



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 the Epona Estate Temporary Events Conditional Use Permit

Section A – Project Description

1. **Project Case Number:** PL19-0045
2. **Name of Applicant:** Michael Fowler, 1050 West Potrero Road, Thousand Oaks, CA 91361
3. **Project Location and Tax Assessor's Parcel Number (APN):** The 38.3-acre project site is located adjacent to, and southwest of, Potrero Road, near the intersection of Potrero Road and Hidden Valley Road. The project site is addressed as 1050 West Potrero Road, Thousand Oaks, CA 91361, and is located in the community of Hidden Valley in the unincorporated area of Ventura County. The APN for the parcel that constitutes the project site is 694-0-170-240 (Attachment 1).
4. **General Plan Land Use Designation and Zoning Designation of the Project Site:**
 - a. **General Plan Land Use Designation:** Open Space
 - b. **Lake Sherwood/Hidden Valley Area Plan Land Use Designation:** Open Space 10-20 ac (Open Space, 20-40-acre minimum lot size)
 - c. **Zoning Designation:** AE-40 ac (Agriculture Exclusive, 40-acre minimum lot size)
5. **Description of the Environmental Setting:** The project site consists of one, existing legal lot that is developed with a horse ranch facility that includes three dwellings (i.e., a single-family dwelling and two, separate farmworker dwelling units), stable/horse barn, horse corrals, hay storage structure, equipment storage structure, breaking barn, riding arena, five-eighths mile training track, hot walker, hay barn, covered arena, utility barn, two additional farmworker dwelling units attached to the existing stable/horse barn, two carports, and a covered horse arena.

Vineyards line the property on the southeastern portion of the project site. An existing entrance road provides access from Potrero Road to the project site from the north side of the property, via the main property entrance. An emergency, gated exit exists along the western edge of the proposed project site, which leads to a service road connected to Potrero Road.

The property is surrounded by open space to the south and east of the project site. Single family dwellings exist west and north of the proposed project site. The project site is located adjacent to land that has OS-40 ac (Open Space, 40-acre minimum lot size) and AE-40 ac zoning designations (Attachment 1).

6. **Project Description:** The Applicant requests that a CUP be granted to authorize “Outdoor Events” (Ventura County Non-Coastal Zoning Ordinance, Section 8107-46.4) (“Conditionally Permitted Outdoor Events”). The Applicant requests 60 Outdoor Events per calendar year for an initial five-year term with a subsequent option to renew for a term of 10 years each.

As described in Section A.5 of this Initial Study (above), the project site is currently developed (in part) with a horse ranch operation. The proposed project’s CUP boundary encompasses the eastern portion of the property, which consists of approximately 21 acres of the 38.3-acre lot.

The proposed project includes up to 60 events per calendar year, with events occurring between 10:00 am and 11:00 pm. Amplified music will be turned off at 10:00 pm and guests will be required to leave the property by 11:00 pm. Clean-up and tear down of the event site will occur no later than 12:00 am (midnight) on the day of the event. Set-up of the site will occur as early as, but no earlier than, 8:00 am. All staff will be required to vacate the property by 12:00 am. Events requiring set-up and/or break-down on a day separate from the event day will be counted towards one of the allowed 60 event days. The proposed project will allow for tenting of the outside area of the property for temporary events, and the tents will be taken down within 24 hours of the event start time.

The proposed events may occur on any day throughout the year. However, the majority of the events are likely to occur between March 1st and November 1st due to expected fair weather. Event frequency will likely be reduced between November 2nd and February 31st.

Daytime Outdoor Events are expected to last, on average, three hours with an additional three hours allotted for vendor set-up and tear down. Evening Outdoor Events are expected to last, on average, six hours with an additional five hours for vendors to set-up and tear-down.

No grading is required to facilitate the proposed project and only development to construct the southeastern driveway in accordance with the County Road Standard Plate E-2 will occur for the proposed project. An existing private entrance road off West Potrero Road will provide access to the project site from the northern side of the property. Additionally, a decomposed granite path, located on the east side of the property, will provide access to the project site. An existing domestic water well located in the Lake Sherwood Groundwater Basin provides water to the site. However, water for temporary outdoor events will be brought on-site for each event, and the applicant will not use the existing well to

provide water for the events. A septic system provides existing on-site wastewater treatment; however, the applicant will be providing portable restrooms rather than using the existing septic system, for sewage disposal for the events.

Guest Count:

The applicant is proposing to limit attendance to a maximum of 375 guests per event.

Noise:

The proposed project includes the use of a PA system for DJs and/or bands and will be monitored and regulated by a designated staff member with a decibel reader.

Parking, Transportation, and Circulation:

Guest parking will be located in a parking area within the northeastern portion of the CUP boundary as depicted on the proposed site plan (Attachment 2). The parking area will be located to the north of the event area and will include 315 parking spaces. Additionally, the applicant is proposing to manage parking as follows:

1. A gate guard, who will also operate as traffic control, will attend events of 100 people or more and all evening events. Additionally, valet service, which will also assist with traffic control, will be provided for events with 100 people or more and will be available for all events with at least 50 people. The gate guard will oversee the main entrance gate when guests arrive. Once all the guests have arrived, the applicant is proposing to have the gate guard close the gate and move to the exit gate on the east side of the property. The gate guard will be present during the entire event.
2. For events that involve over 150 guests, a security guard will oversee the premises in addition to having a gate guard and valet service on site to serve as traffic control and oversee the entrance gate.
3. The parking area will be illuminated with downward facing lighting. All vendors will park in the parking area.
4. All guests are expected to exit the property at the east gate. All vendors will be required to enter and exit the property at the east gate.
5. Shuttle and/or trolley services will be available for events.

Food Catering and Preferred Vendors:

1. A catering service will provide all food for the proposed events. Catered food will primarily be prepared offsite and transported to the site for each event. The applicant will arrange to have all trash associated with the events, removed from the property.
2. Food catering and beverage services/event vendors (e.g., DJs, florists, and valet service) will enter and exit from the gate along Potrero Road located on the southeastern side of the proposed project site.
3. Food catering and beverage services will be located in designated areas on site.

Waste Disposal

The applicant is proposing to place portable restrooms and hand-washing stations at designated locations for all events, as shown on the proposed site plan. ADA accessible portable bathrooms will be available and all bathrooms will be commercially serviced on a weekly-basis.

Additionally, the applicant prepared an Outdoor Events Solid Waste and Odor Control Plan” (Attachment 6) to prevent the generation of fugitive dust by the use of a water truck that will water-down unpaved areas and agricultural roads before and after operational hours.

Bridal Waiting Area:

When a wedding occurs, the bride will be allowed to use the existing office and office restroom. This office and restroom is associated with the on-site horse ranch operation. The bride’s use of these facilities will not exceed three hours, with a maximum of 12 people accompanying her.

Venue Representative and Security:

For all events and meetings, a venue representative will be present at all times. During the event, the representative will have the contact information for the Ventura County Sheriff and Fire Protection District. The venue representative will also have the phone number for transportation services (e.g., taxi or Uber) in case it is needed.

For events involving at least 100 guests, the applicant is proposing the following:

1. A gate guard will be provided at the front gate along Potrero Road and will also operate as traffic control.
2. Valet services will be required and will also operate as traffic control.

For events involving at least 150 guests, the applicant is proposing the following, in addition to the gate guard and valet services mentioned above:

3. A security guard will be present on the premises until the close of the event and provide a final close-out of the property alongside the venue representative.

7. **List of Responsible and Trustee Agencies:** NA
8. **Methodology for Evaluating Cumulative Impacts:** Pursuant to the CEQA Guidelines [§ 15064(h)(1)], this Initial Study evaluates the cumulative impacts of the project using the list approach, by considering the incremental effects of the proposed project in connection with the effects of past, current, and probable future projects.

For a full list of the past, current, and probable future projects within the unincorporated area of Ventura County that were included in this analysis, please refer to Attachment 4. Although all of the projects were considered in the analysis of cumulative impacts, the analysis focused on the following projects within the unincorporated area of Ventura County, due to their proximity to the project site and potential to contribute to environmental impacts to which the proposed project may also contribute.

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?	N	x	PS-M	PS	N	x	PS-M	PS
b) Be consistent with the applicable General Plan Goals and Policies for Item 1 of the Initial Study Assessment Guidelines?	N	LS	x	PS	N	x	PS-M	PS

Impact Discussion:

1a. Based on information provided by the applicant and the CalEEMod air emissions modeling program (Attachment 8), air quality impacts will be below the 25 pounds per day threshold for reactive organic compounds (ROG) and oxides of nitrogen (NO_x) as described in the Ventura County Air Quality Assessment Guidelines [Ventura County Air Pollution Control District (VCAPCD) 2003]. The VCAPCD estimates that air quality impacts may consist of approximately 1.37 pounds per day ROG and 3.31 pounds per day NO_x, which is based on an assumption of a 375 guest maximum. Therefore, the proposed project will make a less than significant project-specific impact, and will not make a cumulatively considerable contribution to a significant cumulative impact, related to air quality.

1b. VCAPCD reviewed the *Parking, Transportation and Circulation* discussion set forth in the applicant's project description (Attachment 3). The proposed project includes the use of on-site dirt roads and a parking area to provide 315 parking spaces for the outdoor events. Dust generation from the use of the on-site roads and parking area has the potential to be inconsistent with Rules 50, 51, and 55 of VCAPCD Rules and Regulations, as well as the Ventura County General Plan *Goals, Policies and Programs* Air Quality Policy 1.2.2-5. Therefore, the proposed project will create a potentially

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*.

significant project-specific impact to air quality. Given that there are no other projects that will contribute to the air emissions impacts of the proposed project, the proposed project will not make a cumulatively considerable contribution to a significant cumulative impact related to dust generation.

The applicant prepared a “Temporary Outdoor Events Solid Waste and Odor Control Plan” (Attachment 6) to prevent the generation of fugitive dust by the use of a water truck that will water-down unpaved areas and agricultural roads before and after operational hours, which will reduce any local air quality impacts of the proposed project. Additionally, pursuant to the recommendations of the VCAPCD, the water truck requirement set forth in the “Temporary Outdoor Events Solid Waste and Odor Control Plan” will be supplemented with a project operation and parking condition to help minimize fugitive dust, particulate matter, and creation of ozone precursor emissions that may result from the proposed temporary events.

Therefore, while the project-specific impacts are potentially significant, the implementation of VCAPCD Mitigation Measure MM-1 will reduce the impacts to less than significant. With the inclusion of this Mitigation Measure, the proposed project is consistent with the applicable General Plan Goals and Policies for Item 1 of the Initial Study Assessment Guidelines, specifically Sections 1.2.1 through -3, Air Quality. The project is consistent with the Ventura County Air Quality Management Plan.

Mitigation/Residual Impact(s)

VCAPCD Mitigation Measure MM-1: VCAPCD Rules and Regulations for Project Operation and Parking Areas

Purpose: To ensure that fugitive dust and particulate matter that may result from activities are minimized.

Requirement: The Permittee shall comply with the provisions of applicable VCAPCD Rules and Regulations, which include but are not limited to, Rule 50 (Opacity), Rule 51 (Nuisance), and Rule 55 (Fugitive Dust).

Documentation: The Lead Agency shall ensure compliance with the following provisions:

- a. Fugitive dust throughout the site shall be controlled by the use of a watering truck or equivalent means (except during and immediately after rainfall). Water shall be applied to all unpaved roads, unpaved parking areas or staging areas, and active portions of the site. Environmentally-safe dust control agents may be used in lieu of watering.
- b. Signs shall be posted onsite limiting traffic to 15 miles per hour or less.
- c. Signs displaying the APCD Complaint Line Telephone number for public complaints shall be posted in a prominent location visible off the site: (805) 645-1400 during business hours and (805) 654-2797 after hours.

Timing: The Permittee shall control fugitive dust throughout the site, pursuant to the above mitigation measure, for the life of the permit.

Reporting and Monitoring: 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*. (APCD-1)

With the implementation of the mitigation measure above, residual impacts will be less than significant.

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. The proposed project will not directly or indirectly decrease, either individually or cumulatively, the net quantity of groundwater in a groundwater basin that is over-drafted

or create an over-drafted groundwater basin. The proposed project does not involve the use of groundwater. Therefore there will be no project-specific impacts related to the quantity of water in a groundwater basin. The proposed project will not make a cumulatively considerable contribution to significant cumulative impacts related to the quantity of water in a groundwater basin.

2A-2 and 2A-3. The proposed project will not result in a net increase in groundwater extraction that will individually or cumulatively cause an increase in groundwater use or an over-drafted basin. The proposed project does not involve the use of groundwater. Therefore, the proposed project will not have a project-specific impact to water resources. The proposed project will not make a cumulatively considerable contribution to a significant cumulative water resources impact related to groundwater quantity.

2A-4. The proposed project will result in 1 acre-foot, or less, of net annual increase in groundwater extraction. Therefore, the proposed project will not have a project-specific impact to water resources. The proposed project will not make a cumulatively considerable contribution to a significant cumulative water resources impact related to groundwater quantity.

2A-5. The proposed project will be consistent with the applicable General Plan Goals and 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:								

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 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 and 2B-2. The proposed project would not individually or cumulatively degrade the quality of groundwater and cause groundwater to exceed groundwater quality objectives set by the Basin Plan. The proposed project involves the use of portable toilets for waste disposal and does not involve use of the existing septic system that is located on the subject property. Therefore, the proposed project will have a less than significant project-specific impact related to groundwater quality and will not make a cumulatively considerable contribution to a significant cumulative impact related to groundwater quality.

2B-3. The proposed project does not involve the use of groundwater and is not located within two miles of the boundary of a former or current test site for rocket engines. Therefore, the proposed project will not have a significant project-specific impact to water resources. The proposed project will not make a cumulatively considerable contribution to a significant cumulative water resources impact.

2B-4. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 2b 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 proposed project does not involve the use of surface water. As such, the proposed project will not have a significant project-specific impact to the quantity of surface water. The proposed project will not make a cumulatively considerable contribution to a significant cumulative surface water quantity impact.

2C-3. The proposed project is 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:								

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 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 and 2D-2. The proposed project will not individually or cumulatively degrade the quality of surface water causing it to exceed the applicable water quality objectives set forth in Chapter 3 of the Los Angeles Basin Plan. The Hidden Valley Wash is located approximately 1,200’ south of the subject property and drains directly to Lake Sherwood at its northwestern edge. Lake Sherwood is identified as impaired due to algae, ammonia, eutrophic conditions, mercury, and low dissolved oxygen/organic enrichment on the most recent (2010) Clean Water Act § 303(d) list of impaired waterbodies. The proposed project will generate trash and litter and will utilize portable toilets which—if improperly managed—could contribute to impairments of Hidden Valley Wash and Lake Sherwood.

However, pursuant to the requirements of the Ventura County Stormwater Quality Ordinance No. 4450 (§§ 6940 and 6942), the proposed project will be subject to the following conditions of approval related to trash and litter management, and portable toilet locations, that will ensure that the proposed outdoor events do not contribute to impairments of Hidden Valley Wash or Lake Sherwood:

Trash and Litter Management at Outdoor Events

Purpose: To ensure trash and litter from outdoor events does not enter adjacent roadway gutters or waterbodies.

Requirement: To ensure adequate trash and litter receptacles and removal practices are implemented during outdoor events, in accordance with the Malibu Creek Watershed Trash Total Maximum Daily Load (TMDL) requirements for non-point sources set forth in the Los Angeles Regional Water Quality Control Board Resolution No. R4-2008-007 (effective July 7, 2009).

Documentation: The Permittee shall submit a Trash and Litter Management Plan for Temporary Outdoor Events to the Ventura County Watershed Protection District, County Stormwater Program (VCWPD-CSP) for review and approval. The Trash and Litter Management Plan for the outdoor 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 above listed item shall be submitted to the VCWPD-CSP for review and approval prior to issuance of a Zoning Clearance for use inauguration.

Monitoring and Reporting: VCWPD-CSP will review and approve the submitted materials.

Portable Toilet Requirements for Temporary Outdoor Events

Purpose: To ensure the use and placement of portable toilets for temporary outdoor events does not increase the risk of spill or leaks impacting water quality of Hidden Valley Wash or Lake Sherwood.

Requirement: To designate 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 Malibu Creek Watershed Bacteria Total Maximum Daily Load (TMDL) requirements for non-point sources set forth in the Los Angeles Regional Water Quality Control Board Resolution No. 2004-019R (effective January 24, 2006).

Documentation: The Permittee shall submit a site plan indicating the locations of the portable toilets, all storm drain inlets, surface waterbodies and elevation contours on the project site to the Ventura County Watershed Protection District - County Stormwater Program (VCWPD-CSP) 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 above listed item shall be submitted to the VCWPD-CSP for review and approval prior to issuance of a Zoning Clearance for Use Inauguration.

Monitoring and Reporting: VCWPD-CSP will review and approve the site plan.

Therefore, the proposed project will have a less-than-significant project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, due to a violation of the surface water quality standards set forth in the Los Angeles Basin Plan, applicable MS4 Permit, or any other NPDES Permits.

2D-3. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 2d 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
3A. Mineral Resources – Aggregate (Plng.)								
Will the proposed project:								
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 MRP Overlay Zone or located adjacent to land classified as MRZ-2 (i.e., areas where adequate information indicates that significant mineral deposits are present or where it is judged that a high likelihood for their presence exists). The project site is not located adjacent to a principal access road for a site that is the subject of an aggregate extraction CUP. Therefore, the proposed project will not have a project specific impact and will not make a cumulatively considerable contribution to significant cumulative impacts, related to the extraction of or access to aggregate resources.

3A-3. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 3a 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
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. The proposed project is not located on or adjacent to land located in an oil field or subject to an oil extraction CUP, and thus will not cause a significant impact with regard to the extraction of petroleum resources. The subject property is not located adjacent to a principal access road for a site that is the subject of an existing CUP for oil extraction and does not have the potential to disturb access to petroleum resources. Therefore, the proposed project will not have a project-specific impact to petroleum resources. The proposed project will not make a cumulatively considerable contribution to a significant cumulative impact related to the extraction of or access to petroleum resources.

3B-2. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 3b 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
4. Biological Resources								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4a. Species								
Will the proposed project, directly or indirectly:								
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. As stated in this initial study (above), the subject property is developed and contains a large horse ranch facility, a single-family dwelling, farm worker dwellings, and various horse-keeping amenities (e.g., a barn, corral, and riding arena). The northern portion of the project site consists of a vacant field with non-native grasses and forbs that have been periodically tilled or mowed as a part of historic agricultural uses. The southern portion of the project site is developed with vineyards, patios, walkways, and landscaping.

The northern and eastern perimeters of the project site are lined with a row of trees that primarily consist of non-native Peruvian pepper trees (*Schinus molle*) and approximately three cottonwood trees (*Populus* sp.). Neither of these species are protected in the zone in which the parcel resides.

Four coast live oak trees (*Quercus agrifolia*) are located within the project site. Three of these are mature, and one is approximately 8 feet tall. No development is proposed within the protected zone of the four oaks. However, temporary parking areas in the northern area of the project site are located within 15' to the trunk of one of these oak trees. The parking areas are sited to avoid the protected zone of the immature oak tree for a distance of 15 feet around the trunk; however, without management of the protected zone (e.g., the installation of fencing or other barriers) to prevent the parking of vehicles within the protected zone of the oak tree, vehicles could be parked near the tree, thereby potentially harming the root ball of the oak tree. The potential loss of the oak tree will be a less-than-significant project-specific impact. However, as discussed in Section 4.f of this initial study (below), the "Final Environmental Impact Report Lake Sherwood-Hidden Valley Area Plan" (1987) concluded that the cumulative loss of oak trees within the Lake Sherwood-Hidden Valley area will be unavoidably significant and identified mitigation measures that were included as biological resources policies in the

Lake Sherwood-Hidden Valley Area Plan to reduce the impacts to oak trees. Pursuant to Biological Resources Policy 2.1.2-1 of the Lake Sherwood-Hidden Valley Area Plan, discretionary development shall be located to avoid the loss of any protected tree as defined in the County's Tree Protection Ordinance. With the inclusion of Biology Mitigation Measure 1 (set forth in Section 4.f of this initial study, below), the proposed project will comply with Biological Resources Policy 2.1.2-1 of the Lake Sherwood-Hidden Valley Area Plan and the proposed project will not make a cumulatively considerable contribution to the cumulative loss of oak trees within the Lake Sherwood-Hidden Valley area.

No other special-status plant species or native vegetation occur within the project site because the site has been continually disturbed for at least the last 25 years. Thus, it is highly unlikely to support special-status plant species and any impacts would be less than significant.

No plant species listed on the Ventura County Locally Important Species List are anticipated to occur within the CUP boundary because of the high level of disturbance and lack of native vegetation.

Because the presence of special-status plant species is not anticipated within the project site, the proposed project will have less-than-significant project-specific impacts. Furthermore, as discussed above, with the inclusion of Mitigation Measure 2 to protect and avoid the loss of the oak tree, the proposed project will not make a cumulatively considerable contribution to a significant cumulative impact, related to special-status plants.

4a-2. Based on a review of California Natural Diversity Database (CNDDDB) records for occurrences within the vicinity of the project site, seven special-status wildlife species have the potential to occur: Golden eagle (*Aquila chrysaetos*) G5/S3; burrowing owl (*Athene cunicularia*) G4/S3; ferruginous hawk (*Buteo regalis*) G4/S3S4; white-tailed kite (*Elanus leucurus*) G5/S3S4; pallid bat (*Antrozous pallidus*) G5/T5; western mastiff bat (*Eumops perotis californica*) G5/S3S4; and Blainville's horned lizard (*Phrynosoma blainvilli*) G3G4/S3S4.

The project site may provide some marginal foraging habitat for the avian species with recorded occurrences in the vicinity of the project site. However, the project site does not provide high-quality roosting or nesting habitat and is adjacent to larger open space areas that may accommodate foraging, roosting, and nesting. Burrowing owl utilizes burrows developed by burrowing mammals such as ground squirrels. No burrows have been identified in the open areas of the project site; thus burrowing owls are unlikely to utilize the site for nesting or roosting and are unlikely to occur. Pallid and western mastiff bats roost in rocky areas that protect them from high temperatures as well as in cliff faces, high buildings, and tunnels. None of these features exist within the project site. Western mastiff bat is known to roost in trees that exist within the project site; however, no disturbance is proposed as a part of the proposed project that would adversely affect bat roosting in these trees. Microhabitat conditions suitable for Blainville's horned lizard are not found onsite including sandy washes with scattered low bushes or shrublands. As a result, this species is not anticipated to occur within the project site. No wildlife species listed on the Ventura County Locally Important Species

List are anticipated to occur within the CUP boundary because of the high level of disturbance and lack of native vegetation.

No special status wildlife were observed during a site visit conducted by the Planning Division Staff Biologist in April of 2015. The proposed project site does not support habitat for the special-status wildlife discussed above; therefore, these species are not anticipated to occur within the project site. Thus, the proposed project will have a less-than-significant project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact to special status species.

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:								
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 project site’s vegetation communities consist of developed areas that contain patios, access roads, walkways, landscaped gardens, and vineyards. The northern half of the site has been historically tilled and mowed and supports an emergent herbaceous community that consists of non-native grasses and forbs including nasturtium (*Nasturtium* sp.), plantain (*Plantago* sp.), and sow thistle (*Sonchus oleraceus*). These areas consist primarily of non-native species that have become ubiquitous throughout California, provide minimal habitat value, and are not considered sensitive. The northern and eastern perimeter of the project site contains a row of trees that primarily consist of Peruvian pepper trees (*Schinus molle*) and approximately three cottonwood trees (*Populus* sp.).

CNDDDB records indicate there are Valley Oak Woodlands (*Quercus lobata*) adjacent to the site; however, the proposed project does not include construction activities or uses within or near the Valley Oak Woodlands which will degrade or indirectly impact these sensitive plant communities.

No sensitive plant communities occur within the project site; therefore, no project-specific impacts or cumulatively considerable contribution to a significant cumulative impact would occur to sensitive plant communities.

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:								
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 through 4c-4. An unnamed ephemeral drainage runs through an adjacent parcel, approximately 75 feet (at the closest point) to the east of the project site. This drainage does not support wetland or riparian vegetation and Potrero Road separates the project site from this ephemeral drainage; thus, the proposed project will not create direct or indirect impacts to this ephemeral drainage.

A second unnamed ephemeral drainage runs through the southwest corner of the subject property; however, it does not pass through the project site. A portion of the 100-year floodplain is located within the southwest corner of the project site and extends approximately 130 feet within it. An existing utility barn and landscaping occur in this area; however, no new structures or development is proposed within the 100-year floodplain that would obstruct or divert flows during a major flood event. The proposed project does not involve the installation of drainage features.

The ephemeral drainage consists of gradually sloped banks that are approximately 20-30 feet wide and create a slight depression for the length of the channel with a depth of approximately 1-2 feet. No wetland or riparian vegetation is evident in or adjacent to the ephemeral drainage. Vegetation within and adjacent to the channel consists of the same non-native herbaceous vegetation found on the subject property with non-native grasses that are approximately 12-36 inches in height at the edges of the drainage. The proposed project would not directly or indirectly impact this ephemeral drainage. The drainage is natural, does not appear to be maintained, and is likely routinely tilled and/or mowed. This drainage provides very little structure or function as a wetland, and runs through the parcel, approximately 484 feet (at the closest point) to the southwest of the CUP project site.

Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related to waters or wetlands.

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
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. The project site is not located in the Coastal Zone; therefore, ESHA policies and analysis do not apply. The proposed project will not result in direct or indirect impacts to ESHA.

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:								
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 The proposed project site is not located within a mapped wildlife corridor. It is part of a contiguous block of parcels that consist of cleared land or pasture, is utilized for agriculture or animal keeping, and is approximately 1.5 square miles. The regional area to the south of the project site is mostly open space and parklands that support wildlife habitat and likely facilitate movement of wildlife of all sizes. Point Mugu State Park and Circle X Ranch represent large contiguous open space areas near the property, and the subject parcel lies within the Santa Monica Mountains National Recreation Area. Given that the proposed project does not involve the removal of habitat, and large contiguous open space areas will remain within proximity to the project site that facilitate wildlife movement, the proposed project will not have a project-specific impact and will not

make a cumulatively considerable contribution to a significant cumulative impact, related to the removal of habitat within a wildlife movement corridor.

4e-2, 4e-3, and 4e-4.

The subject property likely supports some wildlife movement because it contains low density development and is located within proximity to contiguous open space areas that facilitate wildlife movement. Increased noise, light, and human presence, especially at dusk and at night when most wildlife movement occurs, resulting from the project could have potentially significant impacts on wildlife movement. Wildlife may choose to avoid the area during events associated with the proposed project. However, the proposed events will be temporary, will be limited to 60 per year, and therefore, will not create an ongoing and substantial barrier to wildlife movement.

In addition, larger more ambulatory wildlife will be able to utilize alternative routes to bypass the project site during these events. In addition, the project will conform to the noise thresholds set forth in Policy 2.16.2-1 of the Ventura County General Plan *Goals, Policies and Programs*, which will limit the level of offsite noise that may impact sensitive receptors and wildlife.

Lighting associated with the proposed outdoor events could deter wildlife from moving through the areas near and on the project site. However, lighting for events will be downcast and shielded and will be directed away from adjacent properties to minimize the lighting of offsite areas. Landscape screening will also minimize offsite light pollution, and ground level lighting for walking paths and parking areas will be minimized but provide enough light for security, safety, and aesthetics.

Because of the limited number and duration of the proposed events, and the provisions for the minimization of noise and excess light, the proposed project will have a less-than-significant project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related to wildlife movement.

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
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 General Plan *Goals, Policies, and Programs* Biological Resources Policies. As stated in this initial study (above) the

proposed project will not create a significant impact to the ephemeral drainages located to the east and south of the project site. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to significant cumulative impacts, to wetland resources.

The “Final Environmental Impact Report Lake Sherwood-Hidden Valley Area Plan” (1987) concluded that the cumulative loss of oak trees within the Lake Sherwood-Hidden Valley area will be unavoidably significant and identified mitigation measures that were included as biological resources policies in the Lake Sherwood-Hidden Valley Area Plan to reduce the impacts to oak trees. Biological Resource Policy 2.1.2-1 of the Lake Sherwood-Hidden Valley Area Plan states: “Discretionary development and grading shall be located to avoid the loss of any *protected tree* as defined in the County’s Tree Protection Ordinance (emphasis in original).” Vehicle access and parking associated with the proposed project could potentially harm the root ball of the protected tree adjacent to temporary parking areas. As stated in Section 4a of this initial study (above), the loss of the one tree is a less-than-significant project-specific impact. However, the loss of the tree is considered to be a cumulatively considerable impact in the context of the cumulative loss of oak trees within the Lake Sherwood-Hidden Valley area and would be inconsistent with Biological Resources Policy 2.1.2-1 of the Lake Sherwood-Hidden Valley Area Plan. With the inclusion of Mitigation Measure 1, the proposed project will not make a cumulatively considerable contribution to the significant cumulative loss of oak trees within the Lake Sherwood-Hidden Valley area, and the proposed project will comply with Biological Resources Policy 2.1.2-1 of the Lake Sherwood-Hidden Valley Area Plan.

Biological Resource Policy 2.1.2-12 of the Lake Sherwood-Hidden Valley Area Plan states: “All night lighting within proposed development shall be shielded and directed to the ground. Transient light from lighting shall not exceed one foot-candle at 100 feet from the light pole, except for tennis court areas.” The proposed project will utilize shielded patio lights at the ground level that will illuminate walking paths and parking areas, and valets will utilize flashlights pointed downward when transporting cars. Parking areas will utilize portable downcast lighting pointed away from adjacent properties, as needed. No floodlights will be used. As a result, the proposed project will be consistent with Biological Resource Policy 2.1.2-12 of the Lake Sherwood-Hidden Valley Area Plan.

Mitigation/Residual Impact(s)

Biology Mitigation Measure MM-1: Setbacks from Protected Oak Tree

Purpose: To avoid potentially significant impacts to the oak tree located within the proposed parking area in the northeast portion of the project site, pursuant to the Lake Sherwood/Hidden Valley Area Plan and Ventura County Tree Protection Guidelines. Ground disturbances (except for what is necessary for the maintenance and care of the protected tree) and vehicle access shall be prohibited within the Protected Zone of the oak tree, defined as the surface and subsurface area within the dripline and extending a minimum of five feet outside the dripline, or 15 feet from the trunk of the tree, whichever is greater.

Requirement: The Permittee shall install fencing, stakes, or markers to: clearly delineate the Protected Zone of the oak tree located adjacent to the proposed parking areas and prevent persons or vehicles from entering the area.

Documentation: The Permittee shall submit a revised site plan to the Planning Division, that identifies the location of the tree and the fencing, stakes, or markers that will be installed around the oak tree. After installing the fencing, stakes, or markers, the Permittee shall submit photos of the fencing, stakes, or markers that illustrate compliance with the requirements of this mitigation measure.

Timing: Prior to the issuance of a Zoning Clearance for use inauguration, the Permittee shall install the fencing, stakes, or markers in accordance with plans approved by the Planning Division. The Permittee shall maintain the fencing in place for the duration of the CUP.

Monitoring and Reporting: Planning Division staff will review the site plan and photos that identify the location of the fencing, stakes, or markers, to ensure that they are installed according to the requirements of this mitigation measure. The Planning Division maintains a copy of the approved plans and photos in the project file. The Planning Division has the authority to inspect the property to ensure that the fencing, stakes, or markers are maintained pursuant to the requirements of this mitigation measure and adjusted as needed based on the growth of the Protected Tree.

With the implementation of the mitigation measure above, residual impacts will be less than significant.

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 (PIng.)								
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 project site contains approximately 16 acres of soils classified as “Local Importance,” and approximately 5 acres of soils classified as “Other Land” (Attachment 8). While parking for 315 cars will be allowed within the CUP boundary, the proposed parking area will not be paved and, therefore, will not result in the removal of important farmland. The pathways within the project site are covered with decomposed granite and lead to gathering areas and vineyards. The development within the project site, including gathering areas, pathways, parking, gathering areas, loading area, and staging area, do not exceed 15 acres of soils that the Important Farmland Inventory classifies as having “Local Importance.” The proposed project does not include any new development. Additionally, the proposed project does not involve the removal or covering of soils classified under the Important Farmland Inventory and will not result in the direct or indirect loss of protected agricultural soils that meet or exceed the “acres lost” significance thresholds set forth in Item 5a of the Ventura County Initial Study Assessment Guidelines. As such, the proposed project will not have a significant project-specific impact to agricultural soils. The proposed project will not make a cumulatively considerable contribution to a significant cumulative agricultural soils impact.

5A-2. The proposed project does not involve a General Plan Amendment. Therefore, the proposed project will not have a significant project-specific impact due to agricultural soil loss. The proposed project will not make a cumulatively considerable contribution to a significant cumulative agricultural soils impact.

5A-3. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 5a 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
5B. Agricultural Resources - Land Use Incompatibility (AG.)								
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		

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
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. As discussed in this initial study (above), the proposed project consists of a request for a CUP for outdoor events. The proposed use is not classified as “Agriculture” or “Agriculture Operations” in the Ventura County Non-Coastal Zoning Ordinance.

As discussed in Section 5a-1 of this initial study, the project site has soils designated as “Local Importance” and “Other Land.” Adjacent farmland to the north and southeast of the project site contains a “Prime” soil classification (Attachment 7). There is existing tree canopy along Potrero Road that provides vegetative screening along the lot line. Trees also line the southerly lot line, acting as a separation between non-agriculture structures and the adjacent lot line.

According to the Ventura County Initial Study Assessment Guidelines, the allowable distance from any non-agricultural structure or use and the common boundary line adjacent to classified farmland without vegetative screening is 300 feet. The allowable distance with vegetative screening is 150 feet. Vegetative screening exists on the southerly border of the property, where the adjacent property contains commercial agriculture. The vegetative screening along the south side of the parcel provides approximately 19 feet of buffer space. The parcel to the east of the proposed project site consists of open space with soil classified as “Local Importance” and is located approximately 57 feet away from the proposed project site. While the proposed temporary events will be less than 150 feet away from classified farmland with vegetative screening, the proposed use (e.g., temporary events) can be temporarily closed to allow for scheduled Restricted Materials applications by an off-site adjacent farmer. As such, a deviation from the Ventura County Initial Study Assessment Guidelines distance standard is warranted.

Therefore, the proposed project will have a less-than-significant project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, with regard to land use incompatibilities with surrounding agricultural development.

5B-2. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 5b 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
6. Scenic Resources (PInG.)								
Will the proposed project:								
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. The project site is not visible from a public viewing location. Vegetation lines the frontage of the proposed project site and additional young pepper trees are planted along the lot line. The existing tree canopy provides screening of the property from Potrero Road, a public road.

No new development is included as part of the proposed project and, therefore, the proposed project does not have the potential to physically alter or remove a scenic resource. In addition, structures related to outdoor events (e.g., tents) will be removed within 24 hours following each event. Thus, the proposed project will not permanently obstruct public views of scenic resources.

Therefore, the proposed project will not have a project-specific impact to scenic resources, and the proposed project will not make a cumulatively considerable contribution to a significant cumulative scenic resources impact.

6b. The project site is located in Hidden Valley, with ridgelines surrounding the property on the north, south, and western portions of the project site. However, as discussed in this initial study (above), the proposed project does not involve physical development that will substantially obstruct, degrade, or obscure the scenic vista.

Therefore, the proposed project will not have a project-specific impact to scenic resources, and the proposed project will not make a cumulatively considerable contribution to a significant cumulative scenic resources impact.

6c. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 6c 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
7. Paleontological Resources								
Will the proposed project:								
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 and 7b. The geologic formation on the proposed project site is “Quaternary Alluvium” (Qa), which is typically found in flatlands and made up of sand, gravel, or clay (Ventura County Initial Study Assessment Guidelines, April 2011). Remnants of weakly consolidated older alluvial deposits or older dissected surficial sediments may be found on site; however, the project site is considered to be of low paleontological importance (RMA GIS Maps, 2015). Therefore, the proposed project is unlikely to encounter and

adversely affect subsurface paleontological resources since ground disturbance activities are not proposed.

The proposed project will not have a significant project-specific impact to paleontological resources. Furthermore, the proposed project will not make a cumulatively considerable contribution to a significant cumulative impact related to paleontological resources.

7c. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 7 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
8A. Cultural Resources - Archaeological								
Will the proposed project:								
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 and 8A-2. No known archaeological resources exist within the project site. The project site is not located within an identified cultural resource site. The nearest known archaeological site is located approximately 4,771 feet away from the project site.

The area within the parcel in which the outdoor events CUP will exist has no known archaeological, historic, ethnic, social, or religious resources. Additionally, no development is being proposed as a result of this project. Therefore, the proposed project will not have an impact to cultural resources. The proposed project will not make a cumulatively considerable contribution to a significant cumulative cultural resources impact.

8A-3. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 8a 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
8B. Cultural Resources – Historic (PInG.)								
Will the proposed project:								
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			

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
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-4. The project site is not located on, or adjacent to, a site that is, or has the potential to be, included in a local register of historical resources, a historical survey, or the California Register of Historical Resources.

The proposed project does not involve any permanent development and will not change the future development potential of the project site.

In addition, structures that are at least 50 years old may be considered historic resources. However, none of the structures located on the subject property are at least 50 years old.

Therefore, the proposed project will not have a significant project-specific impact to cultural resources. The proposed project will not make a cumulatively considerable contribution to a significant cumulative cultural resources impact.

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			

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
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 and 9b. The project site is located approximately 7.3 miles from the coast. The proposed project does not involve the construction of permanent structures (e.g., a shoreline protection structure) or other physical development (e.g., grading) and, therefore, will not impede sand transport. Therefore, the proposed project will not have a significant project-specific impact to coastal beaches or sand dunes. The proposed project will not make a cumulatively considerable contribution to a significant cumulative coastal beach or sand dune impact.

9c. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 9 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
10. Fault Rupture Hazard (PWA)								
Will the proposed project:								
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							

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
c) Be consistent with the applicable General Plan Goals and Policies for Item 10 of the Initial Study Assessment Guidelines?	x				x			

Impact Discussion:

An evaluation of geological impacts on the project (e.g., guests who will attend the proposed outdoor events) is not required pursuant to CEQA and is being provided herein for disclosure purposes only.

10a and 10b. There are no known active or potentially active faults extending through the project site based on 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. Therefore the proposed project will not have a project-specific impact, and will not make a cumulatively considerable contribution to a significant cumulative impact, related to fault rupture hazards.

10c. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 10 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
11. Ground Shaking Hazard (PWA)								
Will the proposed project:								
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:

An evaluation of geological impacts on the project (e.g., guests who will attend the

proposed outdoor events) is not required pursuant to CEQA and is being provided herein for disclosure purposes only.

11a. The property will subject to moderate to strong ground shaking from seismic events on local and regional fault systems. No new structures are proposed as part of this project, and therefore, the effects of ground shaking are considered 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.

11b. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 11 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
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:

An evaluation of geological impacts on the project (e.g., guests who will attend the proposed outdoor events) is not required pursuant to CEQA and is being provided herein for disclosure purposes only.

12a. The site is not located within a potential liquefaction zone based on the Ventura County General Plan Hazards Appendix – Figure 2.4b. This map is a compilation of the State of California Seismic Hazards Maps for the County of Ventura and is used as the basis for delineating the potential liquefaction hazards within the County. Consequently,

liquefaction is not a factor for the proposed project and the site is not within a State of California Seismic Hazards zone for liquefaction. There will be no project-specific impact from potential hazards from liquefaction.

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.

12b. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 12 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
13. Seiche and Tsunami Hazards (PWA)								
Will the proposed project:								
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:

An evaluation of seiche and tsunami impacts on the project (e.g., guests who will attend the proposed outdoor events) is not required pursuant to CEQA and is being provided herein for disclosure purposes only.

13a. The project site is not located adjacent to a closed or restricted body of water based on aerial imagery review (Pictometry, April 2015) and is not subject to seiche hazard.

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

13b. The project site is not located within a mapped tsunami inundation zone based on the Ventura County General Plan, Hazards Appendix Figure 2.6. Therefore, there will be no impacts associated with tsunami hazards.

13c. The project site is not located within a mapped tsunami inundation zone based on the Ventura County General Plan, Hazards Appendix Figure 2.6. Therefore, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 13 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
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:

An evaluation of landslide and mudflow impacts on the project (e.g., guests who will attend the proposed outdoor events) is not required pursuant to CEQA and is being provided herein for disclosure purposes only.

14a. The project site is not located in a mapped landslide, hillside area, or potential seismically-induced landslide zone, based on an analysis conducted by the California Geological Survey pursuant to the California Seismic Hazards Mapping Act, 1991, Public Resources Code Sections 2690-2699.6. The proposed project does not include any excavations into a hillside. Therefore, there will be no project-specific impact related to landslide hazards.

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.

14b. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 14 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
15. Expansive Soils Hazards (PWA)								
Will the proposed project:								
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:

An evaluation of the expansive soils hazards on the project (e.g., guests who will attend the proposed outdoor events) is not required pursuant to CEQA and is being provided herein for disclosure purposes only.

15a. No development is being proposed as a result of this project, and the development potential of the property does not change as a result of the proposed project. Therefore, the proposed project, which will be in compliance with the requirements of the County of Ventura Building code adopted from the California Building Code, dated 2013, Section 1803.5.3, will have a less than significant project-specific impact from a hazard associated with adverse effects of 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.

15b. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 15 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
16. Subsidence Hazard (PWA)								
Will the proposed project:								
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:

An evaluation of subsidence impacts on the project (e.g., guests who will attend the proposed outdoor events) is not required pursuant to CEQA and is being provided herein for disclosure purposes only.

16a. The subject property is not within the probable subsidence hazard zone as delineated on the Ventura County General Plan Hazards Appendix Figure 2.8 (October 22, 2013) and the proposed project does not involve oil, gas, or groundwater withdrawal. Therefore, the proposed project will not have a project-specific impact related to subsidence hazards.

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.

16b. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 16 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
17a. Hydraulic Hazards – Non-FEMA (PWA)								
Will the proposed project:								
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. The proposed project does not involve grading activities, the installation of impervious surfaces, or the construction of permanent structures. Therefore, the proposed project will not create a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related to hydraulic hazards.

17a-2. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 17a 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
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 – 17b-4. The majority of the subject property is located in a Federal Emergency Management Agency (FEMA) “Approximate/Unnumbered A Zone” 1% annual chance floodplain as evidenced on the effective digital FEMA Map Panel 06111C0969F, effective as of April 4, 2018. Therefore, a Floodplain Development Permit and notice of flood hazard is required by the Ventura County Floodplain Management Ordinance and the Ventura County General Plan Policies. Through the implementation of these requirements, the proposed development will have a less than significant project-

specific impact with regard to FEMA flood hazards. The proposed project will not make a cumulatively considerable contribution to a significant cumulative FEMA flood hazard.

17b-5. The proposed project is compliant with the Ventura County Floodplain Management Ordinance and Ventura County General Plan *Goals, Policies and Programs* 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. The project is located in a High Fire Hazard Severity Zone and will comply with all applicable federal and state regulations, and the requirements of the Ventura County Fire Code. The proposed project will be subject to conditions of approval to ensure that adequate fire access exists within the project site in conformance with current California State Law and the Ventura County Fire Protection District Ordinance.

Therefore, the proposed project will have a less than significant project-specific impact with regard to fire hazards. The proposed project will not make a cumulatively considerable contribution to a significant cumulative fire hazards impact.

18b. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 18 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
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 result in residential development, a church, a school, or high commercial business located within a sphere of influence of a County airport?	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 and 19b. The proposed project site is not located within the sphere of influence of a County-operated airport. The nearest County airport to the project site is the Camarillo airport, which is located approximately 14.6 miles to the northwest of the project site. Naval Base Ventura County is 15.1 miles from the project site. Therefore, the proposed project will not have a significant project-specific impact with regard to aviation hazards. The proposed project will not make a cumulatively considerable contribution to a significant cumulative aviation hazards impact.

19c. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 19 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
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. Therefore, the proposed project will not have a significant project-specific impact related to hazardous materials/waste. The proposed project will not make a cumulatively considerable contribution to a significant cumulative hazardous materials/waste impact.

20A-2. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 20a 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
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 generates hazardous waste. Therefore, the proposed project will not have a significant project-specific impact

related to hazardous materials/waste. The proposed project will not make a cumulative hazardous materials/waste impact.

20b-2. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 20b 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
21. Noise and Vibration								
Will the proposed project:								
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		

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
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		
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. The proposed outdoor events may involve the use of PA systems and amplified music. Therefore, the applicant retained Meridian Consultants to prepare a noise study (March 2015; Revised July 2015) (Attachment 5) that analyzed the proposed project's noise impacts.

The significance thresholds that Meridian Consultants used when preparing the noise study were based on the maximum acceptable noise levels that are set forth in the Ventura County General Plan *Goals, Policies and Programs* Noise Policy 2.16.2-1(4) and are also the significance thresholds set forth in the Ventura County Initial Study Assessment Guidelines (2011). More specifically, the proposed project will create a significant noise impact if the proposed project generates noise that exceeds:

- Leq1H of 55 dBA or ambient noise level plus 3 dBA, whichever is greater, during any hour from 6:00 AM to 7:00 PM;
- Leq1H of 50 dBA or ambient noise level plus 3 dBA, whichever is greater, during any hour from 7:00 PM to 10:00 PM; or
- Leq1H of 45 dBA or ambient noise level plus 3 dBA, whichever is greater, during any hour from 10:00 PM to 6:00 AM.

As part of the noise study, Meridian Consultants measured the noise at five sensitive receptor locations, using 75% capacity of the speakers and a measured 4 dBA attenuation rate that occurs on and around the project site. Meridian Consultants also measured the ambient noise levels between 6:00 am and 7:00 pm and determined that the lowest one-hour ambient measurement within the project site was 52.6 dBA. Since the lowest one-hour ambient measurement within the project site between 6:00 am and

7:00 pm was 52.6 dBA, the ambient level of 55 dBA was selected as the significance threshold for those hours. Additionally, the ambient level of 53.7 dBA was selected as the significance threshold between 7:00 pm and 10:00 pm since the lowest ambient one-hour measurement within the project site during those hours was 50.7 dBA.

The noise study evaluated the noise impacts at multiple locations given five sensitive receptors that are located within proximity to the project site. Three locations experienced noise levels averaging 56.3 dBA, 55.7 dBA, and 55.9 dBA, which are higher than the maximum acceptable 55 dBA noise level between 6:00 am and 7:00 pm, and maximum acceptable 53.7 dBA noise level between 7:00 pm and 10:00 pm. Because these levels are averaged over a one-hour time period there may be periods when the noise generated from the site exceeds these averages and thresholds of the Ventura County Initial Study Assessment Guideline. Therefore, the proposed project will have a potentially significant project-specific noise impact and has the potential to create a cumulatively considerable contribution to a significant noise impact. However, with the implementation of the mitigation measures set forth in this initial study (below), the project-specific noise impacts will be less-than-significant, and the proposed project will not make a cumulatively considerable contribution to a significant cumulative noise impact.

21b. The proposed project will not include construction and grading activities. Therefore, the proposed project will not have a significant project-specific impact related to construction-related noise. The proposed project will not make a cumulatively considerable contribution to a significant cumulative construction-related noise impact.

21c. The proposed project does not involve the introduction of a new transit use within a critical distance from a vibration-sensitive use. Further, the proposed project will not result in vibration-generating activities or construction. Therefore, the proposed project will not have a significant project-specific impact or make a cumulatively considerable contribution to a significant cumulative impact, related to the introduction of a new transit use within a critical distance from vibration sensitive uses.

21d. The proposed project will result in a maximum of 60 events per year. While additional cars or buses may be used to transport event guests to the project site, all parking of such vehicles will be located on the proposed project site. Since the proposed project will result in a limited number of events, the project will not exceed the threshold criteria of the Transit Use Thresholds for rubber-tire heavy vehicle uses. Therefore, the proposed project will not have a significant project-specific impact or make a cumulatively considerable contribution to a significant cumulative impact, related to vibration and noise impacts from new heavy vehicle trips.

21e. The proposed project will not include blasting, pile-driving, vibratory compaction, demolition, drilling, excavation, or other similar types of vibration-generating activities. Therefore, the proposed project will not create a project-specific impact or make a cumulatively considerable contribution to a significant cumulative impact, related to vibration-generating activities.

21f. As stated in Section 21a of this initial study (above), the proposed project has the potential to exceed the maximum acceptable noise levels set forth in the Ventura County General Plan *Goals, Policies and Programs* Noise Policy 2.16.2-1(4), due to the use of amplified sound and music during the proposed outdoor events. However, with the inclusion of the mitigation measures set forth below, the proposed project will not exceed the maximum acceptable noise levels set forth in Noise Policy 2.16.2-1, and the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 21 of the Initial Study Assessment Guidelines.

Mitigation

Noise Mitigation Measure MM-1: Pre-Event Noise Monitoring

Purpose: To ensure that the outdoor events do not generate sound levels that exceed the maximum acceptable noise levels set forth in the Ventura County General Plan *Goals, Policies and Programs* Noise Policy 2.16.2-1(4).

Requirement: The Permittee shall conduct pre-event noise monitoring during music performance sound checks and, if needed, adjust the sound levels, to ensure that the sound levels do not exceed 79 dBA at 15 feet from the source of amplified music, which is the maximum acceptable noise level set forth in the Ventura County General Plan *Goals, Policies and Programs* Noise Policy 2.16.2-1(4).

Documentation: The Permittee shall maintain a written record of noise readings from pre-event noise monitoring during music performance/DJ sound checks and must maintain the noise reading records for a period of one year from the date of the event.

Timing: The Permittee shall conduct a sound check prior to each event that involves the use of PA systems and/or amplified music. The Permittee shall maintain a record of noise readings for each event for one year from the event date.

Monitoring and Reporting: The Planning Division has the authority to periodically confirm that the pre-event noise monitoring and reporting is consistent with the requirements of this mitigation measure, pursuant to § 8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*. Additionally, the Planning Division has the authority to request a copy of the noise monitoring reports for events up to a year after the event has occurred.

Noise Mitigation Measure MM-2: Contact Person

Purpose: To designate a Contact 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, during which an event is taking place at the subject property.

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 CUP 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 the Planning Division 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 respective 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*. (PL-17)

Noise Mitigation Measure MM-3: Resolution of Noise Complaints at Outdoor Events

Purpose: In order to resolve noise complaints during outdoor events and minimize noise related impacts.

Requirement: The Permittee shall provide the Planning Director and all adjacent property owners and residents 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 outdoor events at the project site.

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

- a. Immediately investigate the complaint and then decide if any of the following actions can be taken to abate the noise complaint:
 - (1) lower speaker volumes of public address (PA) systems and/or amplified music below the maximum allowed (79 dBA at 15 feet from the source of amplified music);
 - (2) discontinue the use of PA systems;
 - (3) discontinue the use of amplified music and replace with acoustical music; and/or
 - (4) alter the timing and sequence of event activities to comply with the maximum acceptable noise levels set forth in the Ventura County's General Plan *Goals, Policies and Programs* Noise Policy 2.16.2-1(4).
- b. Report back to the complaining party by telephone about their investigation findings and explain abatement actions taken, if any, to the complainant as soon as possible, but no later than 15 minutes after receiving the complaint, unless otherwise agreed to by the complainant.

- c. Notify the Planning Director in writing 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 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. The Permittee's failure to curtail noise complaints using the methods set forth in this condition may result in the Planning Director modifying 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.

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 outdoor 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. The notice shall indicate the date and time of the complaint(s), as well as the name, address, and phone number of the complainant(s).

Monitoring and Reporting: The Planning Division maintains the contact information provided by the Permittee 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. (PL-60)

Noise Mitigation Measure MM-4: Noise Monitor and Sound Monitoring System

Purpose: To ensure that project-generated noise does not exceed the maximum acceptable noise levels for sensitive receptors that are located within proximity to the project site, pursuant to the Ventura County General Plan *Goals, Policies and Programs* Noise Policy 2.16.2-1(4).

Requirement:

The maximum acceptable noise levels during a outdoor event are as follows:

- 55 dBA between 6:00 am and 7:00 pm, measured at the nearest wall of a sensitive receptor; and

- 53.7 dBA between 7:00 pm and 10:00 pm, measured at the nearest wall of a sensitive receptor.

In order to ensure that noise levels do not exceed the maximum noise levels set forth above, the maximum allowed sound level over the course of a 15-minute period shall not exceed 79 dBA² measured at 15 feet from the speakers when speakers are directed to the north, west, or south.

If noise levels are found to exceed the maximum noise levels set forth in this mitigation measure, the Permittee shall adjust the speaker orientation and/or reduce the volume of the PA system and/or amplified music to achieve compliance with the noise standards set forth in this mitigation measure.

Documentation: The Permittee shall be required to maintain a written log of events where a third-party noise monitor was present. The Permittee shall also maintain a written record of noise readings during noise-monitored events and maintain the noise reading records for a period of one year from the date of the event.

Timing: The Permittee shall conduct noise monitoring throughout the life of the permit. Any outdoor event that involves amplified sound will be required to utilize a noise monitor and sound monitoring system to ensure that the noise levels do not exceed the maximum acceptable noise levels pursuant to the Ventura County Initial Study Assessment Guidelines (as mentioned above).

Monitoring and Reporting: A noise monitor shall be present at all outdoor events with amplified sound to monitor the noise level at 15 feet from the sound emissions. The applicant will be required to set up a sound monitoring system during each event to monitor the sound emissions at 15 feet from the DJ speakers when set to the “A” weighting, “slow” response scale. When the sound monitoring system exceeds 79 dBA Leq (1hr) at 15 feet from the DJ area, the amplified music shall be reduced to not exceed 79 dBA Leq (1hr).

The Permittee shall be required to submit to the Planning Division the date and time of the events where a noise monitor will be present at least 10 days prior to each event taking place. Additionally, the Permittee is required to maintain a written log of noise monitoring results for a period of one year from the date of the event and submit them to the Planning Division, upon request. The Planning Division has the authority to periodically confirm that third-party noise monitoring is occurring during events, consistent with the requirements of § 8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*. (PL-17)

² The noise study included a mitigation measure that consisted of the installation of landscaping to reduce the noise impacts of the proposed project by 1 dBA. However, given that the landscaping is unlikely to reach maturity and achieve the 1 dBA attenuation prior to the implementation of the temporary events, the landscaping mitigation measure is technically infeasible to achieve the objectives of the mitigation measure. Therefore, the maximum noise level set forth in Noise Mitigation Measure MM-4 was reduced by 1 dBA to supplement the noise attenuation that the landscaping mitigation measure was intended to achieve.

Residual Impacts

With the implementation of the mitigation measures listed above (Noise Mitigation Measures MM-1 through MM-4), residual project-specific impacts will be less than significant, and the proposed project will not make a cumulatively considerable contribution to significant cumulative impacts related to noise and vibration.

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. The Initial Study Assessment Guidelines describe daytime glare as intense light that is blinding or discomforting to humans. Conditions that create daytime glare are typically caused by the reflection of sunlight from highly reflective surfaces at or above eye level. Daytime glare is caused by the reflective surfaces of buildings, structures, or facilities with materials such as metal or glass. The project site is visible from Potrero Road; however, no new development will occur as a result of this project. Additionally, the applicant is proposing to remove any outdoor tents that are installed for an event, within 24 hours following the conclusion of an event. Therefore, even though the project is visible from a road in the County Regional Road Network, the project does not have the potential to create a new source of disability glare or discomfort glare for motorists. Therefore, the proposed project will not have a significant project-specific impact due to the creation of daytime glare. The proposed project will not make a cumulatively considerable contribution to a significant cumulative daytime glare impact.

22b. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 22 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
23. Public Health (EHD)								
Will the proposed project:								
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. While the majority of restrooms for the proposed project are portable restrooms, the restroom in the bridal changing area is connected to the septic system. Therefore, the proposed project may have impacts to public health from individual sewage disposal systems. Compliance with applicable state regulations enforced by the Environmental Health Division will reduce potential project-specific and cumulative impacts to a level considered less than significant.

23b. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 23 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
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. Neither the APCD nor the County has adopted a threshold of significance applicable to Greenhouse Gas (GHG) emissions from projects subject to the County’s discretionary land use permitting authority. The County has, however, routinely applied a 10,000 MTCO₂e/yr threshold of significance to such projects, in accordance with CEQA Guidelines section 15064.4(a)(2), with VCAPCD concurrence with this numeric threshold, stating that “all of the air districts in California that have adopted or recommended a GHG emissions threshold of significance for a CEQA threshold of significance analysis related to stationary sources have all set the threshold at 10,000 MTCO₂e/yr., including neighboring air districts in Ventura County”, including South Coast Air Quality Management District, Santa Barbara County Air Pollution Control District, and San Diego County Air Pollution Control District. Furthermore, the amount of greenhouse gasses 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 proposed project will not have a significant impact on climate change due to greenhouse gas emissions.

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 (Plng.)								
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. As stated in the *Ventura County Initial Study Assessment Guidelines* (April 2011), a “community” is a particular area within which people with common interests reside. “Community character” consists of the image of a community, as defined by such

factors as its built environment natural features, architectural form and style, existing uses (e.g. agricultural, residential, commercial, industrial, or institutional), and density and intensity of development.

The Hidden Valley community is an equestrian and ranch community and consists of a mix of agricultural, open space, and low-density residential development on parcels that are typically one to forty acres in size, with the majority of parcels between 20-40 acres. Hidden Valley is bordered by Lake Sherwood to the east, Newbury Park to the west and north, and the Santa Monica Mountains National Recreation Area to the south. Residential dwellings are one to two stories tall. Hidden Valley retains the existing residential, recreational, and pastoral character of the community and limits urbanization. The properties surrounding the project site are zoned AE-40 ac and OS-40 ac. The property to the west of the project site is approximately 1,040 feet from the proposed temporary events venue and is approximately 20 acres. The properties to the north of the project site are approximately 830 feet to 1,335 feet away from the proposed outdoor events venue and are approximately 40 acres. The nearest properties with development to the south of the project site are located approximately 2,450 and 2,346 feet away from the proposed outdoor events venue and are approximately 225 acres and 446 acres, respectively.

As stated in this initial study (above), the proposed project does not include any physical development of the subject property and, therefore, does not have the potential to introduce physical development that is inconsistent with the existing physical development that defines the Hidden Valley community. Although tents may be used for the outdoor events, the tents will be temporary, and the applicant is proposing to remove the tents within 24 hours following the conclusion of an event. Therefore, the use of the tents will not alter the character of the Hidden Valley community.

The Permittee will maintain up to 315 parking spaces on the proposed temporary events venue site and the parking lot will contain downward facing lights to avoid disturbance of neighbors. A gate guard will be required for all evening events and all other events with greater than 100 people. Additionally, all events with greater than 100 guests will be required to have a valet service on site to park and retrieve vehicles. All guests and vendors will be required to exit the property from the East gate onto Potrero Road, which is anticipated to reduce neighbor disturbance, since the parcel east of the proposed project site is open space.

Therefore, the proposed project will have a less-than-significant project specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related to community character.

25b. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 25 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
26. Housing (PIng.)								
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. One existing single-family dwelling exists on the property, as well as four farmworker dwellings. However, the proposed project will not eliminate these dwelling units. Therefore, the proposed project will not have a significant project-specific impact to housing. The proposed project will not make a cumulatively considerable contribution to a significant housing impact.

26b. The proposed project does not involve any construction activities and will not create the potential for new development beyond what is allowed under existing conditions. 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 does not result in any new development, and will only create the potential for outdoor events on the proposed project site. The site is located in a rural area and zoned AE-40 ac. The proposed outdoor event venue may create temporary employment for each event (such as catering, event coordinator, portable

restroom delivery, furniture rental, etc.), but will not result in 30 or more new full-time equivalent lower-income employees. Therefore, the proposed project will not have a significant project-specific impact related to housing demand. The proposed project will not make a cumulatively considerable contribution to a significant cumulative impact related to housing demand.

26d. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 26 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
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. Although the proposed project will generate additional traffic on the Regional Road Network and local public roads, the proposed project does not have the potential to alter the level of service of Potrero Road or Hidden Valley Road. Potrero Road is located on the north and east sides of the project site and is the nearest road to the project site. Hidden Valley Road is located west of the proposed project site. The traffic generated by the special events will be temporary and infrequent, with the expectation that increased traffic along Potrero Road and Hidden Valley Road may occur an hour before and an hour after the scheduled temporary events. If the worst-case scenario occurred, in which the maximum number of guests arrived uniformly over one hour (375 guests at a conservative carpooling rate of 2 guests per vehicle), then the event traffic would generate around three vehicles per minute. A special event condition has been included as a condition of approval to address the trips generated by the project. The Special Event condition of approval, while not required pursuant to CEQA as mitigation, will be a condition of project approval and is as follows:

Special Events - Transportation

Purpose: The Special Events have the potential to temporarily cause an increase in traffic.

Requirement: The Special Events have the potential to temporarily cause an increase in traffic on Potrero Road.

- a. The applicant/permittee shall provide adequate parking for all guests and employees within the property. Event parking shall not be allowed on any public roadway, namely Potrero Road.
- b. The maximum number of events is 60 per year.
- c. The maximum number of guests per special event is 375 guests.
- d. The operational hours are 10:00 a.m. to 12:00 a.m. (midnight) or as modified by the Resource Management Agency (RMA).

Documentation: None required.

Timing: None required.

Monitoring and Reporting: None required by the Transportation Department. RMA will monitor the number of guests and employees and number of events per year to determine compliance with the permit conditions. (TD – 3, RMA – 137)

To address the cumulative adverse impacts of traffic on the Regional Road Network, Ventura County Traffic Impact Mitigation Fee (TIMF) Ordinance 4246 and Ventura County *Goals, Policies, and Programs* Policy 4.2.2-6 require that the Transportation Department of the Public Works Agency collect a TIMF for development. This development is subject to this Ordinance. With payment of the TIMF, the level of service of the existing roads would remain consistent with the Ventura County TIMF Ordinance 4246 and the Ventura County *Goals, Policies, and Programs* Policies 4.2.2-3 through - 7. Therefore, the project-specific traffic impacts related to the level of service of roadways will be less than significant, and the proposed project will not make a cumulatively considerable contribution to a significant cumulative impact related to the level of service of roadways.

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 proposed project does not have the potential to alter the existing level of safety of Potrero Road or Hidden Valley Road. Potrero Road is the nearest road to the project site that provides access and is rural in nature and constructed prior to the current applicable County Road Standard.

The traffic generated by the special events will be temporary and infrequent, with the worst-case scenario being that the maximum number of guests arrive uniformly over one hour and leave within one hour of the event (375 guests at a conservative carpooling rate of 2 guests per vehicle), which would generate traffic of about three vehicles per minute. The traffic created by outdoor events is temporary in nature and does not result in an impact to safety or design of Potrero Road.

To maintain the design of the roads within the Local Road Network and to bring the road up to the current County Road Standard, and assuming that County staff recommend approval of the proposed project, the proposed project will be subject to a road improvement condition in accordance with County Ordinance 1607 and the “Pave-Out Policy” adopted by the Board of Supervisors. A special event condition has been included as a condition of approval to address the temporary, and infrequent nature of the trips generated by the project, as discussed in § 27a.(1) of this Initial Study. Therefore, the proposed project will have a less-than-significant project-specific impact, and will not make a cumulatively considerable contribution to a significant cumulative impact, related to safety/design.

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. The proposed project includes the use of a private access road on the north and east sides of the property, off West Potrero Road. The design of the private access roads meet the adopted Private Road Guidelines and access standards of the Ventura County Fire Protection District (VCFPD) as identified in the Initial Study Assessment Guidelines. Therefore, the proposed project will have a less than significant project-specific impact related to the safety and design of private access. The proposed project will not make a cumulatively considerable contribution to a significant cumulative safety and design impact.

27a(3)-b. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 27a(3) 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
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. A driveway and private road on the north and southeastern portion of the project site off West Potrero Road, a public road, will provide access to the proposed project site. No single access road exceeds 800 feet, and all roads are in full compliance with the County Public Road Standards and/or VCFPD Private Road Guidelines. Therefore, the proposed project will not have a project-specific impact to tactical access. The proposed project will not make a cumulatively considerable contribution to a significant cumulative tactical access impact.

27a(4)-b. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 27a(4) 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
27b. Transportation & Circulation - Pedestrian/Bicycle Facilities (PWA/Plng.)								
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. According to the County of Ventura Transportation website, there are no bike paths in the Hidden Valley area (www.ventura.org/residents/transportation). Due to the request for a CUP for outdoor events, it is highly unlikely that any guests would arrive via alternative travel modes such as bicycle or walking, especially since pedestrian walkways and bicycle facilities do not exist along the frontage of the proposed project site. Most, if not all, of the guests will arrive via motorized transport. Therefore, adverse traffic impacts relating to the addition of pedestrians and bicycles will be less than significant.

27b-2. The proposed project is not expected to generate significant pedestrian and bicycle traffic, since the nearest County road does not contain pedestrian or bicycle facilities. The project site fronts a local rural County road (West Potrero Road). Therefore, the proposed project will not have a project-specific impact to pedestrian/bicycle traffic volumes. The proposed project will not make a cumulatively considerable contribution to a significant cumulative pedestrian/bicycle traffic volumes impact.

27b-3. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 27b 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
27c. Transportation & Circulation - Bus Transit								
Will the proposed project:								
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. The project site is not located near a transit stop, existing bus transit facility, or bus route. The nearest transit stop is located approximately 2.17 miles away, along South Wendy Drive in Thousand Oaks and is operated by Thousand Oaks Transit. Since the proposed project is for outdoor events, it is not expected that the proposed project will increase the demand for bus transit facilities/services. The proposed project will allow up to 60 events within a calendar year and, therefore, will not generate a regular, continuous demand for bus transit facilities/services. Therefore, the proposed project will not have a significant project-specific impact to bus transit. The proposed project will not make a cumulatively considerable contribution to a significant cumulative bus transit impact.

27c-2. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 27c 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
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 railroads within the vicinity of the proposed project site. The nearest railroad tracks are located approximately 12.2 miles to the northwest of the project site. Furthermore, as stated in this Initial Study (above), the proposed project does not have the potential to increase vehicle traffic that could interfere with the existing railroad facilities or operations. Therefore, the proposed project will not have a significant project-specific impact to railroads. The proposed project will not make a cumulatively considerable contribution to a significant cumulative railroad impact.

27d-2. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 27d 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
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. The nearest County airport to the project site is the Camarillo Airport, which is located approximately 15.5 miles to the northwest of the project site. The Oxnard Airport is located 20.8 miles west of the project site. Additionally, Naval Base Ventura County is located approximately 12.5 miles to the southwest of the project site; however, Naval Base Ventura County is a federal facility. At these distances, outdoor events that may occur on the proposed lots will not interfere with the operation of these airports. Therefore, the proposed project will not have a significant project-specific impact to airports. The proposed project will not make a cumulatively considerable contribution to a significant cumulative airport impact.

27e-2. The proposed project will not be located within the sphere of influence of a County operated airport. Therefore, the proposed project will not have a significant project-specific impact to airports. The proposed project will not make a cumulatively considerable contribution to a significant cumulative airport impact.

27e-3. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 27e 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
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. Port Hueneme, the closest harbor facility to the project site, is located approximately 17.12 miles from the project site. A project will have an impact on a harbor if the construction or operation of the project will increase the demand for commercial boat traffic and/or adjacent commercial boat facilities. Since the project site is in Hidden Valley, and the residents and guests of outdoor events will arrive and depart from the project site by land-based modes of transportation, it is not expected that the proposed project will increase the demand for commercial boat traffic. Furthermore, the proposed project does not involve a new commercial or industrial use that involves the shipping of goods. Therefore, the proposed project will not have a significant project-specific impact to harbor facilities. The proposed project will not make a cumulatively considerable contribution to a significant cumulative harbor facilities impact.

27f-2. The proposed project is 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. According to the Ventura County Resource Management Agency, Mapping Services – GIS, the proposed project will not be located near any oil and/or gas pipelines. The nearest major pipeline to the project site is located 5.35 miles to the north of the project site, near the intersection of East Kanan Road and North Westlake Boulevard. Furthermore, the proposed project does not involve construction or grading activities and, therefore, the proposed project will not interfere with, or compromise the integrity or affect the operation of, an existing pipeline. Therefore, the proposed project will not have a significant project-specific impact to pipelines. The proposed project will not make a cumulatively considerable contribution to a significant cumulative pipelines impact.

27g-2. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 27g 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. The water supply for the proposed project will primarily be brought on-site for events, including portable restrooms, bottled water, and water for catering purposes. The on-site sewage disposal system and on-site water well will not be used for any reason during outdoor events, except for the use of the bridal changing room. The bridal changing room is connected to the on-site water well. Therefore, the proposed project will be provided with domestic water from an existing on-site water well for the purposes of the bridal changing room only. Water quality analysis submitted with the application indicates the water quality is in compliance with applicable state primary drinking water standards. The use of an on-site sewage disposal system has the potential for contaminating groundwater supplies. However, conformance with the County Building Code Ordinance and applicable drinking water standards will reduce any project-specific impacts related to water quality to a level considered less than significant, and the proposed project will not make a cumulatively considerable contribution to a significant cumulative impact related to water quality.

28a-2. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 28a 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
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. There are three active wells that serve the property where the proposed project is located, but the proposed project does not include the use of groundwater from these wells. As stated in the project description of this initial study, the proposed project would not require a permanent supply of water. Each event is temporary and water for each event would be brought to the site by the vendors. All cleaning will be conducted offsite. Therefore, the proposed project will have a less than significant project-specific impact related to surface water quality. The proposed project will not make a cumulatively considerable contribution to significant cumulative impacts related to surface water quality.

28b-2. The proposed project does not include physical development (e.g., construction or grading activities) that would adversely affect the water supply and quantity of the hydrologic unit in which the project site is located. Therefore, the proposed project will not have a significant impact related to surface water quality objectives and standards in the applicable MS4 Permit and other National Pollution Discharge Elimination System (NPDES) Permits. The proposed project will not make a cumulatively considerable contribution to a significant cumulative surface water quantity impact.

28b-3. The proposed project is 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. As stated in the project application submitted to the Planning Division in May, 2019, the project is served by an existing private water system that can provide the required fire flow in accordance with the Ventura County Water Works Manual (VCWWM) and VCFPD Fire Code. Therefore, the proposed project will not have a significant project-specific impact to water supply. The proposed project will not make a cumulatively considerable contribution to a significant cumulative water supply impact.

28c-2. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 28c 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
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. As stated in Section 28a-1 of this initial study (above), only the bridal party will utilize the existing restroom that the on-site wastewater treatment system serves. Guests, caterers, and other personnel at the event will not use the existing on-site wastewater treatment system. Information submitted with the project application indicates the on-site wastewater treatment system is functioning properly at this time. Conformance with applicable state and local regulations will reduce any project-specific impacts related to the use of an individual sewage disposal system to a less-than-significant level, and the proposed project will not make a cumulatively considerable contribution to a significant cumulative impact, related to the use of an on-site wastewater treatment system.

29a-2. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 29a 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
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 does not include connection to a public sewer. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to cumulative impacts, related to sewage collection/treatment facilities.

29b-2. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 29b 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
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 the state PRC, the proposed project will have less than significant project-specific impacts upon Ventura County's solid waste disposal capacity and will not make a cumulatively considerable contribution to a significant cumulative impact related to solid waste facilities.

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 Integrated Waste Management Division'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 not have a significant project-specific impact and will not make a cumulatively considerable contribution to significant cumulative impacts related to the Ventura County General Plan's 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. Therefore, the proposed project will not have a significant project-specific impact and will not make a cumulatively considerable contribution to significant cumulative impacts related to solid waste facilities.

29d-2. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 29d 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
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 and 30b. Southern California Edison services the proposed project site with electricity, and the projected amount of electrical usage is approximately 20 kilowatt hours per day, for a maximum of 60 events per year. The proposed project will not cause a disruption or re-routing of an existing utility facility and will not increase demand on a utility that results in expansion of an existing facility. Therefore, the proposed project will not have a significant project-specific impact to utilities. The proposed project will not make a cumulatively considerable contribution to a significant cumulative utilities impact.

30c. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 30 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
31a. Flood Control Facilities/Watercourses - Watershed Protection District (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) 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. The project site is located approximately 548 feet westerly of Hidden Valley Creek Tributary and approximately 620 feet northerly of Hidden Valley Creek, both of which are Ventura County Watershed Protection District (District) jurisdictional red line channels. The proposed project does not include the construction or installation of any new permanent structures or service equipment and does not include any alterations to existing on-site drainage patterns. The proposed project does not include a direct drainage connection to Hidden Valley Creek or its tributaries. Therefore, the proposed project will not have a significant project-specific impact and will not make a cumulative impact on red line channels under the jurisdiction of the Watershed Protection District.

31a-2. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 31a 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
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. The project runoff will be by sheet flow along the existing topography of the site. The project preserves the existing trend of runoff and local drainage patterns. There will be no re-contouring of the site, installation of impervious surfaces, or construction of permanent buildings or structures. Therefore, the proposed project will not create an obstruction of flow in the existing drainage. The proposed project does not have the potential to create an adverse effect related to deposition of sediment and debris materials within existing channels and allied obstruction of flow. The proposed project will not have a project specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related to the deposition of sediment and debris materials within existing channels and allied obstruction of flow.

31b-2. The project will not create impervious surfaces. Some compaction of underlying soils will occur in travel ways, however any additional runoff that results will be stored in adjacent vineyard areas. Runoff is by sheet flow conditions along existing topography. Any runoff will not impact the capacity of the existing drainage improvements and overall drainage patterns will be unaltered as no new building is proposed. The project will not result in an increase in the potential for deposition of sediment and debris materials within existing channels and allied obstruction of flow from the existing conditions. Therefore, the proposed project will have a less-than-significant project specific impact and will not make a cumulatively considerable contribution to a

significant cumulative impact, related to the capacity of a channel and the potential for overflow during design storm conditions.

31b-3. The project runoff will be returned to existing natural conditions that will be similar to the present offsite flow and no increase in effects on Areas of Special Flood Hazard than the pre-project condition. Therefore, the proposed project will have no impact, and will not make a cumulatively considerable contribution to a significant cumulative impact, related to increased runoff and effects on Areas of Special Flood Hazard and regulatory channels both on- and off site.

31b-4. The project will not result in an increase in flow from the existing natural conditions. The project is being designed with some travel ways that may reduce infiltration, however any runoff will be stored in adjacent vineyard areas that will maintain the present runoff amounts and location. Therefore, the proposed project will have no impact, and will not make a cumulatively considerable contribution to a significant cumulative impact, related to natural and man-made drainage channels and facilities.

31b-5. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 31b 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
32. Law Enforcement/Emergency Services (Sheriff)								
Will the proposed project:								
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. The proposed project has the potential to increase demand for law enforcement or emergency services. Events—especially events that involve the use of amplified music and consumption of alcohol—that are similar to the proposed events that have occurred

within the Ventura County Sheriff's Department's jurisdiction, have resulted in increased calls to the Ventura County Sheriff's Department. However, Mitigation Measure MM-1 that is set forth below, will require the applicant to retain trained and licensed security guards for events that exceed 50 guests. With the implementation of Mitigation Measure MM-1, the project-specific impacts related to law enforcement will be less-than-significant, and the proposed project will not make a cumulatively considerable contribution to a significant cumulative impact related to law enforcement

32b. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 32b of the Initial Study Assessment Guidelines.

Mitigation

Law Enforcement/Emergency Services Mitigation Measure MM-1: On-Site Security

Purpose: To ensure that adequate security personnel are at the outdoor event venue to address potential increases in theft, vandalism, disturbances, and/or substance abuse that could affect public safety in the surrounding area.

Requirement: The Permittee shall retain trained and licensed security personnel at the project site during events, pursuant to the following requirements:

	Alcohol Being Served and Amplified Music at Event	Amplified Music at Event (No Alcohol)	No Amplified Music or Alcohol at Event
Number of Security Personnel Required	One for Every 50 guests	One for Every 75 Guests	One for Every 100 Guests.

Documentation: 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 outdoor event:

- a. A brief description of the type of outdoor event (e.g., wedding event);
- b. The scheduled date and hours of the outdoor event;
- c. The number of guests;
- d. If alcohol was served at the event;
- e. If the event involved amplified music; and
- d. The number of security personnel present at the event.

Timing: Security personnel shall be present at the project site when guests are scheduled to be present for an event.

The Permittee must submit the Events Report form to the Planning Division annually on or before February 1, and within 24 hours of receiving a request from the Planning Director.

Monitoring and Reporting: The Planning Division reviews and maintains in the project file, the Events Report forms. 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 mitigation measure, consistent with the requirements of § 8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

Residual Impacts

With the implementation of the mitigation measure listed above, residual project-specific impacts will be less than significant, and the proposed project will not make a cumulatively considerable contribution to significant cumulative impacts related to law enforcement/emergency services.

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:								
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 and 33-a2. The project will have no impact related to distance and response times for fire protection. The nearest fire station to the project site is Ventura County Fire Station 33, which is located approximately 2 miles to the southeast of the project site on Lake Sherwood Drive. The distance from Fire Station 33 to the project site is adequate and the proposed project will not require the creation of a new, or expansion of an existing, fire station or additional equipment. Therefore, the proposed project will not have a significant project-specific impact related to fire protection services. The proposed project will not make a cumulatively considerable contribution to a significant cumulative impact related to fire protection services.

33a-3. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 33a 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
33b. Fire Protection Services – Personnel, Equipment, and Facilities (VCFPD)								
Will the proposed project:								
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 and 33b-2. As stated in this Initial Study (above), the nearest fire station to the project site is Ventura County Fire Station 33, which is located approximately 2 miles to the southeast of the project site on Lake Sherwood Drive. The distance from Fire Station 33 to the project site is adequate. A new fire station or additional personnel or equipment will not be required to serve the proposed project, along with other existing and proposed development within Fire Station 33’s service area. Therefore, the proposed project will not have a significant project-specific impact related to fire protection services. The proposed project will not make a cumulatively considerable contribution to a significant cumulative impact related to fire protection services.

33b-3. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 33b 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

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. The closest schools to the project site are Banyon School, located approximately 2.62 miles west of the project site and Westlake School, located approximately 2.99 miles to the east of the project site. The proposed project will not interfere with the operations of an existing school facility. The proposed project is for outdoor events only, which are anticipated to primarily occur during hours outside of school session (e.g., in the evenings and/or over the weekends). Therefore, the proposed project will not have a significant project-specific impact to schools. The proposed project will not make a cumulatively considerable contribution to a significant cumulative schools impact.

34a-2. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 33a 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
34b. Education - Public Libraries (Lib. Agency)								
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 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:

34b-1. The nearest public library to the project site, Newbury Park Branch Library, is located approximately 5.8 miles to the northwest of the proposed project site. Furthermore, the proposed project does not include the introduction of a new use (e.g., new housing) that has the potential to substantially increase the population and create a corresponding demand for new library facilities. Therefore, the proposed project will not have a significant project-specific impact to public libraries. The proposed project will not make a cumulatively considerable contribution to a significant, cumulative public libraries impact.

34b-2 and 34b-4. The events that the applicant is proposing are temporary, and consequently, will not contribute to an increase in population within the area. Therefore, the proposed project will not put additional demands on a public library facility, and the proposed project will not cause a public library facility to become overcrowded. Therefore, the proposed project will not have a significant project-specific impact related to public libraries. The proposed project will not make a cumulatively considerable contribution to a significant cumulative impact related to public libraries.

34b-3. As stated above, the nearest public library to the project site is located approximately 5.8 miles northwest of the project site, and the proposed project does not include physical development that could impede any roadways or alternative transportation facilities that afford access to a public library. Therefore, the proposed project will not have a significant project-specific impact to public libraries. The

proposed project will not make a cumulatively considerable contribution to a significant cumulative public libraries impact.

34b-5. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 34b 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
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"> Local Parks/Facilities - 5 acres of developable land (less than 15% slope) per 1,000 population; Regional Parks/Facilities - 5 acres of developable land per 1,000 population; or, Regional Trails/Corridors - 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 – 35c. A project will have a significant impact on recreation if it will cause an increase in the demand for recreational facilities, or impede future development of parks, recreational facilities, or regional trails and corridors.

The project site is located within the Santa Monica Mountains National Recreation Area. However, the project site is located on, and surrounding by, privately-owned land that is not used for public recreational purposes. Furthermore, the proposed project will not involve a use that will increase the population and create a corresponding demand for recreational facilities, and will not impede the future development of local park facilities. There are no trails/corridors within the project site or on lands immediately adjacent to the project site. The closest trail to the project site is approximately 0.90 miles north of the proposed project site (RMA GIS Viewer, September 2015).

Since the project site will be used for outdoor events, the applicant will not be subject to the Parkland Dedication (Quimby) fee in accordance with County Ordinance No. 4334, since the proposed project does not have the potential to increase the number of dwelling units and corresponding demand for recreational facilities.

Therefore, the proposed project will not have a significant project-specific impact to recreational facilities. The proposed project will not make a cumulatively considerable contribution to a significant cumulative recreational facilities impact.

35d. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 35 of the Initial Study Assessment Guidelines.

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:

- As stated in Section B.1.A of this initial study, the proposed project will create the potential for an increase in fugitive dust and particulate matter. However, the Permittee will be required to comply with Mitigation Measure 1 – APCD Rules and Regulations for Project Operation and Parking Areas, which will require that the applicant use a watering truck or equivalent means to minimize fugitive dust.

As stated in Section B.4.F of this initial study, the proposed project will also create the potential to adversely affect a protected oak tree. However, with the implementation of Mitigation Measure 2 related to setbacks from the protected tree, the proposed project will not adversely affect the protected oak tree.

As stated in Section B.21 of this initial study, the proposed outdoor events will involve the use of PA systems that could adversely affect noise-sensitive receptors located within proximity to the project site. However, with the implementation of the mitigation measures to monitor and control speaker

volumes, the proposed project will not exceed the maximum acceptable noise levels for surrounding noise-sensitive uses. With the implementation of these mitigation measures, the potential impacts of the proposed project will be less than significant.

2. As stated in Section B of this initial study, the proposed project does not have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
3. As stated in Section B of this initial study—with the implementation of the recommended Mitigation Measures—the proposed project will not make a cumulatively considerable contribution to a significant cumulative impact.
4. As stated in Section B of this initial study, no environmental effects have been identified which would cause substantial adverse effects, either directly or indirectly on human beings.

The proposed project does not involve the use of hazardous materials in a manner that pose any unusual risks since they must be handled in compliance with all applicable regulations.

The proposed project will be subject to a mitigation measure related to the rules and regulations for project operation and parking areas, to minimize the generation of fugitive dust that could adversely affect human beings.

Additionally, the proposed project will be subject to mitigation measures to ensure that offsite noise levels will not exceed the maximum acceptable noise levels set forth in the Ventura County's General Plan *Goals, Policies and Programs* Noise Policy 2.16.2-1(4).

The proposed project will also be subject to a mitigation measure to require the applicant to provide on-site security to address potential issues that may arise during the event that could affect public safety in the surrounding area.

Finally, the proposed project will not generate unsafe traffic conditions, adverse impacts to water bodies located on or around the project site, or hazardous wastes.

5. Section D – Determination of Environmental Document

Based on this initial evaluation:

[]	I find the proposed project could not have a significant effect on the environment, and a Negative Declaration should be prepared.
[X]	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.
[]	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.
[]	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.
[]	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.


 Justin Bertoline, Case Planner

8/6/2019
 Date

Attachments:

- Attachment 1 – Maps
- Attachment 2 – Project Plans
- Attachment 3 - Applicant’s Project Description
- Attachment 4 -County of Ventura List and Map of Past, Present, and Reasonably Foreseeable Future Projects Used in the Cumulative Impacts Analysis
- Attachment 5 – Technical Noise Report for Epona Estate
- Attachment 6 – Temporary Outdoor Events Solid Waste and Odor Control Plan
- Attachment 7 – Important Farmland Inventory Map
- Attachment 8 – CalEEmod Air Emissions Modeling Results
- Attachment 9 – Works Cited



694-0-170-240

POTRERO RD



Ventura County
Resource Management Agency
Information Systems GIS Services
Map created on 07-22-2019
Source: Pictometry: 2018

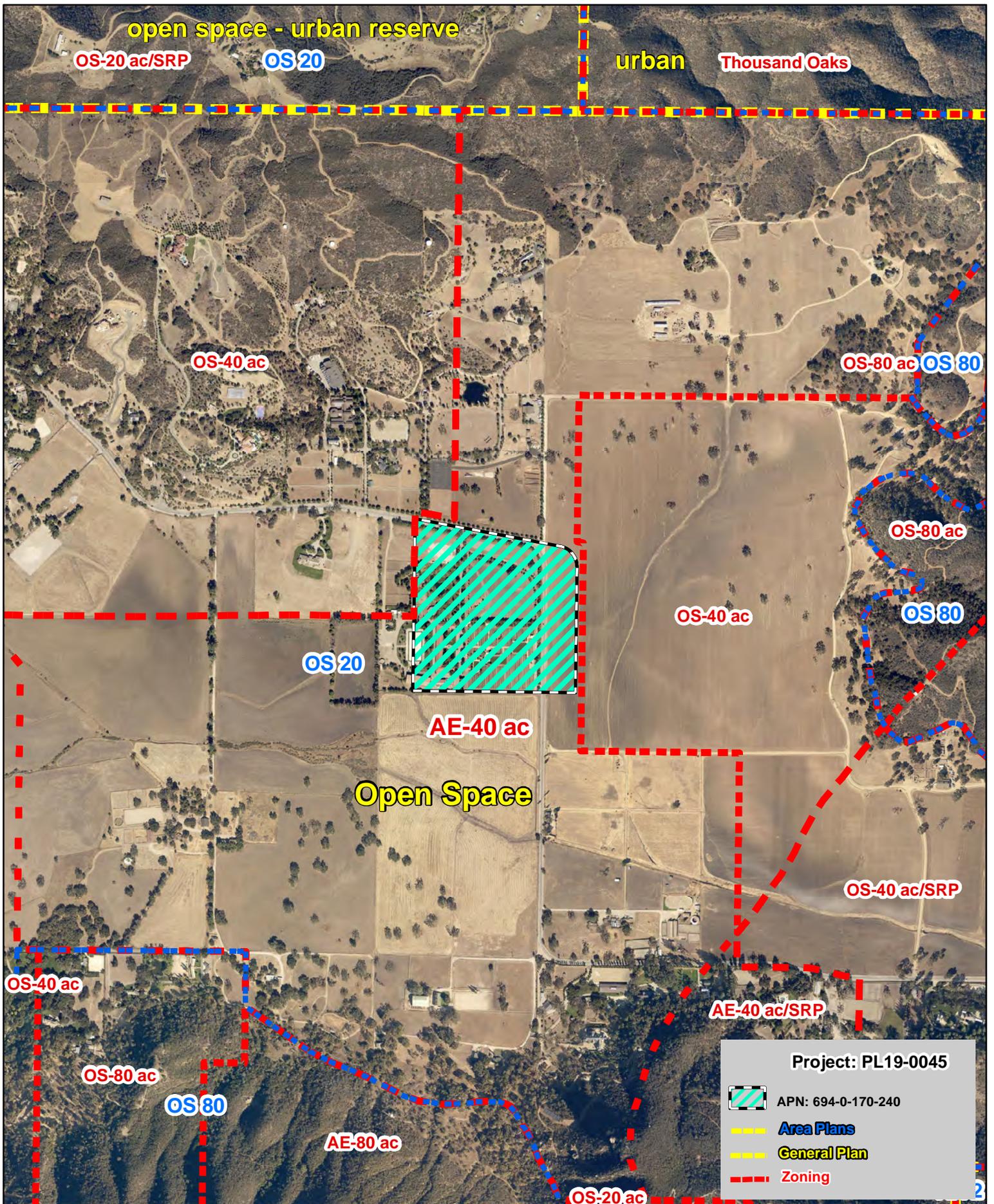


Attachment 1



Disclaimer: this map was created by the Ventura County Resource Management Agency Information Systems 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





Project: PL19-0045

-  APN: 694-0-170-240
-  Area Plans
-  General Plan
-  Zoning



Ventura County
Resource Management Agency
Information Systems GIS Services
Map created on 07-22-2019
Source: Pictometry: 2018

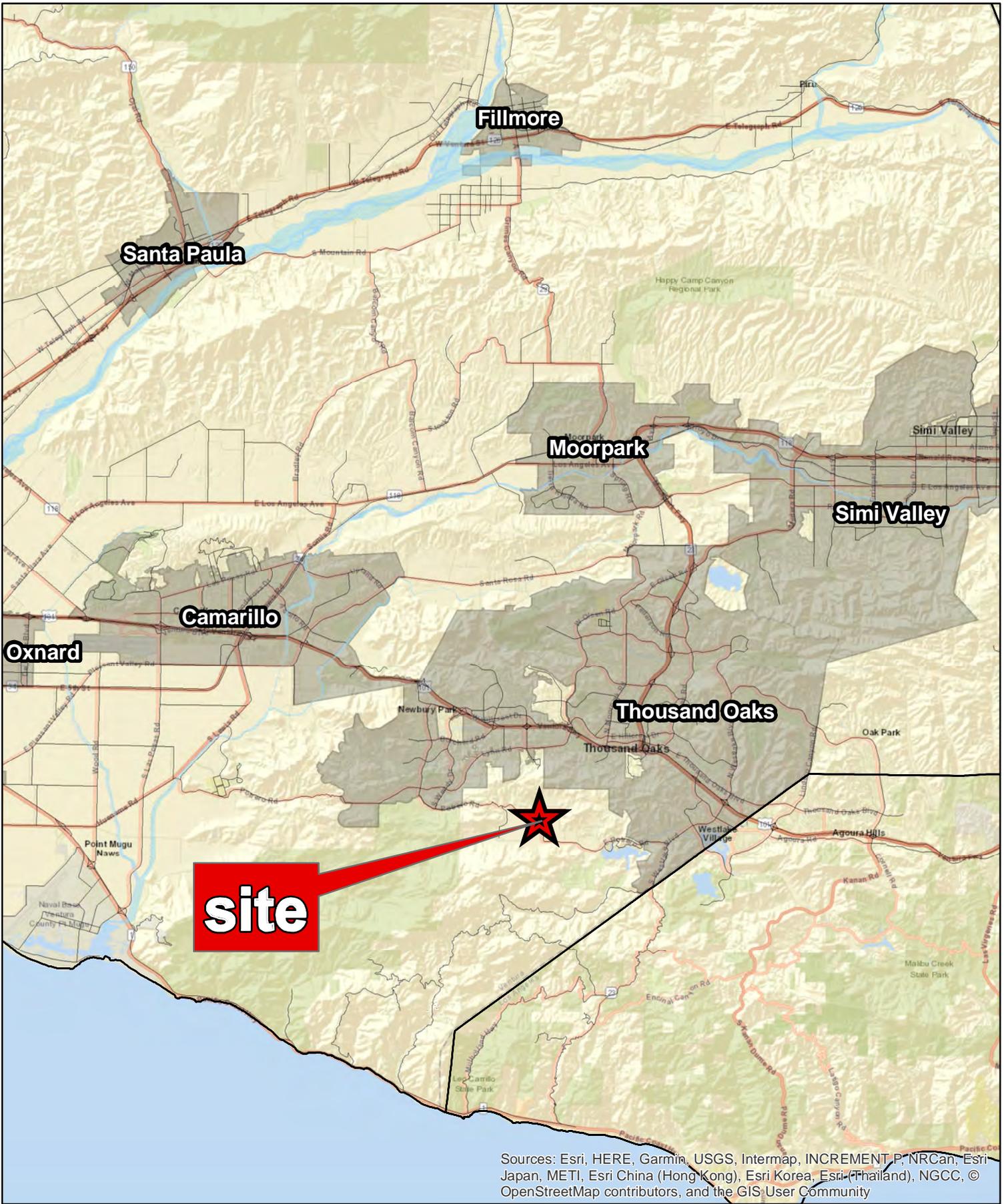


County of Ventura
Planning Director Hearing
General Plan & Zoning Map
PL19-0045



Disclaimer: this map was created by the Ventura County Resource Management Agency Information Systems 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





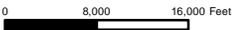
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map created on 07-22-2019



County of Ventura
Planning Director Hearing
Location Map
PL19-0045



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.



Attachment 2



LAND USE DATA

PROJECT ADDRESS: 1050 POTRERO ROAD
THOUSAND OAKS, CA 91361

A.P.N. #: 694-0-017-24

ZONING DESIGNATION: A-E (AGRICULTURE EXCLUSIVE)

SIZE OF PARCEL: 39.32 ACRES

CUP BOUNDARY SIZE: 22.5 ACRES

--- PROPOSED CUP BOUNDARY

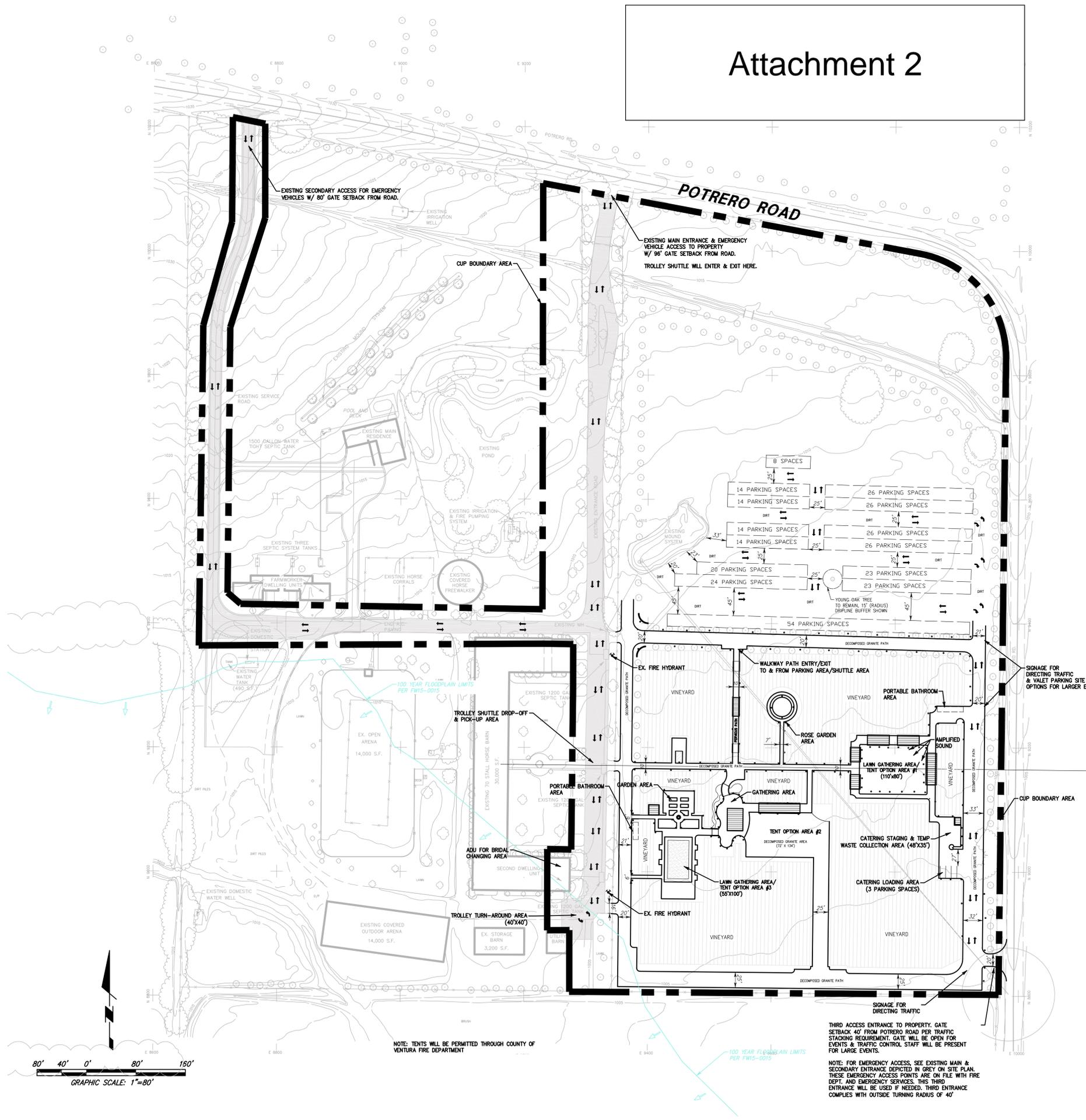
MAIN ACCESS DRIVEWAY & SECONDARY ACCESS TO PROPERTY: ON FILE WITH FIRE AND OTHER EMERGENCY DEPARTMENTS FOR EMERGENCY ACCESS. MEETS ALL DESIGN REQUIREMENTS.

PROPERTY OWNER:
MICHAEL FOWLER
1050 POTRERO ROAD
THOUSAND OAKS, CA 91361

EXISTING STRUCTURES:
SQUARE FOOTAGE OF EXISTING STRUCTURES: 63,821 S.F.
SQUARE FOOTAGE OF PARCEL: 1,712,779 S.F. (39.32-ACRES)
PERCENT OF LOT COVERAGE: 3.73%

PROPOSED:
CUP BOUNDARY AREA: 21 ACRES (OF 39.32-ACRES)
STRUCTURES PROPOSED: 0 S.F.
PARKING AVAILABLE:
TEMPORARY EVENTS SPACES: 315 SPACES (MORE AVAILABLE IF NEEDED)
NOTE: traffic analysis expects 114 spaces needed for 300 person event

EPONA LLC
PROPERTY OWNER:
MICHAEL FOWLER
1050 POTRERO ROAD
HIDDEN VALLEY, CA.
A.P.N. 694-0-170-24



NOTE: TENTS WILL BE PERMITTED THROUGH COUNTY OF VENTURA FIRE DEPARTMENT

THIRD ACCESS ENTRANCE TO PROPERTY. GATE SETBACK 40' FROM POTRERO ROAD PER TRAFFIC STACKING REQUIREMENT. GATE WILL BE OPEN FOR EVENTS & TRAFFIC CONTROL STAFF WILL BE PRESENT FOR LARGE EVENTS.

NOTE: FOR EMERGENCY ACCESS, SEE EXISTING MAIN & SECONDARY ENTRANCE DEPICTED IN GREY ON SITE PLAN. THESE EMERGENCY ACCESS POINTS ARE ON FILE WITH FIRE DEPT. AND EMERGENCY SERVICES. THIS THIRD ENTRANCE WILL BE USED IF NEEDED. THIRD ENTRANCE COMPLEES WITH OUTSIDE TURNING RADIUS OF 40'



<p>SCALE: 1" = 80' DATE: 7/1/2019</p>	<p>J.N.: EP014983 DWG. NAME: 4983_CUP_TEMPEVENTS.dwg</p>	<p>CUP FOR EPONA FARMS TEMPORARY EVENTS</p> <p>1050 POTRERO ROAD City of Thousand Oaks COUNTY OF VENTURA STATE OF CALIFORNIA</p>	<p>SHEET 1 OF 1</p>
	<p>1672 DONLON STREET VENTURA, CALIF. 93003 PHONE 805/654-6977 FAX 805/654-6979</p>		

Attachment 3

Project Description

Conditional Use Permit Application
For
Temporary Events

Epona Estate
1050 W. Potrero Road
Thousand Oaks, CA 91361

May 10, 2019

Applicant: Michael Fowler, Epona LLC
1050 W Potrero Road, Thousand Oaks, CA 91361
Phone: (805) 208-6961

Agent/Consultant: Jensen Design & Survey
1672 Donlon Street, Ventura, CA 93003
Attention: Kevin Waldron
Phone: (805) 633-2258

Project Location: 1050 West Potrero Road, Thousand Oaks, CA 91361

APN: 694-0-170-24

The Applicant requests that a CUP be granted to authorize Outdoor Events (Ventura County Non-Coastal Zoning Ordinance, § 8107-46.4) ("conditionally permitted outdoor events"). The Applicant requests 60 outdoor events per calendar year for an initial 5-year term with a subsequent option to renew for a term of 10 years each.

The project site is currently developed (in part) with a horse ranch operation. The proposed project's CUP boundary encompasses the eastern portion of the property, which consists of approximately 21 acres of the 38.3-acre lot.

The proposed project includes up to 60 events per calendar year, with events occurring between 10:00 am and 11:00 pm. Amplified music will be turned off at 10:00 pm and guests will be required to leave the property by 11:00 pm. Clean-up and tear down of the event site will occur no later than 12:00 am (midnight) on the day of the event. Set-up of the site will occur as early as, but no earlier than, 8:00 am. All staff will be required to vacate the property by 12:00 am. Events requiring set-up and/or break-down on a day separate from the event day will be counted towards one of the allowed 60 event days. The proposed project will allow for tenting of the

outside area of the property for temporary events, and the tents will be taken down within 24 hours of the event start time.

The proposed events may occur on any day throughout the year. However, the majority of the events are likely to occur between March 1st and November 1st due to expected fair weather. Event frequency will likely be reduced between November 2nd and February 31st.

Day events, including bridal showers, tea parties, and corporate meetings are expected to last, on average, three hours with an additional three hours allotted for vendor set-up and tear down. Evening events, including non-profit and corporate events, and weddings, will be expected to last, on average, six hours with an additional five hours for vendors to set-up and tear-down.

No grading is required to facilitate the proposed project and only development to construct the southeastern driveway in accordance with the County Road Standard Plate E-2 will occur for the proposed project. An existing private entrance road off West Potrero Road will provide access to the project site from the northern side of the property. Additionally, a decomposed granite path, located on the east side of the property, will provide access to the project site. An existing domestic water well located in the Lake Sherwood Groundwater Basin provides water to the site. However, water for temporary outdoor events will be brought on-site for each event, and the applicant will not use the existing well to provide water for the events. A septic system provides existing on-site wastewater treatment; however, the applicant will be providing portable restrooms rather than using the existing septic system, for sewage disposal for the events.

Guests Count:

The applicant is proposing to limit attendance to a maximum of 375 guests per event.

Noise:

The proposed project includes the use of a PA system for DJs and/or bands and will be monitored and regulated by a designated staff member with a decibel reader.

Parking, Transport & Circulation:

Guest parking will be located in a parking area within the northeastern portion of the CUP boundary as depicted on the proposed site plan. The parking area will be located to the north of the event area and will include 315 parking spaces.

Additionally, the applicant is proposing to manage parking as follows:

1. A gate guard, who will also operate as traffic control, will attend events of 100 people or more and all evening events. Additionally, valet service, which will also assist with traffic control, will be provided for events with 100 people or more and will be available for all events with at least 50 people. The gate guard will oversee the main entrance gate when guests arrive. Once

all the guests have arrived, the applicant is proposing to have the gate guard close the gate and move to the exit gate on the east side of the property. The gate guard will be present during the entire event.

2. For events that involve over 150 guests, a security guard will oversee the premises in addition to having a gate guard and valet service on site to serve as traffic control and oversee the entrance gate.
3. The parking area will be illuminated with downward facing lighting. All vendors will park in the parking area.
4. All guests are expected to exit the property at the east gate. All vendors will be required to enter and exit the property at the east gate.
5. Shuttle and/or trolley services will be available for events.

Food Catering & Preferred Vendors:

- A catering service will provide all food for the proposed events. Catered food will primarily be prepared offsite and transported to the site for each event. The applicant will arrange to have all trash associated with the events, removed from the property.
- Food catering and beverage services/event vendors (e.g., DJs, florists, and valet service) will enter and exit from the gate along Potrero Road located on the southeastern side of the proposed project site.
- Food catering and beverage services will be located in designated areas on site.

Waste Disposal

The applicant is proposing to place portable restrooms and hand-washing stations at designated locations for all events, as shown on the proposed site plan. ADA accessible portable bathrooms will be available and all bathrooms will be commercially serviced on a weekly-basis.

Additionally, the applicant prepared an Outdoor Events Solid Waste and Odor Control Plan” to prevent the generation of fugitive dust by the use of a water truck that will water-down unpaved areas and agricultural roads before and after operational hours.

Bridal Waiting Area:

When a wedding occurs, the bride will be allowed to use the existing office and office restroom. This office and restroom is associated with the on-site horse ranch operation. The bride’s use of these facilities will not exceed three hours, with a maximum of 12 people accompanying her.

Venue Representative and Security:

For all events and meetings, a venue representative will be present at all times. During the event, the representative will have the contact information for the Ventura County Sheriff and Fire Protection District. The venue representative will also have the phone number for transportation services (e.g., taxi or Uber) in case it is needed.

For events involving at least 100 guests, the applicant is proposing the following:

- A gate guard will be provided at the front gate along Potrero Road and will also operate as traffic control.
- Valet services will be required and will also operate as traffic control.

For events involving at least 150 guests, the applicant is proposing the following, in addition to the gate guard and valet services mentioned above:

- A security guard will be present on the premises until the close of the event and provide a final close-out of the property alongside the venue representative.

This application is submitted under protest and a full reservation of rights as to Applicant's contention that Applicant has federal, state and county-protected vested and/or nonconforming rights to maintain wedding event uses lawfully established on the property prior to the County's enactment of Ord. No. 4526, July 17 2018.

Attachment 4
County of Ventura
List and Map of Pending and Recently Approved Projects
Used in the Cumulative Impacts Analysis

Permit Case No.	Permit Type	Description
PL19-0015	Parcel Map Waiver/Voluntary Merger	Voluntary merger of three lots into one legal lot at 1313 Kathleen Drive, Newbury Park, APN 673-0-170-020 (Pending)
PL15-00078	Lot Line Adjustment	Lot line adjustment between two vacant, legal non-conforming lots located within the Thousand Oaks Area Plan (Pending)
PL18-0129	Conditional Use Permit	Request for the continued operation of an animal husbandry/keeping operation for an additional 20-years. In addition, this CUP is modified to include the following additional existing, unpermitted accessory structures related to animal husbandry/keeping which were constructed without permits (Pending)
PL16-0114	Conditional Use Permit	Request for a 20-year time extension to existing CUP 4301 and also requests to convert two Caretaker Units (700 S.F. each) into one Caretaker Unit (1,400 S.F.). The Applicant also requests to convert another Caretaker Unit (700S.F.) into an on-site ranch office (700 S.F.). This will result in a total of 4 caretaker units on the property where 6 were previously permitted, no change in square footage is proposed. The detailed list of existing permitted uses for this CUP include: 1,440 square foot utility barn; 14,000 square foot horse arena with 1,040 square foot viewing area; a 30,000 square foot horse stables with 70 stalls; two 1,323 square foot farm worker dwellings; three 700 square foot farm worker dwellings; and two 600 square foot carports. (Pending)
PL17-0123	Conditional Use Permit and Planned Development Permit	Request for a Conditional Use Permit and Planned Development Permit for the construction of 14,280 sq. ft. covered horse riding rink, a 6,674 sq. ft. horse barn (with one 1/2 bathroom and one clothes washer) with an attached 2,026 sq. ft. portal, the demolition of a 656 sq. ft. guest house constructing a replacement 1,150 sq. ft. accessory dwelling unit and a 128 sq. ft. gate house that is setback 40 feet from the property line in the Open Space/Scenic Resource Protection Overlay zone and the Open Space Lake Sherwood/Hidden Valley Area Plan

Permit Case No.	Permit Type	Description
		land use designation. The riding rink is proposed adjacent to an area that is developed with a second dwelling and was previously disturbed with other accessory buildings and uses that have been subsequently removed. (Pending)
PL18-0055	Permit Adjustment	Permit Adjustment to Conditional Use permit (CUP) 5162 for the installation of a proposed emergency stand-by DC diesel generator on a 4'-0" x 5'-0" concrete pad surrounded by an 8'-0" high CMU wall with a 4'-0" wide solid metal access gate with an automatic transfer switch mounted to the proposed CMU wall. The unmanned facility requires no water to operate and is accessed by an access road via Queens Garden Court. The proposed antennas would be located within the existing lease area on an existing concrete pad. (Pending)
PL19-0044	Minor Modification	Request for minor modification to existing land-use entitlement LU08-0109 for continued operation of two farm worker dwelling units (FWDU) for an additional 20-year period. The two existing FWDUs are a part of "Twin Acres Ranch and were originally permitted under CUP 5047. LU08-0109 was approved for time extension and boundary reduction to include only "Twin Acres Ranch." There is no other development, grading, or change to the existing structures or operation of the Ranch. Site located at 1753 Hidden Valley Rd, Thousand Oaks. (Pending)
PL18-0141	Minor Modification	Request for a Minor modification for a 10 year time extension of an existing conditional use permit for a non-stealth wireless communication facility located at 2700 Potrero Rd, Thousand Oaks. No expansions of service or modifications of existing equipment/facility are proposed. (Pending)
PL18-0027	Planned Development Permit	Request for a Planned Development Permit to retroactively address a grading violation issued in August 1989 (UN-0013) that was related to the Falconridge Estates development in the La Cam Road area within the Thousand Oaks Area Plan. The principal reason to process this request is to clear the grading violation

Permit Case No.	Permit Type	Description
		recorded on APN 668-0-070-265. No development is proposed for the subject property or any of the related parcels within what is commonly known as the Falconridge Estates development. (Pending)
PL19-0001	Minor Modification	Request for a Minor Modification to CUP 3397 for "Saving Wildlife International" for the continued use (10 years) of an existing animal compound that houses and trains exotic and domestic animals, including birds, for use in educational events located at 864 Carlisle Road (APN 694-0-210-680). This modification is removing a 6.54 acre parcel from the entitlement which is to the east of the site which is addressed as 860 Carlisle Road (APN 694-0-210-765). 864 Carlisle Road is under separate ownership and will continue to operate under the terms of LU06-0157 until this permit expires or until a separate entitlement is approved (Pending)
PL18-0019	Conditional Certificate of Compliance	Request for a Conditional Certificate of Compliance (CC of C) for an approximately 40-acre property located in the Coastal Open Space Zone and the Open Space Coastal Area Plan Land Use Designation (APN (701-0-020-20)). No development is proposed at this time and the CC of C is for sale, lease, and finance only. (Approved)
PL17-0088	Coastal Planned Development	Request for a Coastal Planned Development Permit for the construction of a new swimming pool, pool deck, and covered, open-air, non-habitable pool cabana on a 30.43 acre property within the Open Space Coastal Plan land use designation and the Coastal Open Space Zone addressed as 12233 Cotharin Road. The subject property is developed with an existing single family dwelling that predates the Coastal Act. (Pending)

Attachment 5

Technical Noise Report for Epona Estate

Prepared for

County of Ventura
Resource Management Agency
Planning Division
800 S. Victoria Avenue #1740
Ventura, CA 93009

Prepared by

Meridian Consultants
910 Hampshire Road, Suite V
Westlake Village, CA 91361

March 2015, revised July 2015

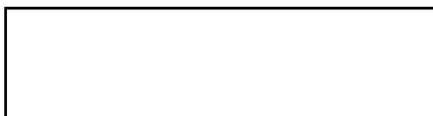


Table of Contents

Section	Page
Introduction	2
Venue Description.....	2
Topography	3
Surrounding Uses.....	3
Noise Descriptors	3
Methodology.....	9
Sound Level Meter	9
Meteorological Conditions.....	9
County of Ventura Noise Standards.....	10
General Plan.....	10
Noise Ordinance.....	10
Sound Level Monitoring Locations.....	11
Future Events Held Within the Venue Area.....	11
Monitoring Results.....	12
Conclusion.....	13
Recommendations	16

Tables

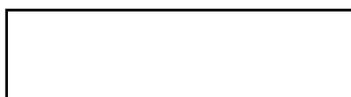
Table	Page
Table 1 Sound Measurement Results	12
Table 2 Estimated Noise Levels at Sensitive Receptors	15

Figures

Figure	Page
Figure 1 Regional Location.....	4
Figure 2 Epona Estates Location	5
Figure 3 Venue Area	6
Figure 4 Site Plan	7
Figure 5 Noise Monitor Locations.....	18
Figure 6 Projected Sound Levels.....	19

Appendix

- A Noise Monitor Location Descriptions
- B Noise Data Sheets



INTRODUCTION

This report presents the sound data collected at the Epona Estate site on Saturday, March 21, 2015, Sunday, March 22, 2015, and July 9, 2015, in unincorporated Ventura County, California. Epona Estate is planning to host future events on their property, and this report addresses the potential noise impacts from outdoor amplified music events at the Epona Estate property.

Epona Estate is located south of U.S. Highway 101 in unincorporated Ventura County as shown in **Figure 1, Regional Location**. Epona Estate is bounded by West Potrero Road to its east and north, a single family residence to the northwest, and open space to the southwest and south as shown in **Figure 2, Epona Estate Location**.

Venue Description

Epona Estate (“Estate”) is located at 1050 Potrero Road in Hidden Valley within unincorporated Ventura County, west of the City of Thousand Oaks, as illustrated in **Figure 1**. The Estate is approximately 40 acres in size and currently includes a single family home and associated open space, a large barn and support buildings, an equestrian area, and approximately 6 acres of a recently planted vineyard, as illustrated in **Figure 2**. Epona Estates (“Applicant”) is applying for a temporary event conditional use permit with the County of Ventura. The Applicant has proposed to utilize the 6 acre vineyard within the southeast portion of the Estate for temporary outdoor events including, but not limited to, corporate events, nonprofit events and some weddings as illustrated in **Figure 3, Venue Area**. Outdoor events would be limited to one event per day with a maximum of 60 events per year as condition for the temporary event conditional use permit. The average event size would be approximately 150 guests. Guests would arrive through the northern portion of the Estate from the main gate along Potrero Road and all events would have a valet service. Vendors would arrive from the eastern edge gate. Guests and all vendors would exit at the gate along the eastern edge of the Estate onto Potrero Road. Events could begin as early as 11:00 AM and could end as late as 10:00 PM.

The site layout for the southeastern six (6) acres of the property would include three (3) separate areas for formal gatherings including, receptions, tea parties, wedding ceremonies, outdoor activities including bocce ball, and outdoor amplified music as depicted in **Figure 4, Site Plan**.

Support services for events would be located within the vineyard area. Events could include DJs with two (2) amplified speakers that would be located at two of the three gathering areas.



Topography

The topography of the area surrounding the Estate contains mostly flat open space with sparse vegetation and is bordered by hillsides on all sides. The general elevation of the Estate declines in elevation from northwest to southeast. The highest elevation of the Estate is 1,039 feet above mean sea level (msl) in the northwest corner of the site. The elevation of the Estate increases from 1,010 feet msl along the southern boundary to 1,039 feet msl along the northern boundary. The elevation of the Estate decreases from 1,021 feet msl along the western boundary to 1,010 feet msl along the eastern boundary.

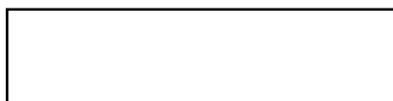
Surrounding Uses

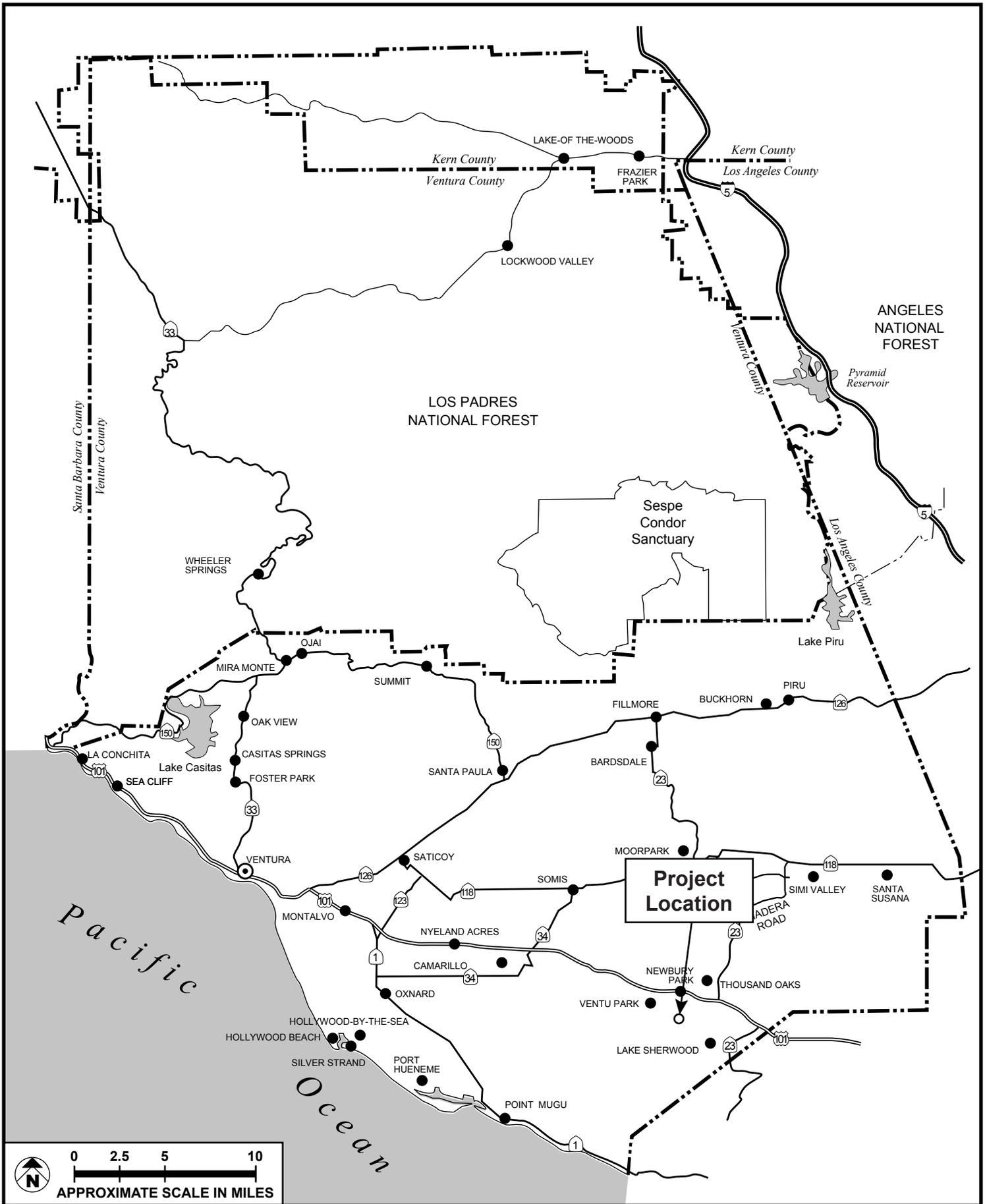
The Estate is bounded by West Potrero Road on the east and north, by agricultural land with a large single family residence to the northwest, agricultural land to the southwest, and open space used as a floodplain to the south.

The nearest noise sensitive uses to the Venue area include single family residences to the northwest, north, and south, as illustrated on **Figure 2**. A noise sensitive use is defined as a residence, park and other recreation areas, schools, churches and libraries, prisons and correctional facilities, and group shelters. The closest noise sensitive use to the Venue area is a single family residence (Sensitive Receptor 1) to the northwest approximately 1,200 feet. Other nearby single family residences are located to the northwest (Sensitive Receptor 2) approximately 1,350 feet; to the north approximately 1,500 feet (Sensitive Receptor 3); to the southeast approximately 1,430 feet (Sensitive Receptor 4); and to the south approximately 2,800 feet (Sensitive Receptor 5).

NOISE DESCRIPTORS

Because the human ear does not respond uniformly to sounds at all frequencies, sound-pressure level alone is not a reliable indicator of loudness. For example, the human ear is less sensitive to low and high frequencies than to the medium frequencies that more closely correspond to human speech. In response to sensitivity of the human ear to certain sound frequencies, the A-weighted noise level, referenced in units of dBA, was developed to better correspond with people's subjective judgment of sound levels.





SOURCE: Meridian Consultants, LLC - 2015

FIGURE 1

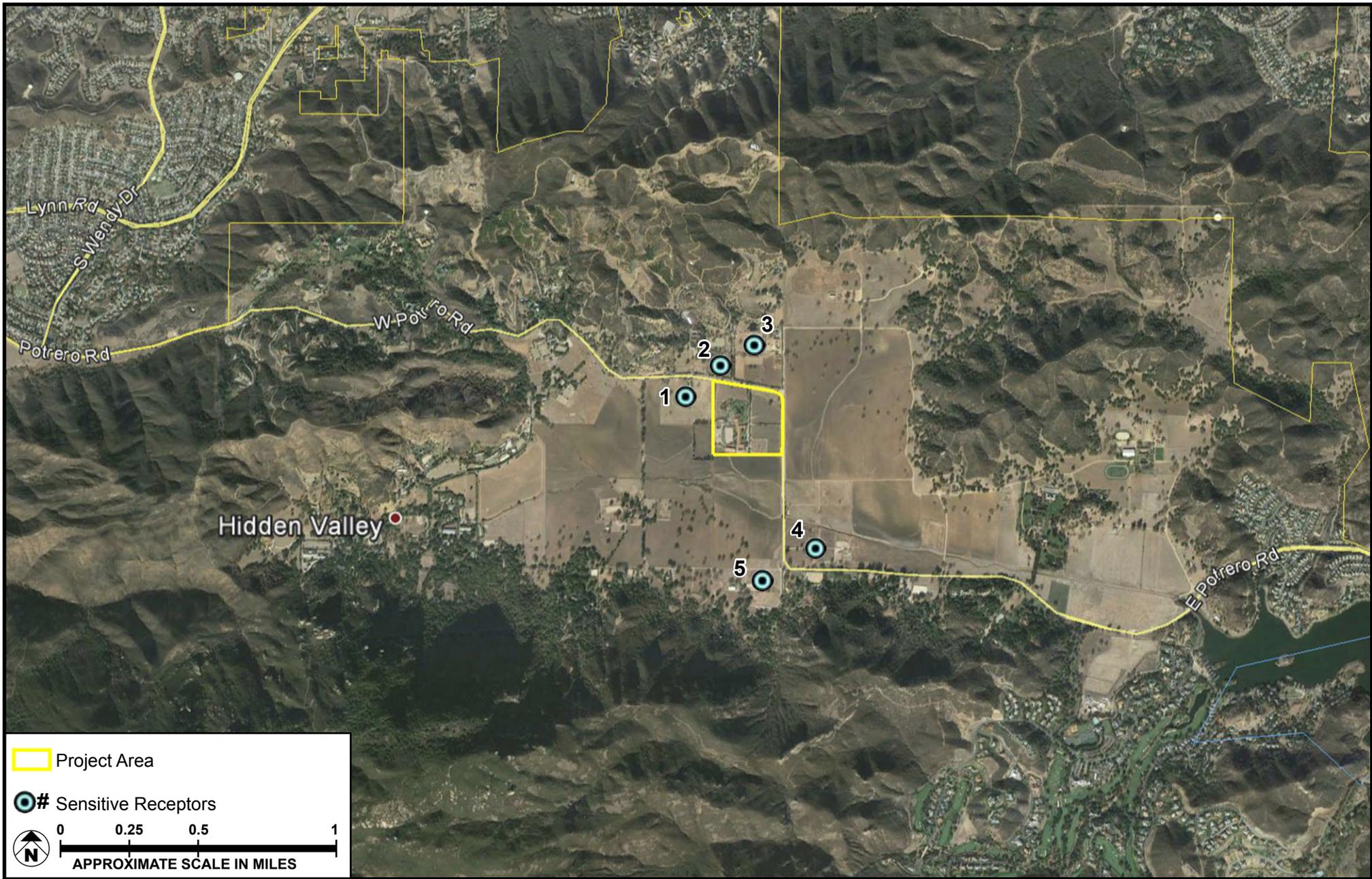


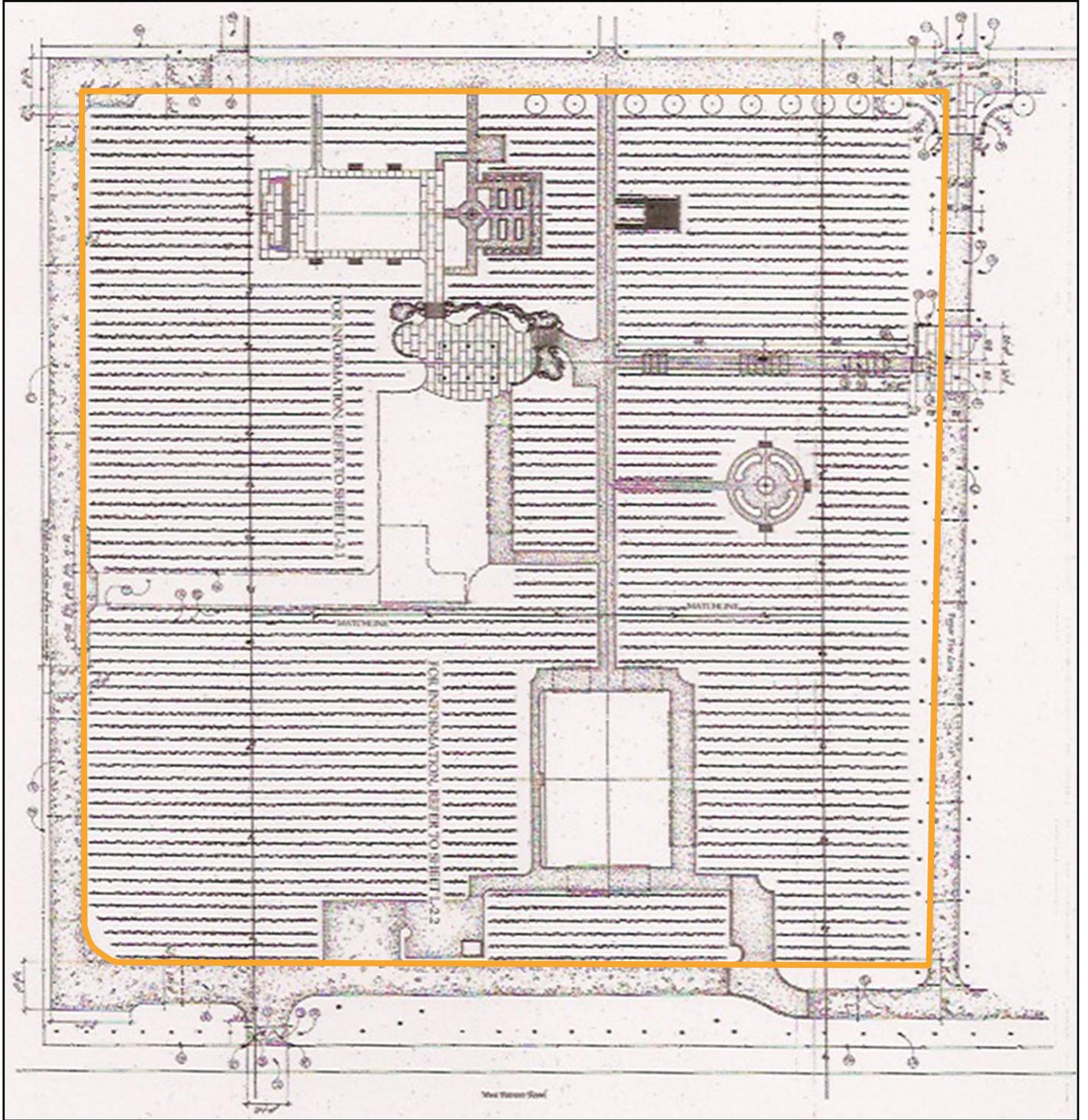
FIGURE 2





SOURCE: Google Earth - 2015;

FIGURE 3



Venue Area
 NOT TO SCALE



SOURCE: Michael Clint - Landscape Architect - 2014

FIGURE 4

To support assessing community reaction to noise, scales have been developed that average sound-pressure levels over time and quantifies the result in terms of a single numerical descriptor. Several scales have been developed that address community noise levels. Leq is the average A-weighted sound level measured over a given time interval. Leq can be measured over any period, but is typically measured for 1-minute, 15-minute, 1-hour, or 24-hour periods.

Noise sources can generally be categorized in two types: (1) point sources, such as stationary equipment; and (2) line sources, such as a roadway. Sound generated by a point source typically diminishes (attenuates) at a rate of 6 dBA for each doubling of distance from the source to the receptor at acoustically hard sites, and at a rate of 7.5 dBA at acoustically soft sites.¹ A hard, or reflective, site consists of asphalt, concrete, or very hard-packed soil, which does not provide any excess ground-effect attenuation. An acoustically soft or absorptive site is characteristic of normal earth and most ground with vegetation. As an example, a 60 dBA noise level measured at 50 feet from a point source at an acoustically hard site would be 54 dBA at 100 feet from the source and would be 48 dBA at 200 feet from the source. Noise from the same point source at an acoustically soft site would be 52.5 dBA at 100 feet and 45 dBA at 200 feet from the source. Sound generated by a line source typically attenuates at a rate of 3 dBA and 4.5 dBA per doubling of distance from the source to the receptor for hard and soft sites, respectively.²

Noise levels may also be reduced by intervening structures; generally, a single row of buildings between the receptor and the noise source reduces the noise level by about 5 dBA, whereas a solid wall or berm reduces noise levels by 5 to 10 dBA.³ Vegetative barriers, such as shrubs up to 8 feet in height, typically attenuate noise levels 1 dBA and can attenuate noise levels from 1 to 3 dBA depending on the type and amount of vegetation.⁴

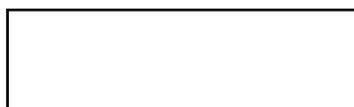
Decibel readings are weighted to reflect sensitivities to different frequencies. As discussed above, the A weighting is intended to reflect human sensitivity to higher frequencies, while the C weighting incorporates low frequencies. With a very low frequency transmission, such as sound from a deep bass speaker, this low frequency sound may be felt before it is heard. While this low frequency sound is typically airborne, it can be confused with ground vibration. This is mainly due to the fact that certain parts of the human body can resonate at various low frequencies. Usually, sounds that are characterized as impulsive generally contain low frequencies. Impulsive sounds may induce secondary effects, such as shaking of a structure, rattling of windows, inducing vibrations.

¹ US Department of Transportation, *Fundamentals and Abatement* (September 1980), 97.

² US Department of Transportation, *Fundamentals and Abatement* (September 1980), 97.

³ State of California Department of Transportation (Caltrans), *Technical Noise Supplement*, 1998, pp. 33-40, 123-131.

⁴ Caltrans, *Traffic Noise Attenuation as a Function of Ground and Vegetation (Final Report)*, 1995, pp. 65.



Low frequency noise can travel relatively long distances in comparison to higher frequencies because it has a relatively long wavelength and a low material absorption rate. Low frequency noise also has non directional transmission or propagation characteristics which results in the effect of low frequency sound enveloping the individual without any discernible localized source.

The sound level averages, Leq, identified below in the Monitoring Results section were measured as A-weighted, slow time weighted (one minute period) sound level variables, commonly used for measuring environmental sounds. The maximum one minute recorded measurement is commonly referred to as Lmax. The minimum one minute recorded measurement is commonly referred to as Lmin. Sound levels presented in this report represent an average Leq, the Lmax, and Lmin expressed in terms of dBA.

METHODOLOGY

Sound Level Meter

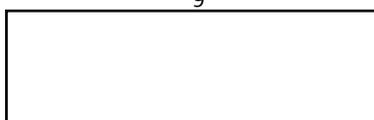
The American National Standards Institute (ANSI) specifies several types of sound level meters according to their precision. Types 1, 2, and 3 are referred to as “precision,” “general-purpose,” and “survey” meters, respectively. Most measurements carefully taken with a Type 1 sound level meter will have an error not exceeding 1 dB.

The sound level meter used to conduct this monitoring is a Type 1 (precision) Larson Davis model 831 Sound Level Meters. This meter meets all requirements of ANSI S1.4-1983 and ANSI1.43-1997 Type 1 standards, as well as International Electrotechnical Commission (IEC) IEC61672-1 Ed. 1.0, IEC60651 Ed 1.2, and IEC60804 Type 1, Group X standards.

The sound level meter was located approximately 5 feet above ground and was covered with a Larson Davis windscreen. The sound level meter was field calibrated with an external calibrator prior to operation.

Meteorological Conditions

Wind ranged from five miles per hour (mph) to 10 mph in primarily an easterly direction. The temperatures ranged from a low of 60 degrees Fahrenheit (F) to a high of 72 F. Conditions were clear during the daytime.



COUNTY OF VENTURA NOISE STANDARDS

General Plan

According to the County of Ventura General Plan Hazards Appendix: Noise, 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 standards identified in Noise Policy 2.16.2-1(4) of the County's Goals, Policies, and Programs.⁵ Noise Policy 2.16.2-1(4) states that noise generators shall incorporate noise control measures so that:

- a) Leq1H of 55 dBA or ambient noise level plus 3 dBA, whichever is greater, during any hour from 6:00 AM to 7:00 PM.
- b) Leq1H of 50 dBA or ambient noise level plus 3 dBA, whichever is greater, during any hour from 7:00 PM to 10:00 PM.
- c) Leq1H of 45 dBA or ambient noise level plus 3 dBA, whichever is greater, during any hour from 10:00 PM to 6:00 AM.

Noise Ordinance

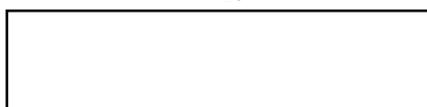
The County's noise ordinance governs noise within residential zones and does not specify maximum noise levels, but identifies various noise generators and provides certain restrictions on these noise sources.⁶

Specific to future events at Epona Estate, Section 1-11 prohibits any loud or raucous noise which is audible to the human ear during the hours of 9:00 PM and 7:00 AM of the following day. A loud or raucous noise is defined as radios, musical instruments, phonographs, television receivers, video cassette recorders, or any machine or device for the production, reproduction, or amplification of the human voice or any other sound, as well as the use of lawn mowers or other hand tools.⁷

⁵ County of Ventura, *Ventura County General Plan, Goals, Policies and Programs*, last amended on October 22, 2013, Goal 2.16.1, pp. 49.

⁶ County of Ventura, Ordinance Code, Chapter 2, Division 6, Section 1-11, "Loud or Raucous Nighttime Noise in Residential Zones."

⁷ Ibid., Section 5-16.02, "Unlawful acts: Public nuisances."



SOUND LEVEL MONITORING LOCATIONS

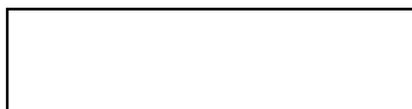
Sound monitoring was conducted at nine on site locations throughout the Estate and three offsite locations to determine the projected amplified event and ambient noise conditions, as shown in **Figure 5, Noise Monitor Locations**. (See Appendix A for the description of the locations and Appendix B of the measurement results.) Noise monitoring at the Estate was conducted over three days: from 12:00 PM to 3:15 PM on March 21, 2015, and from 1:30 PM to 3:00 PM on March 22, 2015, with a long term measurement between both days. A third day of monitoring was conducted from 2:00 PM to 4:00 PM on July 9, 2015.

A total of 12 locations were selected: four projected amplified event measurement locations (Locations 1 through 4) and eight ambient measurement locations (Locations 5 through 12). Location 1 consisted of a 15 minute measurement located approximately 15 feet from the speakers. Location 2 consisted of a 15 minute measurement located approximately 30 feet from the speakers. Locations 3 and 4 each consisted of an eight minute measurements located approximately 30 feet to the southeast and northwest of the speakers, respectively.

Location 5 consisted of a long term noise measurement northeast of the Venue area. Location 6 consisted of a 15 minute ambient measurement in the southeast corner of the Venue area; Location 7 consisted of a 15 minute ambient measurement in the southwest corner of the Venue area; and Location 8 consisted of a 15 minute ambient measurement in the northeast corner of the Estate. Location 9 consisted of a 15 minute ambient measurement approximately 2,200 feet south of the Estate, as shown on **Figure 5**. Location 10 consisted of a 15 minute ambient measurement approximately 1,750 feet south by southeast of the Estate. Location 11 consisted of a 15-minute measurement along the western edge of the Estate. Location 12 consisted of a 15-minute measurement approximately 75 feet north of the Estate, across Potrero Road.

FUTURE EVENTS HELD WITHIN THE VENUE AREA

In order to determine the level of noise that would be produced during a future event within the Venue area, noise measurements were taken in conjunction with a typical amplified music set up consisting of two speakers operating at 75 percent capacity. The background amplified music measurements and speakers were located in the large gathering area in the northeast corner of the Venue area, as shown in **Figure 4**. The speakers were oriented in a southwesterly direction and were located at approximately 1,012 feet msl. This would be the most used set up during future events. Noise levels would vary over the course of each event, and as such, 15-minute measurements were conducted to determine the average noise levels over the course of an event.



The two speakers used were JBL EON 515XT that are portable self-powered 15-inch, two-way, bass-reflex design speakers. The speakers were elevated at a height of approximately 6 feet above ground elevation.

The JBL EON 515XT series speakers produce sound in the 39 hertz (Hz) to 20 kilohertz (kHz) frequency (mid-level frequency range) with a maximum sound output of 132 decibels. Speaker dimensions are approximately 26.5 inches by 16 inches by 14.5 inches.

MONITORING RESULTS

Table 1, Sound Measurement Results, presents the average, maximum, and minimum sound levels at each location. As indicated in **Table 1**, the average sound level directly in line with the speakers was 81.9 dBA at Location 1 and 77.9 dBA at Location 2. The average sound level to the southeast of the speakers was 67.2 dBA at Location 3 and northwest of the speakers was 65.2 dBA at Location 4.

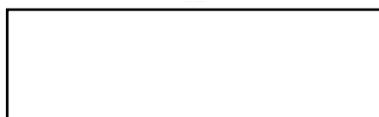
The average ambient sound level within the Venue area varied from a low of 39.8 dBA at Location 7, 53.5 dBA at Location 11, 54.5 dBA at Location 6, to a high of 57.6 dBA at Location 8.

The long-term measurement (Location 5) ranged in sound levels from 21.9 dBA to 89.9 dBA with an average of 54.0 dBA. The lowest ambient 1-hour measurement between 11:00 AM and 7:00 PM within the Estate was 52.6 dBA and the lowest ambient 1-hour measurement between 7:00 PM and 10:00 PM was 50.7 dBA. The hours of operation for events within the Venue would occur between 11:00 AM and 10:00 PM.

Please note that the short term measurements, Locations 8 through 12, were located as close to Sensitive Receptors 1 through 5, as possible due to limited access to each location.

**Table 1
Sound Measurement Results**

Location	Leq	Lmin	Lmax
	dBA		
1	81.9	70.9	87.0
2	77.9	66.0	83.8
3	67.2	57.8	73.7
4	65.2	46.3	72.0
5	54.0	21.9	89.9
6	54.5	35.4	71.3
7	39.8	32.4	79.1
8	57.6	33.8	78.1



Location	Leq	Lmin	Lmax
	dBA		
9	56.7	42.7	71.2
10	64.2	40.8	80.8
11	53.5	44.3	73.0
12	72.3	41.5	98.2

Note:

Location descriptions are provided in the Appendix A.

All Locations are 15-minute averages, except for Location 5. Location 5 was a long term measurement.

The primary source of noise was vehicle traffic along Potrero Road.

Please note that the sound level meter went down at Location 5 due to electronic difficulties.

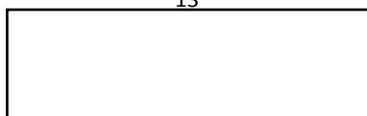
CONCLUSION

Figure 6, Projected Sound Levels, illustrates the approximate average sound level in dBA in the direction of the speakers for the surrounding area. Locations 1 through 4 include noise measurements during a simulated amplified event. Location 1 was approximately 15 feet from the speakers and Location 2 was approximately 30 feet from the speakers. Noise volumes produced by the speakers were approximately 75 percent of capacity. As previously discussed, sound typically attenuates 6 dBA over hard surfaces and 7.5 dBA over soft surfaces for every doubling of distance from the noise source. Based on the measurements provided in **Table 1**, sound attenuated approximately 4 dBA each doubling of distance across the Venue area when directly in line with the amplified speakers. Therefore, the analysis presented below utilizes a 4 dBA attenuation rate in order to determine noise levels at nearby sensitive receptors, as identified on **Figure 2**.

The distance between Location 1 and Location 7 is approximately 600 feet. Therefore, average noise levels would decrease from 81.9 dBA to 61.9 dBA at approximately 480 feet and to 60.9 dBA at 600 feet.⁸ The average sound level 600 feet from the amplified sound system would be 60.9 dBA which is similar to the existing ambient noise levels at the northern and eastern boundary of the Estate (Locations 6 and 8). The distance between Location 1 and Location 11 is approximately 800 feet. Noise levels would decrease from 81.9 dBA to 59.2 dBA.⁹

⁸ Every doubling of distance would decrease noise levels by 4 dBA. First measurement was approximately 15 feet from the noise source at 81.9 dBA. [81.9 dBA – 4 dBA = 77.9 dBA at 30 feet] and when extrapolated to 480 feet, noise levels would be 61.9 dBA. The next doubling of distance would be 960 feet; however, Location 7 is 600 feet from the noise source. Noise would attenuate an additional 1.0 dBA (600 feet – 480 feet = 120 feet, or approximately 0.25 percent of the doubling distance of 480 feet, 0.25 percent of 4 dBA = 1.0 dBA).

⁹ The next doubling of distance would be 960 feet; however, Location 11 is 800 feet from the noise source. Noise would attenuate an additional 2.67 dBA (800 feet – 480 feet = 320 feet, or approximately 0.67 percent of the doubling distance of 480 feet, 0.67 percent of 4 dBA = 2.67 dBA).



Pursuant to Ventura County Guidelines between 6:00 AM and 7:00 PM, the noise level over the course of one hour at the nearest wall of a sensitive receptor shall not exceed 55 dBA, or ambient plus 3 dBA, whichever is higher. The lowest 1-hour ambient measurement within the Estate between 6:00 AM and 7:00 PM was 52.6 dBA. Accordingly, the ambient level of 55 dBA was selected between 6:00 AM and 7:00 PM in order to determine potential noise impacts at nearby sensitive receptors.

Pursuant to Ventura County Guidelines between 7:00 PM and 10:00 PM, the noise level over the course of one hour at the nearest wall of a sensitive receptor shall not exceed 50 dBA, or ambient plus 3 dBA, whichever is greater. The lowest ambient 1-hour measurement within the Estate between 7:00 PM and 10:00 PM was 50.7 dBA, lower than measurements conducted at nearby sensitive receptors. Accordingly, the ambient level of 53.7 dBA (50.7 dBA plus 3 dBA) was selected between 7:00 PM and 10:00 PM in order to determine potential noise impacts at nearby sensitive receptors.

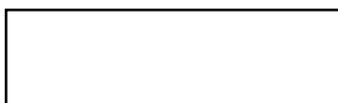
As previously discussed, events would begin as early as 11:00 AM and would end by 10:00 PM. Based on these assumptions, the expected noise level during a music event at Sensitive Receptor 1 (approximately 1,200 feet to the west of the speakers) would be 56.9 dBA, as shown in **Table 2, Estimated Noise Levels at Sensitive Receptors**.¹⁰ The intervening barn, support buildings, and on-site residence would attenuate sound an additional 5 dBA.¹¹ Thus, noise levels at the residence to the northwest would be 51.9 dBA. The noise level at this residence would fall below the maximum sound level of 55 dBA between 6:00 AM and 7:00 PM and the maximum sound level of 53.7 dBA between 7:00 PM and 10:00 PM. Recommendation N-1 would ensure that offsite noise levels at this Sensitive Receptor during events would comply with the County's Noise Policy 2.16.2-1(4).

The noise level at Sensitive Receptor 2 (approximately 1,350 feet to the north of the speakers) would be 56.3 dBA. Please note that the ambient noise along the northern boundary was 57.6 dBA at Location 8 and 72.3 dBA at Location 12. Vehicular traffic along Potrero Road was the primary noise source. Recommendation N-4 would require additional vegetation throughout the Estate. Vegetation would reduce noise levels an average of 1 dBA.¹² Noise levels would be 55.3 dBA with attenuation and vegetation at this residence, as indicated in **Table 2**. The noise level at this residence would exceed the maximum sound level of 55 dBA between 6:00 AM and 7:00 PM and the maximum sound level of 53.7 dBA between 7:00 PM and 10:00 PM. Recommendation N-1 and N-2 would ensure that offsite noise levels at this Sensitive Receptor during events would comply with the County's Noise Policy 2.16.2-1(4).

¹⁰ Based on speaker direction to the northwest.

¹¹ Caltrans, *Technical Noise Supplement to the Traffic Noise Analysis Protocol*, September 2013, pp. 2-35.

¹² Caltrans, *Traffic Noise Attenuation as a Function of Ground and Vegetation (Final Report)*, 1995, pp. 65.



The noise level at Sensitive Receptor 3 (approximately 1,500 feet to the north of the speakers) would be 55.7 dBA. Vegetation would reduce noise levels an average of 1 dBA.¹³ As indicated in **Table 2**, noise levels would be 54.7 dBA with attenuation and vegetation with implementation of Recommendation N-4. The noise level at this residence would fall below the maximum sound level of 55 dBA between 6:00 AM and 7:00 PM and exceed the maximum sound level of 53.7 dBA between 7:00 PM and 10:00 PM. Recommendation N-1 and N-2 would ensure that offsite noise levels at this Sensitive Receptor during events would comply with the County's Noise Policy 2.16.2-1(4).

To the south, the expected noise level during a music event at Sensitive Receptor 4 (approximately 1,430 feet southeast of the speakers) would be 55.9 dBA. Noise levels would be 54.9 dBA with attenuation and vegetation, as indicated in **Table 2**. The noise levels at these residence would fall below the maximum sound level of 55 dBA between 6:00 AM and 7:00 PM and exceed the maximum sound level of 53.7 dBA between 7:00 PM and 10:00 PM. Recommendation N-1, N-3, and N-4 would ensure that offsite noise levels at this Sensitive Receptor during events would comply with the County's Noise Policy 2.16.2-1(4).

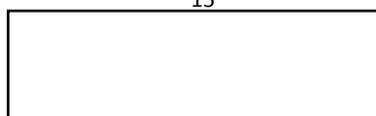
Table 2
Estimated Noise Levels at Sensitive Receptors

Sensitive Land Use	Distance from Speakers (feet)	Estimated Sound Level (dB[A] Leq) at Receiver with Attenuation	County Daytime Policy (6:00 AM to 7:00 PM)	Noise Level Difference (dB[A] Leq)	County Evening Policy (7:00 PM to 10:00 PM)	Noise Level Difference (dB[A] Leq)
1	1,200	51.9 ¹	55	-3.1	53.7	-1.8
2	1,350	55.3 ²	55	0.3	53.7	1.6
3	1,500	54.7 ³	55	-0.3	53.7	1.0
4	1,430	54.9 ⁴	55	-0.1	53.7	1.2
5	2,800	49.2 ⁵	55	-5.8	53.7	-4.5

¹ Reduction from intervening structures (5 dBA) and vegetation (1 dBA).
² Reduction from vegetation (1 dBA).
³ Reduction from vegetation (1 dBA).
⁴ Reduction from vegetation (1 dBA).
⁵ Reduction from vegetation (1 dBA).

To the south, the expected noise level during a music event at Sensitive Receptor 5 (approximately 2,800 feet south of the speakers) would be 50.2 dBA. As indicated in **Table 2**, noise levels would be 49.2 dBA with attenuation and vegetation. The noise levels at these residence would fall below the maximum sound level of 55 dBA between 6:00 AM and 7:00 PM and the maximum sound level of 53.7

¹³ Caltrans, *Traffic Noise Attenuation as a Function of Ground and Vegetation (Final Report)*, 1995, pp. 65.



dba between 7:00 PM and 10:00 PM. Recommendation N-1 and N-4 would ensure that offsite noise levels at this Sensitive Receptor during events would comply with the County's Noise Policy 2.16.2-1(4).

Based on these noise characteristics and implementation of Recommendation N-5, a sound system similar to what was described previously would result in similar average sound levels over the course of an hour at sensitive receptors to the northwest, north, and south of the Estate. Based on the setup direction, the Recommendations identified below would ensure that the events held at the Estate would comply with Ventura County Guidelines.

The County of Ventura Noise Ordinance currently does not permit nuisance noise past 9:00 PM. However, as indicated in the analysis above, sound emitting from the Estate between the hours of 9:00 PM and 10:00 PM would comply with Ventura County guidelines for sensitive uses.

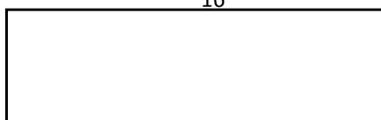
RECOMMENDATIONS

Epona Estate is planning to host occasional events on the property grounds, which would often include music. To ensure that future events do not result in noise levels off the site that would exceed applicable County standards, noise levels as a direct result of the amplified sound system should not exceed the following:

N-1 The owner/operator shall conduct pre-event noise monitoring during music performance sound checks to ensure that the sound volume is sufficient for the audience area but does not generate sound levels that would exceed the County's standards. The owner shall also provide contact information to the County and maintain control over any sound system used at the site to allow for adjustments to be made to the sound levels in response to complaints that may be received.

N-2 The maximum allowed sound level over the course of a 15 minute period shall not exceed 80 decibels 15 feet from the speakers when speakers are directed in a northerly or westerly direction. In order to determine consistency with the County's General Plan Noise Policy 2.16.2-1(4), a noise monitor shall be present to monitor performance noise levels along the western or northern property boundary for the first three events, when the setup faces northerly or westerly direction, to ensure that average noise levels do not exceed 58 dba over any hour along the northerly or westerly boundary.

N-3 The maximum allowed sound level over the course of a 15 minute period shall not exceed 80 decibels 15 feet from the speakers when speakers are directed in a southerly direction. In order to determine consistency with the County's General Plan Noise

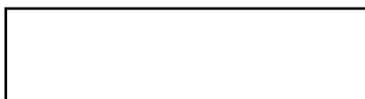


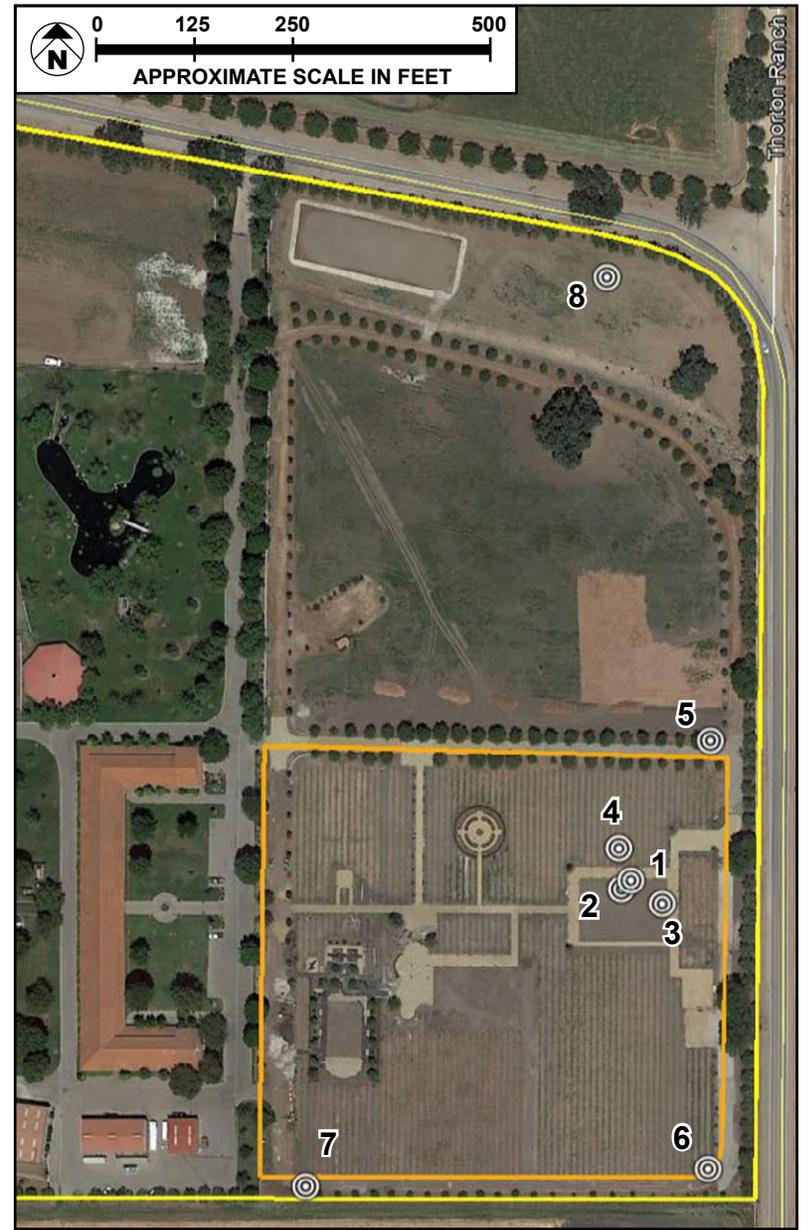
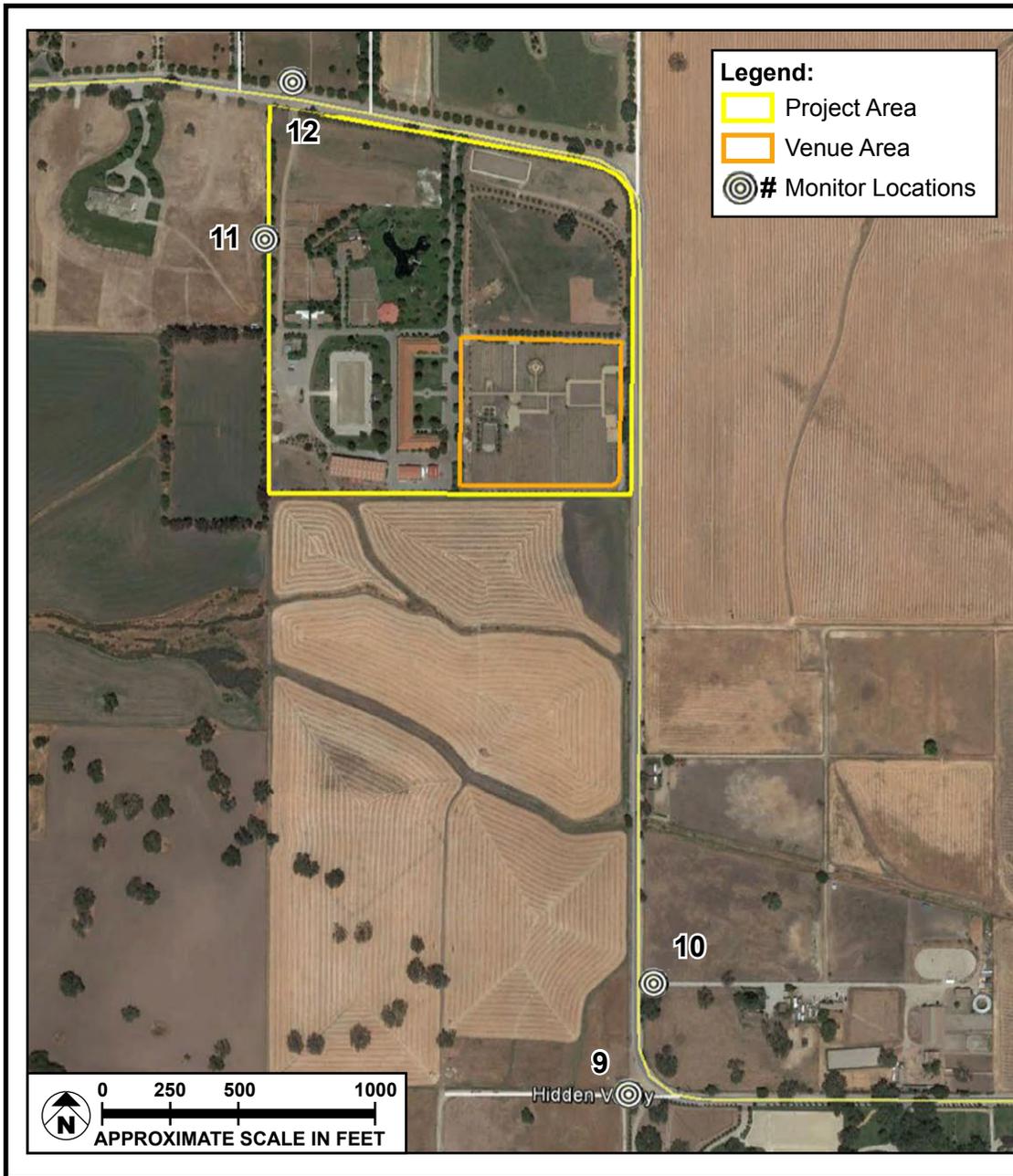
Policy 2.16.2-1(4), a noise monitor shall be present to monitor performance noise levels along the southern property boundary for the first three events when the setup faces in a southerly direction to ensure that average hourly noise levels do not exceed 59 dBA along the southern boundary.

- N-4 It is recommended that the owner/operator increase vegetation levels in and around the Venue area to provide additional attenuation of music generated off the site. Examples would include additional planting of trees, shrubs along arbors or other decorative features throughout the Venue area, and additional growth of the vineyard. This would reduce noise levels by approximately 1 dbA.¹⁴

- N-5 The owner/operator shall use speakers without subwoofers and with similar characteristics of the JBL speakers identified in this report. Speaker volumes should not exceed 75 percent of capacity.

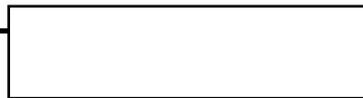
¹⁴ Caltrans, *Traffic Noise Attenuation as a Function of Ground and Vegetation (Final Report)*, 1995, pp. 65.

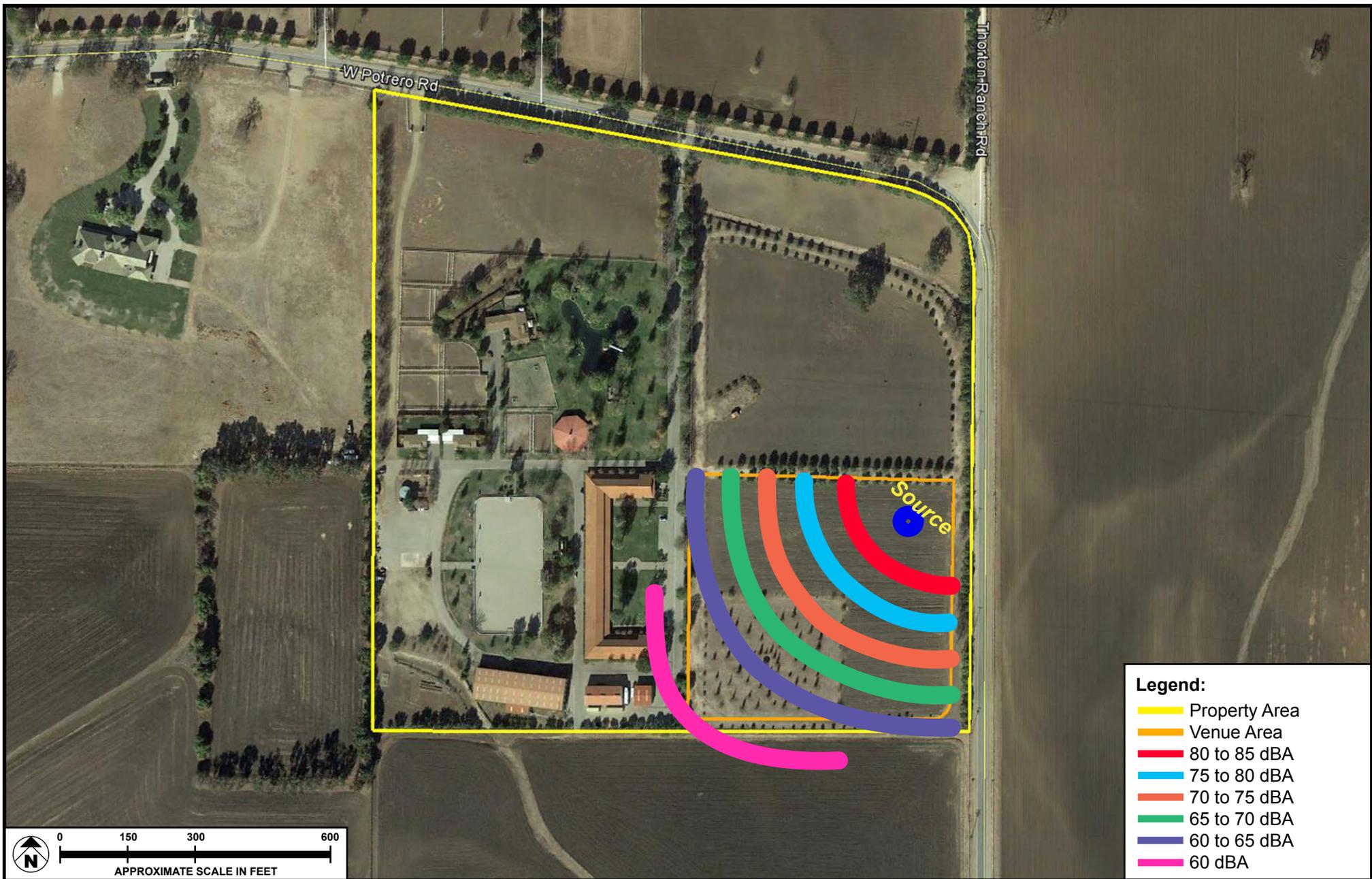




SOURCE: Google Earth - 2015;

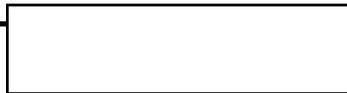
FIGURE 5





SOURCE: Google Earth - 2015; Meridian Consultants, LLC - 2015

FIGURE 6



Appendix A

Noise Monitor Location Descriptions



GENERAL INFORMATION

- Date: 3/21/2015 – 3/22/2015
- Time: 3/21/2015: 12:00 pm - 3:15 pm; 3/22/2015: 1:30 pm – 3:00 pm
- Temperature: Approximately 72 degrees
- Conditions: Clear
- Wind Speed/Direction: Approximately 5-10 mph from East

LOCATION ONE

- Began run at 1:45 pm on 3/21/2015
 - 15 minute project related measurement
- Location is 15 feet away from two speakers.

- GPS coordinates:

N 34.15028
W 118.90405

LOCATION TWO

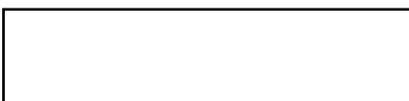
- Began run at 2:00 pm on 3/21/2015
 - 15 minute project related measurement
- Location is 30 feet from speakers

- GPS coordinates:

N 34.15025
W 118.90409

LOCATION THREE

- Began run at 2:15 pm on 3/21/2015
 - 8 minute project related measurement



- Location is 30 feet southeast of speakers
- GPS coordinates:
N 34.15020
W 118.90392

LOCATION FOUR

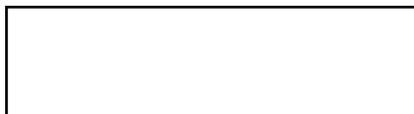
- Began run at 2:25 pm on 3/21/2015
 - 8 minute project related measurement
- Location is 30 feet northwest of speakers
- GPS coordinates:
N 34.15039
W 118.90410

LOCATION FIVE

- Began run at 3:00 pm on 3/21/2015
 - 24 hour measurement (battery died, so measurement only lasted 16.5 hours)
- Location is on the eastern side of the site.
- GPS coordinates:
N 34.15076
W 118.90372

LOCATION SIX

- Began run at 1:55 pm on 3/22/2015
 - 15 minute ambient measurement
- Location is in the southeast corner of the site.
- Noise generated from traffic (motorcycle, medium trucks) and an electric tool from the west.
- This area is a floodplain.



- GPS coordinates:

N 34.14929
W 118.90373

LOCATION SEVEN

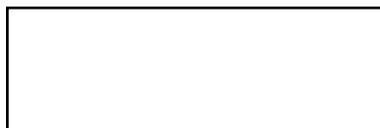
- Began run at 2:13 pm on 3/22/2015
 - 15 minute ambient measurement
- Location is in the southwest corner of the site.
- Noise generated from vehicle traffic, birds, and dirt bikes to the southwest.
- Could hear music from this location.
- GPS coordinates:

N 34.14923
W 118.90540

LOCATION EIGHT

- Began run at 2:35 pm on 3/22/2015
 - 15 minute ambient measurement
- Location is in the northeast corner of the site on West Potrero Road.
- This area is a 20 mph turn.
- Vehicle traffic generated noise.
- GPS coordinates:

N 34.15235
W 118.90415

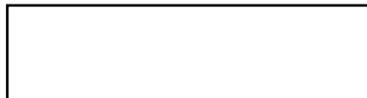


APPENDIX B
Noise Data Sheets



Location 1

Record #	Date	Time	Run Duration	Run Time	Pause	LAeq	LAE	LASmin	LASmin Time	LASmax
1	2015-03-21	13:45:15	0:15:00.0	0:15:00.0	0:00:00.0	81.9	111.5	70.9	13:59:46	87.0



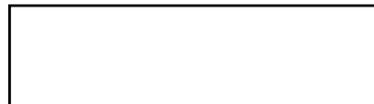
Location 2

Record #	Date	Time	Run Duration	Run Time	Pause	LAeq	LAE	LASmin	LASmin Time	LASmax
1	2015-03-21	14:00:49	0:15:00.0	0:15:00.0	0:00:00.0	77.9	107.4	66.0	14:12:24	83.8



Location 3

Record #	Date	Time	Run Duration	Run Time	Pause	LAeq	LAE	LASmin	LASmin Time	LASmax
1	2015-03-21	14:16:14	0:08:05.3	0:08:05.3	0:00:00.0	67.2	94.1	57.8	14:16:51	73.7



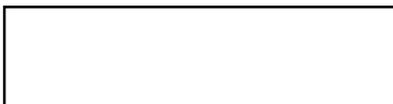
Location 4

Record #	Date	Time	Run Duration	Run Time	Pause	LAeq	LAE	LASmin	LASmin Time	LASmax
1	2015-03-21	14:24:51	0:09:52.7	0:09:52.7	0:00:00.0	65.2	93.0	46.3	14:34:43	72.0



Location 5

Record #	Date	Time	LAeq	LApeak	LAS	LASmax	LASmin	LCeq	LCpeak	LCS	LCSmax	LCSmin	Battery
1	2015-03-21	15:12:11											
2	2015-03-21	15:12:11	50.8	79.6	49.5	56.6	49.5	73.2	87.0	74.2	75.9	70.4	6.2
3	2015-03-21	15:12:14											
4	2015-03-21	15:12:17											
5	2015-03-21	15:12:17	56.2	102.5	42.4	71.8	37.1	71.0	100.8	60.3	87.1	52.5	5.7
6	2015-03-21	16:12:17	55.7	96.8	51.8	78.4	34.8	71.5	104.1	64.7	88.6	48.2	5.5
7	2015-03-21	17:12:17	56.5	93.1	42.2	78.7	33.1	69.6	101.5	71.3	91.4	49.1	5.4
8	2015-03-21	18:12:17	52.6	86.9	43.1	69.5	29.6	64.2	96.3	49.7	88.3	45.2	5.3
9	2015-03-21	19:12:17	60.4	102.8	49.5	89.9	29.5	72.2	113.4	52.7	101.4	39.2	5.2
10	2015-03-21	20:12:17	57.7	103.5	47.5	86.0	27.6	64.4	107.5	53.3	92.1	40.2	5.1
11	2015-03-21	21:12:17	56.4	104.5	34.6	87.2	28.7	65.1	108.9	42.6	95.3	41.0	5.0
12	2015-03-21	22:12:17	50.7	87.7	51.8	69.4	26.0	58.4	93.2	61.3	81.7	38.1	5.0
13	2015-03-21	23:12:17	54.4	98.3	26.6	84.0	24.3	61.9	101.4	41.8	89.5	38.9	4.9
14	2015-03-22	0:12:17	44.2	83.8	23.5	68.1	23.5	50.0	88.4	40.3	73.2	38.7	4.8
15	2015-03-22	1:12:17	41.6	84.8	24.3	65.8	23.2	49.1	88.6	39.7	72.0	38.4	4.7
16	2015-03-22	2:12:17	38.9	83.2	22.9	64.5	22.1	44.7	85.8	36.9	68.6	35.9	4.7
17	2015-03-22	3:12:17	42.5	81.4	25.4	70.7	21.9	55.0	94.0	40.8	84.8	35.4	4.6
18	2015-03-22	4:12:17	36.2	84.5	26.7	64.8	22.7	46.0	86.0	43.5	70.5	36.8	4.5
19	2015-03-22	5:12:17	42.3	82.5	29.3	65.0	24.5	48.0	86.7	42.5	70.9	38.3	4.3
20	2015-03-22	6:12:17	49.1	88.5	29.6	70.8	26.6	53.8	91.1	43.1	74.7	40.3	4.1
21	2015-03-22	7:12:17	47.5	85.8	40.7	67.5	29.5	58.2	91.1	48.8	82.7	42.3	4.0
22	2015-03-22	7:38:20											
23	2015-03-22	13:47:42											
24	2015-03-22	13:47:42	123.9	150.6	123.9	124.0	116.7	122.3	149.1	122.3	122.6	116.1	6.3
25	2015-03-22	13:48:06											



Location 6

Record #	Date	Time	Run Duration	Run Time	Pause	LAeq	LAE	LASmin	LASmin Time	LASmax
1	2015-03-22	13:55:12	0:15:00.0	0:15:00.0	0:00:00.0	54.5	84.0	35.4	14:07:59	71.3



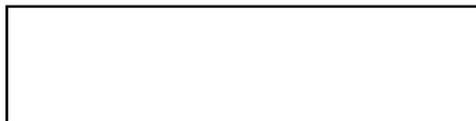
Location 7

Record #	Date	Time	Run Duration	Run Time	Pause	LAeq	LAE	LASmin	LASmin Time	LASmax
1	2015-03-22	14:12:26	0:15:00.0	0:15:00.0	0:00:00.0	39.8	69.3	32.4	14:13:26	52.4



Location 8

Record #	Date	Time	Run Duration	Run Time	Pause	LAeq	LAE	LASmin	LASmin Time	LASmax
1	2015-03-22	14:34:58	0:15:00.0	0:15:00.0	0:00:00.0	57.6	87.1	33.8	14:49:50	78.1



Summary

Filename 831_Data.009
Serial Number 3006
Model Model 831
Firmware Version 2.301

User
Location
Job Description

Note

Measurement Description

Start 2015/07/09 13:52:15
Stop 2015/07/09 14:07:18
Duration 0:15:02.7
Run Time 0:15:02.7
Pause 0:00:00.0

Pre Calibration 2015/06/23 11:40:02
Post Calibration None
Calibration Deviation ---

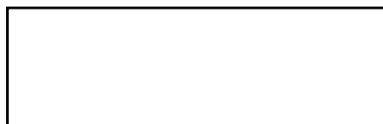
Overall Settings

RMS Weight A Weighting
Peak Weight C Weighting
Detector Slow
Preamp PRM831
Microphone Correction Off
Integration Method Linear
OBA Range Low
OBA Bandwidth 1/1 and 1/3
OBA Freq. Weighting Z Weighting
OBA Max Spectrum Bin Max
Gain 0.0 dB
Overload 144.5 dB

	A	C	Z
Under Range Peak	76.9	73.9	78.9 dB
Under Range Limit	26.4	26.8	32.5 dB
Noise Floor	17.3	17.6	23.0 dB

Results

LAeq 56.7 dB
LAE 86.3 dB
LCpeak (max) 2015/07/09 14:01:08 100.3 dB
LASmax 2015/07/09 14:01:09 71.2 dB
LASmin 2015/07/09 13:52:47 42.7 dB
SEA -99.9 dB



Summary

Filename 831_Data.0010
Serial Number 3006
Model Model 831
Firmware Version 2.301

User

Location

Job Description

Note

Measurement Description

Start 2015/07/09 14:09:50
Stop 2015/07/09 14:24:53
Duration 0:15:03.1
Run Time 0:15:03.1
Pause 0:00:00.0

Pre Calibration 2015/06/23 11:40:02

Post Calibration None

Calibration Deviation ---

Overall Settings

RMS Weight A Weighting
Peak Weight C Weighting
Detector Slow
Preamp PRM831
Microphone Correction Off
Integration Method Linear
OBA Range Low
OBA Bandwidth 1/1 and 1/3
OBA Freq. Weighting Z Weighting
OBA Max Spectrum Bin Max
Gain 0.0 dB
Overload 144.5 dB

	A	C	Z
Under Range Peak	76.9	73.9	78.9 dB
Under Range Limit	26.4	26.8	32.5 dB
Noise Floor	17.3	17.6	23.0 dB

Results

LAeq 64.2 dB
LAE 93.7 dB
LCpeak (max) 2015/07/09 14:17:43 104.2 dB
LASmax 2015/07/09 14:18:35 80.8 dB
LASmin 2015/07/09 14:14:14 40.8 dB
SEA -99.9 dB



Summary

Filename 831_Data.0011
Serial Number 3006
Model Model 831
Firmware Version 2.301

User

Location

Job Description

Note

Measurement Description

Start 2015/07/09 15:01:51
Stop 2015/07/09 15:16:56
Duration 0:15:05.0
Run Time 0:15:05.0
Pause 0:00:00.0

Pre Calibration 2015/06/23 11:40:02

Post Calibration None

Calibration Deviation ---

Overall Settings

RMS Weight A Weighting
Peak Weight C Weighting
Detector Slow
Preamp PRM831
Microphone Correction Off
Integration Method Linear
OBA Range Low
OBA Bandwidth 1/1 and 1/3
OBA Freq. Weighting Z Weighting
OBA Max Spectrum Bin Max
Gain 0.0 dB
Overload 144.5 dB

	A	C	Z
Under Range Peak	76.9	73.9	78.9 dB
Under Range Limit	26.4	26.8	32.5 dB
Noise Floor	17.3	17.6	23.0 dB

Results

LAeq 53.5 dB
LAE 83.1 dB
LCpeak (max) 2015/07/09 15:16:40 98.0 dB
LASmax 2015/07/09 15:16:41 73.0 dB
LASmin 2015/07/09 15:05:45 44.3 dB
SEA -99.9 dB



Summary

Filename 831_Data.0012
Serial Number 3006
Model Model 831
Firmware Version 2.301

User

Location

Job Description

Note

Measurement Description

Start 2015/07/09 15:19:16
Stop 2015/07/09 15:34:19
Duration 0:15:03.3
Run Time 0:15:03.3
Pause 0:00:00.0

Pre Calibration 2015/06/23 11:40:02

Post Calibration None

Calibration Deviation ---

Overall Settings

RMS Weight A Weighting

Peak Weight C Weighting

Detector Slow

Preamp PRM831

Microphone Correction Off

Integration Method Linear

OBA Range Low

OBA Bandwidth 1/1 and 1/3

OBA Freq. Weighting Z Weighting

OBA Max Spectrum Bin Max

Gain 0.0 dB

Overload 144.5 dB

	A	C	Z
Under Range Peak	76.9	73.9	78.9 dB
Under Range Limit	26.4	26.8	32.5 dB
Noise Floor	17.3	17.6	23.0 dB

Results

LAeq 72.3 dB

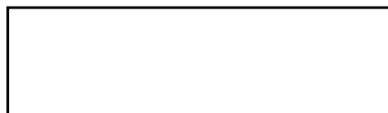
LAE 101.9 dB

LCpeak (max) 2015/07/09 15:23:41 118.0 dB

LASmax 2015/07/09 15:23:41 98.2 dB

LASmin 2015/07/09 15:26:51 41.5 dB

SEA -99.9 dB



TEMPORARY OUTDOOR EVENTS

SOLID WASTE & ODOR CONTROL PLAN

Conditional Use Permit for Temporary Outdoor Events

PROPOSED MANAGEMENT OPERATIONS

As part of the EPONA LLC's request for Temporary Outdoor Events, events will generate some solid waste including trash and recycling from food and event vendors. Wastewater will be collected in commercially operated and maintained portable restrooms at designated areas on-site. Solid waste from each event will be collected after each event or after the weekend. Where existing agricultural roads exist and unpaved areas exist proposed for use by temporary events, dust control measures will be made on an as-needed basis, utilizing a water truck to treat unpaved areas.

PROPOSED MANAGEMENT OPERATIONS

- Trash & Recycling Disposal Frequency & Odor Control Measures:

Collection throughout day in designated bins, and one disposal at end of day into main trash disposal site. Trash is collected on a weekly basis and hauled to landfill/recycling centers

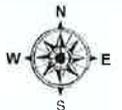
- Dust Control/Water Truck:

On an As-Needed Basis, truck will water-down unpaved areas and agricultural roads before & after operational hours



Important Farmland

Attachment 7



WARNING: The information contained hereon was created by the Ventura County Geographic Information System (GIS), which is designed and operated solely for the convenience of the County and related contract entities. The County does not warrant the accuracy of this information, and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.

Epona Estate
Ventura County APCD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
User Defined Commercial	1.00	User Defined Unit	0.00	0.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.6	Precipitation Freq (Days)	31
Climate Zone	8			Operational Year	2015
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	630.89	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Vehicle Trips - per applicant

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2016	12/31/2015	5	0	
2	Site Preparation	Site Preparation	1/1/2016	12/31/2015	5	0	
3	Grading	Grading	1/1/2016	12/31/2015	5	0	
4	Building Construction	Building Construction	1/1/2016	12/31/2015	5	0	
5	Paving	Paving	1/1/2016	12/31/2015	5	0	
6	Architectural Coating	Architectural Coating	1/1/2016	12/31/2015	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	4.00	226	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Site Preparation	Graders	1	8.00	174	0.41
Paving	Pavers	1	7.00	125	0.42
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	1.00	255	0.40
Grading	Rubber Tired Dozers	1	1.00	255	0.40
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	0.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	0.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Unmitigated	1.3762	3.3122														
Mitigated	1.3762	3.3122														

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
User Defined Commercial	375.00	375.00	375.00	996,450	996,450
Total	375.00	375.00	375.00	996,450	996,450

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
User Defined Commercial	0.00	0.00	7.30	0.00	0.00	100.00	100	0	0

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Land Use	kBTU/yr	lb/day										lb/day						
User Defined Commercial	0	0.0000	0.0000															
Total		0.0000	0.0000															

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Land Use	kBTU/yr	lb/day										lb/day						
User Defined Commercial	0	0.0000	0.0000															
Total		0.0000	0.0000															

6.0 Area Detail

6.1 Mitigation Measures Area

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
SubCategory	lb/day										lb/day						
Architectural Coating	0.0000																
Consumer Products	0.0000																
Landscaping	1.0000e-005	0.0000															
Total	1.0000e-005	0.0000															

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	-----------	-------------	-------------	-----------

10.0 Vegetation

**Initial Study for Epona Estate – Outdoor Events Conditional Use Permit
Case No. PL19-0045**

Attachment 10 – Works Cited

California Building Code, dated 2013, Section 1803.5.3. Title 24, California Code of Regulations. <http://www.bsc.ca.gov/codes.aspx>

California Geological Survey. California Seismic Hazards Mapping Act. Public Resources Code Sections 2690-2699.6. 1991.

California Natural Diversity Database (CNDDDB). Accessed June 2019 through August 2019. <http://www.dfg.ca.gov/biogeodata/cnddb/>

California, State of. 2014. *California Environmental Quality Act – 2014 CEQA Statute and Guidelines*. Available on-line at: http://resources.ca.gov/ceqa/docs/2014_CEQA_Statutes_and_Guidelines.pdf.

Dibblee Jr., Thomas. Jr. 1990. Geologic Map.

Meridian Consultants. Technical Noise Report for Epona Estate. March 2015, revised July 2015.

Pictometry. Aerial Imagery. July 2019.

Solid Waste and Odor Control Plan. Submitted with Application for PL19-0045.

Ventura County. Final Environmental Impact Report Lake Sherwood-Hidden Valley Area Plan. 1987.

Ventura County. Floodplain Management Ordinance 3954. http://www.vcfloodinfo.com/pdf/FloodplainManagementOrdinance%203954_1.pdf

Ventura County. Goals, Policies, and Programs.

Ventura County. Lake Sherwood/Hidden Valley Area Plan. Ventura County Planning Division. Last Amended April 6, 2010.

Ventura County. Ordinance Number 1607. Ventura County Ordinance regarding Installation Curbs, Gutters, Sidewalks, Paveouts, Etc. Date Adopted: November 10, 1964.

Ventura County. Traffic Impact Mitigation Fees. Ventura County Ordinance Code Section 4246. Effective January 8, 2002.

http://portal.countyofventura.org/portal/page/portal/PUBLIC_WORKS/transportation/encroach_permits/TIMF%20Maps%20and%20Forms/timf_gen.info.pdf.

Ventura County. Ventura County Fire Protection District Ordinance Number 27. VCFPD Fire Code.

Ventura County. Ventura County Initial Study Assessment Guidelines. April 2011.

Ventura County. Ventura County Transportation Website. Accessed in July 2019.
www.ventura.org/residents/transportation.

Ventura County. Waterworks Manual. 2nd Edition. Minimum Standards for Water Systems. June 2019.

Ventura County Air Pollution Control District. Ventura County Air Quality Assessment Guidelines. July 2019.

Ventura County Air Pollution Control District. Rules and Regulations. Last Amended on November 11, 2008. Available on-line at:
<http://www.vcapcd.org/Rulebook/RuleIndex.htm>. Accessed July 2019

Ventura County Fire Protection District. Fire Prevention Standard 14.6.4 (FP#608C). Access, Private Road Guidelines, Division of Residential Property. June 2019.

Ventura County Public Works Agency. Road Standards. Approved by the Board of Supervisors October 6, 2010.

Ventura County Resource Management Agency – Mapping Services. Ventura County GIS Maps. May 2019 through August 2019