2. The subject property is adjacent to the Tierra Rejada Creek, a Ventura County Watershed Protection District (District) jurisdictional red lined channel along the eastern property boundary. Any connection to the channel or work within the bed and banks of the channel will require a permit from the Watershed Protection District. However, the proposed project does not include ground disturbance or construction activities. Therefore, the usage of the property for temporary outdoor weddings would have a less than significant impact on flood control facilities.

Source Document: Memorandum from Sergio Vargas PWA, Watershed Protection District, dated February 11, 2014.

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
31b. Flood Control Facilities/Watercourses - Other Facilities (PWA)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Result in the possibility of deposition of sediment and debris materials within existing channels and allied obstruction of flow?	X				X			
2) Impact the capacity of the channel and the potential for overflow during design storm conditions?	X				X			
3) Result in the potential for increased runoff and the effects on Areas of Special Flood Hazard and regulatory channels both on and off site?	X				X			
4) Involve an increase in flow to and from natural and man-made drainage channels and facilities?	X				X			
5) Be consistent with the applicable General Plan Goals and Policies for Item 31b of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

31b-1, 31b-2, 31b-3 and 31b-4. There are no proposed changes to the site drainage. Therefore there are no impacts to drainage facilities not owned by the Watershed Protection District

31b-5. There are no proposed changes to the site drainage. The project is consistent with the General Plan.

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
32. Law Enforcement/Emergency Services (Sheriff)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Have the potential to increase demand for law enforcement or emergency services?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 32 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

32a. and 32b. Additional law enforcement personnel, equipment, or facilities would not be required to serve the proposed increase in operational intensity at the existing events facility. The proposed project would not substantially affect the functions of the Ventura County Sheriff's Department. Thus, impacts of the proposed project on law enforcement services would be less than significant.

Source Document: Ventura County General Plan (2005) and Ventura County Initial Study Assessment Guidelines (September 2000).

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
33a. Fire Protection Services - Distance and Response (VCFPD)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Be located in excess of five miles, measured from the apron of the fire station to the structure or pad of the proposed structure, from a full-time paid fire department?		X				X		
2) Require additional fire stations and personnel, given the estimated response time from the nearest full-time paid fire department to the project site?		X				X		
3) Be consistent with the applicable General Plan Goals and Policies for Item 33a of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

33a-1, 33a-2, and 33a-3. The proposed project will have no effect on Fire Protection. Distance and response time from a full time, paid fire station meets VCFPD standards. The project would not result in the need for a new fire station or additional equipment. Impacts related to Fire Protection will be less than significant.

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
33b. Fire Protection Services – Personnel, Equipment, and Facilities (VCFPD)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Result in the need for additional personnel?		X				X		
2) Magnitude or the distance from existing facilities indicate that a new facility or additional equipment will be required?		X				X		
3) Be consistent with the applicable General Plan Goals and Policies for Item 33b of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

33b-1, 33b-2, 33b-3. The proposed project will have no effect on Fire Protection. Distance and response time from a full time, paid fire station meets VCFPD standards. The project would not result in the need for a new fire station or additional equipment. Impacts related to Fire Protection will be less than significant.

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
34a. Education - Schools								
Will the proposed project:								
1) Substantially interfere with the operations of an existing school facility?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 34a of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

34a-1 and 34a-2: Because of the temporary nature of the wedding event use, the proposed project would not create additional demands on schools; therefore, no adverse impacts to schools are anticipated.

Source Document: Ventura County General Plan (2005) and Ventura County Initial Study Assessment Guidelines (September 2000).

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
34b. Education - Public Libraries (Lib. Agency)								
Will the proposed project:								
1) Substantially interfere with the operations of an existing public library facility?	X							
2) Put additional demands on a public library facility which is currently deemed overcrowded?	X							
3) Limit the ability of individuals to access public library facilities by private vehicle or alternative transportation modes?	X							
4) In combination with other approved projects in its vicinity, cause a public library facility to become overcrowded?					X			
5) Be consistent with the applicable General Plan Goals and Policies for Item 34b of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

34b1 through b5 Because of the temporary nature of the wedding event use, the proposed project would not create additional demands on libraries. Thus, no adverse impacts on libraries are anticipated

Source Document: Ventura County General Plan (2005) and Ventura County Initial Study Assessment Guidelines (September 2000).

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
35. Recreation Facilities (GSA)								
Will the proposed project:								
a) Cause an increase in the demand for recreation, parks, and/or trails and corridors?	X				X			
b) Cause a decrease in recreation, parks, and/or trails or corridors when measured against the following standards: <ul style="list-style-type: none"> • <u>Local Parks/Facilities</u> - 5 acres of developable land (less than 15% slope) per 1,000 population; • <u>Regional Parks/Facilities</u> - 5 acres of developable land per 1,000 population; or, • <u>Regional Trails/Corridors</u> - 2.5 miles per 1,000 population? 	X				X			
c) Impede future development of Recreation Parks/Facilities and/or Regional Trails/Corridors?	X				X			
d) Be consistent with the applicable General Plan Goals and Policies for Item 35 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

35a through 35d. The proposed project involves infrequent temporary events that would not add to the demand on existing recreational facilities. The proposed project does not interfere with any current regional trail and or corridor networks. The nature of the proposed project is not considered an obstacle to any future regional trail/corridor networks. Therefore, no adverse impacts to recreational facilities would be expected as a result of this project.

Source Document: Ventura County General Plan (2005) and Ventura County Initial Study Assessment Guidelines (September 2000).

Mitigation/Residual Impact(s)

None

***Key to the agencies/departments that are responsible for the analysis of the items above:**

Airports - Department Of Airports	AG. - Agricultural Department	VCAPCD - Air Pollution Control District
EHD - Environmental Health Division	VCFPD - Fire Protection District	GSA - General Services Agency
Harbors - Harbor Department	Lib. Agency - Library Services Agency	Plng. - Planning Division
PWA - Public Works Agency	Sheriff - Sheriff's Department	WPD - Watershed Protection District

****Key to Impact Degree of Effect:**

N - No Impact
LS - Less than Significant Impact
PS-M - Potentially Significant but Mitigable Impact
PS - Potentially Significant Impact

Section C – Mandatory Findings of Significance

Based on the information contained within Section B:		
	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?		X
2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future).		X
3. Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effect of other current projects, and the effect of probable future projects. (Several projects may have relatively small individual impacts on two or more resources, but the total of those impacts on the environment is significant.)		X
4. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?		X

Findings Discussion:

1. As stated above in Section B, Item 4, the proposed project will not cause significant impacts on biological resources. Therefore, the proposed project will not pose any threat to fish and wildlife, nor will it degrade the quality of the environment.

2. As stated above in Section A, the proposed project site has been developed within an existing equestrian facility. The proposed changes in the facility operations from the current condition primarily involve the conduct of four large events per year. The remainder of the project constitutes a continuation of the existing operation. Given the temporary nature of the events, the limited increase in operational intensity, and, and implementation of the conditions of approval noted above in Section A, the proposed project will not create any significant impacts that would affect long term environmental goals.

3. As stated in Sections A and B, the proposed project will not create any impacts that are individually limited but cumulatively considerable.

4. As stated in Section B, the proposed project does not involve the use of hazardous materials and will not generate any hazardous wastes. The noise generated by the ongoing operation of the facility would be attenuated by existing landscaping. The proposed modified project would not involve a significant increase in noise that would interfere with surrounding uses, traffic hazards, adverse impacts to water bodies located on or around the project site. Therefore, the proposed project will not create any environmental effects that will cause substantial adverse effects, either directly or indirectly on human beings.

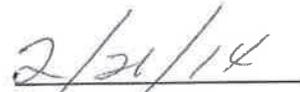
Section D – Determination of Environmental Document

Based on this initial evaluation:

<input checked="" type="checkbox"/>	I find the proposed project could not have a significant effect on the environment, and a Negative Declaration should be prepared.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measure(s) described in Section B of the Initial Study will be applied to the project. A Mitigated Negative Declaration should be prepared.
<input type="checkbox"/>	I find the proposed project, individually and/or cumulatively, MAY have a significant effect on the environment and an Environmental Impact Report (EIR) is required.*
<input type="checkbox"/>	I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An Environmental Impact Report is required, but it must analyze only the effects that remain to be addressed.*
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or Negative Declaration pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



 Nicole Doner, Senior Planner



 Date

Attachments:

- Attachment 1 – Aerial Location Map
- Attachment 2 – Project Plans
- Attachment 3 – Map of Past, Present, and Reasonably Foreseeable Future Projects
Used in the Cumulative Impacts Analysis
- Attachment 4 – Works Cited (Traffic Study)

NOTICE OF DETERMINATION

TO: **County Clerk**
County of Ventura
800 South Victoria Ave., L#1210
Ventura, CA 93009

FROM: **County of Ventura**
RMA, Planning Division
800 South Victoria Ave., L#1740
Ventura, CA 93009

Office of Planning and Research
1440 Tenth Street, Room 121
Sacramento, CA 95814
(Only if State discretionary approval is required)

POSTED
AUG 11 2008 - 6 2008

PHILIP J. SCHMIT, County Clerk
By: *[Signature]*, Deputy

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

PROJECT TITLE: Conditional Use Permit Case No. LU 06-0101

FILED
Ventura County Clerk

STATE CLEARINGHOUSE NO.: N/A

CONTACT PERSON: Nicole Doner

TELEPHONE NO.: 805-654-5042

AUG 11 2008
PHILIP J. SCHMIT, County Clerk
By: *[Signature]*, Deputy County Clerk

PROJECT LOCATION: 3530 & 3566 Sunset Valley Road, Moorpark, an unincorporated area of Ventura County.

PROJECT DESCRIPTION:

The applicant is requesting approval of a Conditional Use Permit to allow "Festivals, Animal Shows and Similar Events, Temporary Outdoor," specifically temporary, outdoor wedding and similar events (anniversary parties, bar mitzvahs, funeral memorials, awards ceremonies, graduation parties, and fundraisers) at the subject property. The weddings and similar events are located in approximately 1.0 acre in the northwest portion of the 12.3 acre subject property (APNs 500-0-410-275 & 285) that will utilize outdoor patio lights and amplified music. The proposed parking area will be comprised of approximately 1.25 acres of the site and will accommodate approximately 125 vehicles. An overflow parking area of 1.8 acres is also proposed which will be for overflow guests and employee parking. Permanent structures shall not be permitted as a result of this use other than the gazebo and decking. The proposed hours of operation for the events will be on Saturdays and Sundays from 10:00 AM to 10:00 PM for a maximum of 60 days within a calendar year (January 1 through December 31). The property owner will set up for events the day before or day of the event, and will break down and clean the site on the next available day. All food on site will be provided by self-sufficient, licensed catering services. Dishes, flatware, and glasses will be provided by the caterer or delivered by a rental company. Each event host will have use of the property beginning at 8:00 AM the day of the event and ending at 12:00 AM, however no music will be played after 10:00 PM. Deliveries for events will occur on Saturdays and Sundays from 8:00 AM and 6:00 PM, will not exceed ten deliveries per month, and



are not included as part of the sixty day per year event maximum. No removal of trees is required for this project.

Attendance at the events shall be limited to a maximum of 232 guests per event. Catered food will be prepared off-site and transported to the project site for each event. Portable restrooms will be provided on-site for each event.

This is to advise that on **July 25, 2008**, the County of Ventura, as the Lead Agency, approved the above-described project and has made the following determination regarding the project.

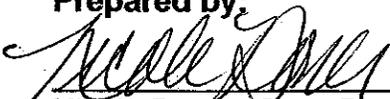
1. The project **will** **will not** have a significant effect on the environment.
2. An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared and certified for this project pursuant to the provisions of CEQA.

The EIR or Negative Declaration and record of project approval may be examined at: **Planning Division, Hall of Administration, County Government Center.**

3. Mitigation Measures **were** **were not** made a condition of the approval of the project.
4. Findings **were** **were not** made pursuant to Section 15091 of the State CEQA Guidelines (applies only to Environmental Impact Reports).
5. A Statement of Overriding Considerations **was** **was not** adopted for this project.

DATE RECEIVED FOR FILING: August 5, 2008

Prepared by:



Nicole Doner, Case Planner

Approved by:



PATRICK RICHARDS, Manager
Land Use Permits Section

NEGATIVE DECLARATION

A. PROJECT DESCRIPTION:

Entitlement: Conditional Use Permit Case No. LU 06-0101

Applicant: Dr. Robert H. Cassar

Location: 3530 & 3566 Sunset Valley Road in the Tierra Rejada Valley, in the Unincorporated Area of Moorpark

Assessor Parcel No(s): 500-0-410-275, 285

Parcel Size: Lot total: 12.3 acres

General Plan Designation: Open Space

Existing Zoning: Open Space 40 acre (OS-40ac)

Responsible and/or Trustee Agencies: N/A

Project Description: The applicant is requesting approval of a Conditional Use Permit to allow "Festivals, Animal Shows and Similar Events, Temporary Outdoor," specifically temporary, outdoor wedding events at the subject property. The weddings and similar events would be located in approximately 1.0 acre in the northwest portion of the property that would utilize outdoor patio lights and amplified music. The proposed parking area would be comprised of approximately 1.25 acres of the site and would accommodate approximately 125 vehicles. An overflow parking area of 1.8 acres is also proposed which would be for overflow guests and employee parking. Permanent structures would not be permitted as a result of this use other than the gazebo and decking. The proposed hours of operation would be on Saturdays and Sundays from 10:00 AM to 10:00 PM for a maximum of 60 days within a calendar year.

Attendance at the events would be limited to a maximum of 232 guests per event. Catered food would be prepared off-site and transported to the project site for each event. Portable restrooms would be provided on-site for each event.

The majority of the subject property is occupied by gardens, an aviary, fountains, horse corrals and stables or structures, although some California pepper tree rows are located along the north, south and western property boundaries and a few oak trees within the rear barranca at the eastern end of the property. Two points of access are provided along the western property line, each driveway approximately 20 foot wide from Sunset Valley Road.



B. STATEMENT OF ENVIRONMENTAL FINDINGS:

State law requires that an Initial Study (environmental analysis) be conducted to determine if this project could significantly affect the environment. Based on the findings contained in the attached Initial Study, it has been determined that this project will not have a significant effect on the environment, and a Negative Declaration has been prepared.

C. PUBLIC REVIEW:

Legal Notice Method: Direct mailing to property owners within 300 feet of proposed project boundary, and a legal notice in a newspaper of general circulation.

Document Posting Period: The public review period is from **June 30, 2008 to July 21, 2008.**

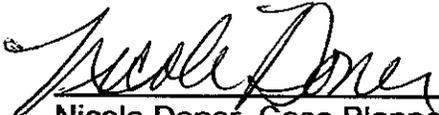
Public Review: The Initial Study prepared for this proposed project has determined that the project will not have adverse environmental impacts. The Initial Study/Negative Declaration is available for public review at the County of Ventura, Resource Management Agency, Planning Department, 800 South Victoria Avenue, Ventura, California from 8:00 am to 5:00 pm Monday through Friday.

Comments: The public is encouraged to submit written comments regarding this Negative Declaration no later than 5:00 p.m. on the last day of the above posting period to Case Planner, Nicole Doner, at the County of Ventura Resource Management Agency, Planning Department, 800 South Victoria Avenue L#1740, Ventura, CA 93009. The Planning Division's FAX number is (805) 654-2509. You may also e-mail the Case Planner at Nicole.doner@ventura.org

D. CONSIDERATION AND APPROVAL OF THE NEGATIVE DECLARATION:

Prior to approving the project, the decision-making body of the Lead Agency must consider this Negative Declaration and all comments received during public review. That body shall approve the Negative Declaration if it finds that the project will not have a significant effect on the environment.

Prepared by:



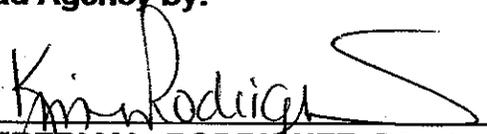
Nicole Doner, Case Planner
(805) 654-5042

Reviewed for Release to the Public by:



Patrick Richards, Manager
Commercial/Industrial Permits Section

**Recommended for Approval by
Lead Agency by:**



KIMBERLY L. RODRIGUEZ, Director
Planning Division

SECTION A
PROJECT DESCRIPTION

**PROJECT: CONDITIONAL USE PERMIT FOR
TEMPORARY, OUTDOOR WEDDING EVENTS,
CASE NO. LU06-0101,**

APPLICANT: ROBERT CASSAR

**LOCATION: 3530 & 3566 Sunset Valley Road, Tierra Rejada Valley
Unincorporated Area of Moorpark**

APN: 500-0-410-275 & 285

Project Location

The Subject Property is located at 3530 & 3566 Sunset Valley Road, Moorpark, an unincorporated area of Ventura County. (See Exhibit "A", Aerial Photo and Exhibit "B," Location Map).

Project Size and Physical Description

The project site consists of the following land use designations:

APN	500-0-410-275 & 285
ACREAGE	Approximately 4.5 acres (subject CUP area); Lot total: 12.3 acres
ZONING	Open Space 40 acre (OS-40ac)
GENERAL PLAN LAND USE DESIGNATION	Open Space

The subject parcel is located at 3530 and 3566 Sunset Valley Road in the unincorporated Tierra Rejada Valley area south of the City of Moorpark. The subject parcel is bounded on all sides by the unincorporated area of the County and by agricultural uses including Tierra Rejada Ranch and Underwood Family Farms along with rural residences. The subject property is relatively flat with a large lagoon and a small island. The existing use of the property is for agricultural purposes, specifically for equestrian use with a horse riding arena, barns, corrals and animal pens/stalls (Exhibit "C", Site Plan).

Project Description

The applicant is requesting approval of a Conditional Use Permit to allow "Festivals, Animal Shows and Similar Events, Temporary Outdoor," specifically temporary, outdoor wedding events at the subject property. The weddings and similar events would be located in approximately 1.0 acre in the northwest portion of the property that would utilize outdoor patio lights and amplified music. The proposed parking area would be comprised of approximately 1.25 acres of the site and would accommodate approximately 125 vehicles. An overflow parking area of 1.8 acres is also proposed which would be for guests and employee parking. Permanent structures would not be

permitted as a result of this use other than the existing gazebo and decking. The proposed hours of operation would be on Saturdays and Sundays from 10:00 AM to 10:00 PM for a maximum of 60 days within a calendar year.

Attendance at the events would be limited to a maximum of 232 guests per event. Catered food would be prepared off-site and transported to the project site for each event. Portable restrooms would be provided on-site for each event.

The majority of the subject property is occupied by gardens, an aviary, fountains, horse corrals, stables, and accessory structures, including some California pepper tree rows located along the north, south and western property boundaries and a few oak trees within the rear barranca at the eastern end of the property. Two points of vehicle access are provided along the western property line, each driveway approximately 20 foot wide from Sunset Valley Road.

Development within the general vicinity of the project site consists primarily of agricultural uses (e.g., nursery and row crops) mixed with rural residences. Development within the immediate vicinity of the project site includes rural residences to the west and southwest, and greenhouses and nursery operations to the north and east.

Project Background

The subject property is approximately 12.3 acres and owned by Dr. Robert H. Cassar. The applicant indicates that the subject site known as Rancho De Las Palmas gardens have been used to accommodate weddings and other events for the past 15 years without the benefit of permit approval. Thus, the applicants are requesting a Conditional Use Permit to legalize the use of the property for wedding events.

SECTION B INITIAL STUDY CHECKLIST

**PROJECT: CONDITIONAL USE PERMIT FOR
TEMPORARY, OUTDOOR WEDDING EVENTS, CASE NO. LU 06-0101
APPLICANT: DR. ROBERT H. CASSAR
LOCATION: 3530 & 3566 Sunset Valley Road in the Tierra Rejada Valley,
Unincorporated Area of Moorpark
APN: 500-0-410-275 & 285**

	ISSUE (RESPONSIBLE DEPARTMENT)	PROJECT IMPACT DEGREE OF EFFECT*				CUMULATIVE IMPACT DEGREE OF EFFECT*			
		N	LS	PS-M	PS	N	LS	PS-M	PS
GENERAL:	1. GENERAL PLAN ENVIRONMENTAL GOALS AND POLICIES (PLNG.)	X				X			
LAND USE:	2. LAND USE (PLNG.):								
	A. COMMUNITY CHARACTER		X				X		
	B. HOUSING	X				X			
	C. GROWTH INDUCEMENT	X				X			
RESOURCES:	3. AIR QUALITY (APCD):								
	A. REGIONAL		X				X		
	B. LOCAL		X				X		
	4. WATER RESOURCES (PWA):								
	A. GROUNDWATER QUANTITY		X				X		
	B. GROUNDWATER QUALITY		X				X		
	C. SURFACE WATER QUANTITY	X				X			
	D. SURFACE WATER QUALITY	X				X			
	5. MINERAL RESOURCES (PLNG):								
	A. AGGREGATE	X				X			
	B. PETROLEUM	X				X			
	6. BIOLOGICAL RESOURCES:								
	A. ENDANGERED, THREATENED, OR RARE SPECIES	X				X			
	B. WETLAND HABITAT	X				X			
C. COASTAL HABITAT	X				X				

	ISSUE (RESPONSIBLE DEPARTMENT)	PROJECT IMPACT DEGREE OF EFFECT*				CUMULATIVE IMPACT DEGREE OF EFFECT*			
		N	LS	PS-M	PS	N	LS	PS-M	PS
	D. MIGRATION CORRIDORS	X				X			
	E. LOCALLY IMPORTANT SPECIES/COMMUNITIES	X				X			
	7. AGRICULTURAL RESOURCES (AG. DEPT.):								
	A. SOILS	X				X			
	B. WATER		X				X		
	C. AIR QUALITY/MICRO-CLIMATE	X				X			
	D. PESTS/DISEASES	X				X			
	E. LAND USE INCOMPATIBILITY		X				X		
	8. VISUAL RESOURCES:								
	A. SCENIC HIGHWAY (PLNG.)	X				X			
	B. SCENIC AREA/FEATURE	X				X			
	9. PALEONTOLOGICAL RESOURCES	X				X			
	10. CULTURAL RESOURCES								
	A. ARCHAEOLOGICAL	X				X			
	B. HISTORICAL (PLNG.)	X				X			
	C. ETHNIC, SOCIAL OR RELIGIOUS	X				X			
	11. ENERGY RESOURCES	X				X			
	12. COASTAL BEACHES & SAND DUNES	X				X			
HAZARDS:	13. SEISMIC HAZARDS (PWA):								
	A. FAULT RUPTURE	X				X			
	B. GROUND SHAKING		X				X		
	C. TSUNAMI	X				X			
	D. SEICHE	X				X			
	E. LIQUEFACTION	X				X			
	14. GEOLOGIC HAZARDS (PWA):								
	A. SUBSIDENCE	X				X			
	B. EXPANSIVE SOILS	X				X			

	ISSUE (RESPONSIBLE DEPARTMENT)	PROJECT IMPACT DEGREE OF EFFECT*				CUMULATIVE IMPACT DEGREE OF EFFECT*			
		N	LS	PS-M	PS	N	LS	PS-M	PS
	C. LANDSLIDES/MUDSLIDES	X				X			
	15. HYDRAULIC HAZARDS (PWA/WPD):								
	A. EROSION/SILTATION	X				X			
	B. FLOODING		X				X		
	16. AVIATION HAZARDS (AIRPORTS)	X				X			
	17. FIRE HAZARDS (FIRE)	X				X			
	18. HAZARDOUS MATERIALS/WASTE								
	A. ABOVE-GROUND HAZARDOUS MATERIALS (FIRE)	X				X			
	B. HAZARDOUS MATERIALS (EH)	X				X			
	C. HAZARDOUS WASTE (EH)	X				X			
	19. NOISE AND VIBRATION		X				X		
	20. GLARE		X				X		
	21. PUBLIC HEALTH (EH)		X				X		
PUBLIC FACILITIES & SERVICES	22. TRANSPORTATION/CIRCULATION:								
	A. PUBLIC ROADS AND HIGHWAYS								
	(1) LEVEL OF SERVICE (PWA)		X				X		
	(2) SAFETY/DESIGN (PWA)		X				X		
	(3) TACTICAL ACCESS (FIRE)	X				X			
	B. PRIVATE ROADS AND DRIVEWAYS (FIRE):								
	(1) SAFETY/DESIGN	X				X			
	(2) TACTICAL ACCESS	X				X			
	C. PEDESTRIAN/BICYCLE:								
	(1) PUBLIC FACILITIES (PWA)		X				X		
	(2) PRIVATE FACILITIES		X				X		
	D. PARKING (PLNG.)	X				X			
	E. BUS TRANSIT	X				X			

ISSUE (RESPONSIBLE DEPARTMENT)	PROJECT IMPACT DEGREE OF EFFECT*				CUMULATIVE IMPACT DEGREE OF EFFECT*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
F. RAILROADS	X				X			
G. AIRPORTS (AIRPORTS)	X				X			
H. HARBORS (HARBORS)	X				X			
I. PIPELINES	X				X			
23. WATER SUPPLY:								
A. QUALITY (EH)	X				X			
B. QUANTITY (PWA)		X				X		
C. FIRE FLOW (FIRE)	X				X			
24. WASTE TREATMENT/DISPOSAL:								
A. INDIVIDUAL SEWAGE DISPOSAL	X				X			
B. SEWAGE	X				X			
C. SOLID WASTE MANAGEMENT (PWA)		X				X		
D. SOLID WASTE FACILITIES (EHD)	X				X			
25. UTILITIES:								
A. ELECTRIC	X				X			
B. GAS	X				X			
C. COMMUNICATION	X				X			
26. FLOOD CONTROL/DRAINAGE:								
A. WPD FACILITY (WPD)		X				X		
B. OTHER FACILITIES (PWA)	X				X			
27. LAW ENFORCEMENT/EMERGENCY SVS. (SHERIFF):								
A. PERSONNEL/EQUIPMENT	X				X			
B. FACILITIES	X				X			
28. FIRE PROTECTION (FIRE):								
A. DISTANCE/RESPONSE TIME	X				X			
B. PERSONNEL/EQUIPMENT/FACILITIES	X				X			
29. EDUCATION:								
A. SCHOOLS	X				X			

	ISSUE (RESPONSIBLE DEPARTMENT)	PROJECT IMPACT DEGREE OF EFFECT*				CUMULATIVE IMPACT DEGREE OF EFFECT*			
		N	LS	PS-M	PS	N	LS	PS-M	PS
	B. LIBRARIES (LIB. AGENCY)	X				X			
	30. RECREATION (GSA):								
	A. LOCAL PARKS/FACILITIES	X				X			
	B. REGIONAL PARKS/FACILITIES	X				X			
	C. REGIONAL TRAILS/CORRIDORS	X				X			

***DEGREE OF EFFECT:**

N = No Impact.

LS = Less Than Significant

PS-M = Potentially Significant Impact Unless Mitigation Incorporated

PS = Potentially Significant Impact

AGENCIES:

APCD - Air Pollution Control District

PWA - Public Works Agency

Plng. - Planning Division

GSA - General Services Agency

Airports - Department Of Airports

Fire - Fire Protection District

Sheriff - Sheriff's Department

EH - Environmental Health Division

WPD - Watershed Protection District

Ag. Dept. - Agricultural Department

Lib. Agency - Library Services Agency

SECTION C
INITIAL STUDY - DISCUSSION OF RESPONSES

**PROJECT: CONDITIONAL USE PERMIT FOR
TEMPORARY, OUTDOOR WEDDING EVENTS, CASE NO. LU06-0101
APPLICANT: DR. ROBERT H. CASSAR
LOCATION: 3530 & 3566 Sunset Valley Road in the Tierra Rejada Valley
Unincorporated Area of Moorpark
APN: 500-410-275 & 285**

GENERAL

1. GENERAL PLAN ENVIRONMENTAL GOALS AND POLICIES:

The proposed project site has a General Plan land use designation of "Open Space" and a zoning designation of Open Space (OS-40 ac). Staff has determined that the proposed project complies with the environmental goals, policies, and programs of the General Plan, and the Non-Coastal Zoning Ordinance; therefore, **no significant impacts** are anticipated. The existing, built-out project site creates no cumulative impacts to General Plan Environmental Goals and Policies.

Source Document: *Ventura County Initial Study Assessment Guidelines (September 2000), Ventura County General Plan (2005), Ventura County Non-Coastal Zoning Ordinance.*

LAND USE

2. LAND USE:

Item A - Community Character

The CUP for this proposed project would allow the applicant to host temporary outdoor wedding events within an approximately one acre garden area (parking assigned to another approximately 3.5 acres, for a total of approximately 4.5 acres) of a 12.3 acre property located at 3530 and 3566 Sunset Valley Road, Tierra Rejada Valley. The one-day events would occur outdoors or within a temporary tent erected on-site and be held on Saturdays and Sundays only, between the hours of 10:00 AM and 10:00 PM. Maximum capacity of the garden gazebo area is 232 people, with an average of 150 people per event. Catered food would be prepared off-site and transported to the project site for each event. Portable restrooms would be provided on-site for each event.

The proposed project was reviewed and evaluated for impacts to housing using the *Ventura County Initial Study Assessment Guidelines (September 2000)*. Commercial application within a rural setting with regular frequency may have impacts upon the area's community character. Through the Conditional Use Permit process, however, with conditions placed upon this permit with regard to days and hours of operation, total number of guests, and controls on music and parking, impacts to community character are anticipated to be **less than significant**. The existing, built-out project site creates no cumulative impacts to Community Character.

Source Document: *Ventura County Initial Study Assessment Guidelines (September*

2000).

Item B – Housing

The proposed project was reviewed and evaluated for impacts to housing using the *Ventura County Initial Study Assessment Guidelines* (September 2000). The events described in the proposed project are periodic in nature and would not individually or cumulatively affect existing housing or create a demand for additional housing. Therefore, there would be **no adverse impacts** to housing as a result of this project. The existing, built-out project site creates no cumulative impacts to Housing.

Source Document: *Ventura County Initial Study Assessment Guidelines* (September 2000).

Item C - Growth Inducement

The proposed project was reviewed for growth inducing impacts using the *Ventura County Initial Study Assessment Guidelines* (September 2000). The proposed project is for periodic events. Access and utilities already exist. In order to meet sanitation requirements, additional portable restrooms would need to be brought in for events, however these are temporary. Also, the zoning of the property restricts future growth to a limited number of uses. Therefore, **no adverse impacts** to growth inducement are expected as a result of this project. The existing, built-out project site creates no cumulative impacts to Growth Inducement.

Source Document: *Ventura County Initial Study Assessment Guidelines* (September 2000).

RESOURCES

3. AIR QUALITY:

Item A - Regional Air Quality Impacts

Based on information provided by the applicant, air quality impacts would be below the 25 pounds per day threshold for reactive organic compounds and oxides of nitrogen as described in the *Ventura County Air Quality Assessment Guidelines* (2000).¹ Therefore, the project would have a **less than significant impact** on regional air quality. The existing, built-out project site creates

Source Document: *2000 Ventura County Air Quality Assessment Guidelines, application materials provided by applicant, and memorandum from Alicia Stratton, Air Pollution Control District, dated April 16, 2008.*

Item B - Local Air Quality Impacts

Based on information in the project application, the proposed project would generate

¹ District staff generated emission estimates for this project using the latest version of the "URBEMIS 2002 for Windows" computer model (Version 7.4.2). A trip rate of 464 average trips per facility, on 12 acres was determined for this project based on the information contained in the application materials. The application indicated that the site can "accommodate up to 232 guests." This trip rate was used for the URBEMIS 2002 model's "Blank" Land Use Screen. The URBEMIS 2002 run generated emission estimates of 3.48 lbs/day for ROG and 4.84 lbs/day for NOx for this project. Both emission estimates are well below the significance thresholds of 25 lbs/day.

local air quality impacts, but those impacts are expected to be **less than significant** with standard conditioning of the project.²

Source Document: *2000 Ventura County Air Quality Assessment Guidelines, application materials provided by applicant, and memorandum from Andy Brown, Air Pollution Control District, dated April 16, 2008.*

4. WATER RESOURCES:

Item A - Groundwater Quantity

Pursuant to the *Ventura County Initial Study Assessment Guidelines* (September 2000) and memorandum dated April 23, 2008, from Gerhardt Hubner, Public Works Agency, Watershed Protection District, project-generated increases in groundwater use are considered minimal; impacts to groundwater quantity are deemed to have a **less than significant impact**.

Source Document: *Ventura County Initial Study Assessment Guidelines (September 2000) and memorandum from Gerhardt Hubner, PWA, Watershed Protection District dated April 23, 2008.*

Item B - Groundwater Quality

Pursuant to the *Ventura County Initial Study Assessment Guidelines* (September 2000) and memorandum dated April 23, 2008, from Gerhardt Hubner, Public Works Agency, Watershed Protection District, **less than significant impact** to groundwater quality is anticipated because a combination of the total annual water supply needs will be obtained from the Camrosa Water District and the onsite water well. The Camrosa Water District is considered to have the ability to provide a permanent supply of domestic water through a combination of groundwater, imported state water contracts, and recycled water.

Source Document: *Ventura County Initial Study Assessment Guidelines (September 2000) and memorandum from Gerhardt Hubner, PWA, Watershed Protection District dated April 23, 2008.*

Item C - Surface Water Quantity

Pursuant to the *Ventura County Initial Study Assessment Guidelines* (September 2000) and memorandum dated April 15, 2008, from Sergio Vargas, Public Works Agency, Watershed Protection District, the project would have **no adverse impact** on surface water quantity, because new construction is not proposed.

Source Document: *Ventura County Initial Study Assessment Guidelines (September 2000) and memorandum from Sergio Vargas, PWA, Watershed Protection District, dated April 15, 2008.*

Item D - Surface Water Quality

Pursuant to the *Ventura County Initial Study Assessment Guidelines* (September 2000) and memorandum dated April 15, 2008, from Sergio Vargas, Public Works Agency, Watershed Protection District, the project would have **no adverse impact** on water quality, because new construction is not proposed.

² See Footnote 1, above, for air emission estimates.

Source Document: Ventura County Initial Study Assessment Guidelines (September 2000) and memorandum from Sergio Vargas, PWA, Watershed Protection District, dated April 15, 2008.

5. MINERAL RESOURCES:

Item A - Aggregate

The project site is not located within a Mineral Resource Zone. Zoning Maps indicate that the proposed project site is not zoned for "mineral resource protection," and the proposed project would not affect current aggregate manufacturing or production "stream" nor would the proposed project result in direct impacts through the use of mineral resources as described in the *Ventura County Initial Study Assessment Guidelines (September 2000)*. Therefore, the proposed project would have **no adverse impact** on mineral resources. The existing, built-out project site creates no cumulative impacts to Aggregate Mineral Resources.

Source Document: Ventura County General Plan (2005), Resources Appendix, Figure 1.4.6 (page 51).

Item B - Petroleum

No oil or gas Conditional Use Permits are located on this site or in the immediate area. The proposed Conditional Use Permit would not preclude access to petroleum resources should any be discovered in the future. The proposed project would create a demand for petroleum resources, due primarily to the use of gasoline for vehicle trips. However, as stated in the *Ventura County Initial Study Assessment Guidelines (September 2000)*, no individual project would have a significant impact on the demand for petroleum resources because: "*Petroleum resources are considered a world-wide, national and state-wide resource that is beyond the scope of local governments to effectively manage or control.*"

Therefore, the project would have **no adverse impact** on petroleum resources. The existing, built-out project creates no cumulative impacts to Petroleum Mineral Resources.

Source Document: Ventura County Initial Study Assessment Guidelines (September 2000) and Ventura County General Plan, Resources Appendix (2005).

6. BIOLOGICAL RESOURCES:

Item A - Endangered, Threatened or Rare Species, Item B - Wetland Habitat, Item C - Coastal Habitat, Item D - Migration Corridors, & Item E - Locally Important Species/Communities

The project is not expected to have any impacts to Biological Resources relating to endangered, threatened or rare species, wetland habitat, coastal habitat, or migration corridors. The proposed wedding events are temporary and would be located within an area that is currently developed, lacks sensitive habitat, and does not support sensitive species. As such, **no impacts** are expected to the Biological Resources outlined above. The existing, built-out project creates no cumulative impacts to Biological Resources.

Source Document: Ventura County Initial Study Assessment Guidelines (September 2000).

7. AGRICULTURAL RESOURCES:

Item A – Soils Item B – Water

The project area is not on land classified as farmland on the California Department of Conservation/Ventura County RMA-GIS Important Farmland Mapping Systems. No thresholds of significance will be exceeded by the proposed project. Therefore, **no adverse impacts** to agricultural soils are expected.

Source Document: *Ventura County General Plan (2005), Unified Mapping System Maps, Ventura County Initial Study Assessment Guidelines (September 2000), and memorandum from the Agricultural Commissioners Office, dated April 4, 2008.*

Item B – Water

This evaluation pertains to water quantity and water quality. The threshold of significance stated in the Initial Study Guidelines is: "Any proposed non-agricultural land use/development that is proposed to use the same water resources as agriculture will have an impact." Water for the site is provided by Camrosa Water District. Temporary Outdoor Events are limited to 60 days per year and the types and scale of events are not considered a significant use of water. Approval of the request would result in a small increase in the use of potable water. However, the increase would not divert groundwater that is currently used for agricultural production to non-agricultural purposes.

The evaluation also pertains to water quality. The threshold of significance is stated as: "A use that will decrease the quality of water available for agriculture to a level greater than 1200 mg/L TDS [Total Dissolved Solids] is considered to have a significant project and cumulative impact." With respect to discharge and run-off, the proposed project is unlikely to exceed the threshold of significance of 1200 mg/L for total dissolved solids because self-contained portable restrooms will be used. In addition, the standard requirements of the county will assure that no contaminated run-off from any of the events will occur on off-site parcels. Effects from trash or vehicle parking are not anticipated to affect ground water quality in the area. Unless an unusual effect is identified in the evaluations by other agencies, the Agriculture Department staff believes that the threshold of significance is unlikely to be exceeded by a project of the type and scale proposed. For the reasons stated above, direct impacts are deemed **Less than Significant**.

Cumulative Impacts. No thresholds for cumulative impacts are stated in the Initial Study Guidelines. Neither the Agricultural Policy Advisory Committee nor the Agricultural Commissioner currently has any policies limiting Temporary Outdoor Events for the protection of agricultural water resources. There are no observable cumulative impacts in the area. For the reasons stated above, the project's contribution to any cumulative impacts is deemed **Less than Significant**.

Source Document: *Memorandum from the Agricultural Commissioners Office, dated April 4, 2008.*

Item C - Air Quality/Micro-Climate

Because no new structures are proposed for the project, approval of the use would not result in onsite grading. Therefore, no dust would be generated. Because the existing parking areas are covered with gravel, minimal dust is expected to be generated during parking activities. Project approval also would not prohibit solar access that would adversely affect onsite or surrounding agricultural production. Thus, there would be **no adverse impacts** to adjacent agricultural uses.

Source Document: *Ventura County General Plan (2005), Unified Mapping System Maps, the Ventura County Initial Study Assessment Guidelines (September 2000), and memorandum from the Agricultural Commissioners Office, dated April 4, 2008.*

Item D - Pests/Diseases

The proposed use would not permanently introduce pests or diseases to the project site or surrounding parcels that would be harmful to adjacent nursery operations. Agricultural pests and diseases are typically introduced by the shipment of infected fruit or live plants or via the tires of agricultural vehicles traveling from one infected field to a non-infected field. The proposed activities do not involve the shipment of fruit or live plants. Any fruit or plants used in the activities will be from sources subject to inspection. There is no classified farmland or commercial crop production on site. There is no access from the proposed project site to any other adjacent farm fields. Therefore, there are **no adverse impacts** to agriculture by the introduction of, or increased potential for, agricultural pests and/or diseases.

Source Document: *Ventura County General Plan (2005), Unified Mapping System Maps, the Ventura County Initial Study Assessment Guidelines (September 2000), and memorandum from the Agricultural Commissioners Office, dated April 4, 2008.*

Item E - Land Use Compatibility

The evaluation pertains to the introduction of land use incompatibilities to off-site agricultural lands and off-site crop production. The threshold of significance is any non-agricultural land use or development that by its nature, design or operation may pose substantial land use incompatibilities with nearby property currently in or suitable for agricultural production will have a significant impact. Churches and outdoor recreational uses are listed as potentially significant if they are within 300 feet of irrigated agriculture. The proposed CUP area appears to be within 300 feet of the common boundary line with off-site crop production and classified farmland. Although Temporary Outdoor Events such as weddings and parties are not held open for general public use similar to churches and outdoor recreation, they are similar in that guests have the expectation that they will not be inconvenienced by dust, noise, or the perception of chemical spray drift and other operations of existing adjacent farms. Because Temporary Events are limited to 60 days per year, effects are deemed to be less than significant. However, a condition of approval is imposed to require the applicant to prepare a basic Notification and Response Plan prior to obtaining a Zoning Clearance to inaugurate the use. The plan will indicate how guests are to be notified that normal farming operations such as dust, noise, and the use of farm chemicals may occur on agricultural lots in the vicinity. The plan will indicate how guests will respond in the rare event that chemical spray drift is perceived during an event. The applicant

shall contact adjacent growers to exchange information about farming operations that may be scheduled, and weddings or other events that may be scheduled during the same time periods. In lieu of a Notification and Response Plan, the applicant may present a Site Plan to the Agricultural Commissioner, for approval, that indicates all event areas are at least 300 feet from the common lot boundary lines of agricultural areas to the east, south, and west. For the reasons stated above, project impacts are deemed **Less than Significant**.

Source Document: *Ventura County General Plan (2005), Unified Mapping System Maps, the Ventura County Initial Study Assessment Guidelines (September 2000), and memorandum from the Agricultural Commissioners Office, dated April 4, 2008.*

8. VISUAL RESOURCES:

Item A - Scenic Highway and Item B - Scenic Area/Feature

The proposed project is on existing developed land in an open space zone. The wedding events would be periodic and of a non-permanent nature, and would not include the construction of permanent structures. The project area is screened with mature vegetation and cannot be viewed from adjacent State Route 23. Therefore, there would be **no adverse impacts** to visual resources. The existing, built-out project site creates no cumulative impacts to Visual Resources.

Source Document: *Ventura County General Plan Resources Appendix (2005), Figure 1.7.2a and the Ventura County Initial Study Assessment Guidelines (September 2000).*

9. PALEONTOLOGICAL RESOURCES:

The proposed project is on existing developed land in an open space zone. The proposed project would not involve ground disturbance activities or the construction of permanent structures. The proposed project is consistent with the goals and policies in the *Ventura County General Plan (2005), Section 1.8 – Paleontological and Cultural Resources*. Therefore, there is **no adverse impact** to paleontological resources. The existing, built-out project site creates no cumulative impacts to Paleontological Resources.

Source Document: *Ventura County General Plan (2005) and the Ventura County Initial Study Assessment Guidelines (September 2000).*

10. CULTURAL RESOURCES:

Item A – Archaeological Resources and Item B – Historical Resources

The proposed project is on existing developed land in an open space zone. The proposed project would not involve ground disturbance activities, the construction of permanent structures, or the demolition of buildings. The proposed events are consistent with the goals and policies in the *Ventura County General Plan (2005), Section 1.8 – Paleontological and Cultural Resources*. Therefore, there is **no adverse impact** to cultural resources. The existing, built-out project site creates no cumulative impacts to Archaeological or Historical Resources.

Source Document: *Ventura County General Plan (2005) and the Ventura County Initial Study Assessment Guidelines (September 2000).*

Item C - Social or Religious Resources

No contemporary, ethnic or social establishments, cemeteries, churches, shrines, synagogues, or other religious institution or establishments are located within the project site or on the immediate adjacent parcels. Therefore, **no adverse impacts** to Social or Religious resources are expected as a result of this project. The proposed project is consistent with the goals and policies in the *Ventura County General Plan (2005), Section 1.8 – Paleontological and Cultural Resources*. The existing, built-out project site creates no cumulative impacts to Social or Religious Resources.

Source Document: *Ventura County General Plan (2005) and the Ventura County Initial Study Assessment Guidelines (September 2000).*

11. ENERGY RESOURCES:

The proposed project is on existing developed land in an open space zone. The wedding events would be periodic and of a non-permanent nature, and would not include the construction of new buildings. The project alone and cumulatively has no relationship to renewable resources of solar, wind, and hydraulic power. Therefore, there is **no adverse impact** to energy resources as a result of this project. The existing, built-out project site creates no cumulative impacts to Energy Resources.

Source Document: *Ventura County General Plan (2005) and the Ventura County Initial Study Assessment Guidelines (September 2000).*

12. COASTAL BEACHES & SAND DUNES:

This project is not located within the Coastal Zone of the County's *Local Coastal Program*. Therefore, this project would have **no adverse impact** on the coastal beaches and sand dunes. The existing, built-out project site creates no cumulative impacts to Coastal Beaches and Sand Dunes.

Source Document: *Ventura County Coastal Area Plan (2002).*

HAZARDS

13. SEISMIC HAZARDS:

Item A - Fault Rupture

Pursuant to the Countywide General Plan, Hazards Appendix, Figure 2.2.1b, no indications of faulting were identified on the proposed project site. As no known active or potentially active faults project into or appear to cross through the property, the potential for fault rupture on the proposed project site is considered low. Therefore, there would be **no adverse impacts** relating to fault rupture.

Source Document: *Ventura County General Plan (2005) and the Ventura County Initial Study Assessment Guidelines (September 2000).*

Item B - Ground Shaking

The primary geologic hazard relative to site development is ground shaking from earthquakes originating outside of the site area. The site is located within an active

seismic area where past earthquakes have caused considerable ground shaking. However, the proposed project would not involve ground disturbance activities or the construction of permanent structures. Moreover, the wedding events would be periodic and of a non-permanent nature, and would not result in a permanent increase in population onsite that would be exposed to ground shaking hazards. Therefore, adverse impacts related to ground shaking, would be considered to be **less than significant**.

Source Document: Memorandum from Brian Trushinski, PWA, Engineering Services Department, Development & Inspection Services Division, dated April 21, 2008.

Item C - Tsunamis and Item D - Seiches

Pursuant to the Countywide General Plan, Hazards Appendix, Figure 2.6, the proposed project is not located in a Tsunami and/or Seiches Zone. Therefore, there would be **no adverse impacts** relating to tsunamis and/or seiches.

Source Document: Ventura County General Plan (2005) and the Ventura County Initial Study Assessment Guidelines (September 2000).

Item E - Liquefaction

Pursuant to the Countywide General Plan, Hazards Appendix, Figure 2.6, the proposed project is not located in a Liquefaction Zone; potential hazards due to liquefaction would be negligible. Therefore, **no adverse impacts** relating to liquefaction hazards are anticipated.

Source Document: Ventura County General Plan (2005) and the Ventura County Initial Study Assessment Guidelines (September 2000).

14. GEOLOGIC HAZARDS:

Item A – Subsidence

The proposed project would not involve ground disturbance activities or the construction of permanent structures. Therefore, there would be **no adverse impact** relating to subsidence and expansion.

Source Document: Memorandum from Brian Trushinski, PWA, Engineering Services Department, Development & Inspection Services Division, dated April 21, 2008.

Item B - Expansive Soils

The proposed project would not involve ground disturbance activities or the construction of permanent structures. Therefore, there would be **no adverse impact** relating to expansive soils.

Source Document: Memorandum from Brian Trushinski, PWA, Engineering Services Department, Development & Inspection Services Division, dated April 21, 2008.

Item C - Landslides/Mudslides

Pursuant to the Countywide General Plan, Hazards Appendix, Figure 2.9, the proposed project is not located in a landslide and/or mudslide zone. Therefore, **no adverse impacts** relating to landslides/mudslides are anticipated.

Source Document: Ventura County General Plan (2005) and the Ventura County Initial

Study Assessment Guidelines (September 2000).

15. HYDRAULIC HAZARDS:

Item A - Erosion/Siltation

The proposed project would not involve ground disturbance activities or the construction of permanent structures. Therefore, **no adverse impacts** relating to erosion/siltation are anticipated. **Source Document:** *Ventura County Initial Study Assessment Guidelines (September 2000) and memorandum from Sergio Vargas, PWA, Watershed Protection District, dated April 15, 2008.*

Item B - Flooding

A portion of the property is located in a flood hazard area; however, the proposed project would not involve ground disturbance activities or the construction of permanent structures. The usage of the property for temporary outdoor weddings would have a **less than significant impact** on flooding.

Source Document: *Memorandum from Brian Trushinski, PWA, Engineering Services Department, Development & Inspection Services Division, dated April 21, 2008.*

16. AVIATION HAZARDS:

Since the proposed project is not located within two miles of any public airport, there would be **no adverse impacts**, alone and cumulatively, relative to air traffic safety.

Source Document: *Ventura County General Plan (2005) and the Ventura County Initial Study Assessment Guidelines (September 2000).*

17. FIRE HAZARDS:

The proposed project is not located in a high fire hazard area and would not include the construction of roads, driveways, buildings, or structures; therefore, **no adverse impacts** associated with fire hazards are anticipated. **Source Document:** *Memorandum from Larry Williams, Ventura County Fire Protection District, dated June 12, 2008.*

18. HAZARDOUS MATERIALS/WASTE:

Item A - Above-ground Hazardous Materials

The project would have **no adverse impact**. The storage, placement, or use of any hazardous material would be required to comply with the International Fire Code as adopted and amended by VCFPD Ordinance #24.

Source Document: *Memorandum from Larry Williams, Ventura County Fire Protection District, dated June 12, 2008.*

Item B - Below-ground Hazardous Materials

The proposed project does not include the use of hazardous materials. Therefore, the project would have **no adverse impacts** relative to hazardous materials.

Source Document: *Memorandum from Melinda Talent, Resource Management Agency, Environmental Health Department, dated May 8, 2008.*

Item C - Hazardous Waste

The proposed project is not considered an activity that produces hazardous waste. Therefore, the project would have **no adverse impacts** relative to hazardous wastes.

Source Document: *Memorandum from Melinda Talent, Resource Management Agency, Environmental Health Department, dated May 8, 2008.*

19. NOISE/VIBRATION:

The proposed project would not include construction and grading activities and, therefore, does not have the potential to generate construction-related noise impacts.

The proposed project would occasionally use amplified music depending upon the desires of the leasing wedding party. The noise would be attenuated by existing landscaping. In order for a project to be considered a noise generator, the *Ventura County Initial Study Assessment Guidelines* (September 2000) state the potential for noise at the nearest noise sensitive use/residential district must be estimated to exceed:

- 55 dB(A) between 6:00 AM and 7:00 PM;
- 50 dB(A) between 7:00 PM and 10:00 PM; or,
- 45 dB(A) between 10:00 PM and 6:00 AM.³

The proposed project would be conditioned to satisfy the above standards. Based upon the worst case scenario with potential output, because of the distance to the nearest affected property, there would be a **less than significant noise impact**. The existing, built-out project site creates no cumulative impacts to Noise/Vibration.

Source Document: *Ventura County General Plan (2005) and Ventura County Initial Study Assessment Guidelines.*

20. GLARE:

The proposed project is on existing developed land in an agricultural zone. Wedding events would be periodic and of a non-permanent nature requiring no new permanent structures. Temporary lighting associated with wedding events would be screened by existing pepper trees along the property's perimeter and, pursuant to the Ventura County Non-Coastal Zoning Ordinance, §8106-8.6(c), lights in excess of 150 watts are not permitted if they result in direct illumination of adjacent properties. Therefore, the project is expected to have a **less than significant impact** to surrounding sites from glare generated on-site. The existing, built-out project site creates no cumulative impacts to Glare.

Source Document: *Ventura County Initial Study Assessment Guidelines, September 2000.*

³ A-weighted sound level [dB(A)] refers to the sound pressure level measured using the A-weighting network, a filter which discriminates against low and very high frequencies in a manner similar to the human hearing mechanism at moderate sound levels [*Ventura County Initial Study Assessment Guidelines* (September 2000)].

21. PUBLIC HEALTH:

The proposed project may have impacts to public health. Compliance with applicable state regulations enforced by the Environmental Health Division would reduce potential impacts to a level considered **less than significant**.

Source Document: Memorandum from Melinda Talent, Resource Management Agency, Environmental Health Department, May 8, 2008.

PUBLIC FACILITIES/SERVICES

22. TRANSPORTATION/CIRCULATION:

Items A - Public Roads & Highways (1) Level of Service and (2) Safety / Design

The Transportation Department has determined that the proposed project would generate additional traffic on the local public roads. To address the cumulative adverse impacts of traffic on the Regional Road Network, Ventura County Traffic Impact Mitigation Fee Ordinance 4246 and General Plan Policy 4.2.2 require that the Transportation Department of the Public Works Agency collect a Traffic Impact Mitigation Fee for development projects. As the proposed project is subject to this Ordinance and would be required to pay Traffic Impact Mitigation Fees, the Level of Service and safety of the existing roads would remain consistent with the County's General Plan. Therefore, adverse traffic impacts relating to level of service & safety/design would be considered **less than significant**.

Source Document: Memorandum from Nazir Lalani, Public Works Agency, Traffic and Transportation Planning, dated April 18, 2008.

Item A - Public Roads & Highways (3) Tactical Access and Item B - Private Roads & Driveways (1) Safety/Design and (2) Tactical Access

The proposed project does not include the construction of new roads or driveways and tactical access for public roads are adequate and meet VCFPD standards. Therefore, the proposed project **would not have an adverse impact** related to tactical access or the safety and design of public roads and highways, or private roads and driveways.

Source Document: Memorandum from Larry Williams, Ventura County Fire Protection District, dated June 12, 2008.

Item C - Pedestrian/ Bicycle (1) Public Facilities and (2) Private Facilities

The Transportation Department has determined that the existing roads in the proximity of the proposed project site do not have adequate facilities pursuant to the County's Road Standards and the State Department of Transportation (Caltrans). However, the proposed temporary outdoor wedding events would not generate significant pedestrian and bicycle traffic. Therefore, the Transportation Department considers that the adverse impacts relating to the supplementary addition of pedestrians and bicycles into the area would be **less than significant**.

Source Document: Memorandum from Nazir Lalani, Public Works Agency, Traffic and Transportation Planning, dated April 18, 2008.

Item D - Parking

The proposed project would not generate a need for off-street parking, as the existing

125 space parking lot and overflow parking area would accommodate wedding event parking on-site. Therefore, **no impacts** from parking are expected. The existing, built-out project site creates no cumulative impacts to Parking.

Source Document: *Ventura County Initial Study Assessment Guidelines (September 2000).*

Item E - Bus Transit, Item F - Railroads, Item G - Airports, and Item H - Harbors

There are no bus, railroad, airport, or harbor facilities within the vicinity of the project site with which the proposed wedding events could interfere. Therefore, the project would have **no adverse impacts** on these facilities. The existing, built-out project site creates no cumulative impacts to Bus Transit, Railroads, Airports, or Harbors.

Source Document: *Ventura County General Plan (2005) and the Ventura County Initial Study Assessment Guidelines (September 2000).*

Item I - Pipelines

The County Global Information System (GIS) Maps indicate that there is an existing pipeline along the southern border of the subject property. However, the proposed project does not include ground disturbance or construction activities. Therefore, the proposed project would have **no adverse impacts** to pipelines. The existing, built-out project site creates no cumulative impacts to Pipelines.

Source Document: *Ventura County Global Information Systems (GIS).*

23. WATER SUPPLY:

Item A - Quality

The State Department of Health Services regulates the public water system that serves domestic water to this project. The quality of domestic water must be in compliance with applicable State drinking water standards. Therefore, the project would have **no adverse impact** to the quality of water supplied by the public water system.

Source Document: *Memorandum from Melinda Talent, Resource Management Agency, Environmental Health Department, dated May 8, 2008.*

Item B - Quantity

The proposed project is deemed to have **less than significant** because a combination of the total annual water supply needs will be obtained from the Camrosa Water District and the onsite water well. The Camrosa Water District is considered to have the ability to provide a permanent supply of domestic water through a combination of groundwater, imported state water contracts, and recycled water.

Source Document: *Memorandum from Gerhardt Hubner, Watershed Protection District, Water and Environmental Resources Division dated April 23, 2008.*

Item C - Fire Flow

The proposed project would have **no adverse impact**. Water supply for fire protection would be required to meet VCFPD Ordinance #24.

Source Document: *Memorandum from Larry Williams, Ventura County Fire Protection District, dated June 12, 2008.*

24. WASTE TREATMENT/DISPOSAL:

Item A - Individual Sewage Disposal System

Portable toilets would be utilized for the temporary outdoor wedding events. The proposed project would not require the use of an on-site sewage disposal system. Therefore, the project will **not create any adverse environmental impacts** relative to on-site sewage disposal.

Source Document: Memorandum from Melinda Talent, Resource Management Agency, Environmental Health Department, dated May 8, 2008.

Item B - Sewage Collection/Treatment Facilities

The proposed project would utilize temporary restroom facilities only. Therefore, there would be **no impact** to sewage collection/treatment facilities.

Source Document: Ventura County Initial Study Assessment Guidelines (September 2000).

Item C - Solid Waste Management

The Integrated Waste Management Division (IWMD) has reviewed the application received on April 4, 2008 for LU 06-0101 and has determined the degree of effect to permitted solid waste disposal facilities in Ventura County from this project to be "**Less Than Significant.**"

Pursuant to the IWMD's factors determining the significance of project impacts to solid waste facilities within Ventura County, any discretionary development project generating solid waste will impact the County's remaining solid waste disposal capacity. Additionally, as required by California Public Resources Code (PRC) 41701, Ventura County's Countywide Siting Element (CSE), adopted in June of 2001 and updated annually, confirms Ventura County has at least 15 years of disposal capacity available for waste generated by in-County projects. Therefore, because the County currently exceeds the minimum disposal capacity required by state PRC, no individual project of this type and magnitude will significantly impact the County's remaining solid waste disposal capacity.

Source Document: Memorandum from Frank Kiesler, PWA, Integrated Waste Management Division, dated April 4, 2008.

Item D - Solid Waste Facilities

The proposed project does not include a solid waste facility. Therefore, the project would have **no adverse impacts** relating to solid waste facilities.

Source Document: Memorandum from Melinda Talent, Resource Management Agency, Environmental Health Department, dated May 8, 2008.

25. UTILITIES:

Item A - Electric Item B - Gas and Item C - Communications

The local area is currently served with electrical, gas, and communication facilities that can be used to adequately serve the proposed project. Therefore, the proposed project

would have **no impact** on these facilities. The existing, built-out project site creates no cumulative impacts to Electric, Gas or Communication utilities.

Source Document: Ventura County Initial Study Assessment Guidelines (September 2000).

26. FLOOD CONTROL/DRAINAGE:

Item A - FCD Facility

The subject property is adjacent to the Tierra Rejada Creek Red Lined Channel along the eastern property boundary, a District jurisdictional watercourse. Any connection to the channel or work within the bed and banks of the channel will require a permit from the Watershed Protection District. However, the proposed project does not include ground disturbance or construction activities. Therefore, the usage of the property for temporary outdoor weddings would have a **less than significant impact** on flood control facilities.

Source Document: Memorandum from Sergio Vargas PWA, Watershed Protection District, dated April 15, 2008.

Item B - Other Facilities

The proposed project does not include ground disturbance or construction activities. Therefore, **no adverse impacts** relating to flood control and drainage facilities that are not under the regulatory authority of the Flood Control District are anticipated.

Source Document: Memorandum from Brian Trushinski, PWA, Engineering Services Department, Development & Inspection Services Division, dated April 21, 2008.

27. LAW ENFORCEMENT/EMERGENCY SERVICES:

Item A - Personnel/Equipment and Item B - Facilities

Due to the size and nature of the proposed project within an existing facility within the community, personnel, equipment, or facilities would not require expansion and there would be no significant impact on the functions of the Ventura County Sheriff's Department. As such, the project would have **no adverse impact** on the services provided for the area.

Source Document: Ventura County General Plan (2005) and Ventura County Initial Study Assessment Guidelines (September 2000).

28. FIRE PROTECTION:

The distance from a full-time, paid fire station is adequate and the project does not indicate that a new fire station or additional equipment is required. Therefore, the proposed project **would not have an adverse impact** on fire protection services distance/response time.

Source Document: Memorandum from Larry Williams, Ventura County Fire Protection District, dated June 12, 2008.

29. EDUCATION:

Item A - Schools and B. Libraries:

Because of the temporary nature of the wedding event use, the proposed project would not create additional demands on schools or libraries; therefore, **no adverse impacts** to schools or libraries are anticipated. The existing, built-out project site creates no cumulative impacts to Schools or Libraries.

Source Document: *Ventura County General Plan (2005) and Ventura County Initial Study Assessment Guidelines (September 2000).*

30. RECREATION:

Items A. Local Parks/Facilities, and B. Regional Parks/Facilities:

The proposed project would not add to the demand on existing facilities. The proposed project is not expected to have impacts on recreation. Therefore, **no adverse impacts** to recreational facilities are expected as a result of this project.

Source Document: *Ventura County General Plan (2005) and Ventura County Initial Study Assessment Guidelines (September 2000).*

Item C. Regional Trails/Corridors:

The proposed project does not interfere with any current regional trail and or corridor networks. The nature of the proposed project is not considered an obstacle to any future regional trail/corridor networks. Therefore, **no adverse impacts** to recreational facilities would be expected as a result of this project.

Source Document: *Ventura County General Plan (2005) and Ventura County Initial Study Assessment Guidelines (September 2000).*

SECTION D
MANDATORY FINDINGS OF SIGNIFICANCE

**PROJECT: CONDITIONAL USE PERMIT FOR
TEMPORARY, OUTDOOR WEDDING EVENTS,
CASE NO. LU06-0101,
APPLICANT: ROBERT CASSAR
LOCATION: 3530 & 3566 Sunset Valley Road, Tierra Rejada Valley
Unincorporated Area of Moorpark
APN: 500-0-410-275 & 285**

D.	MANDATORY FINDINGS OF SIGNIFICANCE Based on the information contained within Sections B and C:	YES/ MAYBE	NO
	1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?		X
	2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future).		X
	3. Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effect of other current projects, and the effect of probable future projects. (Several projects may have relatively small individual impacts on two or more resources, but the total of those impacts on the environment is significant).		X
	4. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?		X

SECTION E
DETERMINATION OF ENVIRONMENTAL DOCUMENT

**PROJECT: CONDITIONAL USE PERMIT FOR
 TEMPORARY, OUTDOOR WEDDING EVENTS,
 CASE NO. LU06-0101,**

APPLICANT: ROBERT CASSAR

**LOCATION: 3530 & 3566 Sunset Valley Road, Tierra Rejada Valley
 Unincorporated Area of Moorpark**

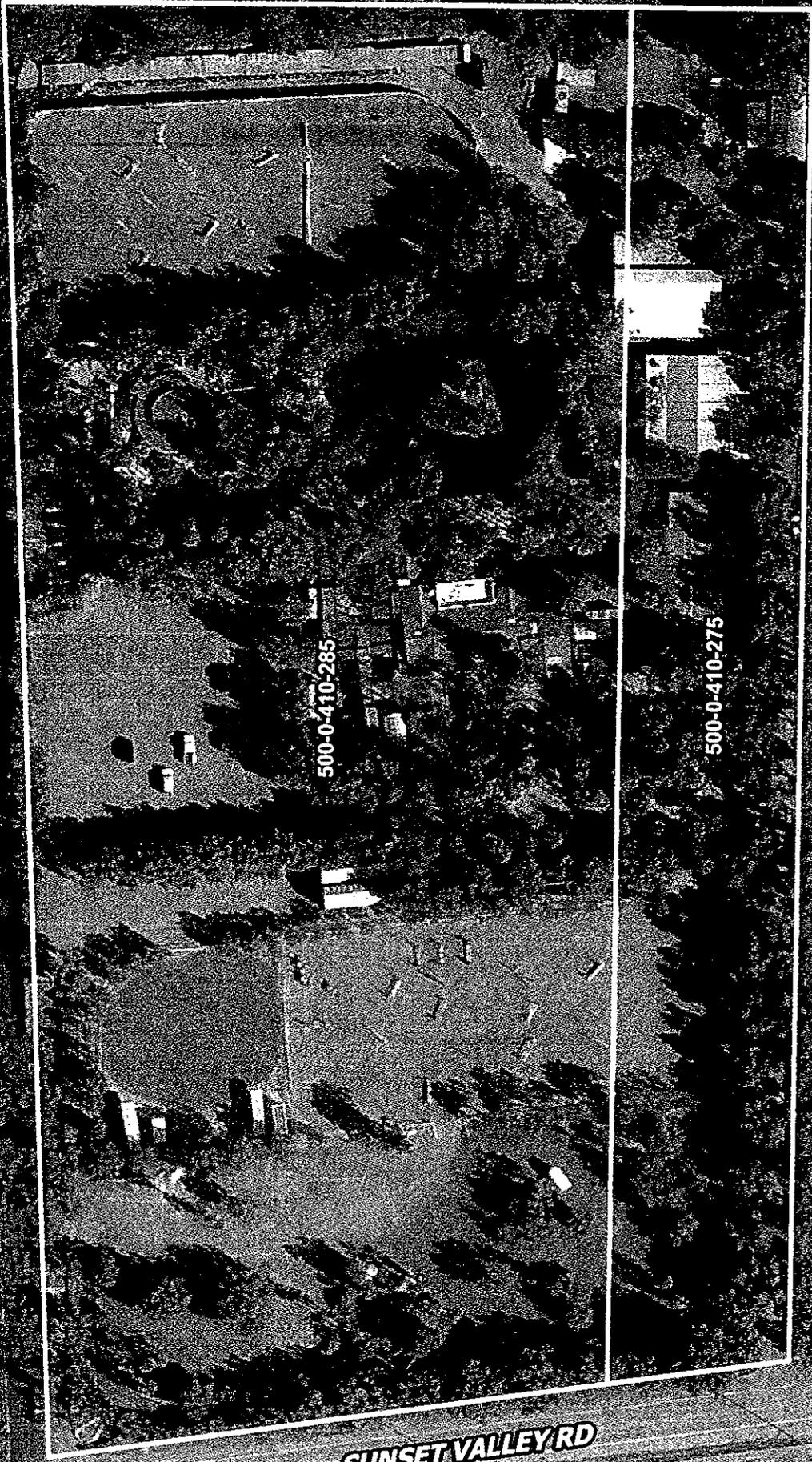
APN: 500-0-410-275 & 285

E.	DETERMINATION OF ENVIRONMENTAL DOCUMENT
	On the basis of this initial evaluation:
<input checked="" type="checkbox"/>	I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measure(s) described in section C of the Initial Study will be applied to the project. A MITIGATED NEGATIVE DECLARATION should be prepared.
<input type="checkbox"/>	I find the proposed project, individually and/or cumulatively, MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.*
<input type="checkbox"/>	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Nicole Doner
 Nicole Doner ke

6/20/08
 Date

EXHIBIT "A" – AERIAL PHOTOGRAPH/ LOCATION MAP
EXHIBIT "B" – SITE PLAN MAP



500-0-410-285

500-0-410-275

SUNSET VALLEY RD



Ventura County
Resource Management Agency
GIS Development & Mapping Services
Map created on 06/18/2008
This aerial imagery is under the
copyrights of Pictometry
Source: Pictometry, January 2008



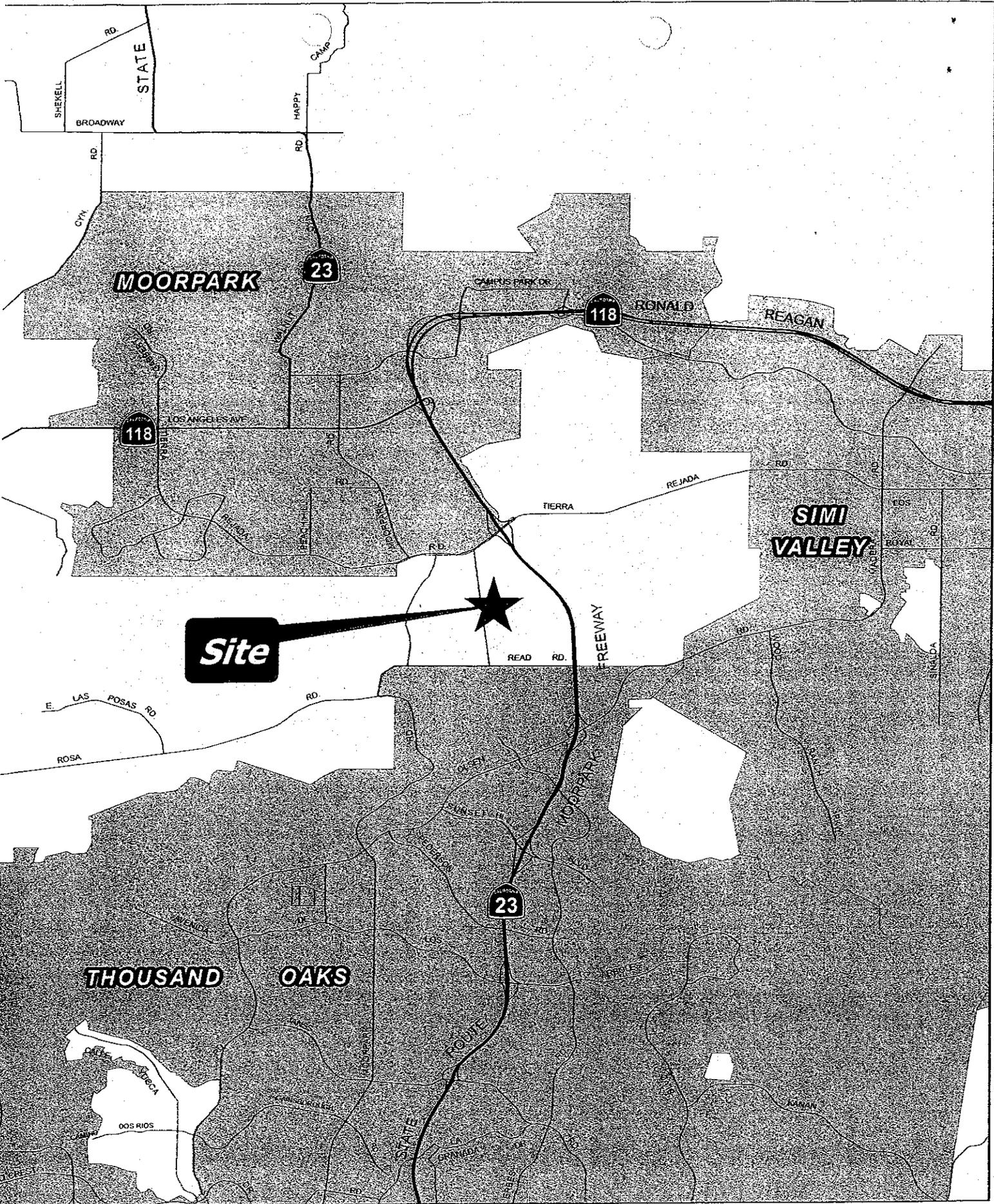
LU06-0101
500-0-410-275 & 285
Aerial Photography Map

Exhibit "A"



Disclaimers: this map was created by the Ventura County Resource Management Agency, Mapping Services. GIS, which is designed and operated solely for the convenience of the County and related agencies, does not warrant the accuracy of this map and no decision, including economic loss or physical injury should be made in reliance thereon.





Site



Ventura County
Resource Management Agency
GIS Development & Mapping Services
Map created on 06/18/2008



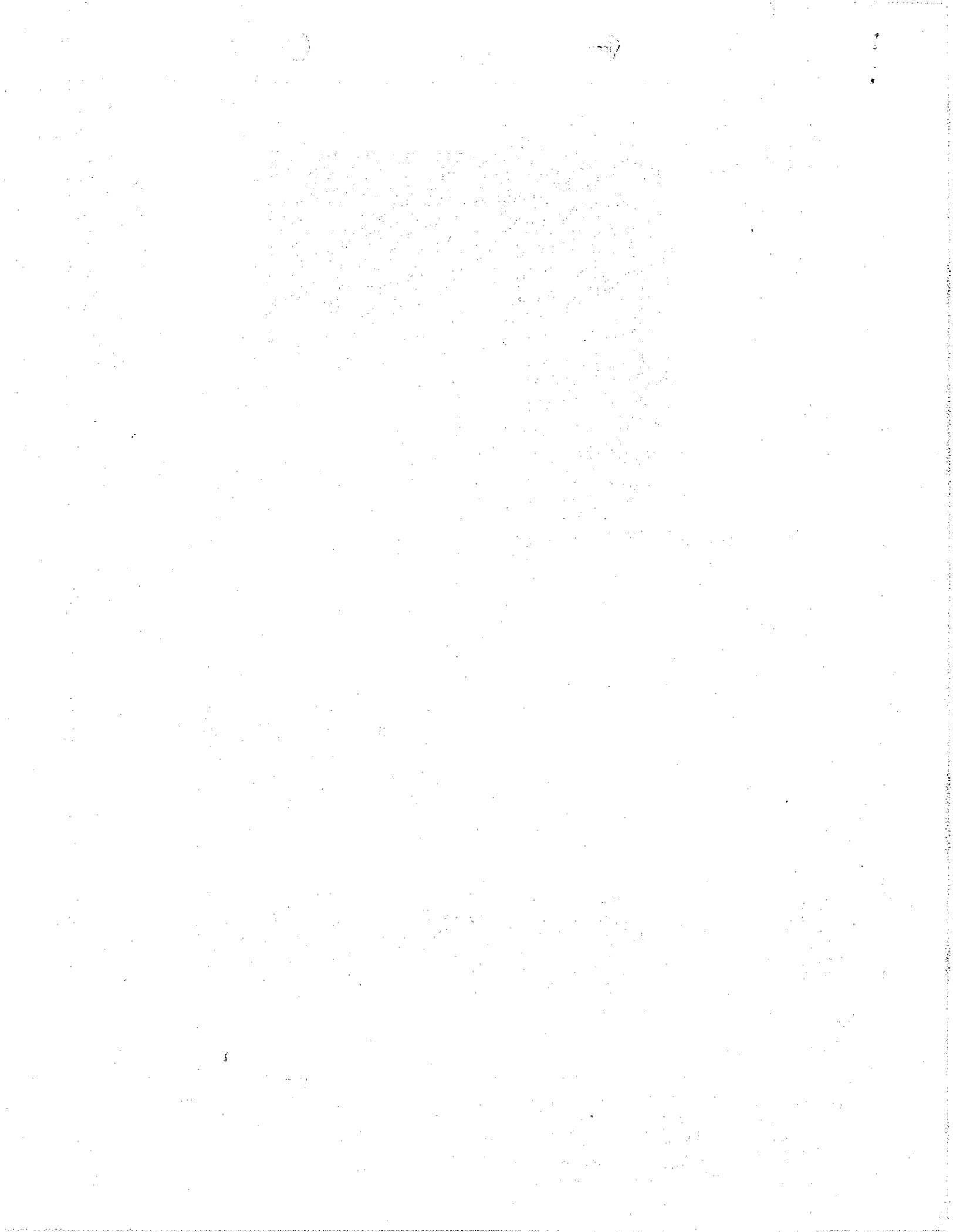
LU06-0101
500-0-410-275 & 285
Location Map

"B"



Disclaimer: this map was created by the Ventura County Resource Management Agency, Mapping Services - GIS, which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance therein.





EVENTS REPORT FORM

Permittee: _____

Project Number: _____

Time Period: Jan - Dec _____

County of Ventura
 Planning Director Hearing
 Case No. PL23-0100
 Exhibit 9 – Events Report Form

Type of Event	Date	Day of Week	Set Up Start Time	Event Hours	Clean Up End Time	Event Rehearsal (Yes/No)	No. of Attendees	No. of Cars	Noise Complaint (Yes/No)	Noise Resolution (Yes/No)	Other:
				-							a) For events with 200+ attendees, was the Sheriff contacted one week prior to the event? b) Did the service operator have the appropriate license for alcohol? c) For events with 75+ attendees, how many security guards were hired? a) b) c)
				-							a) b) c)
				-							a) b) c)
				-							a) b) c)
				-							a) b) c)
				-							a) b) c)
				-							a) b) c)
				-							a) b) c)