

## MITIGATED NEGATIVE DECLARATION

### A. PROJECT DESCRIPTION:

**Entitlement:** Conditional Use Permit (CUP) for Outdoor Events Case No. PL19-0045

**Applicant:** Michael Fowler, 1050 West Potrero Road, Thousand Oaks, CA 91361

**Location:** The project site is situated adjacent to, and southwest of, Potrero Road, near the intersection of Potrero Road and Hidden Valley Road. The project site is located at 1050 West Potrero Road, Thousand Oaks, CA 91361, in the community of Hidden Valley in the unincorporated area of Ventura County.

**Assessor's Parcel No.:** 694-0-170-240

**Parcel Size:** 38.3 acres

**General Plan Designation:** Open Space

**Zoning Designation:** AE-40 ac (Agriculture Exclusive, 40 acre minimum lot size)

**Lake Sherwood/Hidden Valley Area Plan Land Use Designation:** Open Space 10-20 ac (Open Space, 10-20 acre minimum lot size)

**Responsible and/or Trustee Agencies:** N/A

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

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

The proposed project includes up to 60 events per calendar year, with events occurring between 10:00 am and 11:00 pm. Amplified music will be turned off at 10:00 pm and guests will be required to leave the property by 11:00 pm. Clean-up and tear down of the event site will occur no later than 12:00 am (midnight) on the day of the event. Set-up of the site will occur as early as, but no earlier than,



8:00 am. All staff will be required to vacate the property by 12:00 am. Events requiring set-up and/or break-down on a day separate from the event day will be counted towards one of the allowed 60 event days. The proposed project will allow for tenting of the outside area of the property for temporary events, and the tents will be taken down within 24 hours of the event start time.

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

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

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

Guest Count:

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

Noise:

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

Parking, Transportation, and Circulation:

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

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

#### Food Catering and Preferred Vendors:

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

#### Waste Disposal

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

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

Bridal Waiting Area:

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

Venue Representative and Security:

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

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

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

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

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

**B. STATEMENT OF ENVIRONMENTAL FINDINGS:**

State law requires the Resource Management Agency, Planning Division, as the lead agency for the proposed project, to prepare an Initial Study (environmental analysis) to determine if the proposed project could significantly affect the environment. Based on the findings contained in the attached Initial Study, it has been determined that the proposed project may have a significant effect on the environment; however, mitigation measures are available that would reduce the impacts to less than significant levels. Therefore, a Mitigated Negative Declaration has been prepared and the applicant has agreed to implement the mitigation measures.

**C. LISTING OF POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS IDENTIFIED:**

1. MND Section 1, Air Quality: The proposed project has the potential to create project specific impacts to air quality, due to the proposed use of on-site dirt access roads and parking areas. Impacts will be less than significant with the implementation of Ventura County Air Pollution Control District Mitigation Measure MM-1, which will ensure that fugitive dust and particulate

matter that may result from activities are minimized by using a watering truck or equivalent means on all unpaved roads, parking areas, and staging areas.

2. MND Section 4, Biological Resources: The proposed project has the potential to make a cumulatively considerable contribution to significant cumulative impacts related to the loss of oak trees within the Lake Sherwood/Hidden Valley Area. Impacts will be less than significant with the implementation of Biology Mitigation Measure MM-1, which requires a setback from the oak tree located within the proposed parking area in the northeast portion of the project site.
3. MND Section 21, Noise: The proposed project has the potential to create project-specific impacts and make a cumulatively considerable contribution to cumulative impacts, related to the generation of noise. Impacts will be less than significant with the implementation of the following mitigation measures:  
(1) Noise Mitigation Measure MM-1, which requires pre-event noise monitoring; (2) Noise Mitigation Measure MM-2, which will require that a contact person be designated to respond to complaints that occur during temporary events; (3) Noise Mitigation Measure MM-3, which requires the Permittee to resolve noise complaints; and (4) Noise Mitigation Measure MM-4, which requires that a sound monitoring system be used throughout the temporary event. Noise MM-1, MM-2, MM-3, and MM-4 will ensure that the temporary events do not generate sound levels that exceed the maximum acceptable noise levels set forth in the Ventura County General Plan *Goals, Policies and Programs* Noise Policy 2.16.2-1(4).
4. MND Section 32, Law Enforcement/Emergency Services: The proposed project has the potential to create project-specific impacts and make a cumulatively considerable contribution to cumulative impacts, to law enforcement and security. Impacts will be less than significant with the implementation of Law Enforcement/Emergency Services Mitigation Measure MM-1, which requires the applicant to provide on-site security at temporary events to address disturbances that could affect public safety in the surrounding area.

**D. PUBLIC REVIEW:**

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

**Document Posting Period:** August 9, 2019 through September 8, 2019

**Public Review:** The Initial Study/Mitigated Negative Declaration is available for public review on-line at [www.ventura.org/rma/planning](http://www.ventura.org/rma/planning) (select "CEQA Environmental Review") or at the County of Ventura, Resource Management

Agency, Planning Division, 800 South Victoria Avenue, Ventura, California, from 8:00 am to 5:00 pm, Monday through Friday.

**Comments:** The public is encouraged to submit written comments regarding this Initial Study/Mitigated Negative Declaration no later than 5:00 p.m. on the last day of the document posting period to Justin Bertoline, the case planner, at the County of Ventura Resource Management Agency, Planning Division, 800 South Victoria Avenue L#1740, Ventura, CA 93009. You may also e-mail the case planner at [justin.bertoline@ventura.org](mailto:justin.bertoline@ventura.org).


**D. CONSIDERATION AND APPROVAL OF THE MITIGATED NEGATIVE DECLARATION:**

Prior to approving the project, the decision-making body of the Lead Agency must consider this Mitigated Negative Declaration and all comments received on the Mitigated Negative Declaration. That body may approve the Mitigated Negative Declaration if it finds that all the significant effects have been identified and that the proposed mitigation measures will reduce those effects to less than significant levels.

**Prepared by:**

**Reviewed for Release to the Public by:**

  
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Jennifer Welch, Manager  
Residential Permits Section

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

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Dave Ward, Director  
Ventura County Planning Division