



MEMORANDUM

DATE: February 20, 2025

TO: Clerk of the County of Ventura Planning Commission and Planning Commissioners

FROM: Michael T. Conger, AICP, Case Planner

SUBJECT: Amendment to February 20, 2025, Agenda Item No. 7A, Continued Public Hearing for Mircetic Conditional Use Permit (CUP) and Planned Development (PD) Permit, Case No. PL23-0009

This errata memorandum provides an update to the continuance memo for Item No. 7A on the Planning Commission agenda for February 20, 2025.

On Page 2 of the continuance memo, Planning staff summarized comments from reviewing agencies, including the Air Pollution Control District (APCD), regarding the applicant's revised site plan and description of operations. Since the publication of the staff report, APCD staff has provided additional comments, which are summarized as follows:

- This project would be subject to APCD Rules 55 (Fugitive Dust) and 50 (Opacity). Enforcement of the APCD Rules is complaint driven. Establishing a violation would require multiple unique complaints about the same occurrence and verification by an APCD inspector.
- The applicant's odor reduction measures seem appropriate for a project of this scale.
- Regarding dust control, APCD staff noted that the applicant only mentions watering down dirt, decomposed granite, and sand during summer months. APCD recommends also watering these surfaces any time winds exceed 25 miles per hour, regardless of season.
- APCD recommends that the applicant consider employing additional dust control practices, as appropriate, such as:
 - Using surface media in corrals and arenas that would minimize dust;
 - Installing misters in corrals and arenas and along fence lines; or
 - Placing rumble strips at the entrances and exits for horse transfer vehicles.

The applicant has clarified that they do water surfaces for dust control regularly outside of the summer season when conditions warrant. They also clarified that they already have additional dust control measures in place:

- Much of the surface throughout the facility is road base or pea gravel, which does not generate dust.
- The arena is comprised of washed sand and has a sprinkler system.
- The roads are all surfaced with road base or concrete.