

county of ventura

NOTICE OF AVAILABILITY AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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

1. **Entitlement:** Conditional Use Permit No. LU10-0084
2. **Applicant:** Ben Turner for Jeffrey Luttrull
3. **Location:** 283 Carne Road, Ojai, in the unincorporated area of Ventura County
4. **Assessor Parcel No(s):** 028-0-120-215
5. **Parcel Size:** 12.51 acres
6. **General Plan Designation:** Open Space
7. **Existing Zoning:** Ojai Valley
8. **Responsible and/or Trustee Agencies:** n/a
9. **Project Description:** The applicant requests approval of a Conditional Use Permit to allow up to 40 temporary special events (e.g. weddings) per calendar year on the subject property. The temporary events would be contained within a two-acre area on the subject property and attended by a maximum of 270 guests per event. There will no more than one event per day. Details of the event operation are included in the Initial Study.

FILED
 DATE: **FEB 10 2011**
 MARK A. LUNN
 Ventura County Clerk and Recorder
 By: T. VIGIL, Deputy

In accordance with Section 15070 of the California Code of Regulations, the Ventura County Planning Department has determined that this proposed project may have a significant effect on the environment, however mitigation measures are available which would reduce the impacts to less than significant levels. As such, a Mitigated Negative Declaration has been prepared and the applicant has agreed to implement the mitigation measures.

List of Potentially Significant Environmental Impacts Identified:

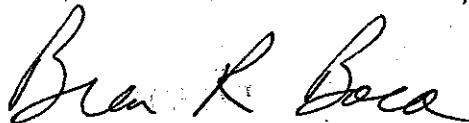
- Item 5b: Agricultural Resources – Land Use Incompatibility
- Item 21: Noise and Vibration

POSTED
FEB 10 2011
 MARK A. LUNN
 Ventura County Clerk and Recorder
 By: _____, Deputy



The public review period is from February 11, 2011 to March 3, 2011. The Initial Study/Mitigated 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 Michelle Glueckert D'Anna, no later than 5:00 p.m. on March 14, 2011 to the address listed above. In the alternative, you may fax your comments to (805) 654-2509 or e-mail the case planner at michelle.danna@ventura.org.

Following the review period, consideration of the project will be given at a Planning Director public hearing to be held **Thursday, March 17, 2011, at 10:00 A.M.** in Room 311, 800 South Victoria Avenue, Ventura, CA 93009.



BRIAN R. BACA, Manager
Land Use Permits Section

2-7-11

Date

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RECEIVED
FEB 10 2011
PLANNING DEPARTMENT
VENTURA, CALIFORNIA

county of ventura

MITIGATED NEGATIVE DECLARATION

A. PROJECT DESCRIPTION:

Entitlement: Conditional Use Permit No. LU10-0084

Applicant: Ben Turner for Jeffrey Luttrull

Location: 283 Carne Road, Ojai, in the unincorporated area of Ventura County

Assessor Parcel No(s): 028-0-120-215

Parcel Size: 12.51 acres

General Plan Designation: Open Space

Existing Zoning: Ojai Valley

Responsible and/or Trustee Agencies: n/a

Project Description: The applicant requests approval of a Conditional Use Permit to allow up to 40 temporary special events (e.g. weddings) per calendar year on the subject property. The temporary events would be contained within a two-acre area on the subject property and attended by a maximum of 270 guests per event. There will no more than one event per day. Details of the event operation are included in the Initial Study.

B. STATEMENT OF ENVIRONMENTAL FINDINGS:

State law requires that an Initial Study (environmental analysis) be conducted to determine if this project could significantly affect the environment. Based on the findings contained in the attached Initial Study, it has been determined that this proposed project may have a significant effect on the environment, however mitigation measures are available which would reduce the impacts to less than significant levels. As such, 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:

Item 5b: Agricultural Resources – Land Use Incompatibility

Item 21: Noise and Vibration



D. PUBLIC REVIEW:

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

Document Posting Period: February 11, 2011 to March 3, 2011

Public Review: The Initial Study prepared for this proposed project has determined that the project will not have adverse environmental impacts. The Initial Study/Mitigated 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.

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

E. CONSIDERATION AND APPROVAL OF THE 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 during public review. That body shall 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:


Michelle Glueckert D'Anna, Case Planner
(805) 654-2685

Reviewed for Release to the Public by:


BRIAN R. BACA, Manager
Land Use Permits Section

Recommended for Approval by Lead Agency by:

KIMBERLY L. PRILLHART, Director
Planning Division

Project No: LU10-0084

Applicant: Ben Turner/Jeffrey Luttrull

Section A. Project Description

1. **Project Number(s):** Conditional Use Permit No. LU10-0084
2. **Name of Applicant:** Ben Turner for Jeffrey Luttrull
3. **Project Location (including map):** The Subject Property is located at 283 Carne Road, in Ojai, in the unincorporated area of Ventura County (Exhibit "A" Aerial Map). Local and regional access to the site is provided by Highway 150.
4. **Project Description:**

The applicant requests approval of a Conditional Use Permit to allow up to 40 temporary special events (e.g. weddings) per calendar year on the subject property. The temporary events would be contained within a two-acre area on the subject property and attended by a maximum of 270 guests per event. There will no more than one event per day. Details of the event operation are as follows:

Event Area

The temporary special events will occur within a two-acre area of the project site, as indicated on the site plan (Exhibit "B"). The single-family residence is restricted to the owner's use and will not be leased out. No structures will be used for temporary events.

Operation of Events

The request is for a Conditional Use Permit for temporary events which would allow up to 270 guests. The proposed hours of operation for temporary outdoor events will be Saturday and Sunday from 3:00 pm to 10:00 pm for a maximum of 40 days within the calendar year, between April 16 and September 30. Vendors are permitted to arrive at 12:00 pm (noon) to set up for events. All guests and vendors will have departed the property by 12:00 am (midnight).

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

Parking

Access to parking areas will be provided via a 20-foot wide driveway into the orchards, with parking located along the existing orchard road that surrounds the CUP event area. A total of 137 parking spaces will be provided, with 135 designated for guests and 2 spaces specifically designated for staff parking. Parking for all events will be facilitated by a valet service. No parking is proposed on Carne Road.

Portable Restrooms

An adequate quantity of portable toilets for temporary events will be provided and maintained in compliance with Environmental Health Division regulations. Portable restrooms will be provided by a local vendor and will be required as part of the contract for any event to be held at the site. The restrooms will be located north of the event area, within the CUP boundary. The bathrooms serving the main residence are prohibited from being used for temporary events.

Exterior Lighting

No permanent lighting will be installed for the purpose of temporary special events. Existing exterior lighting for residential and landscaping purposes on the site exists within the proposed CUP boundary around walkways, the main driveway, the area designated for temporary restrooms, as well as in the designated valet parking pickup areas. These existing lights would be utilized for safety and security purposes. Temporary lighting brought in for an event would consist solely of string market lights that would be located in the reception area of the proposed CUP boundary. All temporary lighting would be removed from the site after the event has ended.

5. Existing and Proposed General Plan Designation and Zoning of the Project Site:

APN	028-0-120-215
ACREAGE OF SITE	12.51 acres
ACREAGE OF CUP AREA	2 acres
ZONING	"OS-20AC" (Open Space 20-acre minimum)
GENERAL PLAN LAND USE DESIGNATION	Open Space
AREA PLAN	Ojai Valley
AREA PLAN DESIGNATION	Open Space 20-acre minimum

6. **Description of the Physical Alterations/Improvements Caused by the Project (including site plan, elevations, off-site improvements, etc.):** No construction is proposed as part of the CUP. All equipment for events (tables, chairs, lighting, portable restrooms, catering, etc.) will be brought in by an outside vendor prior to each event and removed at the end of each event.
7. **Description of the Public Facilities (e.g., roads, water supply, sewers, utilities) that must be Extended or Expanded to Serve the Project:** No public facilities will be, nor are they required to be, extended or expanded to serve the project.
8. **List of Responsible Agencies:** n/a

Section B Initial Study Checklist and Discussion of Responses

PROJECT NO. LU10-0084 (Turner/Luttrull)

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

RESOURCES:

1. Air Quality (APCD):		x				x		
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The subject project will generate pollutant emissions in the local area. These emissions are not anticipated to cause a substantial effect on local air quality. Based on information provided by the applicant and the URBEMIS 2007 computer program, air quality impacts will be below the five pounds per day threshold for reactive organic compounds and oxides of nitrogen as described in the Ventura County Air Quality Assessment Guidelines (1.66 lbs/day ROG and 1/78 NOx). Therefore, the project will not have a significant impact on regional air quality.

Source: Air Pollution Control District (Memo from Alicia Stratton to Michelle D'Anna, date August 11, 2010)

2. Water Resources (PWA):								
a. Groundwater Quantity		x				x		

Groundwater Quantity is deemed Less than Significant (LS) because no increase in groundwater usage is anticipated. Portable restrooms will be brought in for use by the guests, vendors, and bridal party. The bathrooms in the main residence are prohibited from being used for the temporary events. Therefore, the project will have a less than significant impact on Groundwater Quantity.

Source: Watershed Protection District - Groundwater Section (Memo from Rick Viergutz to Michelle D'Anna, dated August 12, 2010)

b. Groundwater Quality		x				x		
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Groundwater Quality is deemed Less than Significant (LS) because all wastewater from the portable toilets will be removed after each event. The project condition below will further reduce the cumulative impacts on groundwater quality.

Source: Watershed Protection District - Groundwater Section (Memo from Rick Viergutz to Michelle D'Anna, dated August 12, 2010)

c. Surface Water Quantity		x				x		
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Surface Water Quantity is deemed Less than Significant (LS) because no surface water usage is proposed.

Source: Watershed Protection District - Groundwater Section (Memo from Rick Viergutz to Michelle D'Anna, dated August 12, 2010)

Issue (Responsible Department)	Project Impact Degree Of Effect				Cumulative Impact Degree Of Effect			
	N	LS	PS-M	PS	N	LS	PS-M	PS
d. Surface Water Quality		x				x		

The Water Quality Section has reviewed the submitted application package for this project and has determined that the proposed development is not subject to the requirements of the Ventura Countywide Stormwater Quality Urban Impact Mitigation Plan (SQUIMP). No new structures, site grading, construction activities, or paving are proposed. Although some soil compaction may occur by occasional vehicle traffic, it is not anticipated that this will cause a significant increase in stormwater runoff from the project site. The project's water quality impacts are not expected to result in a violation of any surface water quality standards as defined in the Los Angeles Basin Plan. As such, neither the individual project nor the cumulative threshold for significance is being exceeded and the project is expected to have a less than significant impact on surface water quality.

Source: Watershed Protection District - Water & Environmental Resources Division, Surface Water Quality Section (Memo from Ewelina Mutkowska to Michelle D'Anna, dated August 13, 2010)

3. Mineral Resources (Plng.):								
a. Aggregate	x				x			

The project site is not located within a Mineral Resource Zone. Zoning Maps indicate that the proposed project site is not zoned for "mineral resource protection," and the proposed project would not affect current aggregate manufacturing or production "stream" nor would the proposed project result in direct impacts through the use of mineral resources as described in the *Ventura County Initial Study Assessment Guidelines* (July 2010). Therefore, the proposed project would have no adverse impact on mineral resources.

Source: *Ventura County General Plan (2005) and Planning GIS - Aggregate Resources layer* (accessed August 2010).

b. Petroleum	x				x			
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No oil or gas Conditional Use Permits are located on this site, nor on sites within the immediate vicinity of the project site. According to the *Ventura County Initial Study Assessment Guidelines*, if the subject property is not located on or adjacent to land located in an oil field or containing an oil extraction CUP, then the project would not cause a significant impact on the extraction of oil resources. Therefore, the project would have no adverse impact on petroleum resources.

Source: *Ventura County Initial Study Assessment Guidelines (July 2010) and Planning GIS - Oil Permits layer* (accessed December 2010).

4. Biological Resources	x				x			
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The location proposed for the events is near an existing residence, surrounded by landscaping and an orchard. Therefore, the project site does not contain habitat for

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

endangered, threatened, rare or locally important species. The location of the proposed events is approximately 900 feet from the nearest wetland habitat, Thatcher Creek, which is located south of the project site. The project site is not within an identified wildlife corridor and is not adjacent to a stream corridor or natural vegetation that would support wildlife migration. Because there are no sensitive biological resources on or near the project site, the proposed temporary events would have no impact on biological resources.

Source: Memorandum by Christina Danko, Staff Biologist dated August 12, 2010.

5. Agricultural Resources:								
a. Soils (Pmg.)		x				x		

The evaluation pertains to loss of agricultural soils. The significance threshold for Prime Farmland in the Open Space land use designation is 10 acres. The entire legal parcel is 12.51 acres in size and the Temporary Events CUP area is approximately 2 acres in size. Building coverage and non-agricultural uses on the site encompass less than 10 acres. Therefore, project and cumulative impacts on the site do not exceed the significance threshold. Impacts on *Agricultural Resources - Soils* are deemed less than significant.

Source: Office of Agricultural Commissioner (Memo from Rita Graham to Michelle D'Anna, dated August 4, 2010)

b. Land Use Incompatibility (Ag. Dept.)			x			x		
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The evaluation pertains to the introduction of land uses incompatible with off-site agricultural lands and off-site crop production. The resources identified for protection involve the cultural practices of commercial agriculture, that is, agriculture's ability to move and use farm machinery and workers and to engage in a variety of practices including chemical applications, etc. The agricultural land must be protected from dust, uneconomic water usage practices that affect agricultural water, contaminated drainage that could flow onto the farmland, blockage of solar access on farmland, as well as trespass, pilferage and unjustified complaints. The Agricultural Commissioner may identify the practices requiring protection or exclusion as warranted by actual facts consistent with federal or state laws.

There are off-site agricultural lands (Prime Farmland) to the north, south, east and west of the project parcel. The significance threshold for land use incompatibility is set forth as a distance of 300 ft from the new non-agricultural use (or 150 ft with a vegetative barrier), measured from the non-agricultural structure or use to the common boundary/interface with off-site Important Farmland. The purpose of these distances is to protect off-site farmers and allow them to continue normal farming operations without disruption or complaints by persons involved with an adjacent non-agricultural use, such as a wedding facility.

The event area is over 600 ft from off-site farmland to the south and over 300 ft to off-site farmland to the east. These interfaces meet the distance thresholds for land

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

use incompatibility.

The west interface distance is approximately 150 feet from off-site farmland. At this distance, a vegetative barrier on the project property is required. A sufficient vegetative barrier already exists, as the project site has rows of olive trees between the event area and the common boundary line to the west.

The north interface is approximately 140 ft away. This distance requires a Waiver or Deviation as set forth in the Initial Study Guidelines, Topic 5b, Methodology section (2010). Methodology Step 3, C, H, and J apply:

- C) There is mature vegetative screening on the project site at the boundary;
- H) Individuals are not continuously present in the proposed structures or use areas, and
- J) The non-agricultural use can easily be temporarily closed to allow scheduled Restricted Materials applications by an off-site adjacent farmer.

With respect to Deviation criteria J, commercial events such as weddings have a high expectation that guests will not be inconvenienced by dust, noise, or the perception of chemical spray drift from adjacent farm operations and must be carefully scheduled. Event planners must understand the importance of proper notification and response related to nearby agricultural operations. Therefore, a mitigation measure is recommended to require the applicant to prepare a Notification and Response Plan prior to obtaining a Zoning Clearance to inaugurate the use. To assure that temporary closure could occur to allow Restricted Materials applications by an off-site adjacent farmer, the following mitigation measure is required. (Extended setbacks and vegetative buffers are a land use tool intended to provide additional operational convenience to the off-site farmer; they do not replace state or federal requirements related to the use of certain chemicals – farmers must always comply with laws related to the handling of chemicals.) With implementation of this mitigation measure, potentially significant project and cumulative effects related to item 5b are deemed to be Less than Significant:

Mitigation Measure AR-1:

Temporary Events Permits: Prior to issuance of a Use Inauguration Zoning Clearance, the permittee shall prepare a Notification and Response Plan in lieu of a buffer for the north interface. Provide a copy of letters or documents that specify all of the following:

- i. Determine the names and addresses of the owner of the adjacent farmland to the north and their tenant grower, if separate, and inform each of them of the approved project description and the name, address and telephone number of the permittee and permittee's event operator, if separate. Show the names and addresses of all parties and assessor parcel numbers of the adjacent parcels.

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

- ii. Request from the farmland owner and grower information related to their operations, (seasons/dates/times), that might raise any of the following issues: Perception of chemical spray drift, dust, equipment noise, farm odors, or other activities that the permittee or event operator should take into consideration prior to scheduling event dates and times.
- iii. Request the name and telephone number of a contact at the designated farm who can be contacted if a question arises prior to or during permittee's activities.
- iv. The permittee may mail this letter or present it in person.
- v. If the permittee believes the recipient(s) will be non-responsive, the letter may be sent via registered mail. Provide a copy of the receipt(s).
- vi. Provide copy of response letter from the farmland owner and grower(s). If a personal meeting is arranged, please provide written documentation of topics covered. The farmland owner's and grower(s)' signature on permittee's letter may be adequate. If the adjacent property owner is non-responsive, please provide registered letter receipt per item v. above.
- vii. Print the following on all event contract forms and provide a sample copy to the Agricultural Commissioner's Office: *The Ventura County Agricultural Commissioner's Office advises you that commercial farming operations in the vicinity of this location may cause dust, noise, or odors from time to time. The permit requires that events be scheduled at dates and times intended to avoid incompatibilities between farming and non-farming events and to assure that event planners have a planned response in the unlikely event that such inconveniences occur. Please review the information provided by the event operator.*
- viii. Create written procedures for event employees stating how they are to respond if unexpected dust, noise, odors or the perception of chemical spray drift occur during an event. Please provide a copy of this document. (Acceptable procedures may include moving guests to another location on the event property and calling the farm property contact to exchange information and facts.)
- ix. Post the Ventura County Right to Farm Ordinance in the event area or provide it to workers and guests as part of the event contract. The RTF Ordinance is viewable at www.ventura.org at the Agricultural Commissioner's page. Please provide photo proof of posting or a sample copy of the event contract.

AR-1 Mitigation Reporting & Monitoring Plan: Prior to application for a zoning clearance for use inauguration, the permittee shall provide documentary proof of all steps of the mitigation measure to the Agricultural Commissioner's Office (Attn:

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

Agricultural Planner, monitor) for review. If all steps are completed as specified, the agricultural planner will communicate to the Case Planner that the mitigation measure has been successfully implemented.

Additional Information: The parking areas for the Event use are in close proximity to the off-site farmland to the west, east and north. Parking areas are considered a low human-intensive use, for purposes of evaluating effects to off-site farm operations. Parking is not considered a land use that is incompatible with the continued conduct of off-site agricultural operations. The Agricultural Policy Advisory Committee Agricultural/Urban Buffer Policy specifically allows parking lots and low human-intensive uses within 300 feet of off-site farmland. Therefore, the parking areas do not require extended setbacks. However, the Permittee must comply with all dust suppression measures required by the Air Pollution Control District to assure that event parking does not create dust on off-site agricultural land.

Source: Office of Agricultural Commissioner (Memo from Rita Graham to Michelle D'Anna, dated August 4, 2010)

6. Scenic Resources (P1ng)	x				x			
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A scenic viewshed is the visible area that can be seen from a designated or eligible scenic highway (i.e. the view from the road). The foreground viewshed is generally within one-half mile on either side of the highway. General Plan Policy 1.7.2-4 states that a project would have a significant impact if it would degrade visual resources or significantly alter or obscure public views.

Highway 150 is an eligible scenic county highway. The edge of the subject parcel is located within 700 feet of Highway 150, and the proposed CUP area within the subject parcel is located within 1,000 feet of Highway 150. The terrain is relatively flat between Highway 150 and the subject parcel, and one developed parcel exists between Highway 150 and the subject parcel. Mature orchard trees on the subject parcel surround the proposed CUP area. These trees effectively block public views of the project site from Came Road and from Highway 150. Therefore, there would be no adverse impact on visual resources.

Source: Ventura County Initial Study Assessment Guidelines (July 2010), and site visit conducted by Michelle D'Anna on August 18, 2010.

7. Paleontological Resources	x				x			
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The proposed project is located within an area of "undetermined" Paleontological Significance. The project site consists of existing developed land with an open space zoning designation. The proposed project would not involve ground disturbance activities or the construction of permanent structures. According to the Ventura County Initial Study Assessment Guidelines, for the purposes of paleontological resources, the project area is defined as only the area of the property that is disturbed by or during the construction of the proposed project. Since no construction is proposed,

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

the project will result in no impact on paleontological resources.

Source: *Ventura County Initial Study Assessment Guidelines (2010)*, and *Planning GIS – Paleontology Layer (accessed August 2010)*.

8. Cultural Resources:								
a. Archaeological	x				x			

The proposed project is located on existing developed land with an open space zoning designation. The proposed project would not involve ground disturbance activities, the construction of permanent structures, or the demolition of buildings. According to the Ventura County Initial Study Assessment Guidelines, projects which would involve a change in land use and would not involve any alteration to an already developed site need not be subject to a record search as they do not appear to have the potential for direct or indirect impacts on cultural resources. Therefore, the proposed project will result in no impacts on cultural resources.

Source: *Ventura County General Plan (2010)* and the *Ventura County Initial Study Assessment Guidelines (July 2010)*

b. Historical (Plng.)	x				x			
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Ventura County Initial Study Assessment Guidelines state that the project could have a significant impact on historical resources if the project involves physical changes in anything on the historic site (land, building, structure, and object), and that the item to be affected by the change has historical merit. There are no buildings on the property which are over 50 years old. Furthermore, no construction or alteration of existing structures is proposed as part of this CUP. Therefore, the project would result in no impact on historical resources.

Source: *Ventura County General Plan (2010)* and the *Ventura County Initial Study Assessment Guidelines (2010)*

9. Coastal Beaches & Sand Dunes	x				x			
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This project is not located within the Coastal Zone of the County's *Local Coastal Program*. Therefore, the proposed project would have no impact on the coastal beaches and sand dunes.

Source: *Ventura County Coastal Area Plan (2002)*, and *Planning GIS – Coastal Boundary Layer (accessed August 2010)*.

HAZARDS:

10. Fault Rupture (PWA)	x				x			
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Project Impacts: There are no known active or potentially active faults extending through the proposed lot based on State of California Earthquake Fault Zones in accordance with the Alquist-Priolo Earthquake Fault Zoning Act, and Ventura County General Plan Hazards Appendix –Figure 2.2.3b. There is no impact from potential fault rupture hazard.

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

Cumulative Impacts: Seismic and geologic hazards are project and location specific. Thus, there are no cumulative impacts associated with seismic and geologic hazards.

Source: Public Works Agency - Development & Inspection Services Division (Memo from Jim O'Tousa to Michelle D'Anna, dated August 17, 2010)

11. Ground Shaking (PWA)		x			x			
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Project Impacts: The property will 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.

Cumulative Impacts: Seismic and geologic hazards are project and location specific and in this regard, there are no cumulative impacts associated with seismic and geologic hazards.

Source: Public Works Agency - Development & Inspection Services Division (Memo from Jim O'Tousa to Michelle D'Anna, dated August 17, 2010)

12. Liquefaction (PWA)		x			x			
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Project Impacts: The site is located within a potential liquefaction zone based on the Ventura County General Plan Hazards Appendix -- Figure 2.4b. This map is a compilation of the State of California Seismic Hazards Maps for the County of Ventura and was used as the basis for delineating the potential liquefaction hazards within the county.

Routinely-applied engineering methods (i.e. foundation designs) are available to adequately address any identified liquefaction hazard. As part of the Building Permit process, a geotechnical report is required to develop recommendations for a foundation design specific to the site. This design would address any identified liquefaction hazard. With this standard requirement, liquefaction hazards would be less than significant on projects that involve the construction of new buildings.

In the case of the proposed project, no new buildings are proposed. Thus, there is no potential for safety hazards associated with building damage or collapse due to earthquake-induced soil liquefaction. Impacts would be less than significant.

Cumulative Impacts: Seismic and geologic hazards are project and location specific and in this regard, there are no cumulative impacts associated with seismic and geologic hazards.

Source: Public Works Agency - Development & Inspection Services Division (Memo from Jim O'Tousa to Michelle D'Anna, dated August 17, 2010); Pers. Comm. from Brian R. Baca,

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

CEG, 1-25-11.

13. Seiche & Tsunami (PWA)	x				x			
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Project Impacts: The site is not located adjacent to a closed or restricted body of water based on aerial photograph review (photos dated January 2007) and would not be subject to seiche hazard. The project is also not located within a tsunami inundation zone based on the Ventura County General Plan, Hazards Appendix Figure 2.6. There is no impact from potential hazards from seiche and tsunami.

Cumulative Impacts: Seismic and geologic hazards are project and location specific and in this regard, there are no cumulative impacts associated with seismic and geologic hazards.

Source: Public Works Agency - Development & Inspection Services Division (Memo from Jim O'Tousa to Michelle D'Anna, dated August 17, 2010)

14. Landslides/Mudslides (PWA)	x				x			
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Project Impacts: The site is not located on a mapped landslide, hillside, or a potential seismically induced landslide zone based on analysis conducted by the California Geological Survey. Thus, the proposed project would not have the potential to be affected by or cause a landslide hazard. Impacts would be less than significant.

Cumulative Impacts: Seismic and geologic hazards are project and location specific and in this regard, there are no cumulative impacts associated with seismic and geologic hazards.

Source: Public Works Agency - Development & Inspection Services Division (Memo from Jim O'Tousa to Michelle D'Anna, dated August 17, 2010)

15. Expansive Soils (PWA)		x			x			
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Project Impacts: The proposed project does not involve the construction of new buildings. Thus, adverse effects due to the presence of expansive soil are not anticipated. Impacts would be less than significant.

Cumulative Impacts: Seismic and geologic hazards are project and location specific and in this regard, there are no cumulative impacts associated with seismic and geologic hazards.

Source: Public Works Agency - Development & Inspection Services Division (Memo from Jim O'Tousa to Michelle D'Anna, dated August 17, 2010), Pers. Comm. from Brian R. Baca, CEG, 1-25-11.

16. Subsidence (PWA)	x				x			
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Project Impacts: The subject property is not within the probable subsidence hazard zone as delineated on the Ventura County General Plan Hazards Appendix Figure 2.8 (January 27, 2004). The project does not involve oil, gas or groundwater withdrawal. In addition, the project does not involve the construction of new buildings. Given these factors, no impacts related to subsidence are anticipated.

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

Cumulative Impacts: Seismic and geologic hazards are project and location specific and in this regard, there are no cumulative impacts associated with seismic and geologic hazards.

Source: Public Works Agency - Development & Inspection Services Division (Memo from Jim O'Tousa to Michelle D'Anna, dated August 17, 2010)

17. Hydraulic Hazards):								
a. Non-FEMA (PWA)	x				x			

There is no construction proposed for the project. Therefore, there are no adverse impacts, relating to Non-FEMA Flooding.

Source: Public Works Agency - Development & Inspection Services Division (Memo from Jim Myers to Michelle D'Anna, dated August 17, 2010)

b. FEMA (WPD)		x				x		
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The entire subject property is located within a 1% annual chance 'AO' alluvial fan floodplain (depth of flood would be one-foot during the 1% annual chance storm) as per the latest (January 20, 2010) Digital Flood Insurance Rate Map (DFIRM) issued by the Federal Emergency Management Agency (FEMA). The applicable DFIRM map is 06111C0580E, and the Panel is 580 of 1275 (January 20, 2010).

Although no new development, or redevelopment to existing structures (habitable, non-habitable) of any kind is being proposed, a Floodplain Development Permit from the Public Works Agency will be required as a condition of approval for this land use entitlement. The Floodplain Development Permit will not require any specific measures to address flood hazards because the proposed project does not include the conduct of temporary events between October 1st and April 15th of any year.

Given that no development, redevelopment, or site grading is being proposed, and that no event will occur between October 1st and April 15th of every year specified in the CUP, the risk of the flooding hazard is considered to be less than significant.

Source: Public Works Agency - Watershed Protection District, Advanced Planning Section (Memo from Brian Trushinski to Michelle D'Anna, dated August 3, 2010)

18. Fire Hazards (Fire)		x				x		
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This project will have a less than significant impact because adequate access and water is available for fire suppression on the project site. As with all projects, compliance with the 2006 International Fire Code as adopted and amended by VCFPD Current Ordinance for Fire Hazard Abatement is required.

Source: Ventura County Fire Prevention District (Memo from Marnel Vanden Bossche to Michelle D'Anna, dated December 30, 2010)

19. Aviation Hazards (Airports)		x				x		
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Since the proposed project is not located within two miles of any public airport, there

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

would be no impacts, alone and cumulatively, relative to air traffic safety.

Source: Ventura County General Plan (2010) and the Ventura County Initial Study Assessment Guidelines (2010).

20. Hazardous Materials/Waste:								
a. Hazardous Materials (EH/Fire)	x				x			

The proposed project does not include the use of hazardous materials. Therefore, the project will not have any impacts relative to hazardous materials.

Source: Environmental Health Division (Memo from Melinda Talent to Michelle D'Anna, dated November 29, 2010)

This project will have no effect on Hazardous Materials. The proposed project will not have hazardous materials use or storage.

Source: Ventura County Fire Prevention District (Memo from Marnel Vanden Bossche to Michelle D'Anna, dated December 30, 2010)

b. Hazardous Waste (EH)	x				x			
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The proposed project is not considered an activity that produces hazardous waste. Therefore, the project will not have any impacts relative to hazardous wastes.

Source: Environmental Health Division (Memo from Melinda Talent to Michelle D'Anna, dated November 29, 2010)

21. Noise and Vibration			x			x		
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The proposed project would not include construction and grading activities and, therefore, does not have the potential to generate construction-related noise impacts. However, the proposed project would occasionally use amplified music depending upon the desires of the leasing party. In order for a project to be considered a noise generator, the Ventura County Initial Study Assessment Guidelines state the potential for noise at the nearest noise sensitive use/residential district must be estimated to exceed:

- Leq(1hr) of 55 dB(A)¹ or ambient noise level plus 3 dB(A), whichever is greater, between 6:00 AM and 7:00 PM;
- Leq(1hr) of 50 dB(A) or ambient noise level plus 3 dB(A), whichever is greater, between 7:00 PM and 10:00 PM; or,
- Leq(1hr) of 45 dB(A) or ambient noise level plus 3 dB(A), whichever is greater, between 10:00 PM and 6:00 AM.

Currently, noise generated from the project site is emitted by activities associated with the existing residential uses. The proposed project includes a two-acre CUP area, which is expected to involve noise-generating events such as amplified music.

¹ A-weighted sound level [dB(A)] refers to the sound pressure level measured using the A-weighting network, a filter which discriminates against low and very high frequencies in a manner similar to the human hearing mechanism at moderate sound levels [Ventura County Initial Study Assessment Guidelines (2010)].

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

A Noise Study ("Noise Study") dated July 10, 2010, was prepared for the project by Advanced Engineering Acoustics. As indicated in the Noise Study, measurements were conducted at two off-site residential locations as well as at one on-site location 15 feet from the proposed DJ area. The two off-site measurements were conducted at the two nearest residences to the CUP boundary, in accordance with the Ventura County Initial Study Assessment Guidelines thresholds for measuring noise impacts. The nearest residence is located to the south of the subject parcel and proposed CUP boundary, approximately 700-feet from the proposed DJ area. The next closest residence is located to the east of the subject parcel and proposed CUP boundary, approximately 1,175-feet from the proposed DJ area.

The Noise Study concludes that during the daytime hours (7am to 7pm), the music and PA sound levels could be maintained at 93 dBA Leq (1hr), 15 feet from the DJ speakers and be in compliance with the Ventura County General Plan daytime fixed noise limit of 55 dBA Leq (1hr) at the nearest residences. During the evening hours (7pm to 10pm), the music must be maintained at 88 dBA Leq (1hr), 15 feet from the DJ speakers and be in compliance with the Ventura County General Plan evening fixed noise limit of 50 dBA Leq (1hr) at the nearest residences. The Noise Study CD music source testing concluded that music that sound levels that are not regulated could exceed the General Plan evening fixed noise limit (Noise Study, Table 5). This would result in a potentially significant impact, but could be mitigated to a less than significant level with the implementation of the following mitigation measure:

Mitigation Measure NOISE1:

Intent: To reduce project noise to a less than significance noise threshold such that no noise complaints are received by either the permittee or the County.

Requirement: A sound monitoring system shall be used to monitor the sound emissions at 15 feet from the DJ speakers, with the meter set to the "A-weighting, slow response" scale. The sound level measurement system shall monitor amplified music and PA sound levels such that the amplified music shall not exceed 93 dBA Leq (1hr) during the daytime hours (7am to 7pm) and not exceed 88 dBA Leq (1hr) during the evening hours (7pm to 10pm).

Documentation: The permittee shall indicate on the Events Report Form (which must be submitted annually to the Ventura County Planning Division), whether or not a sound monitoring system was used for each event held throughout the calendar year.

Timing: A sound monitoring system shall be used for all events using amplified sound, for the entire duration of the event.

Monitoring: During of the life of the permit, the County Resource Management Agency, Planning Division shall monitor applicable noise complaints received

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

from the public. Any complaints received will be investigated by RMA-Planning Division-Condition Compliance Staff.

Source: *Ventura County Initial Study Assessment Guidelines (2010)*, and *Luttrull Event Venue Noise Study Report prepared by Advanced Engineering Acoustics (July 10, 2010)*

22. Daytime Glare	x				x			
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Glare is intense light that is blinding or discomforting to humans. Glare has a potentially significant effect on motorists. Conditions that create daytime glare are typically caused by the reflection of sunlight from highly reflective surfaces at or above eye level. Daytime glare is caused by the reflective surfaces of buildings with materials such as metal or glass that lead to *disability glare* or *discomfort glare* for motorists travelling on County's roads where the traffic volumes/speeds are generally high. A proposed project will be considered to have a significant project-specific or cumulative glare impact if the project will create a new source of *disability glare* or *discomfort glare* for motorists travelling along any road of the County *Regional Road Network*.

The proposed project is on existing developed land in an open space zone. Special events are temporary and would be periodic and of a non-permanent nature, requiring no new permanent structures. As such, the project will not create a new source of glare for motorists travelling along any road of the County *Regional Road Network*. Therefore, the project is expected to have no impact on surrounding sites from glare generated on-site.

Source: *Ventura County Initial Study Assessment Guidelines (2010)*.

23. Public Health (EH)	x				x			
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No impacts on public health were identified during the review of the proposed project.

Source: *Environmental Health Division (Memo from Melinda Talent to Michelle D'Anna, dated November 29, 2010)*

24. Greenhouse Gases (APCD)		x				x		
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CEQA thresholds for GHG emissions from an individual project can be used to determine significance. Based on information provided by the applicant and the URBEMIS 2007 (version 9.2.4) computer model, 220.42 tons per year of CO2 would result from the project, 306.49 metric tons per year CO2 emissions will result from the project. These GHG emissions are not considered to be significant and, therefore, the project, both individually and cumulatively, would have a less than significant effect on GHG emissions.

Source: *Air Pollution Control District (Memo from Alicia Stratton to Michelle D'Anna, date August 11, 2010)*

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

LAND USE:

25. Community Character (Plng.)		x				x		
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According to the Ventura County Initial Study Assessment Guidelines, a project has the potential to have a significant impact on community character, if it would introduce physical development that is incompatible with existing land uses, architectural form or style, site design/layout, or density/parcel sizes within the community in which the project site is located.

The proposed project is on existing developed land in an open space zone. Special events are temporary and would be periodic and of a non-permanent nature, requiring no new permanent structures. An Event Lighting Plan, dated December 25, 2010, and revised January 7, 2011, was submitted by the applicant. Based on the Planning Division's review of this plan, the use of lighting during night-time hours for temporary events is not expected to have a significant impact on community character.

The existing permanent lighting on the site used for residential and landscaping purposes may be used during temporary events to light the pathways and driveways for safety throughout the CUP boundary. This existing lighting consists of the following elements:

- a) Six tree-mounted chandeliers, each containing 6 bulbs which each chandelier illuminating 70 watts (downward direction)
- b) 29 in-ground uplights, each of which illuminates 30 watts (upward direction)
- c) Four path lights extending no more than 3-feet above ground, each of which illuminates 12 watts (downward direction)
- d) Two Post lights, each illuminating 6.5 watts.

Temporary lighting brought in for an evening event would consist solely of string market lights that would be located in the reception area of the CUP boundary. The lights would be brought in by the catering company and removed after each event. Lighting placement would be according to the Event Lighting Plan, dated January 7, 2011. Temporary lighting associated with events would be screened by existing foliage along the property's perimeter and, a condition of approval will require all lighting to be hooded so as not to result in direct illumination of adjacent properties, or illumination of the night sky.

Therefore, the proposed project would have a less than significant impact on community character.

Source: Ventura County Initial Study Assessment Guidelines (2010), and Event Lighting Plan submitted by Ben Turner, dated December 25, 2010 and revised January 7, 2011

26. Housing (Plng.)	x				x			
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The proposed project was reviewed and evaluated for impacts on housing using the Ventura County Initial Study Assessment Guidelines. The events described in the proposed project are periodic in nature and would not individually or cumulatively affect existing housing or create a demand for additional housing. Therefore, there would be

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

no impacts on housing as a result of this project.

Source: Ventura County Initial Study Assessment Guidelines (2010)

PUBLIC FACILITIES AND SERVICES:								
27. Transportation/Circulation:								
a. Roads and Highways:								
(1) Level of Service (PWA)		x				x		

The project is located within the State Route (SR) 33 Traffic Impact Area. Projects of this nature have the potential to generate additional AM and PM peak-hour traffic on SR 33 between the northerly end of the Ojai Freeway and the City of Ojai. Addition of traffic to SR 33 in this area is inconsistent with County General Plan (GP) Policy 4.2.2.4(b). According to the County GP (Ojai Area Specific Portion), if a project generates one or more PHT AM southbound or PM northbound on SR 33, between the northerly end of the Ojai Freeway and the City of Ojai, a significant adverse impact will occur. The peak hours on SR 33 are 6:30 a.m. to 9 a.m. (southbound) and 3:30 p.m. to 6:30 p.m. (northbound).

However, because of its design, this project will not generate peak-hour traffic. The traffic generated by the project will be on weekends only for events and some Friday evenings for rehearsals. All generated traffic will occur during off-peak hours. Therefore, adverse traffic impacts relating to LOS will be less than significant.

Source: Public Works Agency – Transportation Division (Memo from Behnam Emami to Michelle D’Anna, dated August 16, 2010 and revised December 2, 2010)

(2) Safety/Design of Public Roads(PWA)		x				x		
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This project will have a less than significant impact because the project will meet current Fire District Access standards.

Source: Ventura County Fire Prevention District (Memo from Marnel Vanden Bossche to Michelle D’Anna, dated December 30, 2010)

Came Road has an existing pavement width of 22 feet along the frontage of the subject parcel. The minimum required pavement width for a roadway within the classification that includes Came Road is 32 feet according to current County Road Standards. Although the existing roadway is not designed consistent with current County Road Standards, it is the engineering judgment of the County Transportation Division that the anticipated low traffic volume attributable to the proposed project does not have the potential to alter the level of safety on Came Road. This conclusion is based on the limited allowed attendance at permitted events and the temporary (40 days/year) nature of the proposed use. Impacts related to roadway safety and design would be less than significant.

Although not required to address safety impacts specific to the proposed project, a required condition of approval includes roadway improvements as mandated by County Ordinance 1607 and the "Pave-out Policy" adopted through resolution by the

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

Board of Supervisors.

Source: Ventura County Initial Study Assessment Guidelines (2010) and Public Works Agency – Transportation Division (Memo from Behnam Emami to Michelle D’Anna, dated August 16, 2010 and revised December 2, 2010, and personal communication with Behnam Emami on January 27, 2011)

(3) Safety/Design of Private Access (Fire)		x				x		
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This project will have a less than significant impact because the project will meet current Fire District Access standards.

Source: Ventura County Fire Prevention District (Memo from Marnel Vanden Bossche to Michelle D’Anna, dated December 30, 2010)

(4) Tactical Access (Fire)		x				x		
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This project will have a less than significant impact because the project will meet current Fire District Access standards.

Source: Ventura County Fire Prevention District (Memo from Marnel Vanden Bossche to Michelle D’Anna, dated December 30, 2010)

b. Pedestrian/Bicycle (PWA/Plng.)		x				x		
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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. 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: Public Works Agency – Transportation Division (Memo from Behnam Emami to Michelle D’Anna, dated August 16, 2010 and revised December 2, 2010)

c. Bus Transit	x					x		
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There are no bus facilities within the vicinity of the project site with which the proposed temporary outdoor events could interfere. Therefore, the project would have no adverse impacts on these facilities.

Source: Ventura County General Plan (2010) and the Ventura County Initial Study Assessment Guidelines (2010)

d. Railroads	x					x		
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There are no existing rail lines or crossings within the vicinity of the project site with which the proposed temporary outdoor events could interfere. Therefore, the project would have no adverse impacts on these facilities.

Source: Ventura County General Plan (2010) and the Ventura County Initial Study Assessment Guidelines (2010)

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

The proposed project is not located within the sphere of influence of any airports. Therefore, the project would have no adverse impacts on these facilities.

Source: *Ventura County General Plan (2010) and the Ventura County Initial Study Assessment Guidelines (2010)*

f. Harbors (Harbors)	x				x			
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There are no harbor facilities within the vicinity of the project site with which the proposed temporary outdoor events could interfere. Therefore, the project would have no adverse impacts on these facilities.

Source: *Ventura County General Plan (2010) and the Ventura County Initial Study Assessment Guidelines (2010)*

g. Pipelines	x				x			
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There are no existing pipelines that would affect the proposed project. The County GIS System Maps indicate that there are no major or minor pipelines that traverse or enter the subject property, nor are there any pipelines within close proximity to the project site. Even so, the proposed project does not include ground disturbance or construction activities. Therefore, the proposed project would have no adverse impacts on pipelines.

Source: *Ventura County Initial Study Assessment Guidelines (2010), and Ventura County GIS (Pipelines Layer – Accessed December 2010)*

28. Water Supply:								
a. Quality (EH)	x				x			

The proposed project will not require a supply of domestic water. Therefore, the project will not have any impacts on the water supply.

Source: *Environmental Health Division (Memo from Melinda Talent to Michelle D'Anna, dated November 29, 2010)*

b. Quantity (PWA)		x				x		
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Water Supply Quantity impacts are less than significant because all potable water supplies will be provided by the events caterer using an offsite source of water supply.

Source: *Watershed Protection District - Groundwater Section (Memo from Rick Viergutz to Michelle D'Anna, dated August 12, 2010)*

c. Fire Flow (Fire)		x				x		
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The project will have a less than significant impact on Water Supply because Water supply for fire protection will meet current VCFPD ordinance. The Water Purveyor for the site is Casitas Water. The project will be conditioned such that all new structures and any additions to existing structures shall have fire sprinklers per current VCFPD ordinance.

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

Source: Ventura County Fire Prevention District (Memo from Marnel Vanden Bossche to Michelle D'Anna, dated December 30, 2010)

29. Waste Treatment/Disposal:

a. Individual Sewage Disposal System (EH)	x				x			
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The proposed project will not require the use of an on-site sewage disposal system. Portable restrooms will be provided and maintained in a sanitary condition. The project will not create any adverse environmental impacts relative to on-site sewage disposal.

Source: Environmental Health Division (Memo from Melinda Talent to Michelle D'Anna, dated November 29, 2010)

b. Sewage Collection/Treatment Facilities (EH)	x				x			
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The project will not be connected to a sewage disposal facility. The project will not have any impacts relating to sewage collection treatment facilities.

Source: Environmental Health Division (Memo from Melinda Talent to Michelle D'Anna, dated November 29, 2010)

c. Solid Waste Management (PWA)		x				x		
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The Integrated Waste Management Division (IWMD) has reviewed the application materials received on July 26, 2010, for LU 10-0084 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 on 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 should have a significant impact upon remaining Ventura County solid waste disposal capacity.

Source: Public Works Agency - Integrated Waste Management Division (Memo from Derrick Wilson to Michelle D'Anna, dated August 4, 2010)

d. Solid Waste Facilities (EH)	x				x			
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The proposed project does not include a solid waste facility. The project will not create any adverse impacts relating to solid waste facilities.

Source: Environmental Health Division (Memo from Melinda Talent to Michelle D'Anna, dated November 29, 2010)

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

The local area is currently served with electrical, gas, and communication facilities that can be used to adequately serve the proposed project. The proposed project would not individually or cumulatively cause a disruption or re-routing of an existing utility facility, or increase demand on a utility that results in expansion of an existing utility facility which has the potential for secondary environmental impacts. Therefore, the proposed project would have no adverse impact on these facilities.

Source: *Ventura County Initial Study Assessment Guidelines (October 2010)*

31. Flood Control/Drainage:								
a. WPD Facilities/Watercourses (WPD)	x				x			

The site is not within or adjacent to the bed and banks of red line channels under the jurisdiction of the Watershed Protection District. District staff determines that the project will have no direct or indirect project-specific or cumulative impacts on District flood control facilities or watercourses. Therefore the proposed project will have no impact on red line channels under the jurisdiction of the Watershed Protection District.

Source: *Watershed Protection District - Planning and Regulatory Division (Memo from Tom Wolfington to Michelle D'Anna, dated August 16, 2010)*

b. Other Facilities/Watercourses (PWA)	x				x			
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There is no construction proposed for the project. Therefore, there are no adverse impacts relating to drainage facilities.

Source: *Public Works Agency - Development & Inspection Services Division (Memo from Jim Myers to Michelle D'Anna, dated August 17, 2010)*

32. Law Enforcement/Emergency Svcs. (Sheriff):		x				x		
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Due to the size and nature of the proposed project within an existing facility within the community, personnel, equipment, or facilities would not require expansion and there would not be a significant impact on the functions of the Ventura County Sheriff's Department. As such, the project would have a less than significant impact on the services provided for the area.

The Sheriff's Department notes that traffic and noise are the two most common citizen complaints that arise from these types of venues, and they state that a proactive CUP design can mitigate some or all of the public safety and public quality of life issues. Noise impacts are addressed in Section 21 above. Traffic impacts are addressed in Section 27 above. The Sheriff's Department is supportive of conditions of approval being placed on the CUP for both of these issues.

Source: *Ventura County Initial Study Assessment Guidelines (2010), and Personal Communication with Sergeant Tim Hagel, 10-26-10, Ventura County Sheriff's Department*

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
33. Fire Protection (Fire):								
a. Distance/Response Time		x				x		

Proximity to a fire station with full-time, paid staff is adequate and project does not indicate that a new fire station or additional equipment is required. Therefore, the proposed project will have less than significant effect on Fire Protection.

Source: Ventura County Fire Prevention District (Memo from Marnel Vanden Bossche to Michelle D'Anna, dated December 30, 2010)

b. Personnel/Equipment/Facilities		x				x		
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Distance from full-time, paid fire station is adequate and project does not indicate that a new fire station or additional equipment is required. Therefore, the proposed project will have less than significant effect on Fire Protection.

Source: Ventura County Fire Prevention District (Memo from Marnel Vanden Bossche to Michelle D'Anna, dated December 30, 2010)

34. Education:								
a. Schools	x					x		

According to the Ventura County Initial Study Assessment Guidelines, a project will normally have a significant impact on school facilities if it would substantially interfere with the operations of an existing school facility. Non-residential projects would not have an impact on the demand for schools.

Because of the temporary nature of the outdoor event use, and the non-residential nature of the project, the proposed project would not create additional demands on schools. Therefore, no adverse impacts on schools are anticipated.

Source: Ventura County Initial Study Assessment Guidelines (2010)

b. Libraries (Lib. Agency)	x					x		
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According to the Ventura County Initial Study Assessment Guidelines, a project would have a significant project-specific impact on public library facilities and services if it would substantially interfere with the operations of an existing public library facility, put additional demands on a public library facility which is currently deemed overcrowded, or limit the ability of individuals to access public library facilities by private vehicle or alternative transportation modes. A project would have a cumulative impact on public library facilities and services if the project, in combination with other approved projects in its vicinity, would cause a public library facility to become overcrowded. Non-residential projects would not, in general, have an impact on the demand for public libraries unless such projects are located adjacent to public library facilities. The proposed project is not located adjacent to a public library facility. Because of the temporary nature of the outdoor event use, and the non-residential nature of the project, the proposed project would not create additional demands on libraries. Therefore, no adverse impacts on libraries are anticipated.

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

Source: *Ventura County Initial Study Assessment Guidelines (2010)*

35. Recreation (GSA):		x				x		
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A project will have a significant impact on recreation if it will cause an increase in the demand for recreation, or impede future development of recreation parks and facilities or regional trails and corridors. This proposed project would add a use to the site, but no physical development. The proposed project would not add to the demand of existing recreational facilities, nor impede future development of local park facilities. This project is not within an existing Park and Recreation or Special District having jurisdiction over the project. The proposed project is not expected to have impacts on recreation, as there are no trails/corridors within the proposed project nor on lands adjacent to the project. Therefore, The proposed CUP is expected to have a less than significant impact on regional parks and facilities.

Source Document: *Ventura County Initial Study Assessment Guidelines (2010)*

Degree of Effect:

- N = No Impact.
- LS = Less Than Significant
- PS-M = Potentially Significant Impact Unless Mitigation Incorporated.
- PS = Potentially Significant Impact.

Agencies:

Airports - Department Of Airports
 EH - Environmental Health Division
 Harbors - Harbor Department
 PWA - Public Works Agency

Ag. Dept. - Agricultural Department
 Fire - Fire Protection District
 Lib. Agency - Library Services Agency
 Sheriff - Sheriff's Department

APCD - Air Pollution Control District
 GSA - General Services Agency
 Ping. - Planning Division
 WPD - Watershed Protection District

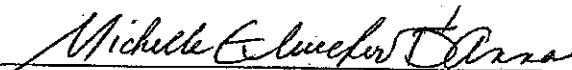
Section C. - Mandatory Findings of Significance

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 D. - Determination of Environmental Document

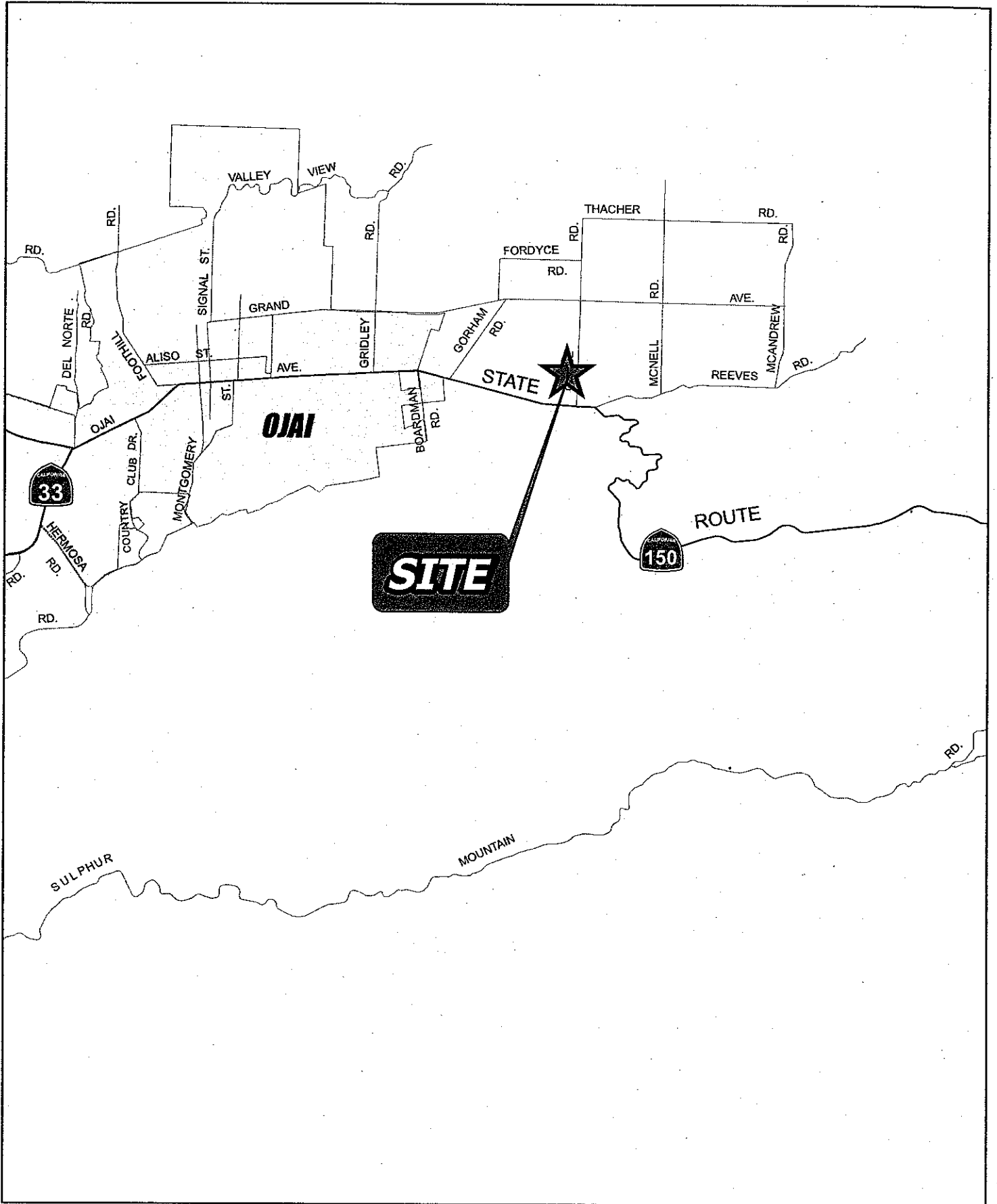
On the basis of this initial evaluation:

<input type="checkbox"/>	I find the proposed project could not have a significant effect on the environment, and a Negative Declaration should be prepared.
<input checked="" 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.


Signature of Person Responsible for Administering the Project

1-27-11
Date

*EIR Issues of Focus:



Ventura County
Resource Management Agency
GIS Development & Mapping Services
Map created on 08/24/2010

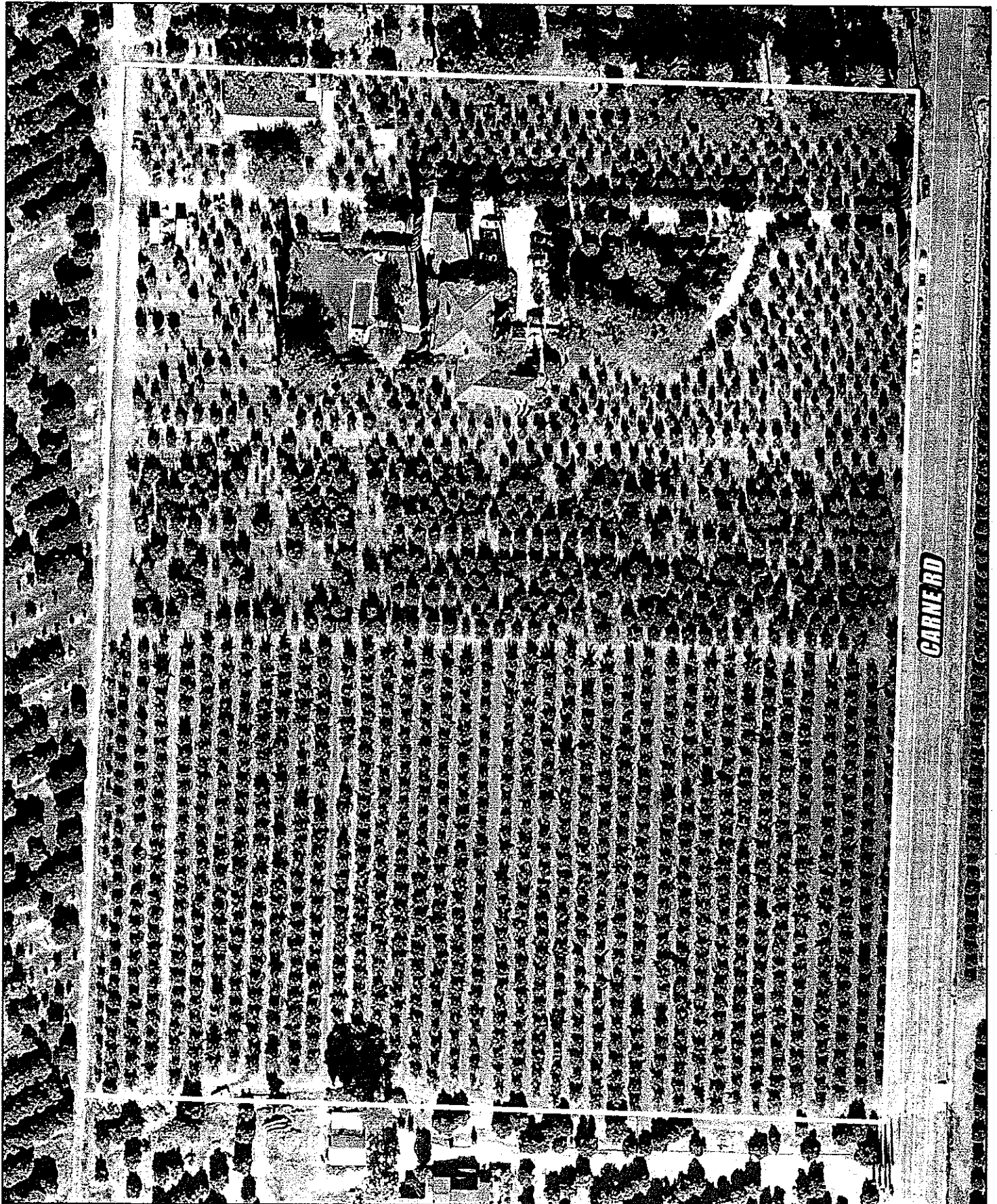


LU10-0084
028-0-120-215
Location Map

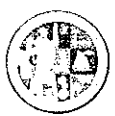


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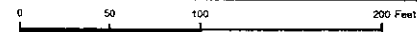
CARNE RD



Ventura County
Resource Management Agency
GIS Development & Mapping Services
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LU10-0084
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