

## Bertoline, Justin

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**From:** ClerkoftheBoard  
**Sent:** Monday, February 7, 2022 9:57 AM  
**To:** Bertoline, Justin  
**Subject:** FW: Public Hearing for CUP at 1050 W Potrero Rd PL19-0045

Good morning,

an additional email received by the Clerk of the Board.

Thank you,

Lori

-----Original Message-----

From: loriophd@earthlink.net [mailto:loriophd@earthlink.net]  
Sent: Monday, February 7, 2022 9:55 AM  
To: ClerkoftheBoard <ClerkoftheBoard@ventura.org>  
Cc: Ranch Gmail <l1g91361@gmail.com>; Chuck Binder <binderandassoc@icloud.com>  
Subject: Public Hearing for CUP at 1050 W Potrero Rd PL19-0045

We are writing to voice our request for the County Supervisors to deny the request above. We have experienced increased traffic, very loud noise and disruption to our peaceful weekends in our community when previous events were held at this property.

Our home values, our lifestyle and the overall concept of agriculture and open land preservation are being threatened. The County's very ordinance requires consistent land use, unimpeded traffic, reasonable noise and safety. We are asking the County to uphold this ordinance and protect our community from overwhelming noise, inconsistent land use, increased crime and traffic and the potential of inability to evacuate humans and livestock during emergencies on our rural two lane road.

Thank you for your consideration.

Chuck and Lori Binder  
Springer Pond Farm

County of Ventura Board of Supervisors Case No. PL19-0045 Exhibit 8 - Comment Letters
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## Bertoline, Justin

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**From:** ClerkoftheBoard  
**Sent:** Monday, February 7, 2022 9:44 AM  
**To:** Bertoline, Justin  
**Subject:** FW: Public Hearing for Conditional Use Permit at 1050 Potrero Road Case No. PL19-0045 in your subject heading

Hi Justin,

Here is another email received by the Clerk of the Board.

Please try to have your revision packet in by 12 today.

Any word from your applicant regarding his PowerPoint?

Thank you,

Lori

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**From:** Michael Donley [mailto:donleymiker@hotmail.com]  
**Sent:** Monday, February 7, 2022 9:40 AM  
**To:** ClerkoftheBoard <ClerkoftheBoard@ventura.org>  
**Subject:** Public Hearing for Conditional Use Permit at 1050 Potrero Road Case No. PL19-0045 in your subject heading

Board of Supervisors,

I am writing you to express my opposition to a conditional use permit for 1050 Potrero Road. I am not the type of person to complain about what someone does with their property, as long as it doesn't negatively effect its neighbors. In this case the number of events that already take place is too much. The increased traffic, the rise in drunk driving and the number of accidents have all lead to a negative impact to our small community. As a neighbor to this property, I urge you to vote no on this conditional use permit.

Best,

Mike Donley

Oak Tree Ranch  
1321 Hidden Valley Rd

**Michael Donley**  
72 Moody Ct, Suite 100  
Thousand Oaks Ca, 91360  
PH 805-371-9898  
FX 805-371-9987

**Bertoline, Justin**

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**From:** ClerkoftheBoard  
**Sent:** Monday, February 7, 2022 10:53 AM  
**To:** Bertoline, Justin  
**Subject:** FW: Public Hearing for Conditional Use Permit at 1050 Potrero Road Case No. PL19-0045

Hi Justin,

Received by the clerk of the Board for inclusion in the revision packet.

Lori

**From:** garrisonan@aol.com [mailto:garrisonan@aol.com]  
**Sent:** Monday, February 7, 2022 10:34 AM  
**To:** ClerkoftheBoard <ClerkoftheBoard@ventura.org>  
**Subject:** Public Hearing for Conditional Use Permit at 1050 Potrero Road Case No. PL19-0045

Dear BOS,

Monday - 2/7/22 - 10:33 am

Re: Public Hearing for Conditional Use Permit at 1050 Potrero Road  
Case No. PL19-0045

I have lived in Hidden Valley on Hidden Valley road for 50 years.

I have seen it's changes thru the years and pretty much okay.

The large party's at Mr. Fowler's ranch are not. I live about a mile or so from his ranch "as the crow flies" and even I hear and see what is so wrong for this valley. Traffic, noise, large annoying bright lights and intoxicated drivers on our roads. I have read what he is asking for (60 events and not the 40 that could be approved) and what he is to abide by to the county. I really don't think he will and there will be filled complaints again. All a waste of everybody's time.

Thank you for reading,  
Pat Garrison/Garrison Ranch  
805-495-5545  
[GarrisonAn@aol.com](mailto:GarrisonAn@aol.com)

## Bertoline, Justin

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**From:** ClerkoftheBoard  
**Sent:** Monday, February 7, 2022 7:36 AM  
**To:** Bertoline, Justin  
**Subject:** FW: February 8, 2022 Public Hearing for Conditional Use Permit at 1050 W. Potrero Road, Thousand Oaks, CA - Case No. PL19-0045

Sorry, sent to the wrong Planner. 😊

Lori

-----Original Message-----

From: ClerkoftheBoard  
Sent: Monday, February 7, 2022 7:29 AM  
To: Oquendo, John <John.Oquendo@ventura.org>  
Subject: FW: February 8, 2022 Public Hearing for Conditional Use Permit at 1050 W. Potrero Road, Thousand Oaks, CA - Case No. PL19-0045

Good morning,

Please include this email in your revision packet today.

Thank you,  
Lori

-----Original Message-----

From: Ranch Gmail [mailto:llg91361@gmail.com]  
Sent: Monday, February 7, 2022 1:56 AM  
To: ClerkoftheBoard <ClerkoftheBoard@ventura.org>  
Cc: Gonda Kelly <kgonda@gmail.com>  
Subject: February 8, 2022 Public Hearing for Conditional Use Permit at 1050 W. Potrero Road, Thousand Oaks, CA - Case No. PL19-0045

My wife and I write to voice our strong opposition to the above CUP Application being made to this Board by Mr. Michael Fowler and Epona Farms.

Allowing the creation of an entertainment venue with outdoor events directly across the street from our home will cause irreparable and material damage to the value of our properties and to the rest of the properties in Hidden Valley. We appeal to you to deny this application.

Sincerely,

Louis and Kelly Gonda  
El Campeon Farms and  
Windy Hill Ranch

Sent from my iPad



February 6, 2022

Direct Dial: 805.418.1914  
Email: msellers@jacksontidus.law  
Reply to:  
File No:

**VIA EMAIL TO: clerkoftheboard@ventura.org**

Ventura County Board of Supervisors  
c/o: The Clerk of the Board  
800 S. Victoria Ave., Hall of Administration  
Ventura, CA 93009-1740

**Re: February 8, 2022, Meeting, Agenda Item No. 47; Public Hearing to Consider the Granting of a Conditional Use Permit Authorizing Conditionally Permitted Outdoor Events at 1050 Potrero Road in Hidden Valley; Request For Continuance; And Points In Opposition Showing This Proposal Does Not Meet CUP Outdoor Events Standards.**

Dear Honorable Supervisors:

We represent the Hidden Valley Association which only recently became aware of the public hearing on the above CUP application for up to 60 annual outdoor events filed by Mr. Fowler and Epona LLC. ("Epona"). Hidden Valley Association has 37 resident members each of whom own high quality ranches and equestrian properties considered by many to include some the most beautiful homes and properties in the entire county. The Board of the Hidden Valley Association is unanimously opposed to this proposed Conditional Use Permit ("CUP") and the resulting new detrimental operations in this quiet valley.

We write this letter to: (a) Request a continuance of this matter; and (b) explain that the proposal does not meet the County's CUP Outdoor events standards. Please distribute this letter to the Supervisors, and include it in the record for this matter.

**Request For Continuance**

Because the Hidden Valley Association only recently became aware of this item, we have not had time to examine the background documents and related matters or time to have a noise expert look at staff's conclusion that noise will not unduly interfere with neighboring uses. *As a result, we request this hearing be continued to allow time for such an examination and appropriate input to this precedent setting and troubling new use in Hidden Valley.*

**This Proposal Does Not Meet CUP Outdoor Events Standards**

A CUP is a discretionary permit and can be granted only if all of the standards of the County's code have been met. This is not a matter of denying first amendment rights, but

Irvine Office  
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Irvine, California 92614  
t 949.752.8585 f 949.752.0597

Westlake Village Office  
2815 Townsgate Road, Suite 200  
Westlake Village, California 91361  
t 805.230.0023 f 805.230.0087

[www.jacksontidus.law](http://www.jacksontidus.law)

one of too much noise, unwarranted traffic, cumulative CUP impacts and lack of consistency with the plans for Hidden Valley. As explained herein, this proposed CUP does not meet County Code Sec. 8111-1.2.1.1b.(b) standards as the proposed use cannot coexist in relative proximity, and is expected to unduly interfere with the existing land uses of the surrounding area. Among other reasons, we note that land use factors that “the proposed use would generate offsite noise louder than ambient noise levels by considering: (i) the volume and times of day such noise would be generated; (ii) the proximity to the nearest offsite noise sensitive receptors such as dwellings,” and the topography of the surrounding area will likely allow noise to travel a considerable distance. The following are just some the reasons such standards cannot be met.

1. *Generation of Excessive Offsite Noise.* Holding large outdoor events like weddings, carnivals, historic re-enactments, art shows, concerts, receptions, ceremonies, etc. at Epona combined with the County’s potential future approvals of other outdoor event venues in this valley are not in line with the current and planned quality of life and land uses for the Hidden Valley area. Hidden Valley is a peaceful, quiet agricultural and equestrian rural community with many sensitive receptors, including horse ranches, residential homes, beekeeping, etc. The noise travels extensively through the valley that has a floor that is relatively flat and that area is surrounded by mountains that hold the sound in, along with topographic features that magnify the music, shouting or crowd noise and speeches. When the applicant, Mr. Fowler, held events on the property previously, complaints were made from residents over two miles away who could hear the names of wedding members being announced and the related noise generated from such events. The loud amplified music associated with such events will disturb the neighboring valley residents and many of their animals as well.

To make matters worse, if the CUP passes allowing 40 annual large events (with up to 375n people at each event), along with the associated cars, traffic, consumption of alcohol, music, amplifiers, shouting and microphone announcements it will surely disturb the peaceful quietness of the valley. The peace and quiet of this valley was and is a benefit that residents cherished when deciding to move or build here, and that adverse effect is likely to be concentrated or up to four days each week (Thursday – Sunday) during the warmer months. [Sec. 8111-1.2.1.1b.(b) proposed use would generate offsite noise louder than ambient noise levels by considering: (i) the volume and times of day such noise would be generated; (ii) the proximity to the nearest offsite noise sensitive receptors such as dwellings,” and “the topography of the surrounding area likely to allow noise to travel].

2. *Cumulative Adverse Impacts.* As noted above, there are 37 large parcels in Hidden Valley. In considering the CUP, the County should consider the precedent setting action it will taking. Why would other owners in Hidden Valley not seek to similarly generate more income with CUPs for outdoor events just like Epona? Nothing would prevent or bar such applications, and if the Board establishes a precedent here future applications may have to be granted and the valley’s quality of life and ambiance potentially ruined.

Indeed, if numerous CUPs for outdoor events are issued to the other owners who will be motivated to hold profit making events, and with many of those events likely to be at the same time (probably on Thursday – Sunday in the warmer months of May to October), there will be extreme noise on many days of the week and gridlocked traffic on any given day requiring far more County fire, sheriff and emergency personnel than currently exist. To our knowledge, these cumulative impacts have not been addressed or considered.

3. *Adverse Traffic Impacts.* Section 8111-1.2.1.1b.(b)(2) requires the County to consider whether the proposed use would generate vehicular traffic affecting the level of service of a road segment or intersection located within one mile of the proposed use. Here, the valley promotes low traffic generating land uses or a preservation policy that is safe for bicyclists, walkers, pets and hikers enjoying the peaceful meandering small rural two lane road. This two lane rural road is often populated by cars traveling at slower speeds or stopping to enjoy the views. Bringing large numbers of vehicles carrying caterers, event supplies, employees, performers and event guests into the valley, many of whom will be drinking at the events is not a wise idea and is unsafe. The road is rarely patrolled and there are no street lamps and very limited signage. Many residents have had automobiles plow through their fences, gates and landscape, and there have been numerous fatalities over the years. The road offers no adequate turn outs or turn arounds and has severe roadside ditches in several areas. This CUP will make this road unsafe for foot and bike traffic as well as automobiles.

4. *Safety Issues.* As far as safety, it is dangerous during warm months to bring excess traffic into the valley as the outdoor event season and fire season coincide directly with one another. Previous evacuation efforts in the valley has led to road blocks and bottlenecks blocking fire personnel from accessing fire roads and staging areas. It is not prudent to have hundreds of additional cars, catering trucks and people attempting to exit the valley on a two lane road in the dark, especially after alcohol consumption, not knowing their way out in an emergency. The longer and more devastating fire season is unfortunately a fact of our environment these days. [The proposed use would be detrimental to public health and safety as determined based on the following land use factors: (1) Whether public and private roads and driveways used to access the site of the proposed use can safely accommodate all vehicular traffic associated with the proposed use, including emergency vehicles, and meet all applicable requirements of the Ventura County Fire Code; and (2) Whether the proposed use or site of the proposed use would create risk of harm to persons, nearby properties, or the environment based on fire hazards]

5. *Concerns About Increase Crime.* The residents of the Valley are also concerned that the proposed large events could bring vandalism, theft and crime to this peaceful area. The valley's properties are primarily fenced with three rail farm fencing. There is easy access to crawl into these residential parcels and steal souvenirs, vandalize or graffiti structures, take selfies, etc. All at the liability of and loss to the current residents. Such off site vandalism or trespass cannot be controlled through reasonable onsite event security, who

will only be stationed at Epona. [Sec. 8111-1.2.1.1b.(c) (2) increased risk of vandalism or trespass that cannot be controlled through reasonable event security]

6. *Inconsistency With General and Area Plans.* Section 2.3 of the County's General Plan says: "Area Plans are an integral part of the County General Plan, providing the basis for future land use development in specifically defined areas." This profit making outdoor event CUP will only encourage more land owners to abandon their agricultural and horse ranch operations. AG-2.1 says "The County shall ensure that discretionary development adjacent to Agriculturally designated lands does not conflict with agricultural use of those lands." The Lake Sherwood/Hidden Valley Area Plan says absolutely nothing about promoting or encouraging or allowing commercial profit making outdoor event centers or new commercial activities in the valley, but the Area Plan does say the following:

"The purpose of the Open Space designation is to preserve land in open space while permitting very low density residential development and agriculture, in accordance with the goals and policies of the County General Plan and the specific goals and policies of this Area Plan."

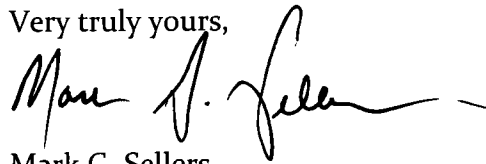
"To encourage and maintain agricultural and horse ranch operations in order to preserve the farm/ranch-based economy within the Hidden Valley area."

"To provide for a relatively quiet environment through proper land use planning and permit conditioning."

### ***Conclusion***

This proposed large commercial outdoor event operation with the number of annual events to be allowed does not make sense for the peaceful, quiet agricultural and equestrian rural community of Hidden Valley. We feel the preparation of an EIR was needed to adequately address these impacts and issues. For the above described failures to meet many of the County's code standards, the Epona CUP commercial application for up to 40, or later for possibly 60, annual outdoor events should be denied.

Very truly yours,



Mark G. Sellers



## Bertoline, Justin

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**From:** ClerkoftheBoard  
**Sent:** Monday, February 7, 2022 12:00 PM  
**To:** Bertoline, Justin  
**Subject:** FW: Public Hearing For Conditional Use Permit at 1050 Potrero Road. Case No. PL 19-0045

One last email

**From:** Barbara Hurst [mailto:barbara.hurst7@gmail.com]  
**Sent:** Monday, February 7, 2022 11:59 AM  
**To:** ClerkoftheBoard <ClerkoftheBoard@ventura.org>  
**Subject:** Public Hearing For Conditional Use Permit at 1050 Potrero Road. Case No. PL 19-0045

Good morning,

Regarding the above mentioned subject, we strongly oppose the request by Mr. Fowler and Epona "Farms" to yet again burden Hidden Valley residents with increased noise pollution and safety concerns. As a result of his current CUP issued by Ventura County, we've experienced noise echoing through our peaceful valley during their events as well as increased traffic, speeding, and drunk driving after their events. We trust the county will stop this pattern of allowing a property owner to change their zoning from agricultural to commercial by use of the CUP proceedings. We enjoy a close knit community of farmers and large breed animal owners in our valley, and we feel this CUP has already changed the character of the place we all call home. It is notable that every other Hidden Valley resident we have discussed this with is vehemently opposed to these changes.

We are also concerned about the new bike lane installed by the county that is frequented by cyclists and families alike. As homeowners who board our horses directly beside Potrero Road, we are extremely concerned about the safety of our animals along Potrero Road.

In summary changing the zoning to part time commercial use is not appropriate for the valley's character and use and we strongly oppose this change.

Warmly,  
Ralph and Barbara Hurst  
700 W. Potrero Road

## Bertoline, Justin

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**From:** ClerkoftheBoard  
**Sent:** Monday, February 7, 2022 7:35 AM  
**To:** Bertoline, Justin  
**Subject:** FW:

This one is your then. 😊  
sorry

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**From:** ClerkoftheBoard  
**Sent:** Monday, February 7, 2022 7:27 AM  
**To:** Oquendo, John <John.Oquendo@ventura.org>  
**Subject:** FW:

Good morning,

This email was received by the Clerk of the Board, please include it in your revision packet today.

Thank you,

Lori

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**From:** Anke Magnussen [<mailto:ankemagnussen@msn.com>]  
**Sent:** Saturday, February 5, 2022 1:39 PM  
**To:** ClerkoftheBoard <[ClerkoftheBoard@ventura.org](mailto:ClerkoftheBoard@ventura.org)>  
**Subject:**

**CAUTION:** If this email looks suspicious, DO NOT click. Forward to [Spam.Manager@ventura.org](mailto:Spam.Manager@ventura.org)

Sent from [Mail](#) for Windows

My name is Anke Magnussen, I'm a resident of Hidden Valley since 1989. I operate and live at Royal Oaks Farm, 933 W. Potrero Rd since 1992. I'm a ¼ mile from Mizel Estate.

In 2019 before Covid, Michael Fowler had several events on his Property, the noise from the music and speeches was invasively loud. I could hear every word. The traffic before and after the weddings was critical.

Hidden Valley has always been a peaceful Valley with Agriculture and Equestrian it would be devastating if this turned into a thoroughfare.

I'm opposing the CUP permit for the Mizel Estate at 1050 W. Potrero Rd.

Sincerely,

Anke Magnussen

## Bertoline, Justin

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**From:** ClerkoftheBoard  
**Sent:** Monday, February 7, 2022 10:54 AM  
**To:** Bertoline, Justin  
**Subject:** FW: Public Hearing for Conditional Use Permit at 1050 Potrero Road; Case No. PL19-0045

Justin,

Comments received by the Clerk of the Board.

Thank you,

Lori

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**From:** Christina Spruce [mailto:christina@dotfit.com]  
**Sent:** Monday, February 7, 2022 10:42 AM  
**To:** ClerkoftheBoard <ClerkoftheBoard@ventura.org>  
**Subject:** Public Hearing for Conditional Use Permit at 1050 Potrero Road; Case No. PL19-0045

Dear Members of the Board of Supervisors,

My family and I are full time residents of Hidden Valley, and we are opposed to Michael Fowler and Epona Farms being granted a CUP to hold outdoor events on their property. We share all the same concerns as the rest of the community and have additional concerns due to the close proximity of our ranch to Epona Farms. To keep it brief, I'll limit it to 3.

First and foremost, Hidden Valley is an equestrian area and as such, my husband, our sons, friends and neighbors, frequently ride horses on Potrero Road. With the influx of cars coming into the area for events at Epona Farms, it would pose a safety hazard for riders and their horses. When you add in drivers who are distracted by looking for an address to a place they've never been or leaving an event where they've consumed alcohol, it makes horseback riding on the road even more dangerous.

The best times in Hidden Valley are the quiet evenings and weekends when we don't have many cars driving through the valley. As often as possible, we are outdoors enjoying our property, especially on weekends. When outside or even inside with the windows open, we can hear every car that passes along our property. Since our property is en route to Epona Farms from Westlake Boulevard, virtually every car going to and from these weekend events would be driving by our home. Instead of hearing an occasional car pass by on weekend evenings, we would hear a parade of cars going to and from these events.

I previously sent in a letter of complaint regarding the noise coming from events at Epona Farms. During past events we could hear music, voices over a microphone and clapping. Mr. Fowler recently sent out an email to the homeowners of Hidden Valley indicating that their proposed events would not generate any noise levels that would be discernible from any property. Because of the close proximity of our home to Epona Farms, any music being played outside at a level loud enough for a large number of attendees to hear, we will also hear.

We live in Hidden Valley because it is a quiet, private, hidden, agricultural & equestrian community. Please keep it that way!

Sincerely,  
Christina Spruce  
The Chateau  
782 West Potrero Road  
Hidden Valley, CA 91361  
818.422.8462