



Ventura County

Michelle Ascencion , County Clerk-Recorder & Registrar of Voters
800 S. Victoria Ave.
Ventura, CA 93009
(805) 654-2263 (Clerk/Vitals)
(805) 654-3665 (Recorder)

Receipt: 24-25014

Product	Name	Extended
FISH	FISH AND WILDLIFE FILING	\$50.00
	# Pages	1
	Document #	2024100003536
	Document Info:	COUNTY OF VENTURA PLANNING
	Filing Type	ND
	State Fee Prev Charged	true
	No Handling Fee	false
Total		\$50.00
Tender (Check)		\$50.00
Payor	MARQUETTE CONSULTING INC	
Check Number	0588	

Thank you for your order.

Note: If payment was by credit card with Vital Check, balance shown is for internal purposes only.

3/28/24 11:14 AM QUELLRA
VENTURA



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER:
 01 — —

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY <i>County of Ventura</i>	LEAD AGENCY EMAIL <i>AJ.Bernhardt@ventura.org</i>	DATE <i>3/28/24</i>
COUNTY/STATE AGENCY OF FILING <i>Select County/State Agency Ventura</i>		DOCUMENT NUMBER

PROJECT TITLE
2023-0100-CUP for Rancho de las Palmas

PROJECT APPLICANT NAME <i>Alan Nelson</i>	PROJECT APPLICANT EMAIL <i>marquetteconsult@gmail.com</i>	PHONE NUMBER <i>(805) 901-3966</i>
PROJECT APPLICANT ADDRESS <i>9452 Telephone Rd, Suite #258</i>	CITY <i>Ventura</i>	STATE <i>CA</i>
		ZIP CODE <i>93004</i>

PROJECT APPLICANT (Check appropriate box)

Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,051.25	\$	<u>0.00</u>
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,916.75	\$	<u>0.00</u>
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$	<u>0.00</u>
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input checked="" type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	<u>0.00</u>
<input checked="" type="checkbox"/> County documentary handling fee		\$	<u>50.00</u>
<input type="checkbox"/> Other		\$	<u> </u>

PAYMENT METHOD:

Cash Credit Check Other

TOTAL RECEIVED \$ 50.00

SIGNATURE <i>X of Bernhardt</i>	AGENCY OF FILING PRINTED NAME AND TITLE <i>AJ Bernhardt, Case Planner, County of Ventura</i>
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FILED

DATE: *MAR 28 2024*

MICHELLE ASCENCION
 Ventura County Clerk-Recorder
 By: *[Signature]*, Deputy

POSTED

MAR 28 2024

MICHELLE ASCENCION
 Ventura County Clerk and Recorder
 By: _____, Deputy

Filed in County Clerk's Office
 Michelle Ascencion
 Ventura County Clerk-Recorder

2024100003536

03/28/2024 Pages: 1
 11:14 AM Fees: \$50.00
 VEN
 DocType: FISH
 QUELLRA



NOTICE OF DETERMINATION

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

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

Office of Planning and Research
1440 Tenth Street, Room 121
Sacramento, CA 95814

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

PROJECT TITLE AND CASE NO.: PL23-0100 CUP for Rancho de las Palmas

APPLICANT: Sunset Valley Ranch, LLC

APPLICANT ADDRESS: 3678 Sunset Valley Road, Moorpark, CA 93021

STATE CLEARINGHOUSE NO.: N/A

CONTACT PERSON: AJ Bernhardt

TELEPHONE NO.: (805) 654-3136

PROJECT LOCATION: 3530 and 3566 Sunset Valley Road, near Moorpark, in the unincorporated area of Ventura County. The Tax Assessor's parcel numbers for the project site are 500-0-410-275 and 500-0-410-285.

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

The expansion includes:

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

The operation includes:

Regular Events (82 days per year):

Regular Events shall be capped at 252 attendees and utilize "Area A" as shown in the site plans attached as Exhibit 3 of the March 14, 2024 Planning Director Hearing Staff Report. Temporary lights and music will be used solely during the event hours specified below.

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

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

Large Events (8 days per year):

Large Events shall be capped at 947 attendees and utilize "Area B" as shown in the site plans attached as Exhibit 3 of the March 14, 2024, Planning Director Hearing Staff Report. Large Events shall be limited to weekends only. Large Events shall be limited to the hours of 10:00am to 12:00am. Setup shall occur no earlier than 8:00am on the day of the event. The event shall end promptly at 12:00am. Guests shall be off the project site by 12:30am. Vendors and temporary structures associated with the event shall be off the project site by 1:00am. Temporary lights and music will be used solely during event hours.

Parking:

The primary parking area, used for both Regular and Large Events, includes 125 paved parking spaces as shown in the site plans attached as Exhibit 3 of the Planning Director Hearing Staff Report. The parking area for Large Events is expanded to include 316 temporary, unpaved parking spaces located in an existing equestrian riding area (see "Area B" of the site plans in Exhibit 3 of the March 14, 2024, Planning Director Hearing Staff Report). Other than temporary parking for Large Events, this area will continue to be utilized for equestrian purposes. No off-site parking is permitted.

Circulation:

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

Food and Beverage:

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

Other:

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

This is to advise that on March 19, 2024, the County of Ventura, as the Lead Agency, approved the above-described project and has made the following determination regarding the project:

1. The project will not have a significant effect on the environment.
2. Mitigation Measures were not made conditions of the approval of the project.
3. A Mitigation Monitoring and Reporting Plan/Program was not adopted.

The Negative Declaration and record of project approval may be examined at the County of Ventura, RMA, Planning Division, 800 South Victoria Avenue, L#1740, Ventura, CA 93009.

DATE FILED: March 28, 2024

Prepared by: AJ Bernhardt, Case Planner

Approved by:



John Novi, Manager
Commercial and Industrial Permits Section
Ventura County Planning Division

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
2014 ENVIRONMENTAL FILING FEE CASH RECEIPT

Complete the information and submit with each set of documents presented for filing. Please provide an original set and (3) three sets of copies for filing.



20140422-10006942-0 1/1

Ventura County Clerk and Recorder
MARK A. LUNN
04/22/2014 04:34:45 PM
812728 \$2231.25 CA

Project Title: Minor Modification to CUP No. LU06-0101 (Case No. PI13-0103)
Name of Agency filing attached document: County of Ventura Planning Division
The above named agency is filing as: Lead Agency Responsible Agency Trustee Agency
Address of Filing Agency: 800 S Victoria Avenue, L#1740, Ventura, CA 93009
Document Type (check one): Environmental Impact Report Negative Declaration
 Mitigated Neg. Declaration Exemption

Project Applicant: Dr. Mark Cassar
Project Applicant Address: 5449 Endeavour Court, Moorpark, CA 93021
Project Applicant Phone Number: 805-744-4116
Project Applicant is (check one): Local Public Agency School District Other Special District
 State Agency Private Entity

If the agency presenting this document is filing as the responsible agency, **provide a copy** of the Lead Agency's filed documents and complete the following:

Lead Agency: _____
Lead Agency's Project Title: _____
Lead Agency's State Receipt #: _____
Lead Agency's Document #: _____

Check Applicable Fees (check all that apply):

- Negative Declaration (\$2,181.25)
- Environmental Impact Report (\$3,029.75)
- County Administrative Fee (\$50.00)
- Filed by responsible agency; fees paid by lead agency (Attach a copy of Lead Agency's filing & receipt).
- Fees have already been paid (Attach a copy of the prior filing and proof of payment).
- Categorically Exempt
- Statutorily Exempt
- No Effect Determination Form

Prepared by: Nicole Doner Senior Planner
Print Name _____ Print Title _____
Signature: 04/22/2014 805-654-5042
Date _____ Phone # _____

DO NOT WRITE BELOW THIS LINE

The following will be completed by the Ventura County Clerk's Office.

Signature of person receiving payment: , Total Received: \$ 2231.25
Deputy County Clerk
Posted: APR 22 2014 through JUN 02 2014