



Planning Director Staff Report – Hearing on January 14, 2021

County of Ventura • Resource Management Agency • Planning Division

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CONDITIONAL USE PERMIT CASE NO. PL20-0028 EL SUENO ANIMAL-CENTERED OUTDOOR EVENTS AND ACCESSORY STRUCTURES

A. PROJECT INFORMATION

1. **Request:** The applicant requests approval of a minor modification to Conditional Use Permit (CUP) No. LU08-0073 for the continued use and maintenance of accessory structures that exceed 20,000 square feet (sq. ft.) and the continued use of the site for outdoor animal-centered events (Case No. PL20-0028).
2. **Applicant/Property Owner:** Thomas and Gina Lawrence Trust, 4607 Lakeview Canyon Road Suite 589, Westlake Village, CA 91361
3. **Applicant's Representative:** Eva Turenchalk for Turenchalk Planning Services, 231 Santa Barbara Shores Drive, Goleta, CA 93117
4. **Decision-Making Authority:** Pursuant to the Ventura County Non-Coastal Zoning Ordinance (NCZO) (Section 8105-4 and Section 8111-1.2 et seq.), the Planning Director is the decision-maker for the requested CUP.
5. **Project Site Size, Location, and Parcel Number:** The 20.81-acre project site is located at 5250 Kingsgrove Drive, south of the intersection of Kingsgrove Drive and Heatherton Drive, in the community of Somis, in the unincorporated area of Ventura County. The Tax Assessor's parcel numbers for the parcels that constitute the project site are 110-0-170-490 and 110-0-170-615 (Exhibit 2).
6. **Project Site Land Use and Zoning Designations (Exhibit 2):**
 - a. Countywide General Plan Land Use Map Designation: Agricultural
 - b. Zoning Designation: AE-40 ac (Agricultural Exclusive, 40 acre minimum lot size).
7. **Adjacent Zoning and Land Uses/Development (Exhibit 2):**

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	AE 40 ac and RA 2 ac (Rural	Residential estate homes;

Location in Relation to the Project Site	Zoning	Land Uses/Development
	Agricultural 2 acres minimum lot size)	lemon, avocado and orange crops
East	AE 40 ac	Raspberry crops
South	AE 40 ac	Tangerine, avocado, lemon and raspberry crops
West	AE 40 ac	Tangerine and lemon crops

8. History: On March 24, 2010, the Planning Director granted CUP No. LU08-0073 that authorized six, 2-day events per calendar year on the weekends (12 annual outdoor events) that included horse events; equestrian clinics; training and dressage shows on the project site pursuant to NCZO Sections 8102-0 and 8104-5 (Festivals, Animal Shows and Temporary Outdoor Events; 2009 edition). Zone Clearance No. (ZC) 12-0202 was issued on March 8, 2012 to inaugurate the uses and structures granted under LU08-0073.

On July 1, 2015, the Planning Division issued a Notice of Violation (Violation Case No. PV15-0015) for the installation of: (1) unpermitted structures not identified on the approved site plan for ZC No. ZC12-0202; (2) unpermitted bathroom; and, (3) improper storage of animal waste.

On July 11, 2016, the applicant and the Planning Division entered into Compliance Agreement Case No. CA16-0023 which allowed the applicant to abate the violations associated with PV15-0202 by April 30, 2017. On May 14, 2017, the Planning Division terminated the Compliance Agreement as not all the violations were fully abated. Specifically, supporting materials to legalize the unpermitted bathroom and the unpermitted structures were not submitted.

On October 21, 2016, ZC No. 16-1090 was issued by the Planning Division to; (1) modify a horse walker and horse stable; and, (2) demolish unpermitted sheds, an unpermitted patio cover, and snack bar. This Zoning Clearance abated the portion of the violation related to the unpermitted accessory structures.

On July 10, 2017, ZC No. 17-0636 was issued by the Planning Division to; (1) remove the existing unpermitted horse hot walker; (2) remove and reconfigure the existing unpermitted horse stable (two structures at 875 sq. ft. each); (3) demolish an unpermitted 180 sq. ft. enclosed storage shed located south of the main horse stables; (4) demolish an unpermitted 120 sq. ft. enclosed storage shed adjacent to the hay barn; (5) demolish an unpermitted covered patio structure located behind the eight-foot wood wall training arena; and, (6) demolish an unpermitted structure located on the east side of the property, where the training arena was previously.

On December 28, 2018, ZC No. 18-1461 was issued by the Planning Division to demolish the unpermitted restroom and build a new exterior restroom. This Zoning Clearance expired on June 28, 2019, as the applicant had not obtained a building permit from the Building and Safety Division.

On October 7, 2019, ZC No. 19-1092 was issued by the Planning Division for the demolition of related plumbing fixtures and connections for an unpermitted full bathroom located within an existing storage structure. This zoning clearance also authorized the construction of a 99 sq. ft. detached freestanding Americans with Disability Act (ADA) compliant bathroom. This bathroom will connect to an existing 1,000 gallon septic tank.

On April 7, 2020, the applicant submitted a request for a minor modification to CUP Case No. LU08-0073.

- 9. Project Description:** The applicant requests a minor modification to CUP No. LU08-0073 to authorize (1) the continued use and maintenance of accessory structures related to animal keeping that exceed 20,000 square feet (sq. ft.) in size; (2) the continued use of the site for animal-centered outdoor events for a 20-year time period; and, (3) acknowledgement of an existing 99 sq. ft. employee detached bathroom located southeast of the covered arena and adjacent to the bathroom and workshop¹. Inclusion of the bathroom with this modification request abates Planning Violation No. PV15-0015.

The animal-centered outdoor events will be limited to the weekends with a maximum of six, 2-day events per calendar year (for a total of 12 total days of events annually). The events are limited to daylight hours (depending on daylight savings time). Amplified music and announcements for these events will occur between the hours of 8:00 am and 5:00 pm. Portable toilets are brought in for the events to ensure adequate sanitary facilities. An area approximately 284,000 sq. ft. in size just north of the existing covered arena will continue to provide parking. A maximum of 80 horses and 200 people are associated with each event, including staff, riders, trainers, judges horse owners and their assistants.

The CUP would allow continued use and maintenance of accessory structures that exceed 20,000 sq. ft. An inventory of the existing accessory structures is included below.

¹ Zoning Clearance No. ZC19-1092 was issued by the Planning Division for the construction of a 99 sq. ft. detached freestanding ADA-compliant bathroom. The applicant has included the bathroom as part of the subject modified CUP application.

Existing Accessory Structures

Structure	Size (in square feet)
Horse Stables (12 units)	3840
Horse stable	340
Hay Barn	2622
Storage sheds (2)	240
Storage sheds (2)	448
Enclosed Horse stable offices	9211
Feed and equipment storage	164
Modular units (3)	855
Storage and bathroom	1100
Stable with roof overhang	638
Show stalls	1258
Covered arena	19650
Hard roof cover (2)	3100
Covered patio / stable office	560
Horse stables	350
Storage containers	176
Horse stables	610
Modular unit	1226
Detached Bathroom*	99
Total sq. ft. 46,487	

*Refer to Footnote No. 1 above

Except for the detached bathroom (which is already constructed), no new development or ground disturbance is proposed, and no expansion of the facility or an increase in the number of events participants is proposed as part of the project.

Domestic water service will continue to be provided by Ventura County Waterworks District No. 1. Wastewater service will continue to be provided by an onsite wastewater treatment system. Access to the site will continue to be provided by an unpaved private road that connects the project site to Kingsgrove Drive. (Exhibit 3).

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE

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

On March 4, 2010, the Planning Director adopted a Negative Declaration (ND) that evaluated the environmental impacts of hosting 12 annual animal-centered outdoor events

in the form of horse events, equestrian clinics, training and dressage shows on the project site during the weekends. The ND concluded that there would be a less than significant impact on the environment as a result of the proposed project. This ND is attached as Exhibit 4.

The CEQA Guidelines [Section 15164(b)] state that the lead agency shall prepare an addendum to an adopted ND if: (1) minor changes or additions are necessary; but (2) none of the conditions described in the CEQA Guidelines (Section 15162) calling for the preparation of an EIR or subsequent ND have occurred. Exhibit 4 includes a: description of the changes or additions that are necessary to the ND and a discussion of why none of the conditions described in the CEQA Guidelines exist, which require the preparation of an EIR or subsequent ND.

Therefore, based on the information provided above and in light of the whole record, there is no substantial evidence to warrant the preparation of an EIR or subsequent ND, and the addendum to the ND (Exhibit 4) reflects the County's independent judgment and analysis.

Therefore, based on the foregoing information, the project complies with the requirements of the CEQA Guidelines.

C. CONSISTENCY WITH THE GENERAL PLAN

The 2040 Ventura County General Plan *Goals, Policies and Programs* (2020, page 1-1) states:

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

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

Evaluated below is the consistency of the proposed project with the applicable policies of the 2040 Ventura County General Plan *Goals, Policies and Programs*.

- 1. Ventura County General Plan, Land Use and Community Character Element, New Incompatible Land Uses Policy LU-17.4:** *The County shall not approve new discretionary projects within or in the immediate vicinity of existing residential areas, especially designated disadvantaged communities, introducing a new incompatible land use that could have substantial adverse health impacts on an area's residents.*

The project site is not located within a designated disadvantaged community as indicated in Figure 2.6 of the Ventura County General Plan. Single-family residential custom-built dwellings on 2 acre lots zoned rural agricultural, are located approximately 265 feet northwest of the project site. The animal-centered outdoor events will occur in the covered horse arena area that is located at the center of the property and more than 1,000 feet south of the nearest offsite single-family dwelling. Parking for animal-centered outdoor events will occur in an area adjacent to the northern property line. An area dedicated to horse training and obstacle course type practice and events is located just east of the parking area, more than 560 feet from the nearest off-site residence. No increase in the number of outdoor events and attendees during the events will be proposed. As a result, the continued use of the site for these animal-centered outdoor events is not expected to adversely impact the residential area northwest of the site.

Adverse health impacts are also not expected to occur from the use of the site for outdoor events and the keeping of horses on the site. The applicant has submitted a manure management plan as part of the proposed project, which details that manure waste is hauled offsite by E.J. Harrison Company during the regularly scheduled pick-ups on Mondays and Fridays. There are four, 40 cubic yard (cy) container bins on site which are emptied out. Additionally, on rainy days, additional service requests are made to haul out any waste on site. During outdoor events, additional container bins are ordered to accommodate the additional manure which is all picked up the Monday following the event.

Based on the discussion above, the proposed project is consistent with Ventura County General Plan Policy LU-17.4.

2. **Ventura County General Plan, Circulation, Transportation, and Mobility Element, County Level of Service Standards Policy CTM-1.1:** *Vehicle Miles Traveled (VMT) Standards and CEQA Evaluation: The County shall require evaluation of County General Plan land use designation changes, zone changes, and discretionary development for their individual (i.e., project-specific) and cumulative transportation impacts based on Vehicle Miles Traveled (VMT) under the California Environmental Quality Act (CEQA) pursuant to the methodology and thresholds of significance criteria set forth in the County Initial Study Assessment Guidelines.*

Ventura County General Plan, Circulation, Transportation, and Mobility Element, County Level of Service Standards Policy CTM-1.3: *The County shall maintain LOS standards for use as part of the County's transportation planning including the traffic impact mitigation fee program, and the County's review and consideration of proposed land use legislation and discretionary development. For purposes of County transportation planning and review and consideration of proposed land use legislation and discretionary development, the County shall use*

the following minimum acceptable Level of Service (LOS) for road segment and intersection design standards within the Regional Road Network and all other County-maintained roadways:

- a. LOS-'C' for all Federal functional classification of Minor Collector (MNC) and Local roadways (L); and*
- b. LOS-'D' for all Federal functional classifications except MNC and L, and Federal and State highways in the unincorporated area, except as otherwise provided in subparagraph (c and d);*
- c. LOS-'E' for State Route 33 between the northerly end of the Ojai Freeway and the city of Ojai, Santa Rosa Road, Moorpark Road north of Santa Rosa Road, State Route 34 north of the city of Camarillo, and State Route 118 between Santa Clara Avenue and the city of Moorpark;*
- d. LOS 'F' for Wendy Drive between Borchard Drive to Lois Avenue; and*
- e. The LOS prescribed by the applicable city for all federal highways, state highways, city thoroughfares and city-maintained local roads located within that city, if the city has formally adopted and is implementing a General Plan policy, ordinance, or a reciprocal agreement with the County regarding development in the city that is intended to improve the LOS of County-maintained local roads and federal and state highways located within the unincorporated area of the county.*
- f. At any intersection between two or more roads, each of which has a prescribed minimum acceptable LOS, the lower LOS of the roads shall be the minimum acceptable LOS for that intersection.*

Ventura County General Plan, Circulation, Transportation, and Mobility Element, County Road Access Policy CTM-2.3: *The County shall require discretionary development with access onto a County road to have the access point(s) designed and built to County standards.*

The proposed project will generate traffic on local public roads as a result of the continued use of the site for the outdoor animal-centered events and use of the accessory structures for animal keeping. However, the traffic that would be generated by the events would not increase as a result of the continued use of the site for these types of outdoor events. This is because the number of attendees for these events would remain at 200 persons. In addition, the local public road that leads to the project site (Kingsgrove Drive) meets the County Public Works Agency Roads and Transportation road width standards and is therefore adequate to accommodate the use of the road for horse trailers and other vehicles that would be utilized to transport horses to and from the site.

As recently amended, the California Environmental Quality Act (CEQA) requires that a project's contribution to traffic volumes to be evaluated in terms of vehicle

miles traveled (VMTs). The proposed continued use of the site for a maximum of six, two-day events (12 annual outdoor events) would not occur simultaneously. Dressage events occur on the weekends between 8:00 am and 5:00 pm. Participants are given appointment times between 8:00 am and 5:00 pm and stay onsite for approximately three hours. The Fiesta del Sueno events occur 4 times per year during the months of May, June, August and September. Attendees stay onsite for the entire day (i.e. 8:00 am to 5:00 pm). There is also no increase in the frequency and number of guests and participants attending these events than what was previously approved by the County. Therefore, the proposed project would not create additional vehicle miles travelled.

Based on the discussion above, the proposed project is consistent with Ventura County General Plan Policies CTM-1.1, CTM-1.3, and CTM-2.3.

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

Ventura County General Plan, Public Facilities, Services, and Infrastructure Element, Onsite Wastewater Treatment Systems Policy PFS-4.2: *The County may allow the use of onsite wastewater treatment systems that meet the state Water Resources Control Board Onsite Wastewater Treatment System Policy, Ventura County Sewer Policy, Ventura County Building Code, and other applicable County standards and requirements.*

Ventura County General Plan, Water Resources Element, Adequate Water for Discretionary Development Policy WR-1.11: *The County shall require all discretionary development to demonstrate an adequate long-term supply of water.*

Ventura County General Plan, Water Resources Element, Discretionary Development Subject to CEQA Statement of Overriding Considerations – Water Quality and Quantity Policy WR-2.3 and WR-4.5: *The County shall require that discretionary development not significantly impact the quality or quantity of water resources within watersheds, groundwater recharge areas or groundwater basins.*

A March 19, 2020 septic system pumping test completed by Modesto and Son Pumping notes that the existing septic system needs to be replaced. To ensure that the septic system is in compliance with State and local regulations related to the design and installation of an onsite wastewater treatment system (OWTS), the applicant will be required to obtain the approval by the Ventura County

Environmental Health Division (EHD) prior to changing/modifying the OWTS (Exhibit 5, Condition No. 27).

An increase in the demand for domestic water use is not anticipated. Domestic water will continue to be provided by Ventura County Waterworks District No. 1. Groundwater quality is not expected to be adversely impacted, as the applicant will be required to obtain approval of a manure management plan to prevent potential vector issues onsite and prevent runoff of organic waste (Exhibit 5, Condition No. 29). The applicant has submitted a manure management plan as part of the proposed project. Manure is collected daily from the horse stalls and loaded into trailers which are then dumped in the four, 40 cy container bins. Manure waste is hauled offsite by E.J. Harrison Company during the regularly scheduled pick-ups on Mondays and Fridays. Additionally, on rainy days, additional service calls are made to haul out any waste on site. During outdoor events, additional container bins are ordered to accommodate the additional manure which is picked up the Monday following the event.

The project's water quality impacts are not expected to result in a violation of any water quality standards as defined in the Los Angeles Basin Plan. As such, neither the individual project or cumulative threshold for significance is being exceeded.

Based on the discussion above, the proposed project is consistent with Ventura County General Plan Policies PFS-4.1, PFS-4.2, WR-1.11, WR-2.3 and WR-4.5.

4. **Ventura County General Plan, Conservation and Open Space Element, Consideration of Sensitive Biological Resources Policy COS-1.2:** *The County shall identify sensitive biological resources as part of any land use designation change to the General Plan Land Use Diagram or zone designation change to the Zoning Ordinance that would intensify the uses in a given area. The County shall prioritize conservation of areas with sensitive biological resources.*

Ventura County General Plan, Conservation and Open Space Element, Evaluation of Potential Impacts of Discretionary Development on Wetlands Policy COS-1.10: *The County shall require discretionary development that is proposed to be located within 300 feet of a wetland to be evaluated by a County-approved biologist for potential impacts on the wetland and its associated habitats pursuant to the applicable provisions of the County's Initial Study Assessment Guidelines.*

Ventura County General Plan, Conservation and Open Space Element, Discretionary Development Sited Near Wetlands Policy COS-1.11: *The County shall require discretionary development to be sited 100 feet from wetland habitats, except as provided below. The 100-foot setback may be increased or decreased based upon an evaluation and recommendation by a qualified biologist and*

approval by the decision making body based on factors that include, but may not be limited to, soil type, slope stability, drainage patterns, the potential for discharges that may impair water quality, presence or absence of endangered, threatened or rare plants or animals, direct and indirect effects to wildlife movement, and compatibility of the proposed development with use of the wetland habitat area by wildlife. Discretionary development that would have a significant impact on a wetland habitat shall be prohibited unless mitigation measures are approved that would reduce the impact to a less than significant level. Notwithstanding the foregoing, discretionary development that would have a significant impact on a wetland habitat on land within a designated Existing community may be approved in conjunction with the adoption of a statement of overriding considerations by the decision-making body.

A blue line stream under the jurisdiction of the United States Fish and Wildlife Service and a wetland are located along the western property boundary and adjacent to the access road (Planning GIS; October 2020). Portions of the access road from Kingsgrove Drive south to the project site, for a distance of approximately 881 feet, will need to be widened in order to comply with VCFPD's minimum access road width standard of 20 feet (Exhibit 5, Condition No. 33). The blue line stream will not be adversely impacted by the road widening, as the portion of the road that needs to be widened to meet VCFPD standards is located more than 740 feet to the northeast of the stream. The wetland will also not be adversely impacted by the road widening, as the portion of the road that needs to be widened is located more than 790 feet to the northeast of the stream.

A red-line stream under the jurisdiction of the County Watershed Protection District and a wetland are located along the eastern property line (Planning GIS; October 2020). The 99 sq. ft. bathroom is located approximately 68 feet from wetland and approximately 133 feet west of the redline channel (Planning GIS; October 2020). Although the bathroom is located within 100 feet of the wetland, an existing row of dense vegetation acts as a buffer between the bathroom and the wetland. The bathroom will also be located next to existing development. Thus, the location of the bathroom is not expected to adversely impact the red line stream or wetland.

All activities associated with the outdoor animal-centered events will be setback more than 100 feet from the identified wetland, red line and blue line streams. All structures related to animal keeping are also setback more than 100 feet from these identified water features.

There are no special status species or plant communities on or surrounding the project site. The project site is also not located within a habitat wildlife connectivity overlay area.

Based on the discussion above, the proposed project is consistent with Ventura County General Plan Policies COS-1.2, COS-1.10, and COS-1.11.

5. **Ventura County General Plan, Agriculture Element, Agricultural Land Use Designation Policy AG-1.1:** *The County shall ensure that discretionary development located on land designated as Agricultural on the General Plan Land Use Diagram and identified as Prime Farmland or Farmland of Statewide Importance on the State's Important Farmland Inventory is planned and designed to remove as little land as possible from potential agricultural production and to minimize impacts on topsoil.*

Ventura County General Plan, Agriculture Element, Discretionary Development Adjacent to Agriculturally Designated Lands Policy AG-2.1: *The County shall ensure that discretionary development adjacent to Agriculturally designated lands does not conflict with agricultural use of those lands.*

The project site is located on agricultural land that has a soil designation of other land. Parcels south, north, east and west of the project site have a soil designation of Statewide Importance or unique. Prime farmland is located more than 548 feet south of the project site (Planning GIS; October 2020). As the project site is not located on Prime or Statewide Importance farmland, there will not be any adverse impacts to farmland.

The parcels surrounding the project site are in active cultivation that includes raspberry, tangerine, avocado and lemon crops. All activities associated with the outdoor animal-centered events and use of the accessory structures will continue to occur on the project site. In the past 10 years, the County has not received any complaints from event participants, staff or guests of the equestrian facility regarding pesticide application from the surrounding agricultural operations. In accordance with Ventura County Air Pollution Control District (VCAPCD) Rule 55 (c)(3) (Fugitive Dust), the applicant will be required to minimize dust emissions related to the use of trucks associated with manure management. Minimization measures include the use of secured tarps or cargo coverings that cover the entire surface area of the load and the use of water or other treatment on the bulk material to minimize loss of material due to wind or spillage. In addition, vehicles are required to travel no more than 15 miles per hour on unpaved roads. Also, the treatment of unpaved and uncovered frequently traveled roads with water, mulch, or a non-toxic chemical dust suppressant that complies with all applicable air and water quality government standards is required. Implementation of this VCAPCD Rule will reduce any adverse impacts on the surrounding agricultural operations.

Based on the discussion above, the proposed project is consistent with General Plan Policies AG-1.1 and AG-2.1.

6. **Ventura County General Plan, Conservation and Open Space Element, Discretionary Development and Tribal, Cultural, Historical, Paleontological, and Archaeological Resource Preservation Policy COS-4.4:** *The County shall require that all discretionary development projects be assessed for potential tribal, cultural, historical, paleontological, and archaeological resources by a qualified professional and shall be designed to protect existing resources. Whenever possible, significant impacts shall be reduced to a less-than-significant level through the application of mitigation and/or extraction of maximum recoverable data. Priority shall be given to measures that avoid resources.*

The project site is located in an area likely to contain archeological sites and an underdetermined likelihood of paleontological resources (Planning GIS; October 2020). No historical resources were found onsite or within 0.5 miles of the project site. Aside from the installation of the employee bathroom and the access road widening, no new ground disturbance is proposed. To ensure that in the unlikely event that ground disturbance activities reveal the presence of subsurface resources, the applicant will be required to: (1) stop all work that has the potential to adversely affect the resources; (2) retain an archeologist, paleontologist or geologist to assess the significance of the find and provide recommendations on the disposition of the resources; and (3) implement any and all measures to protect and curate the resources, subject to the Planning Division's approval (Exhibit 5 Condition Nos. 20 and 21). Implementation with the above-noted standard condition of approval will ensure that impacts remain less than significant.

Based on the discussion above, the proposed project is consistent with Ventura County General Plan Policy COS-4.4.

7. **Ventura County General Plan, Hazards and Safety Element, Best Available Flood Hazard Information Policy HAZ-2.2:** *The County shall continue to use the best available flood hazard information from local, regional, State, and Federal agencies to inform decision-making on appropriate land uses, discretionary development, and infrastructure investments.*

Ventura County General Plan, Hazards and Safety Element, Natural Flood Protection Solutions Policy HAZ-2.8: *The County shall consider natural, or nature-based flood protection measures for discretionary development or County-initiated development, when feasible.*

The northeastern, southeastern and eastern portions of the subject property are situated within a FEMA-determined 100-year floodplain, as depicted on the FEMA Flood Hazards Maps as Panel 0611C0813E, Effective January 20, 2010 (Planning GIS; October 2020). The applicant obtained a Floodplain Development Permit in 2008 for the covered horse arena (Floodplain Permit No. FD07-0030). The proposed bathroom would be in the 100-year floodplain. Prior to the issuance of

the Zoning Clearance for use inauguration for the bathroom, the applicant will be required to obtain a Floodplain Development Permit from the Public Works Agency Advanced Planning Section (Exhibit 5, Condition No. 32). This is to ensure that potential flood hazards are addressed, and the impact minimized by requiring adequate flood protection for new development in the floodplain.

Based on the discussion above, the proposed project is consistent with Ventura County General Plan Policies HAZ-2.2 and HAZ-2.8.

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

Ventura County General Plan, Public Facilities, Services, and Infrastructure Element, Emergency Response Policy PFS-11.1: *The County shall maintain adequate staffing, equipment, and facilities to provide timely and effective responses to emergencies.*

Ventura County General Plan, Public Facilities, Services, and Infrastructure Element, Emergency Vehicles Access Policy PFS-11.4: *The County shall require all discretionary development to provide, and existing development to maintain, adequate access for emergency vehicles, including two points of access for subdivisions and multifamily developments.*

Ventura County General Plan, Public Facilities, Services, and Infrastructure Element, Adequate Water Supply, Access, and Response Times for Firefighting Purposes Policy PFS-12.3: *The County shall prohibit discretionary development in areas that lack and cannot provide adequate water supplies, access, and response times for firefighting purposes.*

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

Ventura County General Plan, Hazards and Safety Element, Defensible Space Clear Zones Policy HAZ-1.2: *The County shall require adherence to defensible space standards, or vegetation “clear zones,” for all existing and new structures in areas that are designated as Hazardous Fire Areas by the Ventura County Fire Protection District and High Fire Hazard Severity Zones by the California Department of Forestry and Fire Protection.*

The project site is located within the jurisdiction of the State of California Department of Forestry (Cal Fire) Responsibility Area. The project site is not located within a high fire hazard area (Planning GIS; October 2020). The VCFPD reviewed the proposed project and determined that water supply and hazard abatement comply with VCFPD standards. Portions of the access road to the project site do not meet the required minimum access road width. The applicant will be required to provide a minimum all weather access road width of 20 feet for the portions of the access road that do not meet the 20 foot width requirement (Exhibit 5, Condition No. 33). With the implementation of this condition of approval, access to the site will comply with VCFPD standards.

The nearest County fire station is Fire Station No. 57, addressed at 3356 Somis Road, in the community of Somis. The Fire Station is a fully staffed fire station located approximately 1.6 miles south of the project site. Based on the distance, responses time from County Fire personnel is adequate.

Based on the discussion above, the proposed project is consistent with Ventura County General Plan, Policies PFS-11.1, PFS-11.4, PFS-12.3, PFS-12.4, and HAZ-1.2.

9. Ventura County General Plan, Hazards and Safety Element, Noise Compatibility Standards Policy HAZ-9.2: *The County shall review discretionary development for noise compatibility with surrounding uses. The County shall determine noise based on the following standards:*

1. *New noise sensitive uses proposed to be located near highways, truck routes, heavy industrial activities and other relatively continuous noise sources shall incorporate noise control measures so that indoor noise levels in habitable rooms do not exceed Community Noise Equivalent Level (CNEL) 45 and outdoor noise levels do not exceed CNEL 60 or Leq1H of 65 dB(A) during any hour.*
2. *New noise sensitive uses proposed to be located near railroads shall incorporate noise control measures so that indoor noise levels in habitable rooms do not exceed Community Noise Equivalent Level (CNEL) 45 and outdoor noise levels do not exceed L10 of 60 dB(A)*
3. *New noise sensitive uses proposed to be located near airports:*
 - a. *Shall be prohibited if they are in a Community Noise Equivalent Level (CNEL) 65 dB or greater, noise contour; or*
 - b. *Shall be permitted in the Community Noise Equivalent Level (CNEL) 60 dB to CNEL 65 dB noise contour area only if means will be taken to ensure interior noise levels of CNEL 45 dB or less.*

4. *New noise generators, proposed to be located near any noise sensitive use, shall incorporate noise control measures so that ongoing outdoor noise levels received by the noise sensitive receptor, measured at the exterior wall of the building, does not exceed any of the following standards:*
 - a. *Leq1H of 55dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 6:00 a.m. to 7:00 p.m.;*
 - b. *Leq1H of 50dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 7:00 p.m. to 10:00 p.m.; and*
 - c. *Leq1H of 45dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 10:00 p.m. to 6:00 a.m.*
5. *Construction noise and vibration shall be evaluated and, if necessary, mitigated in accordance with the Construction Noise Threshold Criteria and Control Plan (Advanced Engineering Acoustics, November 2005).*

The continued use of the site for animal-centered events is a noise generating use. The continued use of the existing accessory structures for animal keeping is considered a noise sensitive use. Agricultural and residual uses are located north, south, east and west of the site. The nearest off site single family dwelling is located approximately 265 feet northwest of project site; adjacent to the access road that leads to the project site.

Noise generated by the continued use of the site will largely result from the 12 annual animal-centered events. The events will occur in the covered horse arena area that is located at the center of the property and more than 1,000 feet south of the nearest offsite single family dwelling. There are two main types of animal-centered events; Dressage and Fiesta del Sueno (which are the obstacle course-type events). During these events, an Edison public address (PA) 1200 amplification system is used to announce the individual horse/rider names before their presentation/competition. During dressage events, the PA system plays music during presentations. There is no music during the Fiesta del Sueno events. According to the manufacturer specifications, the use of the PA system during events would result in a 90 dBA sound sensitivity, with +/- 2 dBA². Use of the PA system would exceed the General Plan Noise levels as discussed above. To ensure that impacts to surrounding properties is minimized during animal-centered outdoor events, the applicant will be required to lower speaker volumes of the PA system below the maximum allowed 90 dBA at 50 feet from the source of amplified music (Exhibit 5, Condition No. 23).

² <https://fccid.io/2AHU81200/User-Manual/Manual-3356801>

Dressage events occur on the weekends between 8:00 am and 5:00 pm. Participants are given appointment times between 8:00 am and 5:00 pm and stay onsite for approximately three hours. The Fiesta del Sueno events occur 4 times per year during the months of May, June, August and September. Attendees stay onsite for the entire day (i.e. 8:00 am to 5:00 pm).

Parking for animal-centered outdoor events will occur in the area adjacent to the northern property line. A row of avocado trees approximately 130 feet in width is located between this offsite single family dwelling and the parking area and acts as a buffer between these two areas. An area dedicated to horse training and obstacle course type practice and events is located just east of the parking area, more than 560 feet from the nearest off site single family dwelling. In the past 10 years, the County has not received any complaints from any of the offsite residences nearest to the project site. Based on these distances from the offsite sensitive uses, and the infrequent uses of this area for the animal-centered outdoor events, the continued use of the site for these animal-centered outdoor events is not expected to create a significant noise impact.

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

D. ZONING ORDINANCE COMPLIANCE

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

Pursuant to the Ventura County NCZO (Section 8105-4), the proposed use is allowed in the AE 40 ac zone district with the granting of a CUP. Upon the granting of the CUP, the proposed project will comply with this requirement.

The proposed project includes the use of structures that are subject to the development standards of the Ventura County NCZO (Section 8106-1.1). Table 1 lists the applicable development standards and a description of whether the proposed project complies with the development standards.

Table 1 – Development Standards Consistency Analysis

Type of Requirement	Zoning Ordinance Requirement	Complies?
Minimum Lot Area (Gross)	40 acres	No. The parcels are 20.81 acres in size, combined. However, the lots are legal lots that gained their current configuration by the means of Parcel Map No. 13 PM 61 (Parcel B and Parcel B) recorded on March 22, 1973 in the Ventura County Recorder’s office. In addition, County permits have been issued on the lot since 2006 for accessory structures. Therefore,

Table 1 – Development Standards Consistency Analysis

Type of Requirement	Zoning Ordinance Requirement	Complies?
		the subject parcel complies with this requirement.
Maximum Percentage of Building Coverage	5 %	Yes. Maximum Building coverage is 5%. Existing building coverage is 46,388 sq. ft. Existing + Proposed Building Coverage: 46,487 sf ft., or 5 %
Front Setback	20 feet	Yes. The project site is located approximately 47 feet from of the northern property line.
Side Setback	5 feet	Yes. The project site is located approximately 32 feet from the western property line and 38 feet from the western property line.
Rear Setback	15 feet	Yes. The project site is approximately 28 feet from the southern property line.
Maximum Building Height	35 feet	Yes. The covered horse arena does not exceed 35 feet in height.
Accessory Structures	15 feet	Yes. The accessory bathroom is 10 feet in height.

E. CUP FINDINGS AND SUPPORTING EVIDENCE

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

- 1. The proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code [Section 8111-1.2.1.1.a].**

Based on the information and analysis presented in Sections C and D and Exhibit 4 of this staff report, the finding that the proposed development is consistent with the intent and provisions of the Ventura County General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code can be made.

- 2. The proposed development is compatible with the character of surrounding, legally established development [Section 8111-1.2.1.1.b].**

The existing uses and events have occurred onsite since 2008. A change in the number of animal-centered outdoor events and the number of event attendees is not proposed. The existing accessory structures will continue to be used for animal keeping.

The project site and parcels east, north and south of the project site, are zoned AE 40 ac. The parcels east, west, north and south of the project site are also currently in agricultural production. Single-family residential dwellings on 2 acres lots are located northwest of the project site and zoned for rural agricultural uses. The nearest offsite single family residence is located approximately 265 feet northwest of the project site.

The project site will not be visible from public viewing areas, such as Heatherton Drive and Kingsgrove Drive. An approximately 881 feet long private road that connects the project site to Kingsgrove Drive provides access to the project site. Existing avocado and lemon orchards line this private access road and screen the project site from public views. Animal-centered events will occur in the covered horse arena in the center of the property and the jumping area just east of the parking area. Animal-centered outdoor events are limited to 12 times per year on the weekends during daylight hours. Parking for these events is adequate to accommodate the maximum 200 guests and is located in the northwestern portion of the property. All activities associated with the proposed animal-centered outdoor events and accessory structures are not visible from public viewing locations.

Aside from the installation of the proposed 99 sq. ft. bathroom, no new structures or substantial ground disturbance is proposed.

The proposed project remains in compliance with the Ventura County NCZO development standards for accessory animal-keeping structures in the AE 40 ac zone district with regard to height and setbacks. The continued use and operation of these accessory structures would continue to be compatible with the surrounding area. The proposed detached bathroom would also comply with the Ventura County NCZO building and height development standards for accessory structures, as the structure would not exceed 10 feet in height.

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

3. The proposed development would not be obnoxious or harmful, or impair the utility of neighboring property or uses [Section 8111-1.2.1.1.c].

The proposed project has been analyzed for consistency with the applicable provisions of the General Plan and Ventura County NCZO (refer to Sections C and D of this staff report). The outdoor equestrian events have been in operation at the project site since 2008. The continued use of the site will not result in a change in traffic generation, or number and operation of the outdoor animal-centered events. No formal complaints have been filed with the Planning Division about the operation of the animal-centered outdoor events and use of the accessory structures related to animal keeping.

The Edison PA 1200 amplification system that will be used during the animal-centered outdoor events will not create an impact on nearby residential uses. According to the manufacturer specifications, the use of the PA system during events would result in a 90 dBA sound sensitivity, with +/- 2 dBA. This sound emanation would exceed the General Plan Noise levels as discussed above (refer to Section C-9), to ensure impacts to surrounding properties is minimized during animal-centered outdoor events, the applicant will be required to lower speaker volumes of the PA system below the maximum allowed 90 dBA at 50 feet from the source of amplified music (Exhibit 5, Condition No. 23).

To ensure that noise related to the construction of the employee bathroom and road widening is minimized, the applicant will be required to limit construction activity for site preparation and construction to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday, and from 9:00 a.m. to 7:00 p.m. Saturday, Sunday, and State holidays (Exhibit 5, Condition No. 22).

To ensure that the animal-centered outdoor events are held in compliance with the requirements of this CUP, the applicant will be required to maintain and submit an events log to the Planning Division annually on or before February 1st, and at any time upon the written request of the Planning Director for the life of the CUP (Exhibit 5, Condition No. 24).

The applicant will also be required to submit a traffic control plan to the Planning Division (Exhibit 5, Condition No. 25), which addresses how traffic control will be carried out during the outdoor events. Through the plan, the applicant will be required to include a traffic control monitor to ensure that horse trailers traveling to and from the site safely make the turn at Kingsgrove Drive. The applicant will be required to post temporary "No Parking" signs on Kingsgrove Drive one (1) hour before the event and remove the temporary signs one (1) hour after the event. During dusk hours safety signal wand flashlights shall be used by the traffic control monitor to assist in traffic control. Finally, the applicant must provide the name and contact information of a designated contact person(s) to respond to complaints from citizens and the County which are related to the outdoor events (Exhibit 5, Condition Nos. 14 and 15).

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

4. The proposed development would not be detrimental to the public interest, health, safety, convenience, or welfare [Section 8111-1.2.1.1.d].

The proposed project is consistent with applicable General Plan policies related to utility services, sanitation, public facilities, and hazards.

The parcels surrounding the project site are in active cultivation that includes raspberry, tangerine, avocado and lemon crops. All activities associated with the equestrian events and use of the accessory structures will occur on the project site. In accordance with Ventura County Air Pollution Control District Rule 55 (c)(3) (Fugitive Dust), the applicant will be required to minimize dust emissions related to the use of trucks associated with manure management for the outdoor animal-centered events and other uses associated with the use of onsite accessory structures (refer to Section C-5 above for specifics on minimization measures).

The use has been in existence since 2008 and no complaints have been filed by the neighbors for loud or raucous noise or similar conflicts associated with outdoor events. As mentioned above, the applicant will also be required to submit a traffic control plan to the Planning Division (Exhibit 5, Condition No. 25), which addresses how traffic control will be carried out during the outdoor events.

The VCFPD reviewed the proposed project and determined that water supply and hazard abatement comply with VCFPD standards. Portions of the private access road to the project site do not meet the required minimum access road width. The applicant will be required to provide a minimum all weather access road width of 20 feet for the portions of the road that do not meet the minimum 20-foot width requirement (Exhibit 5, Condition No. 33).

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

5. The proposed development, if allowed by a Conditional Use Permit, is compatible with existing and potential land uses in the general area where the development is to be located [Section 8111-1.2.1.1.e].

Refer to Section E.2 above regarding project compatibility with the surrounding environment.

Aside from the installation of the employee bathroom, no new development of the site is proposed. No new adverse effect on the neighboring properties or uses has been identified. The outdoor animal-centered events and use of the accessory structures related to animal keeping will continue to be similar in character and compatible with the adjacent rural agricultural and agricultural uses. Changes in land use in this area are not foreseeable at this time. The agricultural areas are developed and not anticipated to change. The applicant will be subject to conditions of approval (Exhibit 5) to ensure that impacts to environmental resources are maintained at a less than significant level, such as the resolution of noise complaints, submittal of an annual events log and construction noise limitations discussed above in Section E.3 (Exhibit 5, Condition Nos. 22 through 24). Therefore, the existing outdoor equestrian events

and use of the accessory structures related to animal keeping is expected to remain compatible with the adjacent rural agricultural and agricultural land uses.

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

6. The proposed development will occur on a legal lot [Section 8111-1.2.1.f].

APN 110-0-170-490 is a legal lot as shown as Parcel B of Parcel Map No. 13 PM 61, which was recorded with the Ventura County Recorder March 22, 1973.

APN 110-0-170-615 is a legal lot as shown as Parcel C of Parcel Map No. 13 PM 61, which was recorded with the Ventura County Recorder March 22, 1973.

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

7. The proposed development is approved in accordance with the California Environmental Quality Act and all other applicable laws.

As discussed in Section B of this staff report, the project's individual impacts and contribution to cumulative impacts on resources have been evaluated in compliance with CEQA.

Approval of a CUP to continue the use and maintenance of existing animal keeping accessory structures and outdoor animal-centered events will not have any new physical effects on the environment. The proposed bathroom will not impact biological resources or fire hazards. An Addendum to the previously adopted ND was prepared for the proposed project, in accordance with CEQA Guidelines Section 15164(b). The project will not create any additional impacts on the environment beyond what was evaluated in the original ND. Therefore, the proposed project will be approved in accordance with the California Environmental Quality Act.

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

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

The project site is located on agricultural land that has a soil designation of other land. Parcels south, north, east and west of the project site have a soil designation of Statewide Importance or Unique. Prime farmland is located more than 548 feet south of the project site (Planning GIS; October 2020).

The parcels surrounding the project site are in cultivation that includes raspberry, tangerine, avocado and lemon crops. All activities associated with the animal centered outdoor events and use of the accessory structures will occur on the project site.

The proposed construction of the employee bathroom will not create any additional impacts on agricultural resources due to the location of the structure and the limited ground disturbance that will result from the development.

In accordance with Ventura County Air Pollution Control District Rule 55 (c)(3) (Fugitive Dust), the applicant will be required to minimize dust emissions related to the use of trucks associated with manure management. Existing vegetation either buffers offsite agriculture or the portions of the road that must be widened are not located near existing offsite agricultural operations. Therefore, offsite agriculture will not be adversely impacted by the proposed project.

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

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

Parcels surrounding the project site are currently in agricultural production. All activities associated with the proposed project will occur onsite. The applicant will be required to minimize dust emissions related to the use of trucks associated with manure management, in accordance with Ventura County Air Pollution Control District Rule 55 (c)(3) (Fugitive Dust). The proposed outdoor events will occur more than 1,000 from offsite agricultural operations. The applicant will be required to implement and maintain a manure management plan that will address storage, handling and disposal of animal wastes so as to not create or promote potential breeding and/or harborage of vectors of disease, such as flies, mosquitoes, and rodents that may impact offsite agriculture (Exhibit 5, Condition No. 29). Trash and recycling receptacles will be provided to ensure that waste do not travel offsite (Exhibit 5, Condition No. 19).

The proposed bathroom will be located approximately 97 feet west from existing offsite agriculture. Although the bathroom is located within 100 feet of offsite agriculture, an existing row of dense vegetation acts as a buffer between the two uses. The septic system for the proposed bathroom must be certified by the Ventura County Environmental Health Division (EHD) prior to use (Exhibit 5, Condition No. 27), and portable toilets are required at the outdoor events in accordance with California Health and Safety Code sections 117400 117450 (Exhibit 5, Condition No. 28). Based on these conditions of approval, it is

expected that adverse impacts to offsite agriculture will not occur. Based on the discussion above, this finding can be made.

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

The project site is located on agricultural land that has a soil designation of other land. The portions of the roads that must be widened have a soil designation of Statewide Importance and Unique. Existing vegetation either buffers the portions of the road that must be widened or are not located near existing offsite agricultural operations that have statewide or unique soil classifications. Impacts on agricultural land will not be adverse.

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

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

The Planning Division provided public notice regarding the Planning Director hearing in accordance with the Government Code (Section 65091), Ventura County NCZO (Section 8111-3.1). On January 4, 2021, the Planning Division mailed notice to owners of property within 300 feet of the property on which the project site is located. On December 28, 2020, the Planning Division placed a legal ad in the *Ventura County Star*. As of the date of this document, no public comments were received.

On June 26, 2020, project application materials were provided to the Save Our Somis property owner association and W.I.S.H. On July 7, 2020, public comments were received from Mr. Pat Richards of W.I.S.H. and comments from Mr. Walter Brands representing the Groves Property Owner's Association were received on July 13, 2020. Mr. Richard's comments were related to vehicle access, noise associated with the amplification system, outdoor event logistics and dust impacts. Mr. Brand's comments were related to traffic circulation and safety at the intersection of the access road and Kingsgrove Drive. A response to the Mr. Richards and Mr. Brand's comments are included in Exhibit 6 of this staff report. Based on the comments, the proposed project will not create any new adverse impacts on the surrounding areas.

On November 4, 2020, the Somis Municipal Advisory Committee (MAC) reviewed the project and recommended that the project continue as proposed for a 20-year time period.

H. RECOMMENDED ACTIONS

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

1. **CERTIFY** that the Planning Director has reviewed and considered this staff report and all exhibits thereto, including the proposed Addendum to the ND, and has considered all comments received during the public comment process;
2. **FIND** that none of the conditions described in Section 15162 of the CEQA Guidelines calling for the preparation of a subsequent ND have occurred;
3. **ADOPT** the Addendum to the ND (Exhibit 4);
4. **MAKE** the required findings to grant a Minor Modification of a CUP pursuant to Section 8111-1.2.1.1 of the Ventura County NCZO, based on the substantial evidence presented in Section E of this staff report and the entire record;
5. **GRANT** Minor Modification of CUP Case No. PL20-0028, subject to the conditions of approval (Exhibit 5).
6. **SPECIFY** that the Clerk of the Planning Division is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

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

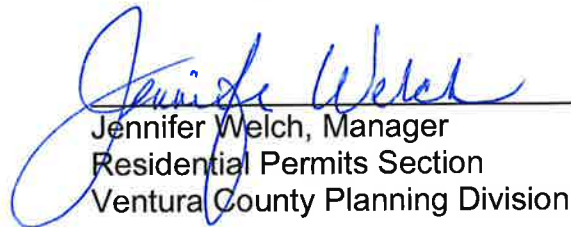
If you have any questions concerning the information presented above, please contact Kristina Boero at (805) 654-2467 or kristina.boero@ventura.org.

Prepared by:



Kristina Boero, Senior Planner
Residential Permits Section
Ventura County Planning Division

Reviewed by:



Jennifer Welch, Manager
Residential Permits Section
Ventura County Planning Division

EXHIBITS

- Exhibit 2 Maps
- Exhibit 3 Site Plans

- Exhibit 4 Negative Declaration and Addendum to the Negative Declaration
- Exhibit 5 Draft Conditions of Approval
- Exhibit 6 County Response to Comments from Save Our Somis and Groves Property Owner's Association



110-0-170-490

110-0-170-615



Ventura County
Resource Management Agency
Information Systems GIS Services
Map created on 08-20-2020
Source: Pictometry: 2019

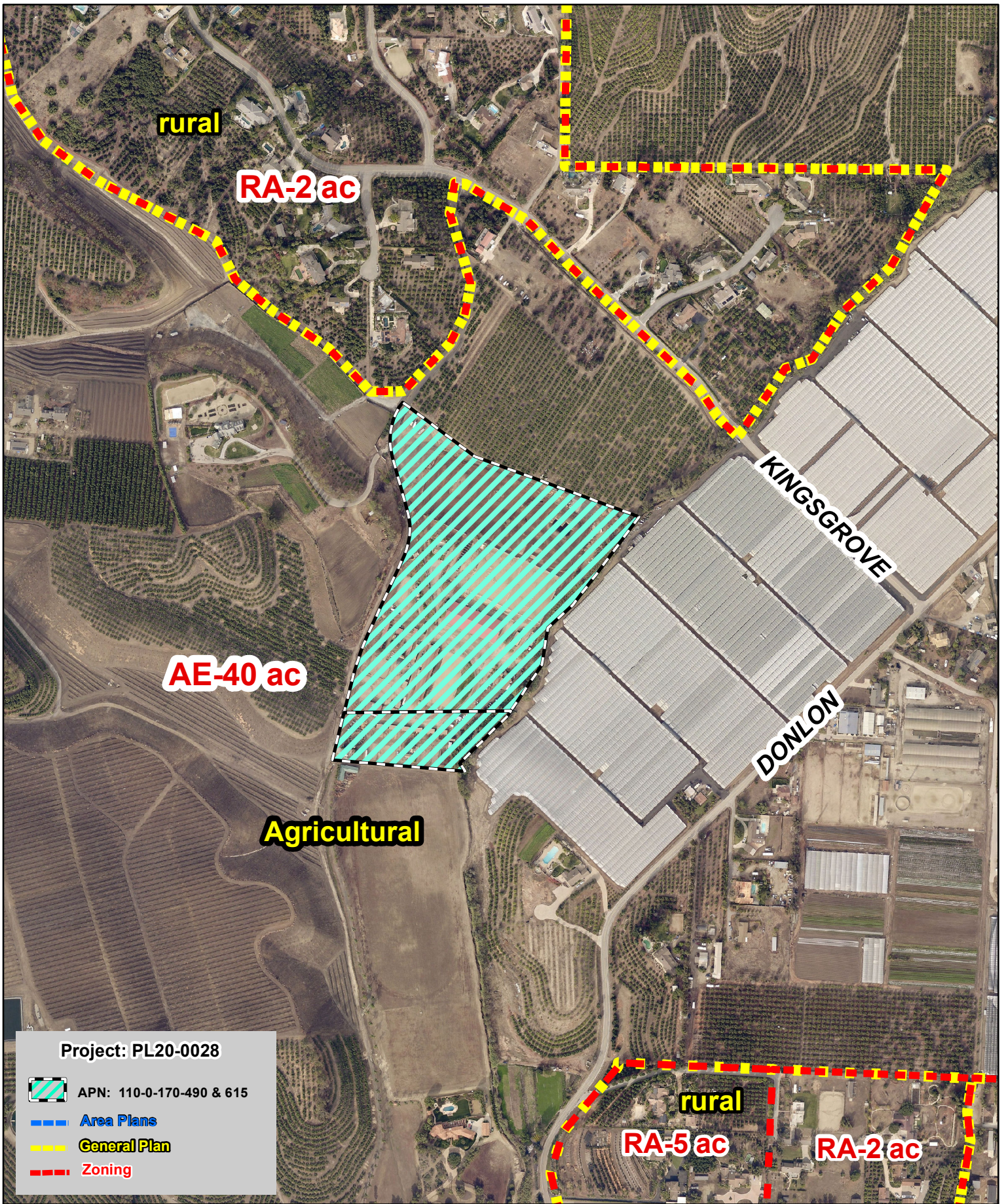


**County of Ventura
Planning Director Hearing
PL20-0028
Exhibit 2 - Maps**



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.

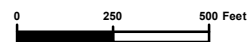




Ventura County
 Resource Management Agency
 Information Systems GIS Services
 Map created on 08-20-2020
 Source: Pictometry: 2019



County of Ventura
 Planning Director Hearing
 PL20-0028
 Exhibit 2 - Maps



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EXEMPT ROOF AREA LOT COVERAGE			
PLAN KEY #	STRUCTURE DESCRIPTION	ROOF AREA S.F.	ANIMAL SHADE STRUCTURE EXEMPTION
1A	CANVAS COVERED STALLS NOT ATTACHED TO A FOUNDATION (PREVIOUS METAL ROOF COVER)	2950	2950
1B	CANVAS COVERED HOT WALKER NOT ATTACHED TO A FOUNDATION (PREVIOUS METAL ROOF COVER)	1659	1659

GENERAL NOTES:
 1. THIS PLAN IS ACCURATE FOR ROOF COVERAGE TABULATION ONLY.
 2. SITE PLAN PROVIDED BY CIVIL ENGINEERING CONSULTANTS, INC., DATED JUNE 18, 2016. ALL ELEVATIONS ARE APPROXIMATE PER THE REFERENCED PLANS.

ROOF AREA LOT COVERAGE				
PLAN KEY #	STRUCTURE DESCRIPTION	ROOF AREA S.F.	ROOF OVERHANG EXEMPTION	NET ROOF AREA
2	60'x18 HORSE WALKER**	0.0	0.0	0.0
3	WATER DISTRICT EQUIPMENT	0.0	0.0	0.0
4	WATER DISTRICT EQUIPMENT	0.0	0.0	0.0
5	HORSE STABLE X 12 UNITS	530 X 12 = 6360	2520	3840
6	HORSE STABLE	340	0.0	340
7	HAY BARN	2390	232	2622
8	STORAGE SHED X 2 UNITS*	120 X 2 = 240	0.0	240
9	STORAGE SHED*	0.0	0.0	0.0
10	STORAGE SHED X 2 UNITS	224 X 2 = 448	0.0	448
11	ENCLOSED HORSE STABLE OFFICES	9823	612	9211
12	FEED AND EQUIPMENT STORAGE	164	0.0	164
13	MODULAR UNITS X 3 UNITS	285 X 3 = 855	0.0	855
14	STORAGE AND BATHROOM	1100	0.0	1100
15	TACK ROOM	368	0.0	368
16	STABLE WITH ROOF OVERHANG	638	0.0	638
17	SHOW STALLS	1560	292	1268
18	COVERED ARENA	20597	857	19740
19	HARD ROOF COVER X 2 UNITS	1550 X 2 = 3100	0.0	3100
20	COVERED PATIO / STABLE OFFICE	560	0.0	560
21	HORSE STABLES	350	0.0	350
22	STORAGE CONTAINERS	176	0.0	176
23	HORSE STABLES	940	330	610
24	HORSE STALLS**	0.0	0.0	0.0
25	MODULAR UNIT	1226	0.0	1226
26	DETACHED BATHROOM	99	0.0	99

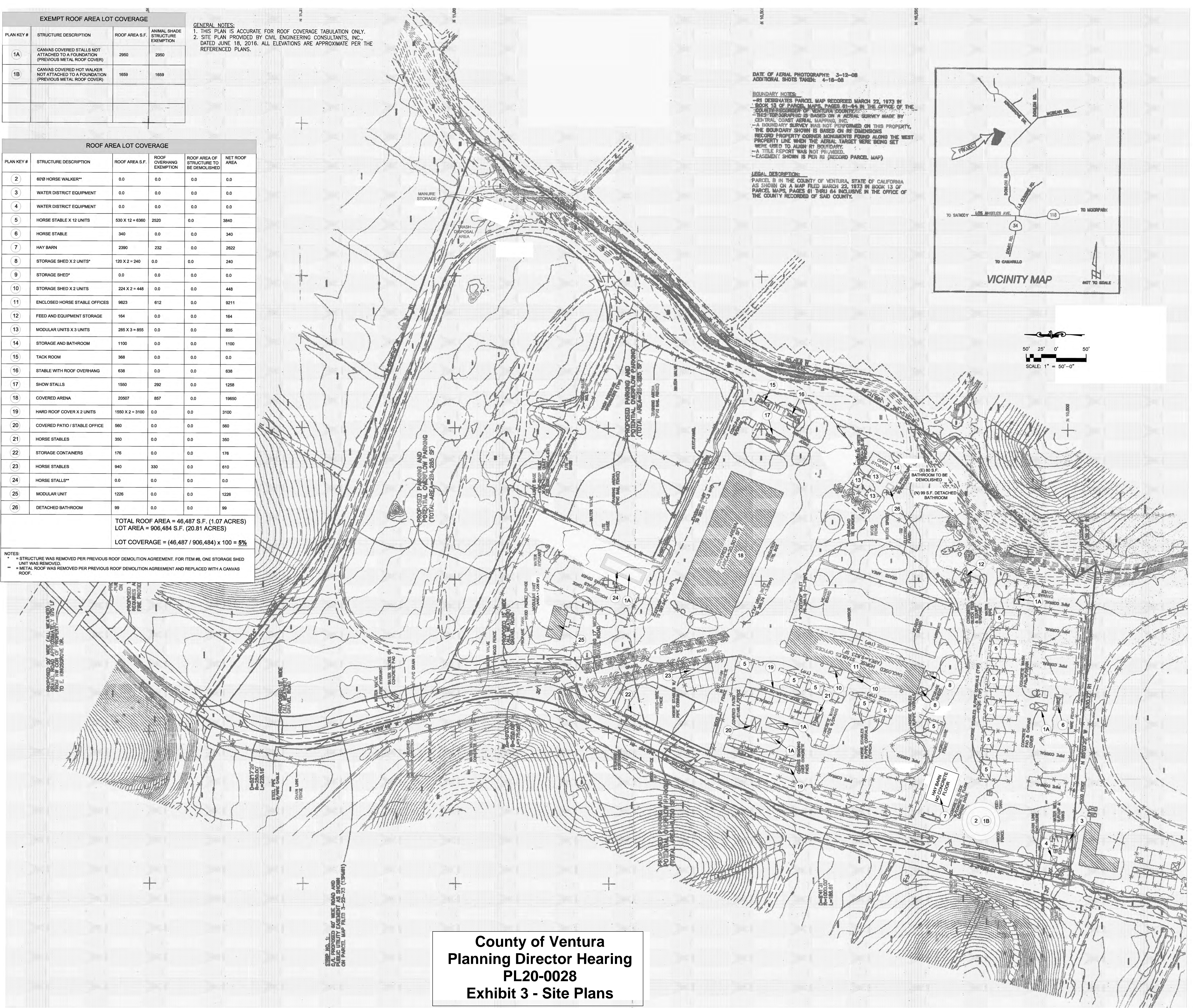
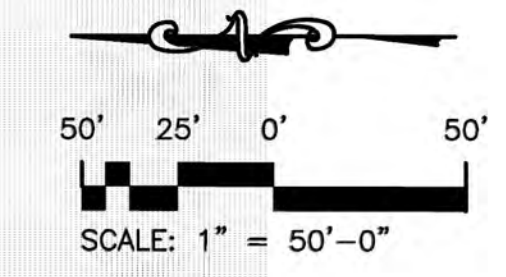
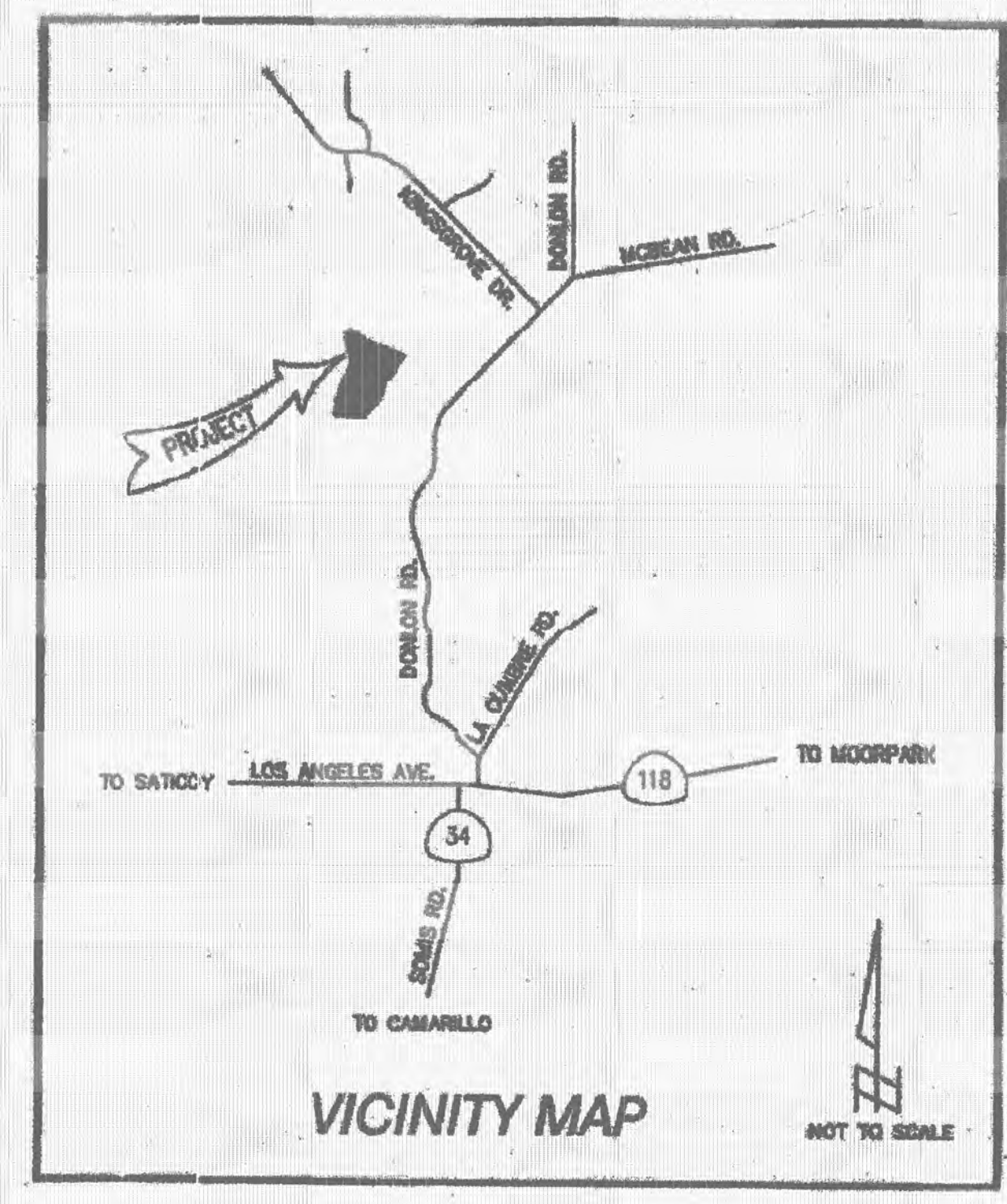
TOTAL ROOF AREA = 46,487 S.F. (1.07 ACRES)
 LOT AREA = 906,484 S.F. (20.81 ACRES)
 LOT COVERAGE = (46,487 / 906,484) x 100 = 5%

NOTES:
 * STRUCTURE WAS REMOVED PER PREVIOUS ROOF DEMOLITION AGREEMENT. FOR ITEM #8, ONE STORAGE SHED UNIT WAS REMOVED.
 ** METAL ROOF WAS REMOVED PER PREVIOUS ROOF DEMOLITION AGREEMENT AND REPLACED WITH A CANVAS ROOF.

DATE OF AERIAL PHOTOGRAPHY: 3-12-08
 ADDITIONAL SHOTS TAKEN: 4-18-08

BOUNDARY NOTES:
 -R#1 DESIGNATES PARCEL MAP RECORDED MARCH 22, 1973 IN BOOK 13 OF PARCEL MAPS, PAGES 61-64 IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY.
 -THIS TOPOGRAPHY IS BASED ON A AERIAL SURVEY MADE BY CENTRAL COAST AERIAL MAPPING, INC.
 -A BOUNDARY SURVEY HAS NOT BEEN PERFORMED ON THIS PROPERTY. THE BOUNDARY SHOWN IS BASED ON THE DIMENSIONS RECORD PROPERTY CORNER MONUMENTS FOUND ALONG THE WEST PROPERTY LINE WHEN THE AERIAL TARGET WERE BEING SET WERE USED TO ALIGN BY BOUNDARY.
 -A TITLE REPORT WAS NOT PROVIDED.
 -EASEMENT SHOWN IS PER R#1 (RECORD PARCEL MAP)

JLEGAL DESCRIPTION:
 PARCEL 18 IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA AS SHOWN ON A MAP FILED MARCH 22, 1973 IN BOOK 13 OF PARCEL MAPS, PAGES 61 THRU 64 INCLUSIVE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



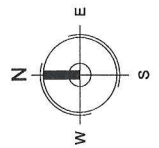
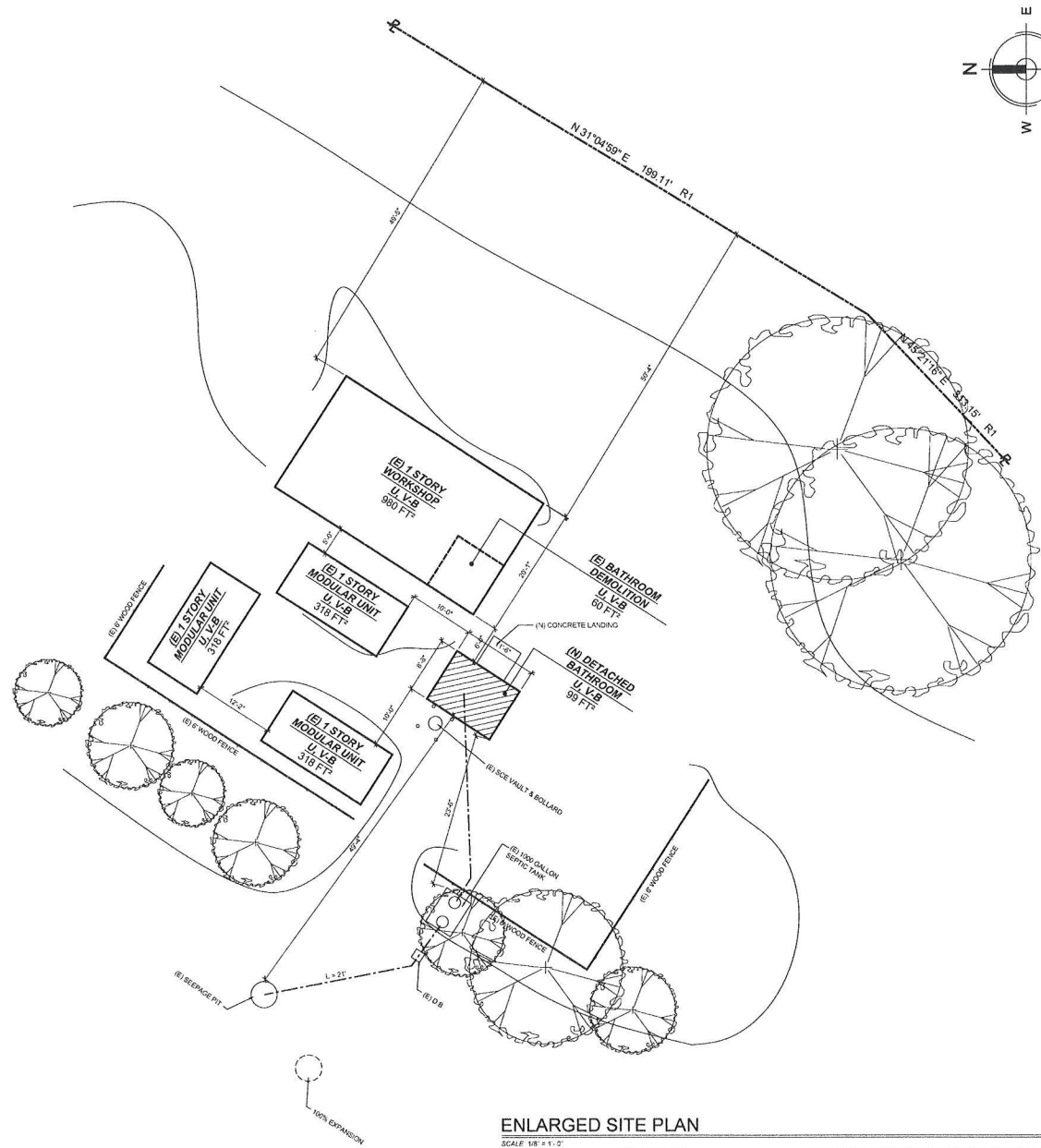
BY:	
DATE:	
NO. REVISIONS:	

All design, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the Engineer and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission. Written dimensions shall take precedence over verbal or scaled dimensions. Any discrepancy shall be brought to the attention of the Engineer prior to the commencement of work.

SHEET TITLE:	ROOF COVERAGE TABULATION
PROJECT:	EL SUENO EQUESTRIAN CENTER
ADDRESS:	5250 KINGSGROVE DRIVE SOMIS, CA 93066
DATE:	4/6/20
SCALE:	AS SHOWN
DRAWN BY:	CL

PROJECT NO.	D624
DRAWING NO.	1
SHEET 1 OF 1 SHEETS	

County of Ventura
 Planning Director Hearing
 PL20-0028
 Exhibit 3 - Site Plans



ENLARGED SITE PLAN

SCALE: 1/8" = 1'-0"



Revisions

VILLAFANA ENGINEERING
 4237 ORTEGA STREET, NO. 18
 VENTURA, CALIFORNIA 93003
 PHONE: (805) 644-3213
 DON VILLAFANA, P.E. NO. 37354 EX. DATE 6/00/20



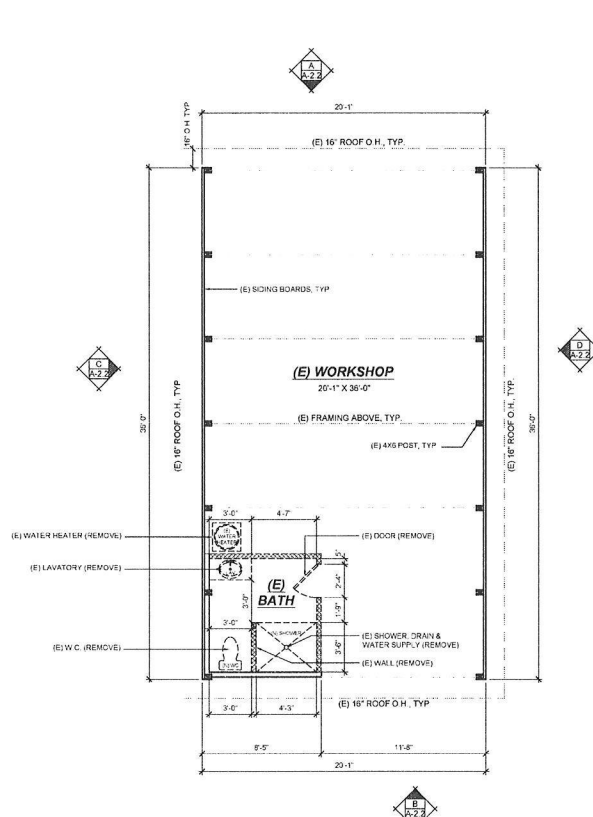
NEW DETACHED ACCESSORY BATHROOM
 FOR
LAWRENCE E. & GINA A. THOMAS TRUST
 5250 KINGS GROVE DRIVE, SOMIS, CALIFORNIA 93066

Sheet Content
ENLARGED SITE PLAN

Date: **OCT 07, 2019**
 Sheet Numbers:

A-1.1

ALL WORK PRODUCTIONS SHALL BE EXAMINED BY THE LOCAL JURISDICTION. THE SEAL OF THE REGISTERED PROFESSIONAL ENGINEER IS REQUIRED FOR ALL WORK PRODUCTIONS. THE SEAL OF THE REGISTERED PROFESSIONAL ENGINEER IS REQUIRED FOR ALL WORK PRODUCTIONS. THE SEAL OF THE REGISTERED PROFESSIONAL ENGINEER IS REQUIRED FOR ALL WORK PRODUCTIONS.



EXISTING PLAN WALL LEGEND	
	EXISTING 2X STUD WALL
	REMOVE EXISTING 2X STUD WALL

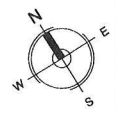
AS-BUILT WORKSHOP 1ST FLOOR / DEMOLITION PLAN

SCALE: 1/4" = 1'-0"



DEMOLITION PLAN NOTES

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE ROCK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
2. JOINTS AND OPENINGS AROUND PIPES, IN PLATES AT ELECTRIC CABLES, CONDUITS OR OPENINGS AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
3. MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN AND OTHER SOURCES OF MOISTURE (4.407.3).
4. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATION EQUIPMENT (4.504.1).
5. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED UNTIL IT IS INSPECTED AND FOUND TO BE SATISFACTORY BY THE BUILDING INSPECTOR (4.505.3).
6. ALL CONSTRUCTION WASTE SHALL BE REDUCED BY 65%. CONTRACTOR TO SORT WASTE MATERIAL FOR RECYCLING AND REUSE. WASTE IS TO BE HANDLED BY THE JURISDICTIONAL CITY OR COUNTY CERTIFIED HAULER.



Revisions

VILLAFANA ENGINEERING
 4237 ORTEGA STREET, NO. 19
 VENTURA, CALIFORNIA 93003
 PHONE: (805) 644-3213
 DON VILLAFANA, P.E. NO. 37354 EX. DATE 6/30/20

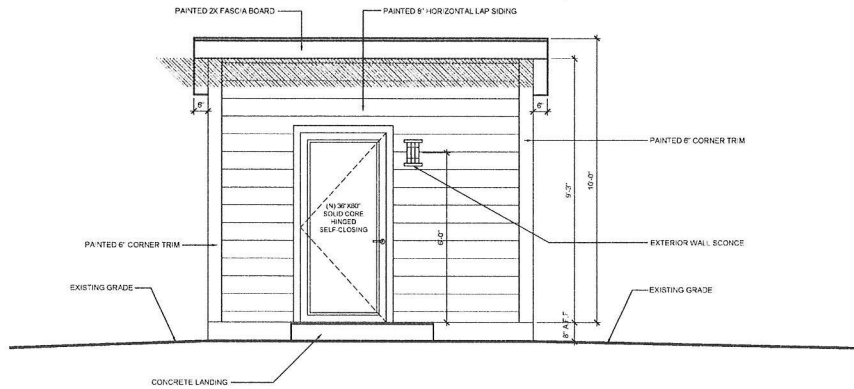


NEW DETACHED ACCESSORY BATHROOM
 FOR
LAWRENCE E. & GINA A. THOMAS TRUST
 5250 KINGSBORO DRIVE, SOMIS, CALIFORNIA 93066

Sheet Content
 EXISTING / DEMOLITION FLOOR PLAN

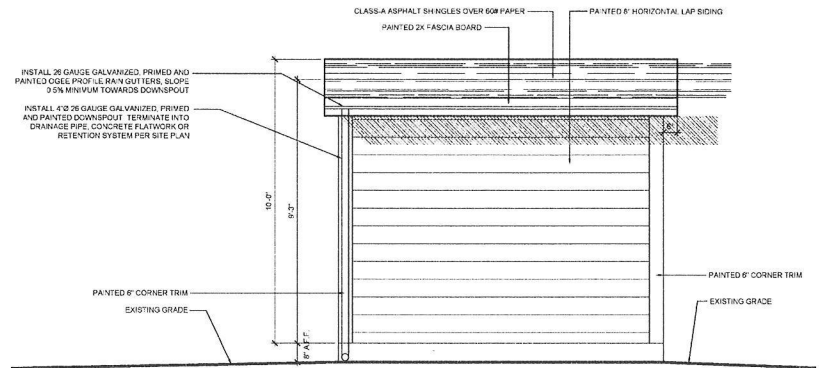
Date: OCT 07, 2019
 Sheet Number:

A-2.1



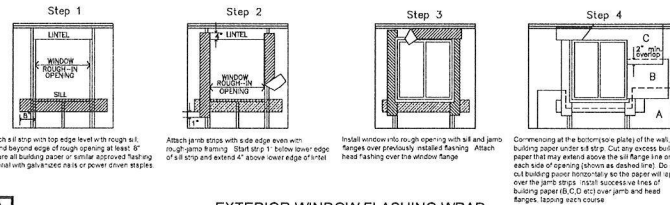
A - PROPOSED BATHROOM EAST ELEVATION

SCALE: 1/2" = 1'-0"

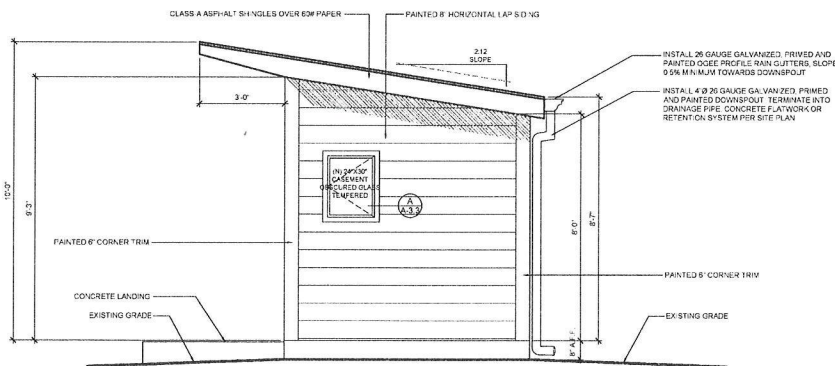


B - PROPOSED BATHROOM WEST ELEVATION

SCALE: 1/2" = 1'-0"

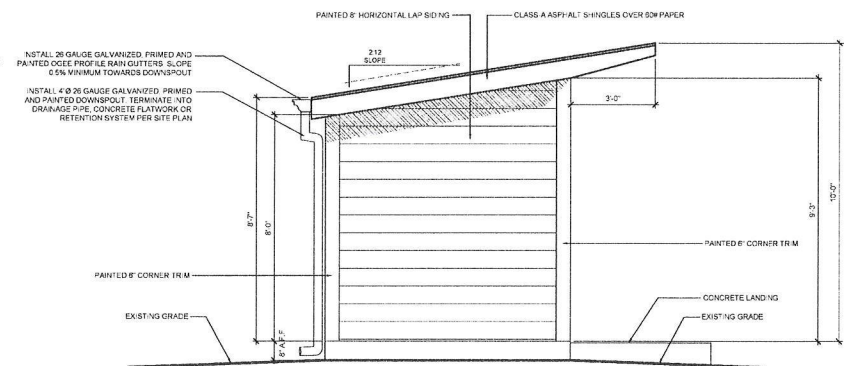


A EXTERIOR WINDOW FLASHING WRAP



C - PROPOSED BATHROOM NORTH ELEVATION

SCALE: 1/2" = 1'-0"



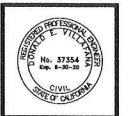
D - PROPOSED BATHROOM SOUTH ELEVATION

SCALE: 1/2" = 1'-0"

Revisions

VILLAFANA ENGINEERING
 10000 WILSON AVENUE
 NEWTOWN, CALIFORNIA 90085
 PHONE: (865) 644-3213

DON VILLAFANA, P.E. NO. 37954 EX. DATE 6/6/20



FOR
LAWRENCE E. & GINA A. THOMAS TRUST
 5250 KINGSBORO DRIVE, SOMIS, CALIFORNIA 93066

NEW DETACHED ACCESSORY BATHROOM

Sheet Content
 PROPOSED EXTERIOR ELEVATIONS

Date: OCT 07, 2019
 Sheet Number:
A-3.3

ALL WORK SHOWN ON THIS DRAWING IS THE PROPERTY OF VILLAFANA ENGINEERING AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

EXTERIOR WALL 1-HOUR ASSEMBLY

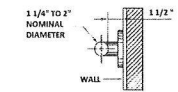
FOR EXTERIOR WALL BUILDING 1-HOUR FIRE SEPARATION, WHERE EXTERIOR WALLS ARE LESS THAN 5 FEET OR LESS THAN 3 FEET IF THE BUILDING IS EQUIPPED THROUGHOUT WITH AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 913.1 FROM THE PROPERTY LINE.

1. ALL EXTERIOR SIDES OF EXTERIOR WALLS SHALL BE COVERED WITH 2" THICK TYPE-X DRYWALL WHERE ALL JOINTS HAVE 2X MINIMUM BLOCKING AND ALL JOINTS ARE TAPED WITH VLD.
2. ALL INTERIOR SIDES OF EXTERIOR WALLS SHALL BE COVERED WITH 2" THICK TYPE-X DRYWALL WHERE ALL JOINTS HAVE 2X MINIMUM BLOCKING AND ALL JOINTS ARE TAPED WITH VLD.
3. ALL INTERIOR SIDES OF GARAGE WALLS, CEILING AND SUPPORTING STRUCTURAL FRAMING MEMBERS ADJACENT TO DWELLING SHALL BE COVERED WITH 1/2" THICK TYPE-X DRYWALL WHERE ALL JOINTS HAVE 2X MINIMUM BLOCKING AND ALL JOINTS ARE TAPED WITH VLD.

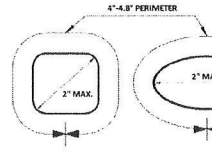
PLAN NOTES

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, WALLS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES, WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
2. AN APPROVED SEMI-GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING (SEPARATE PLUMBING IS REQUIRED).
3. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWERAGE TREATMENT PLANT.
4. KITCHEN SINK, LAVATORY, BATHUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE CUPSETS SHALL BE FINISHED WITH 1/2" AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R305.4).
5. BATHUB AND SHOWER FLOORS, WALLS ABOVE BATHUBS WITH A SHOWER HEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBANT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN FIVE FEET ABOVE THE FLOOR (R307.2).
6. PROVIDE ULTRA-CLOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
7. LIGHT IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS MUST BE HIGH EFFICACY OR CONTROLLED BY AN OCCUPANT SENSOR. SUCH SENSORS SHALL BE CAPABLE OF AUTOMATICALLY TURNING OFF LIGHTS NO MORE THAN 30 MINUTES AFTER THE AREA HAS BEEN VACATED.
8. ALL OUTDOOR LIGHTING ATTACHED TO BUILDING MUST BE HIGH EFFICACY OR CONTROLLED BY AN AREA SENSOR WITH PHOTO CONTROL. PHOTO CONTROL IS AN ELECTRIC DEVICE THAT DETECTS CHANGES IN ILLUMINATION. WHEN CONTROLS ELECTRIC LOAD AT PREDETERMINED ILLUMINATION LEVELS. LIGHTING FIXTURES THAT ARE RECESSED INTO INSULATED CEILING ARE REQUIRED TO BE RATED FOR INSULATION CONTACT (IC RATED) SO THAT INSULATION CAN BE PLACED OVER THEM. THE HOLDING OF THE FIXTURE SHALL BE AIRTIGHT TO PREVENT CONDITIONED AIR FROM ESCAPING INTO THE CEILING CAVITY OR ATTIC SPACE AND PREVENT UNCONDITIONED AIR FROM INFILTRATING INTO CONDITIONED SPACE.
9. WALLS ADJACENT TO SHOWER FACETS HEAD SHALL BE COVERED WITH NON-ABSORBANT OR TILE SURFACE A MINIMUM OF 72" ABOVE THE TOP OF THE STANDING SURFACE.
10. WATER USE EFFICIENCY SHOWER HEAD SHALL USE A MAXIMUM OF 1.8 GPM @ 80 PSI. LAVATORY FACETS SHALL USE A MAXIMUM OF 1.2 GPM @ 60 PSI. WATER CLOSETS SHALL USE A MAXIMUM OF 1.28 GALLONS PER FLUSH. SHOWERS, BATH TUBS, WHIR-POL, AND SHOWER-TUB COMBINATIONS SHALL BE PROVIDED WITH MANUAL CONTROL VALVES OR THE PRESSURE-BALANCE OR THERMOSTATIC MIXING VALVE TYPE.
11. ANCHOR OR STRAP WATER HEATERS AT 10" TO 13" HEIGHT TOP AND BOTTOM.
12. INSTALL BUILT-UP SHOWER PANS PER CPC, SEC. 411.8 OR USE AN APPROVED LISTED MATERIAL.
13. A WATER-TIGHT PAN OF CORROSION RESISTANT MATERIALS SHALL BE INSTALLED BEHIND THE WATER HEATER WITH A MINIMUM 3/4" INCH DRAIN TO AN APPROVED LOCATION PER CPC, SEC. 508.
14. SANITARY DRAINAGE SYSTEMS TO BE SIZED AND INSTALLED PER CPC, CHAPTER 7.
15. PER SECTION 901.1 CALIFORNIA AND CIVIL CODE 1901.3(a) ALL NON-COMPLAINT PLUMBING FIXTURES WITHIN THIS RESIDENCE SHALL BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES PROVIDE A PLUMBING CERTIFICATION FORM AT FINAL INSPECTION.
16. JOINTS AND OPENINGS, ANNULAR SPACES AROUND PIPES, IN PLATES AT ELECTRIC CABLES, CONDUITS OR OPENINGS AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCESSIBLE TO THE INSPECTING AGENCY.
17. THE FLOW RATES FOR ALL NEW PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES SPECIFIED IN SECTION 4.501.1 (4.501.1).
18. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL THE SHOWERHEADS AND/OR OTHER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI. OR THE SHOWER SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWERHEAD TO BE IN OPERATION AT A TIME (4.501.1.2).
19. MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN AND OTHER SOURCES OF MOISTURE (4.501.2).
20. AN OPERATION AND MAINTENANCE MANUAL, INCLUDING AT MINIMUM, THE ITEMS LISTED IN SECTION 4.501.1 SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION.
21. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNITS. THE REIN-STARTUP OF THE HEATING, COOLING AND VENTILATION EQUIPMENT (4.504.1).
22. ARCHITECTURAL PAVES AND CONTACTS, ADHESIVES, CALKES AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLE 4.504.1-1 (4.504.3 (4.504.2) & 4.504.3).
23. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED UNTIL IT IS INSPECTED AND FOUND TO BE SATISFACTORY BY THE BUILDING INSPECTOR (4.505.3).
24. ALL CONSTRUCTION WASTE SHALL BE REDUCED BY 65%. CONTRACTOR TO SORT WASTE MATERIAL FOR RECYCLING AND REUSE WASTE IS TO BE HANDLED BY THE JURISDICTIONAL CITY OR COUNTY CERTIFIED HAULER.
25. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR MAN OCCUPANCY. IN ADDITION TO SMOKE DETECTORS, CARBON MONOXIDE ALARMS SHALL BE PROVIDED WITH THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED (R314.2).
26. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FURNISHING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R314.3. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED (R314.2).
27. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FURNISHING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R314.3. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED (R314.2).
28. SMOKE DETECTOR ALARMS AND CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE INTERCONNECTED SO THAT WHEN ONE ALARM IS ACTIVATED, ALL ALARMS WILL ACTIVATE (CPC R314.3 (314.3)).

HOURS ACCESSIBILITY



(H) SECTION THROUGH TYPICAL CIRCULAR GRAB BAR

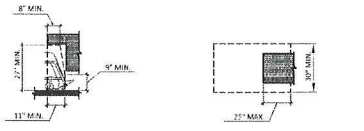


(I) NON-CIRCULAR CROSS SECTIONS

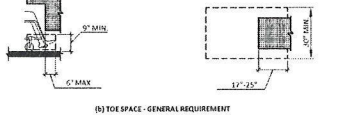
404

2014 CALIFORNIA BUILDING CODE

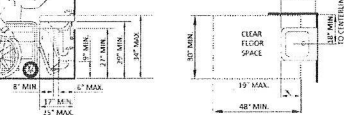
HOURS ACCESSIBILITY



(J) KNEE SPACE - GENERAL REQUIREMENT



(K) TOE SPACE - GENERAL REQUIREMENT



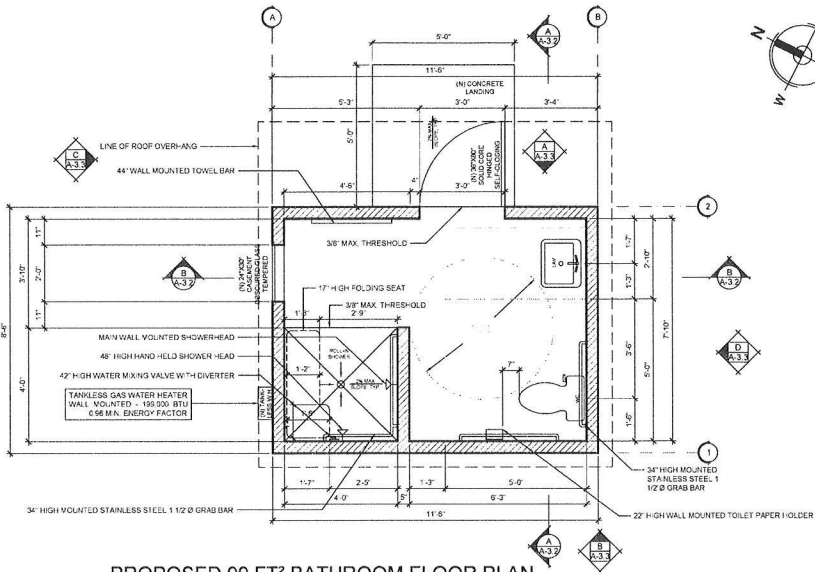
(L) KNEE AND TOE SPACE FOR LAVATORIES



(M) KNEE AND TOE SPACE

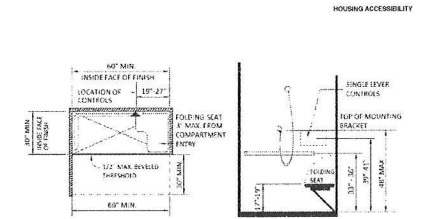
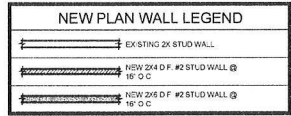
2014 CALIFORNIA BUILDING CODE

404

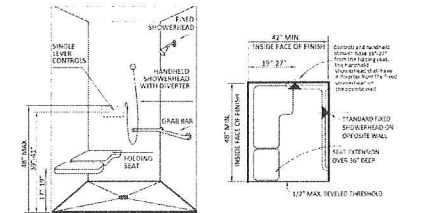


PROPOSED 99 FT² BATHROOM FLOOR PLAN

SCALE 1/2\"/>



(N) 60\"/>



(O) 42\"/>

2014 CALIFORNIA BUILDING CODE

409

Revisions

VILLAFANA ENGINEERING
 1777 S. GARDEN AVENUE, SUITE 100
 VENTURA, CALIFORNIA 93003
 PHONE: (805) 644-3213



NEW DETACHED ACCESSORY BATHROOM
 FOR
LAWRENCE E. & GINA A. THOMAS TRUST
 5250 KINGS GROVE DRIVE, SOMIS, CALIFORNIA 93066

Sheet Content

PROPOSED 1ST FLOOR PLAN

Date: OCT 07, 2019

Sheet Number:

A-3.1

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

The County of Ventura Planning Division, as the Lead Agency, has reviewed the following proposed project:

1. **Entitlement:** LU08-0073 (Conditional Use Permit)
2. **Applicant:** El Sueno Equestrian Center
3. **Location:** 5250 Kingsgrove Dr. in the community of Somis
4. **Assessor Parcel No(s):** 110-0-170-490, 615
5. **Parcel Size:** 20.81 acres
6. **General Plan Designation:** Agricultural
7. **Existing Zoning:** AE-40AC (Agricultural Exclusive, 40 Acre minimum parcel size)
8. **Responsible and/or Trustee Agencies:** n/a
9. **Project Description:** The applicant proposes the operation of horse events; equestrian clinics; training and dressage shows to occur on site, pursuant to Sections 8102-0 and 8104-5 of the Non-Coastal Zoning Ordinance (Festivals, Animal Shows and Temporary Outdoor Events). The events will occur six weekends each year (a maximum of twelve events per calendar year) between the hours of 8:00AM and 4:30PM. During Daylight Savings, events would continue to 5:30PM.

FILED
 DATE: **APR - 6 2009**
 JAMES B. BECKER
 Assistant County Clerk and Recorder
 By: _____, Deputy

APR - 6 2009 **POSTED**
 JAMES B. BECKER
 Assistant County Clerk and Recorder
 By: _____, Deputy

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

The public review period is from **April 9, 2009 to April 29, 2009**. The Initial Study/Negative Declaration is available for public review on-line at www.ventura.org/planning (select "CEQA Environmental Review") or at the County of Ventura, Resource Management Agency, Planning Department, 800 South Victoria Avenue, Ventura, California from 8:00 am to 5:00 pm Monday through Friday. The public is encouraged to submit written comments to **Kristina Roodsari**, no later than 5:00 p.m. on April 29, 2009 to the address listed above. In the alternative, you may fax your comments to (805) 654-2509 or e-mail the case planner at Kristina.Roodsari@ventura.org.



NANCY BUTLER FRANCIS, Manager
 Residential Permits Section

4/2/09

 Date



**SECTION A
PROJECT DESCRIPTION**

PROJECT: LU08-0073 (Conditional Use Permit)

APPLICANT: El Sueno Equestrian Center

**LOCATION: 5250 Kingsgrove Drive, in the unincorporated Ventura County
Community of Somis on APN: 110-0-170-490 & 110-0-170-615**

Project Location, Physical Description and History

The subject parcel is located at 5250 Kingsgrove Drive in the Somis area of unincorporated Ventura County between Donlon Road and Bradley Road, approximately four and one half miles west of the City of Moorpark city limits. (SEE EXHIBIT "3", AERIAL PHOTO LOCATION MAP). The two contiguous parcels are defined by Assessor's Parcel Number 110-0-170-490 & 110-0-170-615 and zoned "AE-40" (Agricultural Exclusive, 40 acre minimum lot size). The two lots are created by Parcel Map 16PM64 recorded with the County of Ventura in June 1972.

The project site is relatively flat with a mixture of agricultural crops, residential single family dwellings and private equine related uses and structures. A private driveway runs along the western property line and provides access to the El Sueno Equestrian Center site. All existing structures onsite have been permitted by the Planning Division through Zone Clearances. The following existing structures have been permitted via a Zoning Clearances (ZC) by the Planning Division:

1. Conditional Use Permit No. 3228 for the erection of one farmworker mobile home on the site. The project was approved July 15, 1970 by the Board of Zoning Adjustment and expired July 15, 1980.
2. Conditional Use Permit No. 4007 for the erection of a caretaker mobile home on the site. The project was approved January 22, 1981 by the County of Ventura planning Commission and expired January 22, 1991.

The project site consists of the following land use designations:

APN	110-0-170-490	110-0-170-615
ACRERAGE	18.85	1.96
ZONING	AE-40AC (Agricultural Exclusive, 40 Acre minimum parcel size)	AE-40AC (Agricultural Exclusive, 40 Acre minimum parcel size)
GENERAL PLAN LAND USE DESIGNATION	Agricultural	Agricultural

Project Description

The applicant proposes the operation of horse events; equestrian clinics; training and dressage shows to occur on site, pursuant to Sections 8102-0 and 8104-5 of the Non-Coastal Zoning Ordinance (Festivals, Animal Shows and Temporary Outdoor Events). The events will occur six weekends each year (a maximum of twelve events per calendar year) between the hours of 8:00AM and 4:30PM. During Daylight Savings, events would continue to 5:30PM.

Proposed Events

The proposed horse events; equestrian clinics; training and dressage shows at the site will accommodate a maximum of 200 persons, including Center staff, trainers, judges, horse owners and their assistants. A maximum of 80 horses will be participating during event days. Events will take place in the covered riding arena, however ancillary activities will occur throughout the site such as: grooming of equines, loading and unloading of equines from trailers throughout event days; exercising equines before and after events, etc. All existing structures on the site will remain and no construction is proposed as part of this project. An unpaved parking area is approximately 284,285 square feet in size and situated north of the covered riding arena and just south of Kingsgrove Drive and will accommodate the proposed 180 vehicles expected during event days. Lighting will not be required as the equine events will occur during daylight hours only. A simple amplifier would be used to provide CD music and announcements to event participants between 8:00 a.m. and 5:00 p.m. only. During CUP-covered activities, the sound amplification is limited to the covered arena. The site entrance is marked with an existing sign showing the property owner's name and site address, and arrows will direct guests to the parking area. During event days, chemical toilets will be provided for event participants.

**SECTION B
INITIAL STUDY CHECKLIST**

PROJECT: LU08-0073 (Conditional Use Permit)

APPLICANT: El Sueno Equestrian Center

**LOCATION: 5250 Kingsgrove Drive, in the unincorporated Ventura County
Community of Somis on APN: 110-0-170-490 & 110-0-170-615**

	ISSUE (RESPONSIBLE DEPARTMENT)	PROJECT IMPACT DEGREE OF EFFECT*				CUMULATIVE IMPACT DEGREE OF EFFECT*			
		N	LS	PS- M	PS	N	LS	PS- M	PS
GENERAL:	1. GENERAL PLAN ENVIRONMENTAL GOALS AND POLICIES (PLNG.)		X				X		
LAND USE:	2. LAND USE (PLNG.):								
	A. COMMUNITY CHARACTER		X				X		
	B. HOUSING		X				X		
	C. GROWTH INDUCEMENT		X				X		
RESOURCES:	3. AIR QUALITY (APCD):								
	A. REGIONAL		X				X		
	B. LOCAL		X				X		
	4. WATER RESOURCES (PWA):								
	A. GROUNDWATER QUANTITY		X				X		
	B. GROUNDWATER QUALITY		X				X		
	C. SURFACE WATER QUANTITY		X				X		
	D. SURFACE WATER QUALITY		X				X		
	5. MINERAL RESOURCES (PLNG):								
	A. AGGREGATE	X				X			
	B. PETROLEUM	X				X			
	6. BIOLOGICAL RESOURCES:								
	A. ENDANGERED, THREATENED, OR RARE SPECIES		X				X		
	B. WETLAND HABITAT		X				X		
	C. COASTAL HABITAT		X				X		
	D. MIGRATION CORRIDORS		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. LOCALLY IMPORTANT SPECIES/COMMUNITIES		X				X		
	7. AGRICULTURAL RESOURCES (AG. DEPT.):								
	A. SOILS		X				X		
	B. WATER		X				X		
	C. AIR QUALITY/MICRO-CLIMATE		X				X		
	D. PESTS/DISEASES		X				X		
	E. LAND USE INCOMPATIBILITY		X				X		
	8. VISUAL RESOURCES:								
	A. SCENIC HIGHWAY (PLNG.)		X				X		
	B. SCENIC AREA/FEATURE		X				X		
	9. PALEONTOLOGICAL RESOURCES	X				X			
	10. CULTURAL RESOURCES								
	A. ARCHAEOLOGICAL	X				X			
	B. HISTORICAL (PLNG.)	X				X			
	C. ETHNIC, SOCIAL OR RELIGIOUS	X				X			
	11. ENERGY RESOURCES	X				X			
	12. COASTAL BEACHES & SAND DUNES	X				X			
HAZARDS:	13. SEISMIC HAZARDS (PWA):								
	A. FAULT RUPTURE	X				X			
	B. GROUND SHAKING		X				X		
	C. TSUNAMI	X				X			
	D. SEICHE	X				X			
	E. LIQUEFACTION		X				X		
	14. GEOLOGIC HAZARDS (PWA):								
	A. SUBSIDENCE	X				X			
	B. EXPANSIVE SOILS		X				X		
	C. LANDSLIDES/MUDSLIDES	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
	15. HYDRAULIC HAZARDS (PWA/WPD):								
	A. EROSION/SILTATION	X				X			
	B. FLOODING		X				X		
	16. AVIATION HAZARDS (AIRPORTS)	X				X			
	17. FIRE HAZARDS (FIRE)		X				X		
	18. HAZARDOUS MATERIALS/WASTE								
	A. ABOVE-GROUND HAZARDOUS MATERIALS (FIRE)		X				X		
	B. HAZARDOUS MATERIALS (EH)	X				X			
	C. HAZARDOUS WASTE (EH)	X				X			
	19. NOISE AND VIBRATION		X				X		
	20. GLARE	X				X			
	21. PUBLIC HEALTH (EH)		X				X		
PUBLIC FACILITIES & SERVICES	22. TRANSPORTATION/CIRCULATION:								
	A. PUBLIC ROADS AND HIGHWAYS								
	(PWA) (1) LEVEL OF SERVICE		X				X		
	(2) SAFETY/DESIGN (PWA)		X				X		
	(FIRE) (3) TACTICAL ACCESS		X				X		
	B. PRIVATE ROADS AND DRIVEWAYS (FIRE):								
	(1) SAFETY/DESIGN		X				X		
	(2) TACTICAL ACCESS		X				X		
	C. PEDESTRIAN/BICYCLE:								
	(PWA) (1) PUBLIC FACILITIES		X				X		
	(2) PRIVATE FACILITIES		X				X		
	D. PARKING (PLNG.)		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. BUS TRANSIT	X				X			
F. RAILROADS	X				X			
G. AIRPORTS (AIRPORTS)	X				X			
H. HARBORS (HARBORS)	X				X			
I. PIPELINES	X				X			
23. WATER SUPPLY:								
A. QUALITY (EH)		X				X		
B. QUANTITY (PWA)		X				X		
C. FIRE FLOW (FIRE)	X				X			
24. WASTE TREATMENT/DISPOSAL:								
A. INDIVIDUAL SEWAGE DISPOSAL		X				X		
B. SEWAGE	X				X			
C. SOLID WASTE MANAGEMENT (PWA)		X				X		
D. SOLID WASTE FACILITIES (EHD)	X				X			
25. UTILITIES:								
A. ELECTRIC	X				X			
B. GAS	X				X			
C. COMMUNICATION	X				X			
26. FLOOD CONTROL/DRAINAGE:								
A. WPD FACILITY (WPD)	X				X			
B. OTHER FACILITIES (PWA)		X				X		
27. LAW ENFORCEMENT/EMERGENCY SVS. (SHERIFF):								
A. PERSONNEL/EQUIPMENT	X				X			
B. FACILITIES	X				X			
28. FIRE PROTECTION (FIRE):								
A. DISTANCE/RESPONSE TIME		X				X		

	ISSUE (RESPONSIBLE DEPARTMENT)	PROJECT IMPACT DEGREE OF EFFECT*				CUMULATIVE IMPACT DEGREE OF EFFECT*			
		N	LS	PS- M	PS	N	LS	PS- M	PS
	B. PERSONNEL/EQUIPMENT/FACILITIES		X				X		
	29. EDUCATION:								
	A. SCHOOLS	X				X			
	B. LIBRARIES (LIB. AGENCY)	X				X			
	30. RECREATION (GSA):								
	A. LOCAL PARKS/FACILITIES	X				X			
	B. REGIONAL PARKS/FACILITIES	X				X			
	C. REGIONAL TRAILS/CORRIDORS	X				X			

DEGREE OF EFFECT:

N = No Impact.

LS = Less Than Significant

PS-M = Potentially Significant Impact Unless Mitigation Incorporated

PS = Potentially Significant Impact

AGENCIES:

APCD - Air Pollution Control District

PWA - Public Works Agency

Plng. - Planning Division

GSA - General Services Agency

Airports - Department Of Airports

Fire - Fire Protection District

Sheriff - Sheriff's Department

EH - Environmental Health Division

WPD - Watershed Protection District

Ag. Dept. - Agricultural Department

Lib. Agency - Library Services Agency

SECTION C
INITIAL STUDY - DISCUSSION OF RESPONSES

PROJECT: LU08-0073 (Conditional Use Permit)

APPLICANT: El Sueno Equestrian Center

**LOCATION: 5250 Kingsgrove Drive, in the unincorporated Ventura County
Community of Somis on APN: 110-0-170-490 & 110-0-170-615**

GENERAL

1. GENERAL PLAN ENVIRONMENTAL GOALS AND POLICIES:

The *Ventura County General Plan* contains a large number of goals, policies and programs which are used to evaluate proposed projects within the unincorporated county. Many of these goals and policies do not apply to the proposed project either because of its location (i.e., it is outside the area considered by the General Plan goal or policy [coastal zone, dam inundation areas, etc.], or because the project is not a land use considered by the goal or policy. The General Plan programs are a coordinated set of measures to be implemented by County staff and other public agencies to carry out the goals and policies. As the proposed project does not violate or hinder implementation of any of these programs, the project is considered to be consistent with all the General Plan Environmental Goals and Policies.

To determine project consistency with the General Plan goals and policies, only the policies are normally evaluated unless: (1) a policy is so vague that a related goal needs to be evaluated so as to clarify the intent of the specific policy; (2) there is a specific feature about the project as it relates to a specific policy which requires evaluation of a specific goal; or (3) a goal addresses issues which are not covered by specific policies. Where a goal and a policy overlap, only the policy is evaluated. These principles are derived from the fact that the policies are considered to be specific, "guiding day-to-day actions" which are designed to implement the much more generalized goals.

Upon review of the *Ventura County General Plan*, using the principles discussed above and the environmental analyses contained in this Initial Study, the proposed project is considered to be consistent with all the goals, policies, and programs of the *Ventura County General Plan*. The most relevant general plan sections are referenced in their respective impact discussion sections, which follow.

The *Ventura County General Plan*, *General Land Use Map Figure 3.1*, designates the site as "Agricultural". The Assessors Parcel Numbers are 110-0-170-490 & 110-0-170-615 and the property is zoned "AE-40AC" (Agricultural Exclusive, 40 acre minimum parcel size). The proposed project site not located within the Sphere of Influence of a City nor is it located within a Greenbelt.

Based on the above designations and with the issuance of the Planned Development

Permit for Festivals, Animal Shows and Temporary Outdoor Events pursuant to Section 8102-0 of the Ventura County Non-Coastal Zoning Ordinance, the proposed project is considered consistent with the Ventura County General Plan and the Ventura County Non-Coastal Zoning Ordinance. Therefore, project specific and cumulative impacts to General Plan Goals, Policies and Procedures are considered **less than significant**.

Source Document: November 2005 ed. of the Ventura County General Plan, General Land Use Map Figure 3.1 and Ventura County Non-Coastal Zoning Ordinance Section 8109-4.1.2(a),(b)- Scenic Resource Protection Overlay Zone Required Permits

LAND USE

2. LAND USE:

Item A - Community Character

The proposed project is a Conditional Use Permit for Festivals, Animal Shows and Temporary Outdoor Events pursuant to Section 8102-0 of the Non-Coastal Zoning Ordinance. Specifically, the project proposes private equine evaluations and practice performances 6 weekends per each calendar year and between the hours of 8:00AM to 4:30PM. The project is located in the unincorporated community of Somis, north of the intersection of Highway 118 and Lewis Road and between Donlon and Bradley Roads. The existing Community Character of Santa Rosa Valley can be identified as a patchwork of "Rural" and "agricultural" zoned parcels, with the surrounding land uses including single-family residential custom built dwellings to the north of the subject parcels and large agricultural parcels to the south, east and west of the project site. Thus, as the proposed project will not disrupt or divide the existing physical arrangement of the surrounding community, project specific and cumulative impacts to the community character are expected to be **less than significant**.

Source Document: October 2008 ed. of the Ventura County Initial Study Assessment Guidelines, Item 2a- Community Character.

Item B - Housing

The proposed project is not expected to impact surrounding housing as the temporary outdoor events are proposed to occur a maximum of 6 weekends each year, between the hours of 8:00AM to 4:00PM. In addition, the approximately 200 persons expected to occupy the project site during these events will not impact local housing as the events occur during established hours and days. Therefore, project specific and cumulative impacts to housing are expected to remain **less than significant**.

Source Document: October 2008 ed. of the Ventura County Initial Study Assessment Guidelines, Item-2b- Housing.

Item C - Growth Inducement

As referenced above in Item 1, the proposed private equine evaluations and practice performances are within the General Plan land use designations for "agricultural" uses [General Plan Policy 3.2.2.4(3)]. As the project proposes these events to occur 6 weekends per each calendar year and between the hours of 8:00AM to 4:30PM, Saturday or Sunday only, growth inducing impacts are expected to be less than significant as the events are only occurring during limited specified days and times. Also, the proposed project will not contain any public roads that will expand the existing

roadway network nor does this project extend or increase local area housing demands. Therefore, the project is expected to have **less than significant** growth inducement impacts, specifically and cumulatively.

Source Document: *General Plan Policy 3.2.2.4(3) and October 2008 ed. of the Ventura County Initial Study Assessment Guidelines, Item-2c- Growth Inducement.*

RESOURCES

3. AIR QUALITY:

Item A - Regional Air Quality Impacts

Based on information provided by the applicant and the URBEMIS 2007 computer model, the County Air Pollution Control District comments that air quality impacts will be below the 25 pounds per day threshold for reactive organic compounds and oxides of nitrogen as described in the Ventura County Air Quality Assessment Guidelines.

Therefore, the project will not have a significant impact on regional air quality, specifically or cumulatively. Thus, the project will have a **less than significant** impact on regional air quality.

Source Document: *Memo from Alicia Stratton of the Ventura County Air Pollution Control District dated July 17, 2008.*

Item B - Local Air Quality Impacts

Based on information in the project description, the County Air Pollution Control District comments that the subject project will generate less than significant local air quality however according to the applicant's addendum to the project description dated June 5, 2008, dust control measures are ongoing. Thus to ensure that air quality impacts remain low, the project will be conditioned to require that all active portions of the site be either periodically watered or treated with environmentally-safe dust suppressants to prevent excessive amounts of dust and on-site vehicle speeds shall not exceed 15 miles per hour. Implementation of the above noted conditions will reduce project specific and local air quality impacts to a **less than significant** level.

Source Document: *Memo from Alicia Stratton of the Ventura County Air Pollution Control District dated July 17, 2008.*

4. WATER RESOURCES:

Item A - Groundwater Quantity

The Groundwater Resources Division comments that groundwater quantity impacts are less than significant because the increased water usage for the events is approximately 2 percent annually based on information provided by the applicant in the project description questionnaire. This amount of water is in addition to the annual water usage of approximately 305,000 gallons annually required for the seventy (70) horses that are housed full-time year round. Cumulative impacts to groundwater quantity are not expected to significantly decrease underlying groundwater basin yield. Therefore, impacts to groundwater quantity will be **less than significant**, specifically and cumulatively.

Source Document: *Memo from Rick Viergutz of the Water Resources Division of the*

Ventura County Watershed Protection District dated July 24, 2008.

Item B - Groundwater Quality

The Groundwater Resources Division comments that groundwater quality impacts are less than significant with the implementation of certain project conditions. Specifically these conditions require that the applicant store all hazardous materials, chemicals or fertilizers in a building properly designated and equipped for the safe storage of the hazardous materials, chemicals and fertilizers. In addition, prior to the issuance of a Use Inauguration Zoning Clearance for "Festivals, Animal Shows, Temporary Outdoor and Similar Events" from the Planning Division, the applicant shall contract with a permitted commercial hauler for the removal of all horse manure and animal waste generated by the planned animal events. Also, all animal husbandry waste shall be placed in covered dumpster containers and removed at appropriate time intervals to a legal off-site receiving facility. Implementation and adherence with the above noted conditions will maintain project specific and cumulative water quantity impacts at a **less than significant** level.

Source Document: Memo from Rick Viergutz of the Water Resources Division of the Ventura County Watershed Protection District dated July 24, 2008.

Item C - Surface Water Quantity

The proposed project will not alter surface water runoff at the site. Runoff at this location will not have a significant effect on surface water quantity to Donlon Drain located along the western boundary of the parcel and Puerta Zuela Barranca located on the eastern boundary of the parcel, therefore surface water quantity findings are checked **less than significant**.

Source Document: Memo from Rick Viergutz of the Water Resources Division of the Ventura County Watershed Protection District dated July 24, 2008.

Item D - Surface Water Quality

The project's water quality impacts are not expected to result in a violation of any water quality standards as defined in the Los Angeles Basin Plan. As such, neither the individual project or cumulative threshold for significance is being exceeded. The project is expected to have **less than significant** impact on surface water quality.

Source Document: Memo from Paul Tantet of the Groundwater Resources Division of the County Watershed Protection District dated January 28, 2009.

5. MINERAL RESOURCES:

Item A - Aggregate

Aggregate resources consist of sand, gravel, and crushed rock used in the construction industry. The *Ventura County Non-Coastal Zoning Ordinance* includes Mineral Resource Protection (MRP) overlay zones for areas where important mineral resources do or may exist and the extraction of these resources may be a compatible land use. The proposed project is not located within the MRP zone. As such the project is expected to have **no impacts** on aggregate resources, specifically or cumulatively.

Source Document: September 2008 ed. of the Ventura County General Plan, Resources Appendix, Figure 1.4.6; Article 4 of the County Non-Coastal Zoning Ordinance

and the October 2008 ed. of the Ventura County Initial Study Guideline Item 5a-Aggregate Resources.

Item B - Petroleum

The project will have **no impact**, specifically and cumulatively, on petroleum resources because there are sufficient resources to meet local needs. Oil resources are considered a worldwide, national and statewide resource, which is beyond the scope of local governments to effectively manage or control.

Source Document: September 2008 ed. of the Ventura County General Plan, Resources Appendix, Section 1.4.2- Petroleum Resources.

6. BIOLOGICAL RESOURCES:

Item A - Endangered, Threatened or Rare Species, Item B - Wetland Habitat, Item C - Coastal Habitat, Item D - Migration Corridors, and Item E - Locally Important Species/Communities

A review of the available aerial photography, Planning GIS data layer information for biological resources, a site visit conducted by the case planner and the applicant's project description indicates that the site has been used for agricultural and equestrian activities for many years. Due to the nature and design of the project, impacts to biological resources noted above are expected to remain less than significant. In regards to endangered, rare or threatened species impacts are expected to be less than significant as the project site is developed and surrounded by residentially zoned parcels. In regards to wetland habitat, two red-line streams under the jurisdiction of the County Watershed Protection District lie adjacent to the project site and two watercourses lie on the east and west boundaries of the CUP permit boundary area. A site visit conducted by the case planner confirmed that impacts to the wetland habitat are expected to remain less than significant, as the site is already developed and no new development is proposed with the subject project. In addition, the small wetland watercourse lying directly east of the project site will not be utilized as part of this project and the watercourse west of the project site, which will be used as the ingress and egress for the proposed project, would not be further impacted as a culvert has already been created to protect the watercourse. There are no project specific or cumulative impacts to the coastal habitat, as the project site is located more than five miles from the coastal zone boundary. Finally, a review of the GIS Planning data layers and the site visit confirmed that migration corridors and locally important species/communities would not be impacted as the project site and surrounding areas are already developed. Therefore specific and cumulative impacts to the biological resources noted above are deemed **less than significant**.

Source Document: October 2008 ed. of the Ventura County Initial Study Assessment Guidelines, Item 6a to 6e- Biological Resources, Planning GIS data layers (Biological Resources) and applicant's project description.

7. AGRICULTURAL RESOURCES:

Item A - Soils

The Agricultural Commissioner's Office comments that the proposed project area is on

land with a combination of "Statewide Importance" and "Local Importance" farmland as classified on the Department of Conservation/Ventura County RMA-GIS Important Farmland Inventory mapping systems. In addition, a large portion of the parcel is classified as "Other Land," which is not a farmland category. The proposed project includes Animal Shows and activities upon the land involving horse riding and performance but does not include any new structures. Therefore, no thresholds of significance will be exceeded and impacts to agricultural soils are deemed **less than significant**.

Cumulative impacts to agricultural soils are expected to remain less than significant as the over covering of agricultural soils on the site is less than 5% of the overall lot coverage as per the General Plan. Also, animal Shows/Temporary Events are allowed in the Agricultural land use designation and do not require a General Plan amendment. Therefore, cumulative impacts to agricultural soils are deemed **less than significant**.

Source Document: *Memo from Rita Graham, County of Ventura Agricultural Commissioner's Office dated July 14, 2008.*

Item B – Water

Pursuant to item 7b of the County Initial Study Guidelines, "any proposed non-agricultural land use/development that is proposed to use the same water resources as agriculture will have an impact." Water for the site is provided by a regulated water purveyor. In addition, Temporary Outdoor Events are limited to 60 days per year in the zoning ordinance and this application is limited to 6 weekends per year. The type and scale of events are not considered a significant use of water therefore, project specific impacts to the surrounding agricultural water source is deemed less than significant. Item 7b of the Initial Study Guidelines further states that "a use that will decrease the quality of water available for agriculture to a level greater than 1200 mg/L TDS [Total Dissolved Solids] is considered to have a significant project and cumulative impact." With respect to discharge and run-off, the proposed project is unlikely to exceed the threshold of significance of 1200 mg/L for total dissolved solids in the groundwater available to off-site agriculture because the size and scale of the use is not significant. In addition, the standard requirements of the County will assure that no contaminated run-off from any of the events will occur on off-site agricultural parcels. Therefore, impacts to agricultural water quality are deemed to be less than significant. For all of the reasons stated above, project impacts for Item 7b are deemed **less than significant**.

Source Document: *Memo from Rita Graham, County of Ventura Agricultural Commissioner's Office dated July 14, 2008.*

Item C - Air Quality/Micro-Climate

The County Agricultural Commissioner's Office comments that based on the Initial Study Guidelines thresholds of significance relating to agricultural air quality and microclimates the Temporary events proposed with the project are below the permanent 10 percent increase in dust off-site, 10 percent decrease in off-site solar access, and removal of a protective tree row, as the project is limited to 6 weekends per year; therefore unlikely to increase dust in excess of the threshold. The Agricultural

Commissioner also notes that there are no proposed structures that will block solar access to off-site farmland and no protective tree row will be removed. Thus, project related air quality and microclimates impacts are deemed **less than significant**.

As temporary Outdoor Events are limited to 60 days per year and the subject application is limited to 6 weekends per year, it is unlikely that the project will significantly contribute to cumulative air quality and microclimates impacts. Thus, cumulative air quality and microclimates impacts are deemed **less than significant**.

Source Document: *Memo from Rita Graham, County of Ventura Agricultural Commissioner's Office dated July 14, 2008.*

Item D - Pests/Diseases

The Agricultural Commissioner's Office comments that agricultural pests and diseases are typically introduced by the shipment of infected fruit or live plants or via the tires of agricultural vehicles traveling from one infected field to a non-infected field. The proposed activities do not involve the shipment of fruit or live plants or driving in adjacent agricultural fields. The subject parcel is fenced and there is no direct access from the project site into any adjacent farm fields. In addition, dust from horses can create conditions adverse to off-site agriculture. To ensure that impacts remain low, the project will be conditioned to require that horse events and other outdoor activities that generate dust must be halted during high wind events and All unpaved areas shall be treated periodically to prevent the spread of dust onto nearby agricultural crops. Implementation of the above conditions will reduce project specific pest and disease impacts to a **less than significant** level.

Existing conditions in Ventura County related to pest infestations will not be significantly increased by the proposed project with the implementation of and adherence to the above noted conditions. In addition, Temporary Outdoor Events are limited to 60 days per year in the zoning ordinance and the proposed project is limited to 6 weekends per year. For all of the reasons stated above, the project's contribution to cumulative impacts related to pests and diseases are deemed **less than significant**.

Source Document: *Memo from Rita Graham, County of Ventura Agricultural Commissioner's Office dated July 14, 2008.*

Item E - Land Use Compatibility

The Initial Study Guidelines threshold of significance for land use incompatibility is stated as: Any non-agricultural land use or development that by its nature, design or operation may pose substantial land use incompatibilities with nearby property currently in or suitable for agricultural production will have a significant impact. Non-agricultural projects are recommended to be 300 feet from off-site irrigated agriculture. The Agricultural Commissioner considers Temporary Events involving horses to pose some effects to adjacent agriculture. The event areas of the proposed CUP appear to be less than 300 feet from the common boundary lines with off-site crop production and classified farmland to the north, west and east.

Users and guests of Temporary Outdoor Events carry a high expectation that they will

not be inconvenienced by dust, odors, noise, or the perception of chemical spray drift from existing adjacent farms. Because Temporary Events are limited to 60 days per year in the zoning ordinance and, in the current case, 6 weekends per year, the land use incompatibility effects are deemed to be less than significant overall.

However, a condition of approval is recommended to require the applicant to prepare a basic Notification and Response Plan prior to obtaining a Zoning Clearance to inaugurate the use. The plan must indicate how Temporary Event users and guests are to be notified that normal farming operations such as dust, odors, noise, and the use of farm chemicals may occur in the vicinity. To acquire information, the applicant is encouraged to establish communications with adjacent farmers related to their types of farming operations that might produce dust, odors, noise and/or the perception of chemical spray drift, and describe how the applicant's guests will be notified of possible occurrences. The plan must indicate how guests will be instructed to respond in the rare event that a perception of chemical spray drift occurs during an event. The applicant is recommended to exchange information with adjacent farmers about scheduling of chemical applications on adjacent farms and scheduling of the applicant's Temporary Events. The applicant should be aware of the provisions of the Ventura County Right to Farm Ordinance, viewable on the Agricultural Commissioner's web site at www.ventura.org.

In lieu of a Notification and Response Plan, the applicant may submit a site plan indicating that all Temporary Events involving horse activities will be kept a minimum of 300 feet from the common lot line with adjacent off-site agricultural properties.

It should be noted that the human health and safety of occupants, users and guests on the project site (as well as off-site farm workers) related to the use of agricultural pesticides on adjacent parcels is regulated by provisions of the California Food and Agriculture Code (FAC). The recommended condition of approval is not a provision for additional human safety; it is a land use tool to provide operational convenience to the off-site farmers. The farmers or their pesticide applicators are subject to the provisions of the FAC at all times during the handling and application of agricultural pesticides. The Notification and Response Plan for the Temporary Events permit provides a land use convenience for the benefit of off-site farmers in scheduling and conducting their agricultural operations. With implementation of the condition of approval for land use, project impacts for Item 7e are deemed **less than significant**.

Cumulative Impacts. According to the Initial Study Guidelines, cumulative development exceeding the stated threshold will normally be considered as having a substantial effect on agricultural production and cultural practices in the project area. Existing cumulative development of permitted Temporary Outdoor Events in the area is not significant and the proposed project is limited in size and scale. Further, the recommended condition of approval will assure that the project's contribution to cumulative impacts for Item 7e is **less than significant**.

Source Document: Memo from Rita Graham, County of Ventura Agricultural Commissioner's Office dated July 14, 2008.

8. VISUAL RESOURCES:

Item A - Scenic Highway and Item B - Scenic Area/Feature

According to the *Ventura County General Plan Policy 1.7.2.1*, Kingsgrove Drive is not classified as "eligible" for County Scenic Highway designation. In addition, the project site is located more than ½ mile from a designated eligible scenic highway. As the project site is developed and located in an area not visible from the main road, there are expected to be no visual impacts to scenic highway areas. In addition, the proposed non-commercial equestrian events will occur entirely on the project site, six weekends per year, and include a maximum of 80 horses and 200 persons and participants. Therefore, due to the nature and design of the use, the proposed project will have a **less than significant** effect on the visual resources of the area, specifically and cumulatively..

Source Document: *September 2008 ed. of the Ventura County General Plan- Goals, Policies and Procedures Policy 1.7.2.1; September 2008 ed. of the Ventura County General Plan Resources Appendix, Figure 1.7.2a and the October 2008 ed. of the Ventura County Initial Study Assessment Guidelines, Item 8a Scenic Highway and 8b - Scenic Area/Feature*

9. PALEONTOLOGICAL RESOURCES:

The project site is located in an area that has not been previously mapped for paleontological resources and has been noted to have an undetermined paleontological importance as per the County GIS Paleontology data layer. However, as no new structures are proposed with this project, there are expected to be no specific impacts to paleontological resources. Therefore, as all aspects of the proposed project would occur on areas previously graded and the proposed project would not disturb any previously undisturbed soil, it is not expected that the proposed project would create any project specific paleontological impacts. However, the project will be conditioned such that if any paleontological remains are uncovered during future grading or excavation operations, the permittee shall assure the preservation of the site; shall obtain the services of a qualified paleontologist to recommend proper disposition of the site; and the permittee shall obtain the Planning Director's written concurrence of the recommended disposition before resuming development.. Thus, there are expected to be **no impacts**, specific and cumulative, to paleontological resources.

Source Document: *October 2008 ed. of the Ventura County Initial Study Assessment Guidelines, Item 9- Paleontological Resources;; Planning GIS Paleontological data layer and September 2008 ed. of the Ventura County General Plan Section 1.8.2- Paleontological and Cultural Resources Policies*

10. CULTURAL RESOURCES:

Item A – Archaeological Resources and Item B – Historical Resources

As noted above, in Item 9, the project site is located in an agricultural area and currently is in agricultural production. In addition, no new structures are being proposed with this project. Therefore, as all aspects of the proposed project would occur on areas previously graded and the proposed project would not disturb any previously undisturbed soil, it is not expected that the proposed project would create any project specific archaeological or historical impacts. However, the project will be conditioned such that if any archaeological

or historical artifacts are uncovered during grading or excavation operations, the permittee shall assure the preservation of the site; shall obtain the services of a qualified archaeologist to recommend proper disposition of the site; and shall obtain the Planning Director's written concurrence of the recommended disposition before resuming development. As such, **no impacts** to archaeological or historical resources are expected. Given the lack of project specific archaeological impacts, the project would not have any cumulative archaeological or historical impacts.

Source Document: October 2008 ed. of the Ventura County Initial Study Assessment Guidelines, Item 10a- Archaeological Resources and 10b- Historical Resources; Planning GIS Paleontological data layer and September 2008 ed. of the Ventura County General Plan Section 1.8.2- Paleontological and Cultural Resources Policies.

Item C - Social or Religious Resources

A site inspection confirmed that no contemporary, ethnic or social establishments, cemeteries, churches, shrines, synagogues, or other religious institution or establishments are located within the project site or on the immediate adjacent parcels. Therefore, **no impacts** to social or religious resources are expected as a result of this project, specifically or cumulatively.

Source Document: October 2008 ed. of the Ventura County Initial Study Assessment Guidelines, Item 10c-Social or Religious Resources.

11. ENERGY RESOURCES:

The project alone and cumulatively will have less than a significant impact on the renewable resources of solar, wind, and hydraulic power, as these resources are readily available to the public. Therefore, there would be **no impact** to energy resources as a result of this project, specifically or cumulatively.

Source Document: October 2008 ed. of the Ventura County Initial Study Assessment Guidelines, Item 11- Energy Resources and September 2008 ed. of the Ventura County General Plan, Section 1.9.2- Energy Resources Policies.

12. COASTAL BEACHES & SAND DUNES:

This project is not located within the Coastal Zone of the County's Local Coastal Program. Therefore, this project will have **no impact** on the coastal beaches and sand dunes, specifically and cumulatively.

Source Document: October 2008 ed. of the Ventura County Initial Study Assessment Guidelines, Item 12- Coastal Beaches and Sand Dunes and September 2008 ed. of the Ventura County General Plan, Section 1.10.2- Coastal Beaches and Sand Dunes Policies.

HAZARDS

13. SEISMIC HAZARDS:

Item A - Fault Rupture

The Public Works Agency comments that pursuant to the Countywide General Plan, Hazards Appendix, Figure 2.2.1b, no indications of faulting were identified on the proposed project site. As no known active or potentially active faults project into or

appear to cross through the property, the potential for fault rupture on the proposed project site is considered very low. Therefore, there would be **no impacts** relating to fault rupture, specifically or cumulatively.

Source Document: *Memo from Brian Trushinski of the Development and inspection Services Division of the Ventura County Public Works Agency, dated July 24, 2008.*

Item B - Ground Shaking

The property will be subject to moderate to strong ground shaking from seismic events on local and regional fault systems. The County of Ventura Building code adopted from the California Building Code, dated 2007, Chapter 16, Division IV requires the structures be designed to withstand this ground shaking. The requirements of the building code will reduce the effects of ground shaking to less than significant. Therefore, the impacts, relating to ground shaking would be considered to be **less than significant**, specifically and cumulatively.

Source Document: *Memo from Brian Trushinski of the Development and inspection Services Division of the Ventura County Public Works Agency, dated July 24, 2008.*

Item C - Tsunamis and Item D - Seiches

Pursuant to the Countywide General Plan, Hazards Appendix, Figure 2.6, the proposed project is not located in a Tsunami Zone or a Seiche Zone. Therefore, there would be **no impacts** relating to Tsunamis and Seiches, specifically or cumulatively.

Source Document: *Memo from Brian Trushinski of the Development and inspection Services Division of the Ventura County Public Works Agency dated July 24, 2008.*

Item E - Liquefaction

The majority of the subject property is in a liquefaction hazard zone as delineated by the State of California as part of the Seismic Hazards Mapping Act. A site specific study to evaluate the liquefaction potential and mitigate any associated hazards may be necessary to be conducted as part of the building permit application process in accordance with the Ventura County Building Code adopted from the California Building Code, dated 1997, Chapter 18, Section 1804.2, Seismic Zone 4. This report will address the liquefaction potential and provide mitigation recommendations such that the potential hazard resulting from liquefaction will be less than significant. However, as the project involves no new construction, the potential hazards resulting from liquefaction are considered to be less than significant. Therefore, the adverse impacts, relating to liquefaction would be considered to be **less than significant**.

Source Document: *Memo from Brian Trushinski of the Development and inspection Services Division of the Ventura County Public Works Agency dated July 24, 2008.*

14. GEOLOGIC HAZARDS:

Item A – Subsidence

The Public Works Agency comments that if subsidence is to take place the majority of settlement would occur during construction and be minimal. Prior to construction of any new structures, the expansive nature of the soils would be taken into consideration for the design of the foundations. As there are no new structures proposed with the subject

project, there are expected to be **no impacts** relating to subsidence, specifically or cumulatively.

Source Document: *Memo from Brian Trushinski of the Development and Inspection Services Division of the Ventura County Public Works Agency dated July 24, 2008.*

Item B - Expansive Soils

Future development of the site will be subject to the requirements of the County of Ventura Building Code adopted from the California Building Code, dated 2007, Section 1802.2.2 that require mitigation of potential adverse effects of expansive soils and in this regard, the hazard associated with adverse effects of expansive soils is considered to be less than significant. Therefore, the adverse impacts, relating to expansive soils would be considered to be **less than significant**.

Source Document: *Memo from Brian Trushinski of the Development and Inspection Services Division of the Ventura County Public Works Agency dated July 24, 2008.*

Item C - Landslides/Mudslides

The Public Works Agency comments that pursuant to the Countywide General Plan, Hazards Appendix, Figure 2.9, the proposed project is not located in a landslides and/or mudslide Zone. Therefore, there would be **no impacts** relating to landslides/ mudslides, specifically or cumulatively.

Source Document: *Memo from Brian Trushinski of the Development and Inspection Services Division of the Ventura County Public Works Agency dated July 24, 2008.*

15. HYDRAULIC HAZARDS:

Item A - Erosion/Siltation

The Public Works Agency comments that pursuant to the Ventura County Building Code, when construction is completed the proposed project will have no erosion or siltation. During grading erosion and increased siltation will occur, but the Code requires storm damage prevention measures to reduce this potential adverse impact. Therefore, there would be **no impacts**, specifically and cumulatively, relating to erosion/ siltation.

Source Document: *Memo from Brian Trushinski of the Development and Inspection Services Division of the Ventura County Public Works Agency dated July 24, 2008.*

Item B - Flooding

Portions of the subject property are situated with a FEMA-determined 100-year floodplain, referred to by FEMA as an "Unnumbered/ Approximate 'A' Zone". Any development, redevelopment/ remodeling, site grading. And temporary/ permanent storage of structures, equipment, and any other material within the floodplain will require a Floodplain Development Permit from the County Public Works Agency. Provided that the conditions of approval associated with the Floodplain Development Permit are implemented in accordance with FEMA's Title 44, Code of Federal Regulations Sections 59 and 60, and the County of Ventura's Floodplain Management Ordinance, adverse effects associated with flooding can be reduced to less than significant. Therefore, specific and cumulative impacts relating to liquefaction would be

considered to be **less than significant**.

Source Document: *Memo from Brian Trushinski of the Development and Inspection Services Division of the Ventura County Public Works Agency dated July 24, 2008.*

16. AVIATION HAZARDS:

Since the proposed project is not located within two miles of any public airport, there will be **no impacts**, specifically and cumulatively, relative to air traffic safety.

Source Document: *October 2008 ed. of the Ventura County Initial Study Assessment Guidelines Item 16- Aviation Hazards.*

17. FIRE HAZARDS:

The Fire Protection District comments that this project will have a less than significant impact and will be required to comply with the International Fire Code 2006 ed. as adopted and amended by Ventura County Fire Protection District Current Ordinance for Fire Hazard Abatement and also the Building Code for required building standards. Therefore, there will be a **less than significant** impact to fire hazards, specifically and cumulatively.

Source Document: *Memo from John Dodd, Ventura County Fire Protection District, dated October 20, 2008.*

18. HAZARDOUS MATERIALS/WASTE:

Item A - Above-ground Hazardous Materials

The Fire Protection District comments that this project will have **less than significant** impacts to above ground hazardous materials. Any hazardous material use and storage will be required to comply with the International Fire Code 2006 ed., as adopted and amended by the VCFPD current ordinance.

Source Document: *Memo from John Dodd, Ventura County Fire Protection District, dated October 20, 2008.*

Item B - Below-ground Hazardous Materials

The proposed project does not include the use of hazardous materials. Therefore, the project will have **no impacts** relative to hazardous materials.

Source Document: *Memo from Melinda Talent, Resource Management Agency, Environmental Health Department, dated October 30, 2008.*

Item C - Hazardous Waste

The proposed project is not considered an activity that produces hazardous waste. Therefore, the project will have **no impacts**, specifically and cumulatively relative to hazardous wastes.

Source Document: *Memo from Melinda Talent, Resource Management Agency, Environmental Health Department, dated October 30, 2008.*

19. NOISE/VIBRATION:

Noise is defined as "any unwanted sound that is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying" (*Ventura County Initial Study Assessment Guidelines, September 2000*). The

methodology used in determining whether or not a project will result in a significant noise impact is to determine if the proposed use is "Noise Sensitive Use" or a "Noise Generator". Noise sensitive uses are dwellings, schools, hospitals, nursing homes, churches and libraries. The temporary outdoor equine events are considered a noise sensitive use as the site is surrounded by residential dwellings. However, project specific and cumulative impacts to noise are considered less than significant, as the equine events will be occurring six weekends per year, between the hours of 8:00AM and 4:30PM. (until 5:30PM during Daylight Savings planned events). In addition, the size and topography of the project site is conducive to holding the events, as the parcel is relatively flat, more than 20 acres in size and the main judging events would occur in the covered riding arena located in the center of parcel -490. Moreover, noise impacts generated from music played during the events would also be less than significant as a simple amplifier would be used to provide CD music and announcements between 8:00 a.m. and 5:00 p.m. only. During CUP-covered activities, the sound amplification is limited to the covered arena. Therefore, the proposed project is considered to have a **less than significant** impact for vibration generated on-site.

Source Document: *Planning GIS data layers (Noise Contours; September 2008 ed. of the Ventura County General Plan Section 2.16 – Noise (Policy 2.16.2.1) and October 2008 ed. of the Ventura County Initial Study Assessment Guidelines, Item 19-Noise/Vibration.*

20. GLARE:

Glare is defined as "a continuous or periodic intense light that may cause eye discomfort or be blinding to humans". There is not expected to be any impacts associated with glare from the proposed project as the riding evaluation events are proposed to occur during daylight hours only and six weekends per calendar year. As such, the project is expected to have **no impacts** from glare generated on-site, specifically and cumulatively.

Source Document: *October 2008 ed. of the Ventura County Initial Study Assessment Guidelines, Item 20- Glare and applicant's project description.*

21. PUBLIC HEALTH:

The proposed project may have impacts to public health from vector breeding sources. Compliance with applicable state regulations enforced by the Environmental Health Division will reduce potential impacts to a level considered **less than significant**.

Source Document: *Memo from Melinda Talent, Resource Management Agency, Environmental Health Department, dated October 30, 2008.*

PUBLIC FACILITIES/SERVICES

22. TRANSPORTATION/CIRCULATION:

Items A - Public Roads & Highways (1) Level of Service and (2) Safety / Design

The Transportation Department comments that the proposed project will generate additional traffic on the local public roads. To address the cumulative adverse impacts of traffic on the Regional Road Network, Ventura County Traffic Impact Mitigation Fee (TIMF) Ordinance 4246 and General Plan (GP) Policy 4.2.2 require that the

Transportation Department of the Public Works Agency collect a TIMF from developments. This development will be subject to this Ordinance. With payment of the TIMF, the level of service (LOS) and safety of the existing roads would remain consistent with the County's General Plan and less than significant. Therefore, adverse traffic impacts relating to LOS and safety/design will be a **less than significant**, if mitigated.

Source Document: Memo from Nazir Lalani, Public Works Agency, Traffic and Transportation Division, dated July 18, 2008.

Item A - Public Roads & Highways (3) Tactical Access and Item B - Private Roads & Driveways (1) Safety/Design and (2) Tactical Access

The Fire Protection District comments that this project shall have less than significant impact to public and private roads. The District further comments that the project shall meet current Fire District Access standards, which may require on site road improvements, including access for this parcel shall include all weather access constructed of 20 feet in width, vertical clearance of 13'6" and a fire department turnaround, etc. To maintain road impacts at a less than significant level, the project will be conditioned as follows: the access road/driveway from Kingsgrove to the designated guest parking areas shall be posted no parking fire lane on either side. Any gates to control vehicle access are to be located to allow a vehicle waiting for entrance to be completely off the intersecting roadway. A minimum clear open width of 20 feet shall be provided. If gates are to be locked, a Knox system shall be installed. The method of gate control, including operation during power failure, shall be subject to review by the Fire Prevention Division. Gate plan details shall be submitted to the Fire District for approval prior to installation. A final acceptance inspection by the Fire District is required prior to placing any gate into service. Implementation of the above conditions and the design and nature of the project will maintain road impacts at a **less than significant** level, specifically and cumulatively.

Source Document: Memo from John Dodd of the Ventura County Fire Protection District dated October 20, 2008.

Item C - Pedestrian/ Bicycle (1) Public Facilities and (2) Private Facilities

The Transportation Department comments that the existing roads in the proximity of the proposed project site do not have adequate facilities pursuant to the County Road Standards and the State Department of Transportation (Caltrans). However, the proposed project does not plan to generate significant pedestrian and bicycle traffic. Therefore, the Transportation Department considers that the adverse impacts relating to the supplementary addition of pedestrians and bicycles into the area would be a **less than significant**.

Source Document: Memo from Nazir Lalani, Public Works Agency, Traffic and Transportation Division, dated July 18, 2008.

Item D - Parking

The County's Zoning Ordinance regulates the number, location, and size of parking spaces. Pursuant to the applicant's project description, the approximately 180 daily vehicle trips will occur during event days between the hours of 7:30AM and 5:30PM.

Parking impacts are expected to remain less than significant as the area of number of parking spaces proposed in the 284,285 square foot unpaved parking area north of the covered riding arena is adequate to accommodate the 200 maximum persons permitted onsite during each event day. (Exhibit "4"- Site Plan) will be adequate. Therefore, specific and cumulative impacts to parking are deemed **less than significant**.

Source Document: October 2008 edition of the Ventura County Initial Study Assessment Guidelines Item 22d- Parking.

Item E - Bus Transit, Item F - Railroads, Item G - Airports, and Item H - Harbors

The project proposes the permitting of non-commercial onsite horse events; equestrian clinics; training and dressage shows. These events will not substantially interfere with existing bus transit facilities or routes, create a substantial demand for bus transit facilities and services, or interfere substantially with an existing railroad's facilities or operations. The project site is also further than two miles from the closest airport and is not within or adjacent to any harbor district. Therefore, the project will have **no impacts** on existing bus, railway, airport, or harbor activities and facilities, specifically and cumulatively.

Source Document: October 2008 ed. of the Ventura County Initial Study Assessment Guidelines Item 22e through h- Bus, railroads, Airports and harbors.

Item I - Pipelines

This project will not substantially interfere with or affect the operation of an existing pipeline, as no pipelines run under or adjacent to the proposed site. Therefore, the proposed project will have **no impacts** to pipelines, specifically and cumulatively.

Source Document: October 2008 ed. of the Ventura County Initial Study Assessment Guidelines Item 22i- Pipelines; Ventura County General Plan Public Facilities and Services Appendix (Figure 4.2.5), and Ventura County Planning GIS - Major Pipelines and Minor Pipelines layers (accessed August 10, 2006)

23. WATER SUPPLY:

Item A - Quality

The water system which will serve domestic water to this project is regulated by the State Department of Health Services. The quality of domestic water must be in compliance with applicable State drinking water standards. Design and construction of the proposed project must conform with applicable State and Building Code requirements pertaining to water systems. Therefore, the project will create **no impacts**, specifically and cumulatively, to the quality of water supplied by the public water system.

Source Document: Memo from Melinda Talent, Resource Management Agency, Environmental Health Department, dated October 30, 2008.

Item B - Quantity

The Groundwater Resources Division comments that water quantity impacts are less than significant because water service will be provided by Ventura County Waterworks District No. 19. Ventura County Waterworks District No. 19 is considered to have the ability to provide a permanent supply of domestic water through a combination of groundwater and imported state water contracts. As such, project specific and

cumulative water quantity impacts are **less than significant**.

Source Document: *Memo from Rick Viergutz of the Water Resources Division of the Ventura County Watershed Protection District dated July 24, 2008.*

Item C - Fire Flow

Water supply for fire protection will be required to meet Ventura County Fire Protection District Current Ordinance. Any future development on the parcel will require a water supply and fire hydrants. Prior to any new combustible construction a dedicated water supply for required water flow shall be provided for the purpose of fire protection. The Ventura County Fire Protection District shall set the minimum requirements for required water. The required fire flow shall be no less than 1000 gpm for a duration of two hours at 20 psi shall be required. Hydrants shall be installed and in use prior to any new combustible construction. All new structures shall be fire sprinklered per current ordinance. Implementation of these conditions will maintain fire flow impacts at a **less than significant** level.

Source Document: *Memo from John Dodd, Ventura County Fire Protection District, dated October 20, 2008.*

24. WASTE TREATMENT/DISPOSAL:

Item A - Individual Sewage Disposal System

Domestic sewage produced by this project will be discharged into existing septic systems. Information submitted with the project application indicates that the septic system serving the office/restrooms is a potential health hazard. To ensure that the potential hazard is reduced and maintained at a less than significant level, the project will be conditioned to require the replacement of the system and compliance with applicable regulations in the County Building Code and County Ordinance with respect to utilization of septic systems will reduce potential impacts to a level considered **less than significant**.

Source Document: *Memo from Melinda Talent, Resource Management Agency, Environmental Health Department, dated October 30, 2008 and February 9, 2009.*

Item B - Sewage Collection/Treatment Facilities

The proposed project will not require the use of an on-site sewage disposal system. Therefore, the project will create **no impact** relative to on-site sewage disposal.

Source Document: *Memo from Melinda Talent, Resource Management Agency, Environmental Health Department, dated October 30, 2008 and February 9, 2009.*

Item C - Solid Waste Management

The Integrated Waste Management Division (IWMD) has reviewed the application received on July 3, 2008 for LU 08-0073 and has determined the degree of effect to permitted solid waste disposal facilities in Ventura County from this project to be less than significant." Pursuant to the IWMD's factors determining the significance of project impacts to solid waste facilities within Ventura County, any discretionary development project generating solid waste will impact the County's remaining solid waste disposal capacity. Additionally, as required by California Public Resources Code (PRC) 41701, Ventura County's Countywide Siting Element (CSE), adopted in June of 2001 and

updated annually, confirms Ventura County has at least 15 years of disposal capacity available for waste generated by in-County projects. Therefore, because the County currently exceeds the minimum disposal capacity required by state PRC, no individual project of this type and magnitude will significantly impact the County's remaining solid waste disposal capacity. Therefore, project specific and cumulative impacts to solid waste management are deemed **less than significant**.

Source Document: *Memo from Pandee Leachman, Integrated Waste Management Division, dated July 14, 2008.*

Item D - Solid Waste Facilities

The proposed project does not include a solid waste facility. Therefore, the project will create **no impacts** relating to solid waste facilities.

Source Document: *Memo from Melinda Talent, Resource Management Agency, Environmental Health Department, dated October 30, 2008.*

25. UTILITIES:

Item A - Electric Item B - Gas and Item C - Communications

According to information provided with the project description, the property is already developed with various structures and existing facilities, which adequately serve the proposed project. Therefore, the project will have **no impact** on electric, gas, and communications facilities, specifically and cumulatively.

Source Document: *October 2008 ed. of the Ventura County Initial Study Assessment Guidelines, Item 25, Utilities.*

26. FLOOD CONTROL/DRAINAGE:

Item A - FCD Facility

There are no Watershed Protection District facilities within or adjacent to the subject property therefore there are no impacts relating to flood control/drainage from our areas of responsibility. Therefore, there would be **no impacts** related to flood control facilities, specifically and cumulatively.

Source Document: *Memo from Jim Myers, Development and Inspection Services Division of the Ventura County Public Works Agency dated March 12, 2009.*

Item B - Other Facilities

The Watershed Protection District has received and reviewed a Drainage Study prepared by VCE Services, Inc. dated December 19, 2008 prepared for the El Sueno Equestrian Center and have concluded that the impact will be **less than significant** provided that the detention as outlined in the drainage study dated December 19, 2008 be provided to attenuate the peak flow increase.

Source Document: *Memo from Robin Jester, County of Ventura Watershed Protection District Water Resources Division dated March 6, 2009.*

27. LAW ENFORCEMENT/EMERGENCY SERVICES:

Item A - Personnel/Equipment and Item B - Facilities

According the applicant's project description, the equine events will be occurring six weekends per year, between the hours of 8:00AM and 4:30PM. (until 5:30PM during

Daylight Savings planned events). In addition, a maximum of 200 persons, including center staff, trainers, judges, owners and their assistants would attend the events. Due to the size and nature of the proposed project, it is anticipated that there will be no significant impact on the functions of the Ventura County Sheriff's Department. As such, the project will have **no impact** on the services provided for the area, specifically and cumulatively.

Source Document: *October 2008 ed Ventura County Initial Study Assessment Guidelines, Item 27- Law Enforcement/ Emergency Services.*

28. FIRE PROTECTION:

Distance from full-time, paid fire station is adequate. In addition, this project does not indicate that a new fire station or additional equipment is required. Therefore, specific and cumulative impacts to fire protection are deemed **less than significant**.

Source Document: *Memo from John Dodd, Ventura County Fire Protection District, dated October 20, 2008.*

29. EDUCATION:

Item A - Schools

The project would be served by the Oxnard Union High School District and the Somis Elementary School District. Due to the design and nature of the proposed project, impacts to schools is deemed **no impact**, specifically and cumulatively, as the temporary equine events will occur six weekends per year and student enrollment will not increase as a result of the subject project.

Source Document: *October 2008 ed. of the Ventura County Initial Study Assessment Guidelines, Item 29a- Schools.*

Item B - Libraries

There nearest public library is in the Moorpark Library in the City of Moorpark. Due to the design and nature of the proposed project, there are expected to be no impacts to public libraries as the temporary equine events are proposed to occur six weekends per year and not create a further strain on existing library facilities in any way. Therefore, there are expected to be **no impacts** to public libraries, specifically and cumulatively.

Source Document: *October 2008 ed. of the Ventura County Initial Study Guidelines, Item 29b, Libraries.*

30. RECREATION:

Item A - Local Parks/Facilities; Item B - Regional Parks/Facilities and Item C - Regional Trails/Corridors :

This project is located within County Service Area 33 Park District. Although the project is located within this area, there are expected to be no impacts to local parks and facilities as the temporary outdoor equestrian events are not open to the public, will involve not more than 80 horses and 200 persons involved with each event and occur approximately six weekends per year. Therefore, there are expected to be **no impacts** to local parks/facilities, specifically and cumulatively, as the project will not impede current or future development of surrounding local parks.

As noted above, the proposed project is not open to the public, will involve no more than 80 horse and 200 persons and occur approximately six weekends per year. In addition, there are adequate regional trails, parks and public facilities available for use by the surrounding residents. Therefore, due to the design and nature of the project, there are expected to be **no impacts**, specifically or cumulatively, to regional parks and facilities. Furthermore, for the reasons stated above, there are expected to be **no impacts**, specifically and cumulatively to regional trails and corridors.

Source Document: *October 2008 ed. of the Ventura County Initial Study Assessment Guidelines, Item 30a, Local Parks and Facilities; 30b- Regional Parks and Facilities and Item 30c- Regional Trails and Corridors.*

SECTION D
MANDATORY FINDINGS OF SIGNIFICANCE
PROJECT: LU08-0073 (Conditional Use Permit)

APPLICANT: El Sueno Equestrian Center

**LOCATION: 5250 Kingsgrove Drive, in the unincorporated Ventura County
Community of Somis on APN: 110-0-170-490 & 110-0-170-615**

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

SECTION E
DETERMINATION OF ENVIRONMENTAL DOCUMENT

PROJECT: LU08-0073 (Conditional Use Permit)

APPLICANT: El Sueno Equestrian Center

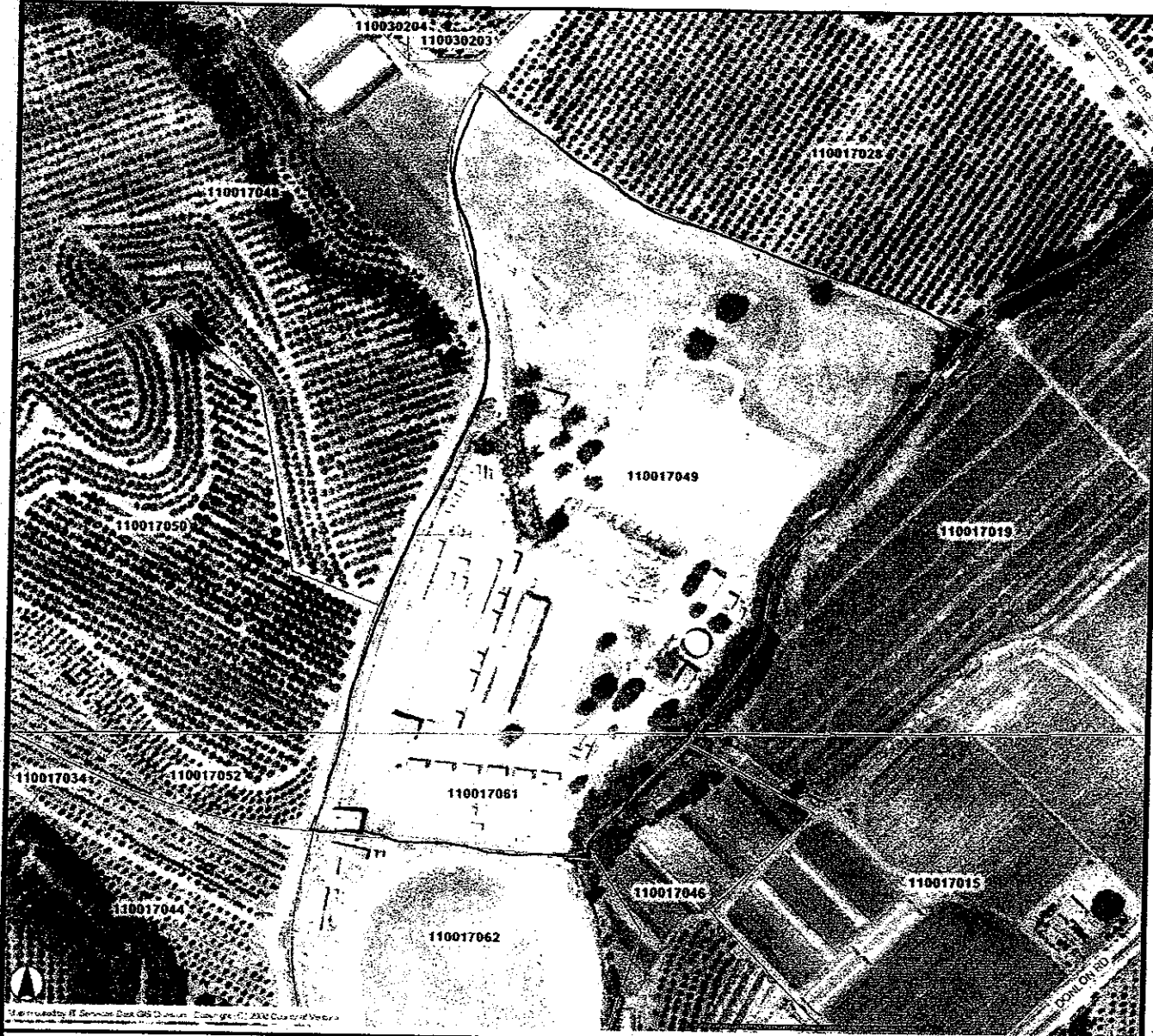
**LOCATION: 5250 Kingsgrove Drive, in the unincorporated Ventura County
Community of Somis on APN: 110-0-170-490 & 110-0-170-615**

E.	DETERMINATION OF ENVIRONMENTAL DOCUMENT
	On the basis of this initial evaluation:
<input checked="" type="checkbox"/>	I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measure(s) described in section C of the Initial Study will be applied to the project. A MITIGATED NEGATIVE DECLARATION should be prepared.
<input type="checkbox"/>	I find the proposed project, individually and/or cumulatively, MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.*
<input type="checkbox"/>	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION , including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

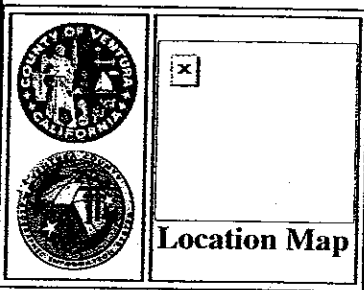
Kristina Woodruff
**Signature of Person Responsible
for Administering the Project**

4-2-09
Date

LU08-0073



Map provided by IT Services Dept GIS Division. Copyright © 2002 County of Ventura



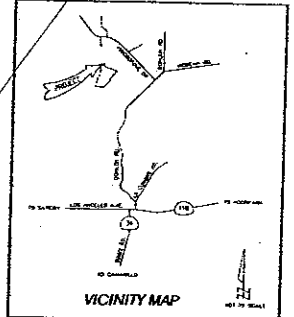
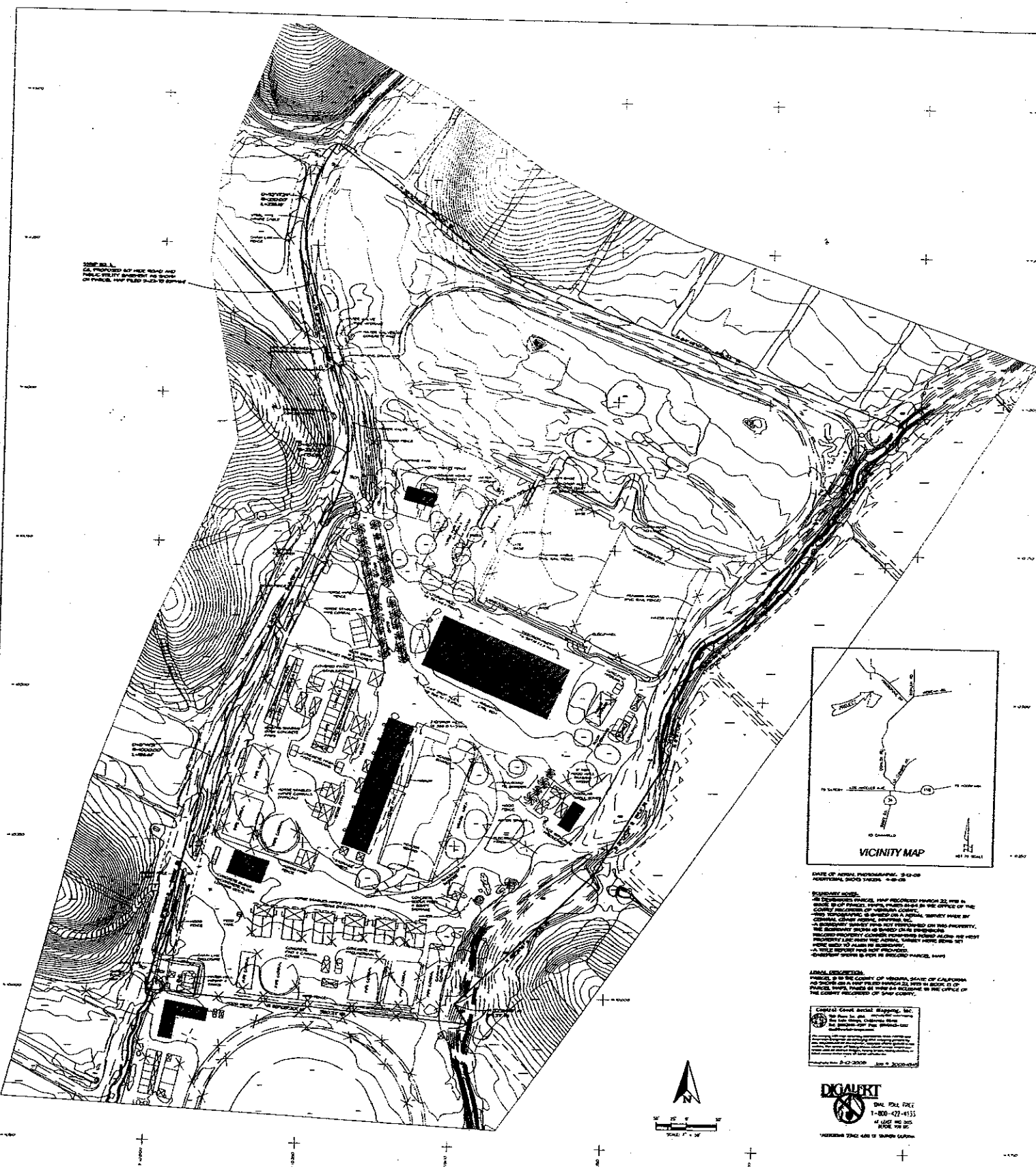
Hazards	Resources	Public Facilities/Services
Fire History	Greenbelts	Elementary School District
Floodations	Proposed Greenbelts	High School District
Landslides Earthquake Induced	Visual Resources	Sanitation District
Landslides Non-Earthquake Induced	Water Resource	
Liquefaction	Some Area	
Tsunami Inundation Hazard	Some Highway	
Groundshaking	Mining Permits	
0.25	Oil Permits	
0.45	Land Conservation Act Contracts	
0.65		
0.85		
1.00		
Major Pipelines	Political/Planning Boundaries	Land Use
Minor Pipelines	Area of Interest	Area Plan
Air Faults	City Urban Restriction Boundary	General Plan
	Growth/Non-growth Area	Zoning
	Sphere of Influence	
	Supervisory Districts	General Mapping
	2000 Census Tracts	Freeway
		Highway
		Lakes
		Rivers
		Cities

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LU08-0073
Exhibit "3"

TOPG 02.1
 CA PROPERTY NOT BEING AND
 PUBLIC UTILITY EQUIPMENT AS SHOWN
 ON THESE MAPS MUST BE RECORDED



DATE OF AERIAL PHOTOGRAPHY: 3-20-08
 HORIZONTAL SCALE: 1"=200'

DISCLAIMER:
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CREATED: Great Detail Mapping, Inc.
 2000 EAST BIRCHGROVE
 SUITE 100
 SANTA ANITA, CA 92586
 TEL: (951) 261-1111
 FAX: (951) 261-1112
 WWW: WWW.GREATDETAILMAPPING.COM



<p>DATE: 02/15/09 DRAWN BY: [Name] CHECKED BY: [Name] SCALE: AS SHOWN</p>	<p>THIS DOCUMENT CONTAINS CONFIDENTIAL MATERIAL AND IS NOT TO BE DISCLOSED TO ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF VUSE GROUP, INC. INFORMATION ON CONFIDENTIALITY OF THIS DOCUMENT IS CONTAINED HEREIN AND IS SUBJECT TO THE APPLICABLE LAW.</p>	<p>PREPARED BY VUSE GROUP, INC. 18610S ANDREWS AVE., SUITE A VENTURA, CA 93003 TEL: (805) 641-5000 FAX: (805) 642-1000</p>	<p>PREPARED FOR EL SUENO, LLC 8000 EAST BIRCHGROVE SUITE 100 SANTA ANITA, CA 92586 TEL: (951) 261-1111</p>	<p>TOPOGRAPHIC SURVEY COUNTY OF VENTURA STATE OF CALIFORNIA PARCEL 02-13-0001</p>
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LU08-0073
 Exhibit "4"

NEGATIVE DECLARATION (ND) ADDENDUM

**CONDITIONAL USE PERMIT CASE NO. PL20-0028
EL SUENO OUTDOOR EVENTS AND ACCESSORY STRUCTURES**

A. BACKGROUND INFORMATION AND PROJECT DESCRIPTION:

1. **Entitlement:** Minor modification to Conditional Use Permit (CUP) No. LU08-0073 (Case No. PL20-0028)
2. **Applicant/Property Owners:** Thomas and Gina Lawrence Trust, 4607 Lakeview Canyon Road Suite 589, Westlake Village, CA 91361
3. **Location:** 5250 Kingsgrove Drive, in the Ventura County unincorporated area of Somis
4. **Tax Assessor's Parcel Numbers:** 110-0-170-490 and 110-0-170-615
5. **Lot Size:** 20.81 acres (combined)
6. **General Plan Land Use Designation:** Agricultural
7. **Zoning Designation:** AE-40 ac (Agricultural Exclusive, 40 acre minimum lot size).
8. **Project Description:** The applicant requests a minor modification to CUP No. LU08-0073 to authorize (1) the continued use and maintenance of accessory structures related to animal keeping that exceed 20,000 square feet (sq. ft.) in size; (2) the continued use of the site for animal-centered outdoor events for a 20-year time period; and, (3) acknowledgement of an existing 99 sq. ft. employee detached bathroom located southeast of the covered arena and adjacent to the bathroom and workshop¹. Inclusion of the bathroom with this modification request abates Planning Violation No. PV15-0015.

The animal-centered outdoor events will be limited to the weekends with a maximum of six, 2-day events per calendar year (for a total of 12 total days of events annually). The events are limited to daylight hours (depending on daylight savings time). Amplified music and announcements for these events will occur between the hours of 8:00 am and 5:00 pm. Portable toilets are brought in for the events to ensure adequate sanitary facilities. An area approximately 284,000 sq. ft. in size just north of the existing covered arena will continue to provide parking. A maximum of 80 horses and 200 people are associated with each event, including staff, riders, trainers, judges horse owners and their assistants.

¹ Zoning Clearance No. ZC19-1092 was issued by the Planning Division for the construction of a 99 sq. ft. detached freestanding ADA-compliant bathroom. The applicant has included the bathroom as part of the subject modified CUP application.



The CUP would allow continued use and maintenance of accessory structures that exceed 20,000 sq. ft. An inventory of the existing accessory structures is included below.

Existing Accessory Structures

Structure	Size (in square feet)
Horse Stables (12 units)	3840
Horse stable	340
Hay Barn	2622
Storage sheds (2)	240
Storage sheds (2)	448
Enclosed Horse stable offices	9211
Feed and equipment storage	164
Modular units (3)	855
Storage and bathroom	1100
Stable with roof overhang	638
Show stalls	1258
Covered arena	19650
Hard roof cover (2)	3100
Covered patio / stable office	560
Horse stables	350
Storage containers	176
Horse stables	610
Modular unit	1226
Detached Bathroom*	99
Total sq. ft. 46,487	

*Refer to Footnote No. 1 above

Except for the detached bathroom (which is already constructed), no new development or ground disturbance is proposed, and no expansion of the facility or an increase in the number of events participants is proposed as part of the project.

Domestic water service will continue to be provided by Ventura County Waterworks District No. 1. Wastewater service will continue to be provided by an onsite wastewater treatment system. Access to the site will continue to be provided by an unpaved private road that connects the project site to Kingsgrove Drive.

B. STATEMENT OF ENVIRONMENTAL FINDINGS:

On March 4, 2010, the Planning Director adopted a Negative Declaration (ND) that evaluated the environmental impacts of holding 12 annual outdoor events in the form of horse events, equestrian clinics, training and dressage shows on the project site

during the weekends. The ND concluded that there would be a less than significant impact on the environment as a result of the proposed project.

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

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

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

The proposed project would not create new environmental impacts that were not previously analyzed in the adopted ND that was prepared for the original CUP (Case No. LU08-0073). The only proposed change is the legalization of the existing 99 sq. ft. detached employee bathroom that would be located southeast of the covered arena and adjacent to the workshop. The detached bathroom would not introduce any new adverse impacts related to grading that was analyzed in the adopted ND, as the structure is located within the area previously evaluated as part of the ND.

A wetland, red line and blue line streams are located along the western and eastern property boundaries and adjacent to the access road. All activities associated with the outdoor animal-centered events will be setback more than 100 feet from these waterbodies. The number of attendees at the outdoor events, the number of annual outdoor events and the parking area for event attendees would not change from the environmental evaluation included in the ND.

The Ventura County Fire Protection District (VCFPD) reviewed the proposed project and determined that water supply and hazard abatement comply with VCFPD standards. Portions of the private access road from Kingsgrove Drive south to the project site, for a distance of approximately 881 feet, will need to be widened in order to comply with VCFPD's minimum access road width standard of 20 feet. The blue line stream is located 740 feet southwest of the access road, along the western property boundary. The wetland located along the western property boundary is located more than 790 feet to the northeast of the stream. The road widening, therefore, will not adversely impact these waterbodies. There would not

be any changes in the operation and frequency of the animal-centered outdoor events. There would also be no exterior modifications to existing structures.

The proposed project remains in compliance with Ventura County Non-coastal Zoning Ordinance (NCZO) Section 8106-1.1 development standards for accessory animal-keeping structures in the AE 40 ac zone district with regard to height and setbacks. Therefore, the continued use and operation of these accessory structures would not increase the severity of or create any new significant impacts. The detached bathroom would also comply with the building and height standards for accessory structures, as the structure would not exceed 10 feet in height.

Finally, the proposed changes would not modify the location or design of the fire hydrant plan, fire sprinkler systems, or access driveway that were previously approved CUP No. LU08-0073.

Based on the above discussion, the proposed project will not involve any new significant environmental impacts. No major revisions of the ND are required.

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

The existing baseline conditions that were used to analyze potential impacts to the environment have not changed to the extent that the proposed revisions to the project description would require major revisions to the ND. As stated above, no new impacts to biological resources, scenic resources, public roads and highways, or fire hazards would result from the proposed project. Furthermore, the project site and surrounding area do not exhibit any previously unknown resources that need to be analyzed as part of this project.

Ministerial Zoning Clearances have been issued to the applicant in order to abate violations² of the Ventura County NCZO. These permits legalized existing accessory structures that were placed on the project site after 2010 and were not included in original CUP, which only authorized the animal-centered outdoor events.

Ministerial permits include the following:

- Zoning Clearance No. ZC16-1090 to: (1) modify horse walker and horse stable; (2) Demolish unpermitted sheds, unpermitted patio cover, and snack bar.

² Planning Violation No. PV15-0015

- Zoning Clearance No. ZC17-0636 to: (1) remove the existing unpermitted horse hot walker; (2) remove and reconfigure the existing unpermitted horse stable structures (two buildings at 875 sq. ft. each); (3) demolition of an unpermitted 180 sq. ft. enclosed storage shed located south of the main horse stables; (4) demolition of an unpermitted 120 sq. ft. enclosed storage shed adjacent to the hay barn; (5) demolition of an unpermitted covered patio structure located behind the eight-foot wood wall training arena; and, (6) demolition of an unpermitted structure located on the east side of the property, where the training arena was previously.
- Zoning Clearance No. ZC18-1461 to demolish the unpermitted restroom and build a new exterior restroom. This Zoning Clearance expired on June 28, 2019.
- Zoning Clearance No. ZC19-1092 for the demolition of related plumbing fixtures and connections in support of an unpermitted full bathroom located within an existing storage structure. This zoning clearance also authorized the construction of the 99 sq. ft. detached freestanding ADA-compliant bathroom.

The issuance of these permits did not create any new impacts on the environment that were not evaluated in the previous ND.

Based on the above discussion, the proposed project would not result in any new potentially significant impacts that were not previously analyzed in the ND.

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

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

There are no environmental resources, hazards, or public facilities located on, or in the vicinity of, the project site that were previously unknown and could be substantially affected by the proposed project. No new significant effects have been identified. As stated in this Addendum (above), the proposed project will not change the analysis set forth in the previous ND. The environmental conditions that currently exist on site are substantially the same as those that existed at the time at which the ND was prepared and adopted. Therefore, no new information of substantial importance has been discovered, and the minor modification will not result in any new environmental effects compared with those analyzed in the adopted ND.

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

C. PUBLIC REVIEW:

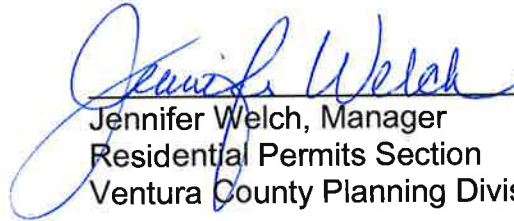
Pursuant to the CEQA Guidelines [§ 15164(c)], this addendum to the ND does not need to be circulated for public review, and shall be included in, or attached to, the adopted ND.

Prepared by:



Kristina Boero, Senior Planner
Residential Permits Section
Ventura County Planning Division

Reviewed by:



Jennifer Welch, Manager
Residential Permits Section
Ventura County Planning Division

EXHIBIT 5 – DRAFT CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT CASE NO PL20-0028

EL SUENO OUTDOOR EVENTS AND ACCESSORY STRUCTURES

RESOURCE MANAGEMENT AGENCY (RMA)

Planning Division Conditions

1. Project Description

This Conditional Use Permit (CUP) is based on and limited to compliance with the project description stated in this condition below, Exhibits 3 and 4 of the Planning Director hearing on January 14, 2021 and conditions of approval set forth below. Together, these conditions and documents describe the “Project.” Any deviations from the Project must first be reviewed and approved by the County in order to determine if the Project deviations conform to the Project as approved. Project deviations may require Planning Director approval for changes to the permit or further California Environmental Quality Act (CEQA) environmental review, or both. Any Project deviation that is implemented without requisite County review and approval(s) may constitute a violation of the conditions of this permit and applicable law.

The Project description is as follows:

The Project is a is granted to authorize (1) the continued use and maintenance of accessory structures related to animal keeping that exceed 20,000 square feet (sq. ft.) in size; (2) the continued use of the site for animal-centered outdoor events for a 20-year time period; and, (3) acknowledgement of an existing 99 sq. ft. employee detached bathroom located southeast of the covered arena and adjacent to the bathroom and workshop¹. Inclusion of the bathroom with this modification request abates Planning Violation No. PV15-0015.

The animal-centered outdoor events will be limited to the weekends with a maximum of six, 2-day events per calendar year (for a total of 12 total days of events annually). The events are limited to daylight hours (depending on daylight savings time). Amplified music and announcements for these events will occur between the hours of 8:00 am and 5:00 pm. Portable toilets are brought in for the events to ensure adequate sanitary facilities. An area approximately 284,000 sq. ft. in size just north of the existing covered arena will continue to provide parking. A maximum of 80 horses and 200 people are associated with each event, including staff, riders, trainers, judges horse owners and their assistants.

¹ Zoning Clearance No. ZC19-1092 was issued by the Planning Division for the construction of a 99 sq. ft. detached freestanding ADA-compliant bathroom. The applicant has included the bathroom as part of the subject modified CUP application.

The CUP would allow continued use and maintenance of accessory structures that exceed 20,000 sq. ft. An inventory of the existing accessory structures is included below.

Existing Accessory Structures

Structure	Size (in square feet)
Horse Stables (12 units)	3840
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Modular unit	1226
Detached Bathroom*	99
Total sq. ft. 46,487	

*Refer to Footnote No. 1 above

Except for the detached bathroom (which is already constructed), no new development or ground disturbance is proposed, and no expansion of the facility or an increase in the number of events participants is proposed as part of the project.

Domestic water service will continue to be provided by Ventura County Waterworks District No. 1. Wastewater service will continue to be provided by an onsite wastewater treatment system. Access to the site will continue to be provided by an unpaved private road that connects the project site to Kingsgrove Drive.

2. Days and Hours of Operation for Outdoor Events

Purpose: In order to maintain compatibility issues with surrounding uses it is necessary to limit the days and hours of operation of the approved outdoor events.

Requirement: The outdoor events shall be limited to horse events; equestrian clinics; training and dressage shows on the project site. The Permittee shall post the hours of operation in an obvious location that can be seen by participants, and/or truck hauling

operators-select. The signage must be made of weatherproof and permanent material and comply with the Ventura County Non-Coastal Zoning Ordinance (Article 10).

- **Events:** maximum of six, 2-day events per calendar year (for a total of 12 total days of events annually).
- **Event hours:** The events will continue to occur during daylight hours. Amplified music and announcements will occur between the hours of 8:00 am and 5:00 pm on events days.

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

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

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

3. Site Maintenance

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

Requirement: Only equipment and/or materials which the Planning Director determines to substantially comply with the project description shall be stored within the project site during the life of the project.

Documentation: The Permittee shall maintain the project site in a neat and orderly manner, and in compliance with the Project description set forth in Condition No. 1.

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

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

4. CUP Modification

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

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

5. Acceptance of Conditions and Schedule of Enforcement Responses

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

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

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

6. Time Limits

a. Use inauguration:

- (1) The approval decision for this CUP becomes effective upon the expiration of the 10 day appeal period following the approval decision, or when any appeals of the decision are finally resolved. Once the approval decision

becomes effective, the Permittee must obtain a Zoning Clearance for use inauguration in order to initiate the land uses set forth in Condition No. 1.

This CUP shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for use inauguration within one year from the date the approval decision of this CUP becomes effective, in accordance with *Ventura County Non-Coastal Zoning Ordinance (§ 8111-4.7)*. The Planning Director may grant a one year extension of time to the Permittee in order to obtain the Zoning Clearance for use inauguration if the Permittee can demonstrate to the satisfaction of the Planning Director that the Permittee has made a diligent effort to implement the Project, and the Permittee has requested the time extension in writing at least 30 days prior to the one year expiration date.

Prior to the issuance of the Zoning Clearance for use inauguration, all fees and charges billed to that date by any County agency, as well as any fines, penalties, and sureties, must be paid in full. After issuance of the Zoning Clearance for use inauguration, any final billed processing fees must be paid within 30 days of the billing date or the County may revoke this CUP.

- b. Permit Life or Operations Period: This CUP will expire on [Insert Planning Director Decision date, 2041]. The lack of additional notification of the expiration date provided by the County to the Permittee shall not constitute grounds to continue the uses that are authorized by this CUP after the CUP expiration date. The uses authorized by this CUP may continue after the CUP expiration date if:
- (1) The Permittee has filed a permit modification application pursuant to § 8111-6 of the Ventura County Non-Coastal Zoning Ordinance prior to [Insert Planning Director Decision date, 2041]; and
 - (2) The County decision-maker grants the requested modification.

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

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

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

Requirement: Upon the request of the Planning Director, the Permittee shall provide the Planning Division with documentation (e.g., copies of permits or agreements from other agencies, which are required pursuant to a condition of this CUP) to verify that the

Permittee has obtained or satisfied all applicable federal, state, and local entitlements and conditions that pertain to the project.

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

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

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

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

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

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

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

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

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

9. Recorded Notice of Land Use Entitlement

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

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

this CUP. The wet signed original "Notice of Land Use Entitlement" form and a copy of the project conditions shall be recorded with the County Recorder.

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

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

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

10. Financial Responsibility for Compliance Monitoring and Enforcement

- a. Cost Responsibilities: The Permittee shall bear the full costs of all County staff time, materials, and County-retained consultants associated with condition compliance review and monitoring, CEQA mitigation monitoring, other permit monitoring programs, and enforcement activities, actions, and processes conducted pursuant to the Ventura County Non-Coastal Zoning Ordinance (§ 8114-3) related to this CUP. Such condition compliance review, monitoring and enforcement activities may include (but are not limited to): periodic site inspections; preparation, review, and approval of studies and reports; review of permit conditions and related records; enforcement hearings and processes; drafting and implementing compliance agreements; and attending to the modification, suspension, or revocation of permits. Costs will be billed at the rates set forth in the Planning Division or other applicable County Fee Schedule, and at the contract rates of County-retained consultants, in effect at the time the costs are incurred.
- b. Establishment of Revolving Compliance Account: Pursuant to the requirements of CUP No. LU08-0073, the Resource Management Agency created Condition Compliance Case No. CC11-0037 to cover the costs associated with condition compliance review, monitoring, and enforcement activities, and any duly-imposed civil administrative penalties, regarding CUP No. LU08-0073. The Planning Division will continue to use Condition Compliance Case No. CC11-0037 to cover the costs associated with condition compliance review, monitoring, and enforcement activities described in subsection 10.a (above), and any duly-imposed civil administrative penalties regarding this CUP.

Within 10 calendar days of the effective date of the final decision approving this CUP, the Permittee shall submit a new, updated, and completed reimbursement agreement for Condition Compliance Case No. CC11-0037, in a form provided by the Planning Division, obligating the Permittee to pay all condition compliance

review, monitoring, and enforcement costs, and any civil administrative penalties, subject to the Permittee's right to challenge all such charges and penalties prior to payment.

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

11. **Defense and Indemnification**

- a. The Permittee shall defend, at the Permittee's sole expense with legal counsel acceptable to the County, against any and all claims, actions, or proceedings against the County, any other public agency with a governing body consisting of the members of the County Board of Supervisors, or any of their respective board members, officials, employees and agents (collectively, "Indemnified Parties") arising out of or in any way related to the County's issuance, administration, or enforcement of this CUP. The County shall promptly notify the Permittee of any such claim, action or proceeding and shall cooperate fully in the defense.
- b. The Permittee shall also indemnify and hold harmless the Indemnified Parties from and against any and all losses, damages, awards, fines, expenses, penalties, judgments, settlements, or liabilities of whatever nature, including but not limited to court costs and attorney fees (collectively, "Liabilities"), arising out of or in any way related to any claim, action or proceeding subject to subpart (a) above, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties.
- c. Except with respect to claims, actions, proceedings, and Liabilities resulting from an Indemnified Party's sole active negligence or intentional misconduct, the Permittee shall also indemnify, defend (at Permittee's sole expense with legal counsel acceptable to County), and hold harmless the Indemnified Parties from and against any and all claims, actions, proceedings, and Liabilities arising out of, or in any way related to, the construction, maintenance, land use, or operations conducted pursuant to this CUP, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties. The County shall promptly notify the Permittee of any such claim, action, or proceeding and shall cooperate fully in the defense.

- d. Neither the issuance of this CUP, nor compliance with the conditions hereof, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property; nor shall the issuance of this CUP serve to impose any liability upon the Indemnified Parties for injury or damage to persons or property.

12. Invalidation of Condition(s)

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

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

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

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

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

14. Contact Person

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

Requirement: The Permittee shall designate a contact person(s) to respond to complaints from citizens and the County which are related to the permitted uses of this CUP.

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

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

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

15. Resolution of Complaints

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

- a. The Permittee shall post the telephone number for the designated Contact Person as identified pursuant to Condition No. 14 in a visible location on the site. The Contact Person shall be available via telephone on a 24-hour basis. Persons with concerns about an event as it is occurring may directly contact the Contact Person;
- b. If County staff receives a written complaint about the Project, Planning Division staff may contact the Permittee's Contact Person or the Permittee to request information regarding the alleged violation; and

If, following a complaint investigation by County staff, a violation of the Ventura County Code or a condition of this CUP is confirmed, County staff may initiate enforcement actions pursuant to § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

16. Change of Permittee

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

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

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

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

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

17. Sign Plan

Purpose: To ensure signage on the property complies with Chapter 1, Article 10 of the Ventura County Non-Coastal Ordinance.

Requirement: The Permittee shall submit two copies of a sign plan to the Planning Division for review and approval prior to the issuance of a Zoning Clearance for use inauguration. The sign plan shall include the proposed size, colors, materials, and lighting details, in accordance with Article 10 of the Ventura County Non-Coastal Zoning Ordinance. The Permittee shall bear the total cost of such review and approval. The Permittee also shall be responsible for obtaining a Zoning Clearance for any new or replacement sign to ensure that the signage for the Project continues to comply with the approved sign plan.

Documentation: A stamped copy of the approved sign plan.

Timing: The Permittee shall submit the sign plan to the Planning Division for review and approval prior to the issuance of a Zoning Clearance for use inauguration.

Monitoring and Reporting: The Planning Division maintains a stamped copy of the approved sign plan in the Project file. The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

18. Availability of Parking Spaces

Purpose: To ensure compliance with § 8108-3 of the Ventura County Non-Coastal Zoning Ordinance.

Requirement: The Permittee shall ensure that the required 180 motor vehicle parking spaces (including accessible spaces) and carpool spaces remain continuously available for their intended parking use and are not used for any other unauthorized use. The Permittee shall maintain the required parking area as illustrated on the approved site plan. This maintenance requirement includes, but is not limited to, the number of parking spaces, directional markings, accessible parking symbols, signs, and trash and recyclables enclosures.

Documentation: A stamped copy of the approved site plan.

Timing: The Permittee shall install all components of the required parking area as indicated on the approved site plan prior to occupancy and shall maintain the required parking area as illustrated on the approved site plan for the life of the Project.

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

19. Trash and Recycling Storage Area

Purpose: In order to comply with § 8106-8.7 and § 8108-5.13 of the Ventura County Non-Coastal Zoning Ordinance.

Requirement: The Permittee shall ensure that trash and waste diversion (e.g., recyclables and yard waste) enclosures are constructed and maintained on the project site in accordance with the County of Ventura's adopted "Space Allocation for Recycling and Refuse Collection Design Criteria and Specifications Guidelines."

<http://pwaportal.ventura.org/WSD/docs/2008%20Space%20Allocation%20Guidelines.pdf>

Documentation: The Permittee shall submit the following for the Planning Division's review and approval:

- a. a site plan that identifies the location of the enclosure; and,
- b. building elevation plans for the enclosure.

Timing: Prior to the issuance of a Zoning Clearance for use inauguration, the Permittee shall submit the site and building elevation plans to the Planning Division for review and approval. The Permittee shall install the trash enclosures prior to occupancy.

Monitoring and Reporting: The Planning Division maintains a copy of the approved site plan in the Project file. The Planning Division has the authority to inspect the site to ensure that the enclosures are constructed as illustrated on the approved plans prior to occupancy. The Planning Division has the authority to periodically inspect the site to ensure that the trash enclosures are maintained consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

20. Paleontological Resources Discovered During Grading

Purpose: In order to mitigate potential impacts to paleontological resources that may be encountered during ground disturbance or construction activities.

Requirement: If any paleontological remains are uncovered during ground disturbance or construction activities, the Permittee shall:

- a. Cease operations and assure the preservation of the area in which the discovery was made;
- b. Notify the Planning Director in writing, within three days of the discovery;
- c. Obtain the services of a paleontological consultant or professional geologist who shall assess the find and provide a report that assesses the resources and sets forth recommendations on the proper disposition of the site;
- d. Obtain the Planning Director's written concurrence with the recommended disposition of the site before resuming development; and
- e. Implement the agreed upon recommendations.

Documentation: The Permittee shall submit the paleontologist's or geologist's reports. Additional documentation may be required to demonstrate that the Permittee has implemented the recommendations set forth in the paleontological report.

Timing: If any paleontological remains are uncovered during ground disturbance or construction activities, the Permittee shall provide the written notification to the Planning Director within three days of the discovery. The Permittee shall submit the paleontological report to the Planning Division immediately upon completion of the report.

Monitoring and Reporting: The Permittee shall provide the paleontological report to the Planning Division to be made part of the Project file. The Permittee shall implement any recommendations made in the paleontological report to the satisfaction of the Planning

Director. The paleontologist shall monitor all ground disturbance activities within the area in which the discovery was made, in order to ensure the successful implementation of the recommendations made in the paleontological report. The Planning Division has the authority to conduct site inspections to ensure that the Permittee implements the recommendations set forth in the paleontological report, consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

21. Archaeological Resources Discovered During Grading

Purpose: In order to mitigate potential impacts to archaeological resources discovered during ground disturbance.

Requirement: The Permittee shall implement the following procedures:

If any archaeological or historical artifacts are uncovered during ground disturbance or construction activities, the Permittee shall:

- a. Cease operations and assure the preservation of the area in which the discovery was made;
- b. Notify the Planning Director in writing, within three days of the discovery;
- c. Obtain the services of a County-approved archaeologist who shall assess the find and provide recommendations on the proper disposition of the site in a written report format;
- d. Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development; and
- e. Implement the agreed upon recommendations.

If any human burial remains are encountered during ground disturbance or construction activities, the Permittee shall:

- a. Cease operations and assure the preservation of the area in which the discovery was made;
- b. Immediately notify the County Coroner and the Planning Director;
- c. Obtain the services of a County-approved archaeologist and, if necessary, Native American Monitor(s), who shall assess the find and provide recommendations on the proper disposition of the site in a written report format;
- d. Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development on-site; and

- e. Implement the agreed upon recommendations.

Documentation: If archaeological remains are encountered, the Permittee shall submit a report prepared by a County-approved archaeologist including recommendations for the proper disposition of the site. Additional documentation may be required to demonstrate that the Permittee has implemented any recommendations made by the archaeologist's report.

Timing: If any archaeological remains are uncovered during ground disturbance or construction activities, the Permittee shall provide the written notification to the Planning Director within three days of the discovery. The Permittee shall submit the archaeological report to the Planning Division immediately upon completion of the report.

Monitoring and Reporting: The Permittee shall provide the archaeological report to the Planning Division to be made part of the Project file. The Permittee shall implement any recommendations made in the archaeological report to the satisfaction of the Planning Director. The archaeologist shall monitor all ground disturbance activities within the area in which the discovery was made, in order to ensure the successful implementation of the recommendations made in the archaeological report. The Planning Division has the authority to conduct site inspections to ensure that the Permittee implements the recommendations set forth in the archaeological report, consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

22. Construction Noise

Purpose: In order for this project to comply with the Ventura County General Plan Noise Policy HAZ-9.2 and HAZ-9.5, and the County of Ventura Construction Noise Threshold Criteria and Control Plan (Amended 2010).

Requirement: The Permittee shall limit construction activity for site preparation and development to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday, and from 9:00 a.m. to 7:00 p.m. Saturday, Sunday, and State holidays. Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting is not subject to these restrictions.

Documentation: The Permittee shall post a sign stating these restrictions in a conspicuous location on the Project site, in order so that the sign is visible to the general public. The Permittee shall provide photo documentation showing posting of the required signage to the Planning Division, prior to the commencement of grading and construction activities. The sign must provide a telephone number of the site foreman, or other person who controls activities on the jobsite, for use for complaints from the public. The Permittee shall maintain a "Complaint Log," noting the date, time, complainant's name, complaint, and any corrective action taken, in the event that the Permittee receives noise complaints.

The Permittee must submit the "Complaint Log" to the Planning Division upon the Planning Director's request.

Timing: The Permittee shall install the sign prior to the issuance of a building permit and throughout all grading and construction activities. The Permittee shall maintain the signage on-site until all grading and construction activities are complete. If the Planning Director requests the Permittee to submit the "Complaint Log" to the Planning Division, the Permittee shall submit the "Complaint Log" within one day of receiving the Planning Director's request.

Monitoring and Reporting: The Planning Division reviews, and maintains in the Project file, the photo documentation of the sign and the "Complaint Log." The Planning Division has the authority to conduct site inspections and take enforcement actions to ensure that the Permittee conducts grading and construction activities in compliance with this condition, consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

23. Resolution of Noise Complaints at Outdoor Equestrian Events

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

Requirement: The Permittee shall provide the Planning Director and all residents within 500 feet of the parcel boundary, with the name, title, address, and phone number of the Permittee, or Permittee's designee, who will be responsible for ensuring condition and code compliance during equestrian events at the project site.

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

- a. Immediately investigate the complaint and take the following actions (as applicable) to abate the noise complaint;
 - i. lower speaker volumes of public address (PA) systems and/or amplified music below the maximum allowed 90 dBA at 50 feet from the source of amplified music;
 - ii. discontinue the use of PA systems;
 - iii. discontinue the use of amplified music and replace with acoustical music; and/or,
 - iv. alter the timing and sequence of outdoor event activities to comply with the maximum noise standards.

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

The Permittee shall take all reasonable actions to prevent noise from adversely affecting nearby residents. If the problem persists, the Planning Director may initiate actions to prevent further complaints, including (but not limited to) the use of a noise consultant, at the Permittee's expense, to monitor the event noise and implement measures to achieve compliance with the maximum noise levels 90 dBA at 50 feet from the source of amplified music. If the Permittee's actions fail to curtail noise complaints, the Planning Director may modify this CUP to disallow event activities that adversely affect nearby sensitive receptors.

Documentation: The Permittee must maintain current contact information for the Permittee or Permittee's designee and supply the current contact information to the County Planning Division.

Timing: Prior to the issuance of a Zoning Clearance for use inauguration, and annually on June 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 equestrian 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.

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

24. Equestrian Events Report

Purpose: The purpose of this condition is to ensure that the Permittee conducts the equestrian events in compliance with the requirements of this CUP.

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

- a. A brief description of the type of outdoor event;
- b. The scheduled date and hours of the outdoor event;
- c. The number of attendees;
- d. Whether noise complaints were received and resolved as required pursuant to Condition No. 23 (above).

The Permittee shall complete and maintain the Events Report and submit the Events Report to the Planning Division annually on or before February 1, at any time upon the written request of the Planning Director, and with an application for CUP renewal pursuant to Condition No. 6.b.

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

Timing: The Permittee must submit the Events Report form to the Planning Division: annually on or before February 1; within 24 hours of receiving a request from the Planning Director to submit the form; and with an application for CUP renewal.

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

25. Outdoor Events Traffic Control Plan

Purpose: In order to ensure public safety during the Outdoor Event(s), the Permittee shall have an approved Traffic Control Plan (TCP).

Requirement: The Outdoor Events have the potential to temporarily cause an increase in the traffic on adjacent roads near the Outdoor Event; therefore, a TCP is required. The TCP shall address how traffic control will be carried out during the outdoor events and include the following standards and requirements:

- a. The Permittee shall provide the name and contact information of a designated a contact person(s) to respond to complaints from citizens and the County which are related to the outdoor events.
- b. The Permittee shall provide adequate parking on-site. No parking shall be allowed on any local county public road;
- c. The Permittee shall post temporary “No Parking” signs on Kingsgrove Drive one (1) hour before the event, during the event, and one (1) hour after the event;
- d. A traffic control monitor shall be situated at the driveway entrance to assist horse trailers and large trucks in entering and leaving the site.
- e. During dusk hours illuminated wands shall be used by the traffic control monitor to assist in traffic control.

Documentation: The TCP documentation shall be prepared and provided to the Planning Division for review and approval. Amendments to the approved TCP shall be submitted for review and approval by the Planning Division prior to any change in the approved TCP.

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

Monitoring and Reporting: The Planning Division will review the TCP and supporting documentation.

Environmental Health Division

26. Hazardous Materials/Waste Management (General Notice)

Purpose: To ensure the storage, handling, and disposal of any potentially hazardous material complies with applicable State and local regulations. The applicant on page 21 of Section III – Entitlement/Zone Change/Subdivision Application states that they store 100 gallons of diesel fuel and 100 gallons of gasoline on site. Both of these amounts are above the reporting requirement.

Requirement: If hazardous materials above reporting thresholds (200 cubic feet gas, 55 gallons liquid, 500 pounds solid) are stored onsite, or any hazardous wastes are generated, additional permitting, monitoring, and reporting requirements would apply. Used batteries must be properly disposed of or recycled in accordance with state and local regulations. Additional information on the storage and handling requirements for hazardous materials and wastes may be found on the Ventura County Environmental Health Division/Certified Unified Program Agency website: <https://vcrma.org/cupa>

Monitoring and Reporting: When applicable, the Ventura County Environmental Health Division/Certified Unified Program Agency issues hazardous material and hazardous waste permits and conducts site inspections.

27. Existing OWTS Full Certification of Proposed Detached 99 sq. ft. Bathroom

Purpose: To demonstrate compliance with State and local regulations related to the design and installation of an onsite wastewater treatment system (OWTS). Only domestic waste as defined in the Ventura County General Plan and the Ventura County Building Code Ordinance is allowed to be discharged into the onsite sewage disposal system.

Requirement: Permittee shall obtain the approval of the Ventura County Environmental Health Division (EHD) prior to changing/modifying the OWTS, including but not limited to septic tank replacement, changed to disposal field, adding additional plumbing fixtures and/or adding additional bedroom equivalents.

Documentation: Submit all applicable documentation, including permit application, site plan, bedroom and fixture unit equivalent worksheet, etc., to EHD for review and approval.

Timing: Prior to the issuance of a building permit, the Permittee shall obtain written confirmation from EHD that the condition has been satisfied.

Monitoring and Reporting: To assure compliance with this condition, EHD staff shall review and approve the OWTS design and permit application, and conduct site inspections during construction.

Once the OWTS has been installed and finalized by EHD, it is the owner's responsibility to properly maintain the system to prevent OWTS failure or an unauthorized sewage release, and from creating a public nuisance, health concern, or impact the environment. The septic tank shall be serviced, as needed, by a septic pumper truck registered and permitted by Ventura County EHD, and all pumping activities shall be reported to EHD. All septage wastes must be disposed of in an approved manner. EHD staff will also receive and respond to any complaints related to OWTS and/or unauthorized sewage releases.

28. Portable Toilets at Events

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

Requirement: Sanitary facilities, consisting of an adequate number of toilets and hand washing facilities with potable water from an approved source shall be available to guests, caterers, and/or vendors during outdoor temporary /recreational events. Septage from portable toilets must be removed by a Ventura County Environmental Health Division

(EHD) permitted chemical pumper truck and must be properly disposed of at an approved septage disposal site.

Timing: These requirements apply anytime a private event (including self-described horse events, equestrian clinics, training and dressage shows) involving portable toilets occurs on the subject property.

Monitoring and Reporting: Ventura County Environmental Health Division permits and annually inspects chemical toilet vehicles that service portable toilets.

29. General Vector Control – Animal Waste and Mosquito Breeding (Manure Management Plan)

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

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

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

Monitoring and Reporting: Ventura County Environmental Health Division (EHD) staff will receive and respond to vector related complaints at the site. The Division will maintain a record of vector related complaints reported to the Division.

PUBLIC WORKS AGENCY CONDITIONS

Integrated Waste Management Division

30. Construction & Demolition Debris Recycling Plan (Form B)

Purpose: Ordinance 4421 requires the Permittee to divert recyclable construction and demolition (C&D) materials generated by their project (e.g., wood, metal, greenwaste, soil, concrete, asphalt, paper, cardboard, etc.) from local landfills through recycling, reuse, or salvage. Review Ordinance 4421 at:

http://pwaportal.ventura.org/WSD/docs/112310_Ordinance_4421.pdf

Further, the 2016 California Green Building Code Sections 4.408 and 5.408 require a minimum of 65% diversion of construction and demolition materials from landfill disposal.

Requirement: The Permittee must submit a comprehensive recycling plan (Form B – Recycling Plan) to the IWMD for any proposed construction and/or demolition projects that require a building permit.

Documentation: The Form B – Recycling Plan must ensure a minimum of 65% of the recyclable C&D debris generated by the project will be diverted from the landfill by recycling, reuse, or salvage. A copy of Form B is available at:

<https://www.onestoppermits.vcrma.org/images/pdf/Form-B-Recycling-Plan-Fillable.pdf>

A comprehensive list of permitted recyclers, County franchised haulers, and solid waste & recycling facilities in Ventura County is available at: <http://onestoppermit.ventura.org/>. A list of local facilities permitted to recycle soil, wood, and greenwaste is available at:

http://pwaportal.ventura.org/WSD/docs/050814_Green_Waste_Processing_Facilities.pdf

A complete list of County franchised solid waste haulers is available at: [https://www.vcpublicworks.org/wsd/iwmd/construction/#solid waste collectors](https://www.vcpublicworks.org/wsd/iwmd/construction/#solid%20waste%20collectors)

Timing: Upon Building and Safety Division's issuance of a building permit for the project, the Permittee must submit a Form B – Recycling Plan to the IWMD for approval.

Monitoring & Reporting: The Permittee is required to keep a copy of their approved Form B – Recycling Plan until Building and Safety Division's issuance of final permit.

31. Construction & Demolition Debris Reporting Form (Form C)

Purpose: Ordinance 4421 requires the Permittee to divert recyclable construction and demolition (C&D) materials generated by their project (e.g., wood, metal, greenwaste, soil, concrete, paper, cardboard, plastic containers, etc.) from local landfills through recycling, reuse, or salvage. Review Ordinance 4421 at:

http://pwaportal.ventura.org/WSD/docs/112310_Ordinance_4421.pdf

The 2016 California Green Building Code Sections 4.408 and 5.408 require a minimum of 65% diversion of construction and demolition materials from landfill disposal.

Requirement: The Permittee must submit a Form C – Reporting Form to the IWMD for approval upon issuance of their final Building and Safety Division permit. A copy of Form C – Reporting Form is available at

<https://www.onestoppermits.vcrma.org/images/pdf/Form-C-Reporting-Form-Fillable.pdf>

Documentation: The Permittee must submit original recycling facility receipts and/or documentation of reuse with their Form C – Reporting Form to verify a minimum of 65% of the recyclable C&D debris generated by their project was diverted from the landfill.

Timing: A completed Form C – Reporting Form, with required recycling facility receipts and/or documentation or reuse, must be submitted to the IWMD for approval at the time of Building and Safety Division’s issuance of final permit.

Monitoring and Reporting: The Permittee is required to keep a copy of their approved Form C – Reporting Form until Building and Safety Division’s issuance of final permit.

Watershed Protection District (WPD) Conditions

Advanced Planning Section

32. Floodplain Development Permit

Purpose: To comply with the Ventura County Floodplain Management Ordinance and Ventura County General Plan Policies HAZ-2.1, HAZ-2.2, HAZ-2.3 and HAZ-2.5.

Requirement: The Permittee shall obtain a Floodplain Development Permit from the Ventura County Public Works Agency Floodplain Manager.

Floodplain Development Permit requirements can be found at the following website:

<https://www.vcpublicworks.org/es/developmentinspection/floodplaindevelopment/#1531330158014-2d70e0c3-bded>

The Floodplain Development application can be found at the following website:

<https://s29422.pcdn.co/wp-content/uploads/2018/12/DSF-01FloodplainApp-rev-7-18.pdf>

Documentation: A Floodplain Development Permit issued by the Public Works Agency Floodplain Manager.

Timing: The Floodplain Development Permit shall be obtained by the Applicant prior to Zoning Clearance for use inauguration.

Monitoring and Reporting: A copy of the approved Floodplain Development Permit shall be provided to the Building and Safety Department as well as maintained in the case file by the Public Works Agency.

OTHER VENTURA COUNTY AGENCIES CONDITIONS

Ventura County Fire Protection District

33. Access Road Widths, Multi Family, Commercial or Industrial

Purpose: To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

Requirement: The Permittee shall provide a minimum all weather access road width of 20 feet. Parking is prohibited on either side of the entire access road. A fire inspection by County Fire Prevention District staff shall be conducted prior to CUP approval.

Documentation: A stamped copy of the approved access plan.

Timing: The Permittee shall submit an access plan to the Fire Prevention Bureau for approval before the issuance of the Zoning Clearance for use inauguration. All required access shall be installed before the issuance of the final building permits for the 99 square foot employee bathroom.

Monitoring and Reporting: A copy of the approved access plan shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that the access is installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the access for the life of the development.

34. Fire Sprinklers

Purpose: To comply with current California Codes and Ventura County Fire Protection District Ordinance.

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

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

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

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

and their successors in interest, shall maintain the fire sprinkler system for the life of the development.

35. Fire Department Clearance

Purpose: To provide the Permittee a list of all applicable fire department requirements for their project.

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

Documentation: A signed copy of the Ventura County Fire Protection District's Form #126 "Requirements for Construction."

Timing: The Permittee shall submit VCFPD Form #126 Application to the Fire Prevention Bureau for approval before issuance of building permits.

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



Exhibit 6 – Response to Comments for Case No. PL20-0028

County of Ventura • Resource Management Agency • Planning Division

800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • vcrma.org/divisions/planning

The following public comments were received in response to the proposed project. The comments (verbatim) along with the County of Ventura’s response to comments is included below and were submitted by:

- Patrick Richards representing W.I.S.H (dated July 7, 2020)
- Walter Brand, Somis Resident and representing the Groves Property Owner’s Association (dated July 13, 2020)

Public Comment from Patrick Richards representing W.I.S.H

Public Comment	County Response
<p>A The site plan provided within your correspondence shows the APN No. 110-0-170-615 as part of the project. However, the RMA GIS map provided for PL20-0028 does not include this APN as it shows only APN 110-0-170-490 as outlined in "blue". Which is correct</p>	<p>As discussed in Section E.6 of the Planning Director staff report (dated January 14, 2021), the project site is comprised of two legal lots, APN Nos. 110-0-170-490 and 110-0-170-615. The June 26, 2020 Request for Project Review letter that was sent to you includes both APNs. The RMA GIS map includes both parcels, even though APN 110-0-170-490 is the only parcel outlined in blue. The RMA GIS Map has been updated to include both APNs.</p>
<p>B Where is vehicle access to the subject site? Is access along a private road or driveway? If so, does this activity or event need permission from adjacent homeowners?</p>	<p>Access to the project site will continue to be taken from the private road located in the northwestern portion of the project site. This road connects directly to Kingsgrove Drive. The road is a private road within an easement for access and public utilities (refer to Parcel Map No. 13 PM 61, Parcel B and Parcel C). The three parcels west of the private road (APNs 110-0-302-030, 110-0-302-020 and 110-0-302-010) take access from Creston Lane North. The parcel east of the access road on APN 110-0-170-280 takes access from Kingsgrove Drive.</p>

County of Ventura
 Planning Director Hearing
 PL20-0028

Exhibit 6 – County Response to Comments from Save our Somis & Groves Property Owner Association

C	For the proposed events, do all the participants arrive and depart at one time or are they staggered throughout the day?	For the Dressage events, participants are given appointment times between 8:00 am and 5:00 pm and stay onsite for approximately three hours. For the Fiesta del Sueno events, these events occur 4 times per year during the months of May, June, August and September. Attendees stay onsite for the entire day (i.e. 8: 00 am to 5:00 pm).
D	How will dust be controlled along the access road, parking area and other areas during the event?	In accordance with Ventura County Air Pollution Control District Rule 55 (Fugitive Dust), the applicant will be required to minimize dust emissions related to the use of trucks and vehicles. Minimization measures include the use of properly secured tarps or cargo covering that cover the entire surface area of the load and the use of water or other treatment on the bulk material to minimize loss of material to wind or spillage. In addition, vehicles are required to travel no more than 15 miles per hour on unpaved roads and treatment of unpaved and uncovered frequently traveled roads with water, mulch, or a non-toxic chemical dust suppressant that complies with all applicable air and water quality government standards.
E	Will there be overnight camping allowed?	Overnight camping is not proposed.
F	The site plan shows several "offices," are they all permitted under this permit?	All existing structures have been permitted by the County with a ministerial Zoning Clearance and building permit. The proposed 99 square foot bathroom will be permitted as part of the proposed CUP and the applicant will be required to obtain a zoning clearance and building permits to construct it.
G	How will the maximum number of persons and horses be regulated. Will the permittee be required to keep a log or listing of attendees and number of horses per event?	Condition No. 1 (Project Description) regulates the number of participants and attendees during each scheduled outdoor event. In addition, the applicant is required to maintain an Events Report in order to record the following for each outdoor event: a) a brief description of the type of

		<p>outdoor event; b) the scheduled date and hours of the outdoor event; c) the number of attendees; and d) whether noise complaints were received and resolved. The Events Report must be submitted to the Planning Division annually on or before February 1st annually and at any time upon the written request of the Planning Director (Exhibit 5, Condition No. 24 - Equestrian Events Report).</p>
<p>H</p>	<p>Inasmuch as the surrounding area is acreage property. I would hope that proper legal notice would be expanded beyond the typical 300 feet from the subject property line. I believe the Kingsgrove area has an HOA. Legal notice should also be given to them.</p>	<p>The Planning Division provided public notice regarding the Planning Director hearing in accordance with the Government Code (Section 65091) and Ventura County NCZO (Section 8111-3.1). If the required 300-foot radius does not include 15 or more parcels of real property, the radius shall be expanded until the owners of at least 15 parcels are notified. For this project, the radius was expanded to 500 feet and 19 parcels received the legal notice for the proposed project.</p> <p>As requested, the Groves Homeowner Association has been included as part of the legal noticing for the Planning Director Hearing for this proposed project.</p>
<p>I</p>	<p>Your notice refers to the use of amplified music and announcements which will occur during each event. Will there be a nose study conducted to determine if this activity will affect neighborhood property owners?</p>	<p>The preparation of a noise study was not required for the proposed project. The animal-centered outdoor events will occur in the covered horse arena area that is located at the center of the property and more than 1,000 feet south of the nearest offsite single family dwelling. Noise generated by the proposed project will largely result from the 12 annual animal-centered events that would continue to occur onsite during weekends. During the events, an Edison public address (PA) 1200 amplification system will be utilized by participants in the covered arena. According to the manufacturer specifications, the use of the PA system</p>

		<p>during events would result in a 90 dBA sound sensitivity, with +/- 2 dBA. This sound emanation would exceed the General Plan Noise levels as discussed above. To ensure that impacts to surrounding properties is minimized during animal-centered outdoor events, the applicant will be required to lower speaker volumes of PA system below the maximum allowed 90 dBA at 50 feet from the source of amplified music (Exhibit 5, Condition No. 23). Additionally, the applicant must provide the name and contact information of a designated contact person(s) to respond to complaints from citizens and the County which are related to the outdoor events (Exhibit 5, Condition Nos. 14 and 15). The applicant must also submit an annual events log to the Planning Division on or before February 1st, and at any time upon the written request of the Planning Director for the life of the CUP (Exhibit 5, Condition No. 24). Construction noise for site preparation and construction will be limited to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday, and from 9:00 a.m. to 7:00 p.m. Saturday, Sunday, and State holidays (Exhibit 5, Condition No. 22).</p> <p>An area dedicated to horse training and obstacle course type practice and events is located just east of the parking area, more than 560 feet from the nearest off site residence. Based on these distances from the offsite sensitive uses and the infrequent uses of this area for the animal-centered outdoor events, the continued use of the site for these animal-centered outdoor events is not expected to create a significant noise impact.</p>
J	Has the CEQA Initial Study been completed yet? If so, I would request	On March 4, 2010, the Planning Director adopted a Negative Declaration (ND) that

	<p>a copy of such. If not, once completed I would appreciate a copy being sent to me.</p>	<p>evaluated the environmental impacts of holding 12 annual animal-centered outdoor events that included horse events, equestrian clinics, training and dressage shows on the project site during the weekends. The ND concluded that there would be a less than significant impact on the environment as a result of the proposed project. The CEQA Guidelines [Section 15164(b)] state that the lead agency shall prepare an addendum to an adopted ND if: (1) minor changes or additions are necessary; but (2) none of the conditions described in the CEQA Guidelines (Section 15162) calling for the preparation of an EIR or subsequent ND have occurred. An Addendum to the previously adopted ND was prepared (Exhibit 4) that includes a description of the changes or additions that are necessary to the ND and a discussion of why none of the conditions described in the CEQA Guidelines exist, which require the preparation of an EIR or subsequent ND.</p> <p>On January 4, 2021, a copy of the ND was sent to you via e-mail. A link to the Addendum prepared for this project was also provided, however, note the Planning Director hearing has not been conducted and the Addendum to the ND has not been adopted.</p>
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Public Comment from Walter Brand, Somis Resident and representing the Groves Property Owner’s Association

	Public Comment	County Response
A	<p>The drive entrance at the bottom of Kingsgrove is somewhat obscured by a large tree as you are coming down the street towards Donlon. Vehicles exiting that driveway have to inch out</p>	<p>Existing trees at the intersection of the access road and Kingsgrove Drive are located on APNs 110-0-302-010 and APN 110-0-170-280. Because these trees are not on the applicant’s property, the County</p>

	<p>a good distance into Kingsgrove to see traffic and if one is momentarily distracted, little time is available to avoid them. I could be wrong, but I believe there's also access from down near the bottom of Donlon right at the last big curve. That could be an issue to add to the questions/concerns.</p>	<p>cannot require the applicant to trim or cut down these trees. To ensure safe ingress/egress, the project has been conditioned to require a traffic control monitor be onsite during the 12 annual animal-centered outdoor events (Exhibit 5, Condition 25).</p>
	<p>I have spoken with the manager of El Sueno Equestrian Center. She acknowledged the visibility issue with the driveway entrance. It seems to me a simple solution would be a mirror across the street. I don't know if a mirror would require a special permit or if it can be provided by the county but it's something to consider.</p>	<p>As discussed above, the applicant will be required to submit a traffic control plan to the Planning Division (Exhibit 5, Condition No. 25). Through the plan, the applicant will be required to include a traffic control monitor to ensure that horse trailers traveling to and from the site safely make the turn at Kingsgrove Drive. The applicant will be required to post temporary "No Parking" signs on Kingsgrove Drive one (1) hour before the event and remove the signs one (1) hour after the event. During dusk hours illuminated wands will be used by the traffic control monitor to assist in traffic control. Finally, the applicant must provide the name and contact information of a designated contact person(s) to respond to complaints are related to the outdoor events.</p>