

Christina Diaz
Seaside Events LLC
PO Box 264
Ventura, CA 93004
Cell 805.607.2420
seasidetattooshow@gmail.com

To Whom it may concern:

My name is Christina Diaz and I am a lifelong resident of Ventura County. I'm proud to call Ventura my home for the past 20 years.

With that said, I do not and will not support PSG's proposal to reimagine and revitalize the Ventura County Fairgrounds. It was a baseball field for over 30 years and it failed. It didn't work then and it won't work now. Besides the obvious, that makes it a high hazard zone for flooding. It will severely impact access to beautiful Surfers Point for both locals and the public. It will cause further congestion and traffic in the downtown area. Most importantly all of the small business owners in the area would suffer and lose business. Please don't LA - Ventura!

I have been fortunate enough to curate over 75 art shows in Downtown Ventura. I strive to produce fun, family friendly events **for my community within my community**. When it came time to produce large scale events, there was no question on where I would host them, the VC Fairgrounds. Over the years, I've organized a dozen large public events here including the Seaside Tattoo Show and the Seaside Oddities Expo, both have become annual events that the local community wholeheartedly welcomes and looks forward to. The work I do here at the Fairgrounds has become my livelihood.

I have a plethora of great childhood memories here at the Ventura County Fairgrounds. From attending the fair as a young child riding ponies, to attending my very first live concert in the Grandstand arena when I was 12. Watching the rodeo with my late grandfather year after year. Years later, I've made some of those same memories with my two sons, like taking them to the Ventura Raceway to see Monster Trucks and dwarf car races. The list of fantastic memories goes on and on. My point in mentioning these personal moments is that the Ventura County Fairgrounds isn't just a local venue, it's an integral part of growing up in Ventura.

In times of need, the Ventura County Fairgrounds has always been seen as a safe haven and a resource center, like in 2017 when our community was devastated by the Thomas Fire. During the pandemic, it served as the largest testing site in the county. The Fairgrounds has served as a command center when we've needed help the most. The Ventura County Fairgrounds isn't just a local venue, it's a part of our history, and a staple in our community. It just needs some TLC, not PSG.

From: fmills8151@aol.com
To: [Info](#)
Subject: [External] Fairgrounds
Date: Thursday, February 23, 2023 6:19:33 PM

Dear VC Fair Board,

I recently reviewed the details of the Pacific Sports Group (PSG) project and was very impressed with the concept. As a long-time resident of Ventura, it is exciting to think that our county fairgrounds could become a state-of-the-art facility for entertainment and recreation.

It's also encouraging to see that the agricultural and livestock facilities will be upgraded and expanded, keeping with the heritage of our county and respecting the historical beginnings. One thing is certain – the status quo is unacceptable and we will be watching to see if your board is forward-thinking enough to take bold, necessary action.

Frank Mills

Ventura

To whom it may concern,

I'm writing to oppose
the Horrible develop-
ment plan for the
FAIRGROUNDS AREA.

there is NO WAY
VENTURA would be
able to handle that
type of development
(water use, roads,
traffic, environment
ect. ect. ect.)
PLEASE STOP IT NOW!

Stacy Rianda

From: dale dreiling <daledreiling@gmail.com>
Sent: Friday, February 24, 2023 10:33 AM
To: Stacy Rianda
Subject: [External] No to Fairground Development project

I grew up in Ventura. I left for 20 and have been back for 7. If there is going to be upgrading or improvements made upon the fairgrounds, this is not it. You will ruin Surfer's Point, which is already struggling with growing crowds. This will make it all worse. We don't need to build a stadium for a team that does not exist. No on this project.

Stacy Rianda

From: Carly Killion <killioncarly8@gmail.com>
Sent: Friday, February 24, 2023 8:13 AM
To: Stacy Rianda
Subject: [External]

Hello Board of Directors,

Thank you for taking the time to hear the community out. Please consider the beauty of small town Ventura and how amazing our community is as it exists. I know development happens, but a large scale change like this would turn our beloved Ventura into exactly the kind of place people who move here are escaping from. We love being close to LA, but NOT LA. All of the unaffordable developments going in are crowding Ventura and pushing locals out. We love our community and are okay with some change, but pushing the raceway and fair out would be a terrible heartbreak for us and would leave Ventura devoid of what gives it its original charm. Please consider not going through with this, for the love of Ventura!

Thank you for your time,
Carly Killion
Ventura resident since 1999

Stacy Rianda

From: Zuleima Mendez <z.mendez92@gmail.com>
Sent: Thursday, February 23, 2023 10:29 PM
To: Stacy Rianda
Subject: [External] NO to the development on the fairgrounds!

Hello Board of Directors,

Thank you for taking the time to hear the community out. Please consider the beauty of small town Ventura and how amazing our community is as it exists. I know development happens, but a large scale change like this would turn our beloved Ventura into exactly the kind of place people who move here are escaping from. We love being close to LA, but NOT LA. All of the unaffordable developments going in are crowding Ventura and pushing locals out. We love our community and are okay with some change, but pushing the raceway and fair out would be a terrible heartbreak for us and would leave Ventura devoid of what gives it its original charm. Please consider not going through with this, for the love of Ventura!

Thank you for your time,
Leslie Mendez
Ventura resident since 1992



Nutrition Coach | Personal Trainer

Zuleima Mendez

zuleima@fitbum.us

IG: Zuleima_fitbum

Youtube: <https://www.youtube.com/channel/UCdUXqrKluI9fuzqJdBFoMKA>

Stacy Rianda

From: jamie brown <jbmassage86@gmail.com>
Sent: Thursday, February 23, 2023 9:24 PM
To: Stacy Rianda
Subject: [External] For consideration re:fairgrounds

Hello Board of Directors,

Thank you for taking the time to hear the community out. Please consider the beauty of small town Ventura and how amazing our community is as it exists. Yes, development happens, however a huge change like this would turn our beloved Ventura into exactly the kind of place people who move here are escaping from. We love being close to LA, but NOT LA. The density of these high priced developments are crowding Ventura. The price points are pushing locals out which keeps the character of a city. We love our community, some change is great, but pushing the raceway and fair out would be a terrible heartbreak for us, leaving Ventura devoid of what gives it its original charm. Please consider not going through with this, for the love of Ventura!

Thank you for your time,

Jamie Brown
Living in 805 & out of LA since 2019

Sent from my iPhone

Stacy Rianda

From: Eve Cowan <evecowan7@gmail.com>
Sent: Thursday, February 23, 2023 9:07 PM
To: Stacy Rianda
Subject: [External] Keep Ventura VENTURA

Hello Board of Directors,

Thank you for taking the time to hear the community out. Please consider the beauty of small town Ventura and how amazing our community is as it exists. I know development happens, but a large scale change like this would turn our beloved Ventura into exactly the kind of place people who move here are escaping from. We love being close to LA, but NOT LA. All of the unaffordable developments going in are crowding Ventura and pushing locals out. We love our community and are okay with some change, but pushing the raceway and fair out would be a terrible heartbreak for us and would leave Ventura devoid of what gives it its original charm. Please consider not going through with this, for the love of Ventura!

Thank you for your time,
Eve Cowan
Ventura resident since 2015

Stacy Rianda

From: Peytonberg Base <surferfreak647@yahoo.com>
Sent: Thursday, February 23, 2023 8:13 PM
To: Stacy Rianda
Subject: [External] Save our fairgrounds

Hello Board of Directors,

Thank you for taking the time to hear the community out. Please consider the beauty of small town Ventura and how amazing our community is as it exists. I know development happens, but a large scale change like this would turn our beloved Ventura into exactly the kind of place people who move here are escaping from. We love being close to LA, but NOT LA. All of the unaffordable developments going in are crowding Ventura and pushing locals out. We love our community and are okay with some change, but pushing the raceway and fair out would be a terrible heartbreak for us and would leave Ventura devoid of what gives it its original charm. Please consider not going through with this, for the love of Ventura!

Thank you for your time,
Jeffrey Basenberg
Ventura resident since 1996

Stacy Rianda

From: Kameryn Camp <kameryncamp@gmail.com>
Sent: Thursday, February 23, 2023 8:10 PM
To: Stacy Rianda
Subject: [External] No to new development

Hello Board of Directors,

Thank you for taking the time to hear the community out. Please consider the beauty of small town Ventura and how amazing our community is as it exists. I know development happens, but a large scale change like this would turn our beloved Ventura into exactly the kind of place people who move here are escaping from. We love being close to LA, but NOT LA. All of the unaffordable developments going in are crowding Ventura and pushing locals out. We love our community and are okay with some change, but pushing the raceway and fair out would be a terrible heartbreak for us and would leave Ventura devoid of what gives it its original charm. Please consider not going through with this, for the love of Ventura!

Thank you for your time,
Kameryn Camp
Ventura resident 1999

Sent from my iPhone

Stacy Rianda

From: Nicole Shara <wordsfornicole@gmail.com>
Sent: Thursday, February 23, 2023 7:30 PM
To: Stacy Rianda
Subject: [External] The fairgrounds

Hello Board of Directors,

Thank you for taking the time to hear the community out. Please consider the beauty of small town Ventura and how amazing our community is as it exists. I know development happens, but a large scale change like this would turn our beloved Ventura into exactly the kind of place people who move here are escaping from. We love being close to LA, but NOT LA. All of the unaffordable developments going in are crowding Ventura and pushing locals out. We love our community and are okay with some change, but pushing the raceway and fair out would be a terrible heartbreak for us and would leave Ventura devoid of what gives it its original charm. Please consider not going through with this, for the love of Ventura!

Thank you for your time,
Nicole Shara

Ventura resident since

Stacy Rianda

From: Sage Ryan <sage_ryan@outlook.com>
Sent: Thursday, February 23, 2023 7:29 PM
To: Stacy Rianda
Subject: [External] No Minor League Baseball Team PLEASE!

Hello Board of Directors,

Thank you for taking the time to hear the community out. Please consider the beauty of small town Ventura and how amazing our community is as it exists. I know development happens, but a large scale change like this would turn our beloved Ventura into exactly the kind of place people who move here are escaping from. We love being close to LA, but NOT LA. All of the unaffordable developments going in are crowding Ventura and pushing locals out. We love our community and are okay with some change, but pushing the raceway and fair out would be a terrible heartbreak for us and would leave Ventura devoid of what gives it its original charm. Please consider not going through with this, for the love of Ventura!

Thank you for your time,
Sage Ryan
Ventura resident since 1994

Stacy Rianda

From: Jason Ardissoni <jasardi@gmail.com>
Sent: Thursday, February 23, 2023 6:23 PM
To: Stacy Rianda
Subject: [External] Hello Board of Directors

Hello Board of Directors,

Thank you for taking the time to hear the community out. Please consider the beauty of small town Ventura and how amazing our community is as it exists. I know development happens, but a large scale change like this would turn our beloved Ventura into exactly the kind of place people who move here are escaping from. We love being close to LA, but NOT LA. All of the unaffordable developments going in are crowding Ventura and pushing locals out. We love our community and are okay with some change, but pushing the raceway and fair out would be a terrible heartbreak for us and would leave Ventura devoid of what gives it its original charm. Please consider not going through with this, for the love of Ventura!

Thank you for your time,
Jason Ardissoni
Ventura resident since 1984

Stacy Rianda

From: Jason Ardissoni <jasardi@gmail.com>
Sent: Thursday, February 23, 2023 6:23 PM
To: Stacy Rianda
Subject: [External] Hello Board of Directors

Hello Board of Directors,

Thank you for taking the time to hear the community out. Please consider the beauty of small town Ventura and how amazing our community is as it exists. I know development happens, but a large scale change like this would turn our beloved Ventura into exactly the kind of place people who move here are escaping from. We love being close to LA, but NOT LA. All of the unaffordable developments going in are crowding Ventura and pushing locals out. We love our community and are okay with some change, but pushing the raceway and fair out would be a terrible heartbreak for us and would leave Ventura devoid of what gives it its original charm. Please consider not going through with this, for the love of Ventura!

Thank you for your time,
Jason Ardissoni
Ventura resident since 1984

Stacy Rianda

From: Sage Monteith <snakeeyesage@gmail.com>
Sent: Thursday, February 23, 2023 6:17 PM
To: Stacy Rianda
Subject: [External] Fairground Development

Hello Board of Directors and all,

Thank you for taking the time to hear the community out. Please consider the beauty of small town Ventura and how amazing our community is as it exists. I know development happens, but a large scale change like this would turn our beloved Ventura into exactly the kind of place people who move here are escaping from. We love being close to LA, but NOT LA. All of the unaffordable developments going in are crowding Ventura and pushing locals out. We love our community and are okay with some change, but pushing the raceway and fair out would be a terrible heartbreak for us and would leave Ventura devoid of what gives it its original charm. Please consider not going through with this, for the love of Ventura!

Thank you for your time,
Sage Monteith
Ventura resident since 1993

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Sage - Snake Eye Art

Illustrations, Paintings, Commissions, Clothes & More
Instagram @snakeeyear & TikTok @snake.eye.art

To the Honorable Board of Directors,

RECEIVED FEB 23 2023

Upon hearing about the proposed plans for the Ventura County fairgrounds + racetrack — my eyes began to water. As one who was born + raised in Ventura County, my best childhood memories take me to the fair grounds with my family, they take me to the racetracks watching my big brother race + skin his knees. Ventura is one of the few places left on the So. Cal Coast free from gentrification + monetary gain committed by outsiders + those without true ties to our community. Please! Do not allow such a special piece of Vta become a meaningless strip mall. All I ask is for my children to have + create the precious, timeless, + priceless memories I got to make. DO THE RIGHT THING!! KEEP LA 60 MILES AWAY!!

- Devon Gilinski 805) 202-9276
Born + raised in Oxnard, CA

From: [Krista Mitchell](#)
To: [Info](#)
Subject: [External] ATTN: Board Members
Date: Thursday, February 23, 2023 9:17:16 AM

Hello to the VC Fair Board Members,

I am writing today in regards to the massive redevelopment proposed by the Pacific Sports Group for our cherished fairgrounds. I am a longterm resident of Ventura, as is my extended family and partner's family. We've seen Ventura grow and develop over the years, but always maintain its small community charm. In fact, my great uncle helped develop Pierpont to what it is today.

The proposal currently in question claims to want to "fix" the fairgrounds - but in reality, they want to tear it down and start from scratch, building on natural wetlands, restricting beach access for the community, and providing "entertainment" that doesn't resonate with the community, at all.

I see from the proposal there is a desire to "raise the clientele profile." Raising the clientele profile is the main desire of this development, and we have to ask - for what? The residents of Ventura will not get the access they deserve to *their* beaches, their fair, their raceway - all things we value and take pride in. Instead, we should be promoting developments that cater to the current clientele of the community and their desires. The community of Ventura has a long history of loving raceways, motorcycles, surfing, agriculture - all things the fairgrounds and surrounding area currently cater to. The Ventura Raceway is a beloved activity that draws hundreds of attendees every weekend through the summer and fall. Local residents race each weekend and can be cheered on by their local neighbors and peers. Surfers flock to C Street every single day and already have extremely limited parking access - but it's fame goes well beyond just our community. I know, as a daily surfer, I rarely venture to C Street due to the difficulty of access, but would visit if it was easier. If I, a longtime resident, cannot easily access my beaches without considerable fanfare, how will others access it later with even further restricted access and traffic? And the fair attracts local residents each and every year and should be protected and expanded. We, at the heart, are a farming community, and should continue to protect our fair as a relevant activity for the local community.

I find the idea of "raising the clientele profile" to be incredibly dismissive of the current community, our needs, and our quality of life. We don't need increased traffic in town - it's already increased an incredible amount within the last several years. Parking by the beach is already becoming increasingly challenging, especially during peak summertime. We don't need a further influx of tourists who will trash our beaches and make it impossible for LOCAL people to enjoy the fruits of our surroundings. And I have certainly never heard anyone clamoring for baseball or any semi-professional sports to be brought to Ventura - in fact, the general sentiment is keep those as far away in LA as possible, and keep the traffic and visitors *out*.

Additionally, the high cost of this project seems in total contradiction with the actual ongoing needs of the city. We need investment in keeping our beaches clean. We need investment in keeping our people SAFE. We need investment in helping and managing our ever-growing unhoused community. We need investment in bettering our water management systems, our fire preparedness, our farming communities. In fact, a development such as this would

threaten ALL of those efforts. Why exactly are we promoting an unnecessary, likely unprofitable development such as this during a recession with a city that is already at capacity?

The board has already voted NO on this proposal once before.

We - our community, the people of Ventura and Ventura County - urge you to listen to the people and save what matters to us. Save our fairgrounds, our history, our environment, and our community. Please don't let outside developers come in and ruin what is at the core of Ventura and its very devoted community.

From: [Claire Ortiz](#)
To: [Info](#)
Subject: [External] Attn: Board members
Date: Wednesday, February 22, 2023 4:02:14 PM

Hello,

I am reaching out as a local born and raised Ventura citizen in response to the news of PSG's proposition for the Ventura County Fairgrounds. I speak for myself and MANY other citizens, this is something that we absolutely do not want to happen to our fairgrounds. I urge that you please do not consider a second proposal from PSG as it will further outrage the local community and make great change that we do not want to see happen to our town. I hope you take my opinion into consideration. Thank you.

-Claire

From: [Cynthia](#)
To: [Info](#)
Subject: [External] Ventura County Vote
Date: Wednesday, February 22, 2023 7:39:20 PM

I vote No on Ventura County developers.

Thank you

Cynthia Garcia-Espinoza

Sent from my iPhone

From: [Marina Godinez](#)
To: [Info](#)
Subject: [External] ATTN: BOARD MEMBERS
Date: Wednesday, February 22, 2023 8:05:10 PM

Board members, as a member of the "last great beach town" I humbly ask that **you NOT consider a second proposal from PSG**. With multiple new chains such as Starbucks, unaffordable new apartments, etc; the LAST thing Ventura needs is for a developer to come tear down the historic FairGrounds. Their plans are not at all thought out and would be an environmental and social disaster.

Please fight to keep Ventura a special place.

--

All the best,

Marina Godinez

From: [Craig May](#)
To: [Info](#)
Subject: [External] Attn Board Members
Date: Thursday, February 23, 2023 6:09:28 AM

As a 52 year resident of Ventura County, I am asking that you deny the proposal to redevelop our unique fairgrounds.

Thank you,

Craig May
805-231-0880

Sent from my iPhone

From: [Regena Ryan](#)
To: [Info](#)
Subject: [External] Attn: board members
Date: Wednesday, February 22, 2023 1:59:23 PM

I am writing in to voice my concern with the proposed development at the fair grounds. Born and raised in ventura this we love our race track, 4H, and everything the far grounds has to offer our community. Please vote NO to the proposed development, don't turn our town into LA.

Regena Ryan
The Remedios Team
805-765-5678
Caldre#02024489

https://urldefense.proofpoint.com/v2/url?u=http-3A__Www.homesofthe805.com&d=DwIFaQ&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_Cdp gnVfiiMM&r=HFxR-3WCFNE97O6G6dxRErRUonMvjVZgafkZQI8V2SA&m=64ynjAjjYHggXUTF2flh1UXv96g7yYShpbadQPpKHgn8&s=U2ecMsD1qOfI7WtOfRpQBJLDIAb5d1z7frDJXg-QKo&c=

From: [Ryan Brown](#)
To: [Info](#)
Subject: [External] Concern over proposed development of fairgrounds
Date: Wednesday, February 22, 2023 2:46:43 PM

Hello to whom it may concern,

I have been a Ventura County resident all my life, I grew up going to the fairgrounds and the Ventura raceway, demo derbies, fair events, as well as other events held at the fair grounds. It concerns me greatly to say the least of fears that the grounds will be developed and take away our small town feel. Not only have I grown up loving and enjoying races and fair events held here but now as a father my children have grown to love the dirt races and fair as well as other events held on these beloved grounds. These memories and traditions are being passed down to the next generation. These family friendly events are deeply cherished by not only my family but other families who may not be able to attend the in person town hall. Please keep our small town feel and these family friendly events alive.

Thank you for time,

Ryan Brown

From: [Dominique Dueker](#)
To: [Info](#)
Subject: [External] Attn: board members
Date: Wednesday, February 22, 2023 3:40:21 PM

Dear VCF board members,

I am writing as a concerned ventura local regarding the proposed development of the fairgrounds. Ventura has been home to me for many years and for my husband, his whole life. We met surfing C-street several years ago. I ask that you stand up for the people of this beautiful town and reject the development proposal. Traffic in the area is already exponentially worse with all of the new development that sprung up out of no where these past few years. The race track and fairgrounds are part of Ventura's charm. I beg you to consider the environmental impacts this project would take on our gorgeous coastline and the displacement of many who are already facing housing insecurity. Please stop this unnecessary project for all of us.

Thank you,
Dominique Roe

Sent from my iPhone

From: [Taryn Harrington](#)
To: [Info](#)
Subject: Fwd: [External] Proposal for fairground
Date: Wednesday, February 22, 2023 3:22:45 PM

> My name is Taryn Stites. I am an educator and lifelong resident of Ventura County.

> I was shocked to see a proposal to tear down and redevelop the fairgrounds from Pacific Sports Group. I am saying NO to corporate interests. They will take our beautiful beach community and capitalize on it for their own gain. The citizens of Ventura County will not benefit from this proposal. Our small beach community cannot handle the level of congestion and crowding a center like this will create. Keep our fairgrounds for its residents. Please do not consider a second proposal from PSG. Save our fairgrounds.

>

> Thank you for your time,

>

> Taryn Stites

From: [Kara Holland](#)
To: [Info](#)
Subject: [External] Attn: Board Members
Date: Wednesday, February 22, 2023 3:12:52 PM

Dear Board Members,

As a member of the Ventura community I implore you to reject the proposal to allow Pacific Sports Group to take over the fairgrounds. We do NOT want more mega development that lacks character, clogs our already-congested roads and only serves investors who don't even live here.

Sincerely,
Kara Holland

From: [Victoria Galvan](#)
To: [Info](#)
Subject: [External] Attn: Board members
Date: Wednesday, February 22, 2023 8:05:15 AM

Please do not accept a second proposal from PSG

Sent from my iPhone

From: [Meya Garcia](#)
To: [Info](#)
Subject: [External] Vote No for Ventura Fair grounds
Date: Wednesday, February 22, 2023 8:05:51 AM

I vote no not to consider a second proposition from PSG

Thank you,

Meya Garcia

From: [Kelly Dwyer](#)
To: [Info](#)
Subject: [External] ATTN: Board Members
Date: Wednesday, February 22, 2023 12:26:09 PM

Hello,

I urge you NOT to consider the proposal from PSG regarding the Ventura County fairgrounds development. The citizens of Ventura don't want this and would like to VC fairgrounds to remain as is.

Kelly Dwyer

From: [Erica Rosser](#)
To: [Stacy Rianda](#); [Info](#)
Cc: [Nate Dagg](#)
Subject: [External] Save Ventura Raceway!
Date: Wednesday, February 22, 2023 4:27:11 AM

Dear Ventura Fairground Board Members,

I am writing to express my opposition to the proposed fairgrounds development project put forward by (and primarily benefiting) Pacific Sports Group corporation that would result in the closure of the Ventura Raceway to make room for upscale restaurants and a minor league baseball field on this, our public land.

Though racing history at the fairgrounds stretches back to 1924, my husband and I first heard about the raceway through an acquaintance and have since introduced friends who have then invited more friends. From our elderly parents to our 1 year old son (complete with his own set of tiny blue earmuffs), everyone who attends always has a blast, and, at barely more than the cost of a movie ticket, it's an accessible form of recreation for many in our community. Furthermore, in a world that is increasingly moving towards virtual and prepackaged entertainment, the visceral experience of the races-- the engines rumbling, the dirt flying in your face, and the cheers of your friends and family, unplugged, and in the moment, rooting for their favorite cars-- is something that is just so special, and is the kind of real-world experience that my millennial generation (at least the cool ones) truly craves.

While I am not strictly opposed to further developing the fairgrounds and think that the space certainly could be better utilized, this development shouldn't be at the expense of what we already have and love. Instead, let's do a better job of promoting the raceway to a wider audience, as it now seems to be discovered primarily through word of mouth rather than any concerted marketing campaign. In regard to the other aspects of the proposal, Southern California has enough seaside dining options. If you want that, go to Ventura Harbor, Santa Barbara, or Santa Monica. If you want baseball, take the short drive to Dodger Stadium, as so many Venturans regularly do. But don't get rid of a cultural landmark that helps make Ventura, Ventura. We're gritty. We're a little bit country, a little blue collar, and a lotta fun. If you don't like that, respectfully, go back to LA.

Regards,

Erica Rosser

530-906-5696
8776 Nye Rd
Ventura, CA 93001
ericarosser12@gmail.com



Meeting date: Wednesday, February 22, 2023.

Agenda Item 5: Presentation by Pacific Sports Group (Informational Purposes Only).

Dear BOARD OF DIRECTORS of the 31st District Agricultural Association,

The San Buenaventura Conservancy for Preservation is a non profit 501(c)(3) that works to increase public awareness of irreplaceable historic places and cultural sites, to disseminate information useful in the preservation of structures and neighborhoods, to prevent needless demolition, to champion adaptive reuse, and promote the preservation and enhancement of historic and cultural resources in Ventura and surrounding areas. What follows are the Conservancy's comments on the 'Project' to renovate the Ventura Seaside Park Fairgrounds with a new entertainment and sports stadium.

Any 'Project' to redevelop, enhance, make additions, and renovate structures for new uses at the Seaside Park Fairgrounds should be informed by proper environmental pre-planning. A survey of the extant cultural resources (and other environmental impacts) would inform the board and the public of potential impacts, allow for feasible alternatives to avoid impacts, and mitigate unavoidable impacts. 'Projects' that are designed while fully understanding the constraints and opportunities can integrate public benefits, enhance resources and avoid adverse impacts up-front, and are more likely to receive community support. Any unavoidable adverse impacts can be dealt with through the California Environmental Quality Act (CEQA) Environmental Impact Report (EIR) process which can impose mitigations to offset impacts.



The Canary Island Palm rows on both sides of "Seaside Park Main Street" through the middle of the Fairgrounds are potentially eligible for the National Register of Historic Places. Other structures in Seaside Park may be contributors to a "Ventura Seaside Park Historic District" and should be surveyed and evaluated by architectural historians.

Of particular importance is the presence of the prehistoric and Historical site of Shisholop which is within the immediate area of the fairgrounds. Shisholop is also where Juan Cabrillo first landed in Ventura and made contact with the Chumash who lived in the village. This archaeological site was subject to limited excavations in the 1960s and found burials, significant native American grave goods, religious items, and numerous artifacts. In 1969 a very small portion of the site was excavated and most importantly did not do a boundary test of the



WWW.SBCONSERVANCY.ORG



known site. It is an important consideration that the mapped boundaries are only approximate and do NOT represent the actual boundaries which as of this date are still unknown.

If there is to be subsurface excavation as part of this project, then archaeological testing of the site would be necessary and critical and it should be noted that some Chumash cemeteries spread out the graves making them difficult to predict where they might be. This was recently found in excavations in Carpinteria where 7 burials were encountered in an isolated cluster with no other burials in the vicinity. It goes without saying that Native American participation would be critical to any project of this nature. A treatment plan should be prepared in advance and reviewed by other archaeologists and Native Americans prior to any excavations or other subsurface work and this would include any geological assessments. The EIR will also need to deal with the cumulative impacts to similar archeological resources in downtown with the increase of proposed development in the area.

The San Buenaventura Conservancy would be happy to share our expertise and contacts in the fields of architectural history, cultural resources and archeology and with the scoping of any historic or prehistoric surveys for the property. Please contact the Conservancy at any time.

Regards,

Stephen Schafer
President, San Buenaventura Conservancy For Preservation

cc: State Office of Historic Preservation
California Preservation Foundation
California Coastal Commission

Stacy Rianda

From: Tara Torman <taratorman722@gmail.com>
Sent: Wednesday, February 22, 2023 1:32 PM
To: Stacy Rianda
Subject: [External] Fairgrounds Commercial Development

Good Afternoon, my name is Tara and I was born and raised in Ventura county, Ventura is my home.

I recently saw the proposal to turn the Ventura Fairgrounds into a mix of a sports complex and a retail center. I strongly oppose this along with many other people and I would like to state my reasons.

1: The site is in the middle of a very important ecological system. The fairgrounds is right next to the beautiful Ventura coast and one of its estuaries. That area is home to many plants and wildlife that do not need to have their existence interfered with by more human development. There is no way those species can benefit from the proposal to change that land.

2: The Ventura County fairgrounds is home to many cultural and social events that draw in people from all areas and provide locals with a sense of community. Without the fairgrounds there would be no fair, rodeos, races, concerts, and much more. I can remember all of the events I attended at the fairgrounds and Ventura really does not have an alternative space to hold such events.

3: The Fairgrounds hold history. A few of the buildings present were erected during World War Two and though yes, it was nearly a century ago, it is a reminder of the past and how the world can be at peace after such turbulent times. It is also very interesting to still see relics from that era still around, seeing that there aren't many left.

There are plenty of places to build baseball fields and malls and parking lots. But having a fairgrounds that is unique to a small beach town that holds so much history is irreplaceable. The damage done to wildlife and ecosystems is irreversible. I strongly encourage you to listen to the locals and people like me, as to not change the Ventura County Fairgrounds. If anything the fairgrounds need to be restored, not torn down. Please keep the locals and the local environment in mind when you make your decision.

Thank you for your time,
Tara

Stacy Rianda

From: Jules Weissman <julia.s.weissman@gmail.com>
Sent: Wednesday, February 22, 2023 12:46 PM
To: Stacy Rianda
Subject: [External] Stadium Development Project

Dear Ventura County Fairgrounds Board of Directors,

I am writing to you in response to the proposed sports and entertainment venue at the fairgrounds. Please consider the implications of building a stadium at the fairgrounds.

There are several compelling arguments against the construction of a stadium. First and foremost, the fairgrounds should remain a community asset, accessible to all. Eugene Foster, who donated the land for the fairgrounds, wanted it to be like Golden Gate Park: an open green space free for the people. We have fallen far enough from this vision already! (That said, I ADORE the annual fair and the swap meet. Last weekend, I went to the model train expo; it was great fun!) But a stadium would limit public access to the grounds and turn it into a private venue.

Building a stadium would require a significant investment of public funds, and the benefits are often overstated. While it is true that a new stadium may create jobs and generate tax revenue, these benefits may not be as significant as advertised. Economic activity and tax revenue generated by a new stadium are often redirected from other areas of the local economy rather than being created anew. The cost of supporting and maintaining a stadium would likely fall on taxpayers, creating a burden for future generations. Additionally, the jobs created by a new stadium are usually temporary, low-paying, and do not benefit the local community as a whole. It is essential to prioritize the community's needs over the desires of a few individuals or organizations. Ventura needs affordable housing, education, and healthcare – not minor league baseball games.

The fairgrounds belong to the community. They belong to local kids who present their gem & mineral collections. They belong to VC homemakers who display their baking skills and table-scaping artistry. They belong to flea marketers and weirdos that go to model train expos. Is Ventura currently home to a minor-league baseball team pining for a stadium? Please listen to the actual community's apprehension about economic impact, increased traffic, noise pollution, and potential environmental damage. In light of these concerns, I strongly urge you to reconsider the proposal to build a stadium at the fairgrounds.

Let's focus on preserving and enhancing this valuable resource for the benefit of all. I trust you will take these concerns seriously and make the right decision for our community.

Thank you for your attention to this important matter.

Sincerely,

Julia Weissman
Meiners Oaks, CA

Stacy Rianda

From: Sheri Clawson <sheriberibebop@hotmail.com>
Sent: Wednesday, February 22, 2023 11:36 AM
To: Stacy Rianda; Directors
Cc: sheri.clawson@stewart.com
Subject: [External] Proposal to our Fair grounds

To: The Honorable Board of Directors 31st District Agricultural Association,

I am writing to you in regards to the Ventura County Fairgrounds/Ventura Raceway as it pertains to the upcoming board meeting and the proposal from Pacific Sports Group.

I wanted to let the fair board know of the importance of the fairgrounds to me and my family, specifically the racetrack.

We have been Ventura county residents for 33 years. We may not have lived in the city of Ventura, but have felt a part of the city with our involvement at the racetrack.

My son has been fortunate enough to have spent most of his childhood at the track, first as a fan watching his dad race sprint cars, surrounded by family; then as a crew member for his dad, working alongside me in the pits; and now racing his own sprint car in front of family and friends.

I could not imagine our lives without the track and the fairgrounds in it.

While my husband and son race, I write for the track's souvenir program, sharing my family's passion for racing. I'm able to interview other racers and the commonality is the love for racing and our home. Ventura Raceway.

The proposal may look fancy and the idea of improvements is enticing, I am against it whole heartedly. I do not believe they have the Ventura County residents' best interest in mind with their proposed intentions for our fairgrounds. I do not believe that they can do what they are proposing. And I certainly do not approve of any proposal that does not include our beloved racetrack. Taking our history away is not a smart idea.

I could go on endlessly about the terrible impact it will have on our community, including the destruction of the small businesses in the area that make the city worth visiting, but I will end this with my heartfelt plea for the board to stand strong in their vote to continue to say no to this proposal.

Thank you for your time.

Sincerely,

Sheri Clawson

1053 Falmouth St.

Thousand Oaks CA 91362.

Sent from my Galaxy

Stacy Rianda

From: Elizabeth Sinklier <sinklier@yahoo.com>
Sent: Wednesday, February 22, 2023 8:42 PM
To: Stacy Rianda
Subject: [External] Very concerned after attending the meeting.

To the Ventura County Fair Board:

My family attended the board meeting tonight to hear PSGs proposal and to make sure we knew what they planned.

What we saw was a money grabbing fulfillment of a little boys dream of owning a baseball team preying on our community and our fairgrounds.

Can there be some positive changes made to the property? Yes. Should it be based on security and police jailing our unhoused community members because wealthy people from LA who want to escape their own beaches feel "unsafe". This is a big concern that we have. One of their big selling points was the bathroom being messy and unusable - have you used an LA beach bathroom in recent months? Have you used a minor league sports team bathroom... sorry but they aren't better. Mr. Young should find a space in Los Angeles to fulfill his dream.

There are so many things wrong with this project and I am terrified that you, our Board, are only going to see the influx of money and not value what the actual community would like to see.

Most of us have no desire to be a mini Golden Gate Park. We don't desire for people who don't use their own beaches in the Los Angeles areas to come to our beautiful small community and leave nowhere for people who live in Ventura County to park, walk or enjoy our natural open spaces And beaches. The surf community from Los Angeles is completely unsafe, disrespectful and abusive to our local surf enthusiasts.

Ventura is full of glitzy new condos and developments that don't connect at all to our community based in open space, agriculture and families. Only an open invitation to people from other communities coming in and turning our small town into a Santa Monica or La based beach. Strutting around in their fancy attire and fancy cars, disregarding any our local culture and community.

We cannot let this happen, the gem and joy in our community is that it's one of the last small towns along the southern coast. It's beauty and open recreation should be preserved for our community members, not multilevel parking lots to accommodate people escaping their own local beaches. There are plenty of existing open retail shops. There are plenty of existing parking lots. We do not need "more, bigger, better". We need to go back to our roots if nothing else.

Please consider Ventura when voting on this proposal. It's not right for Our Beach.

The Sinklier Family
Elizabeth, Bryan, Nate, Jonny, Ireland and Kali
219 Bundren Street
Oak View, California 93022
805-889-3539

Sent from Yahoo Mail for iPhone

Stacy Rianda

From: kristin knisely <kristinknisely@att.net>
Sent: Wednesday, February 22, 2023 5:52 PM
To: Stacy Rianda
Subject: [External] please save the fairgrounds

aloha!
i live in ventura. i love it. i love the fairgrounds.
please save it. i tried to go to the meeting tonight and got so upset about the money monger developers that have no respect for people or for our totally awesome beautiful surf town.
please please please do not let them build a baseball park.
please please please.
thanks.
kristin knisely

⚡ totally rad films ⚡
https://urldefense.proofpoint.com/v2/url?u=http-3A__kristinknisely.com&d=DwIFaQ&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=qqSA57ddJhoW2c6bSd8PdGOltR0z_YYIOMeiWUyxgUI&m=g-VSCyqVEalfrRw4OHVkoXCfuMxNH0RBH7ZZqG2ez-l&s=z8RDh6INPmsHryv_RwvPFihDvAfdDtpPmj8ig7LOuDM&e= ⚡
It's all about the heart. ❤️

February 21, 2023

Miriam Mack
315 Manzanita Ave.
Ventura, CA 93001

Leah Lacayo, President
Board of Directors 31st District Agricultural Association
Ventura County Fairgrounds and Event Center
10 West Harbor Boulevard
Ventura, CA 93001

Dear Ms. Lacayo and Members of the Board,

The Ventura County Fair is a valuable resource that is underutilized and in need of reinvestment. I assume that the 31st Agricultural District (Fair) does not have the money to plan and construct the needed improvements. A public/private partnership offers a way to get this done. On paper, the proposal from Pacific Sports Group (PSG) claims that it can construct a new stadium for minor league baseball and other activities, build new and expanded convention, retail and administrative headquarters space, upgrade the transit center, and provide for a police substation and more parking. These all sound like desirable improvements. But, before going further, I would recommend that the Fair do the following.

1. Explain to the community whether the Fair entered into discussions with PSG in accordance with State or local rules or regulations. If not, what was the process that should have been followed?
2. If the Fair needs to start over, I would recommend that it first identify all the goals for operation and improvements that it wants to see and include that information in its Request for Qualifications, or, if it enters into negotiations with PSG, that it use this information in its discussions. Has the Fair checked with other fairs in California to see what arrangements they may have made with private lessees? Has the Fair really researched best practices by other fairs?
3. Then, if the Fair has the authority to negotiate with PSG, or any other developer, I would ask the following:
 - a. That the Fair retain qualified legal counsel to thoroughly investigate and vet the background, experience, and financial resources of the developer. The Fair needs to be 100% confident that it will be dealing with ethical and experienced partners who can deliver what they promise.
 - b. That the Fair retain economic, architectural, appraisal and environmental consultants with experience in public/private partnerships to independently evaluate all the assumptions that are laid out in the developer's proposal, including construction costs, operating costs, and market potential of the events being planned. Are the lease rates, that the developer proposes to charge for use of the fairgrounds reasonable and achievable? What fee payments are expected of the Fair to the developer?
 - c. With the help of a qualified consulting team to advise the Fair's negotiators, that the relationship between the proposed public and private oversight entities be explained clearly. Who sets rental rates and fees for different activities? What activities will be allowed or prohibited? How will operations be audited? Which activities have priority? What is a reasonable return on investment for the developer and the Fair?

- d. The legal, economic, architectural, appraisal and environmental consultants that the Fair needs to hire to help it get through these negotiations will be expensive. If the Fair offers an Exclusive Negotiating Agreement to a developer, I would recommend that it receive from the developer payment of a sum sufficient for the Fair to pay its consulting team, with an arrangement made for repayment to the developer through future Fair revenue, should a deal be struck.
- e. The development review process will be subject to an Environmental Impact Report and Coastal Commission approval which may expose failings in the proposal or impose conditions to mitigate harm. The Fair can expect that negotiations will be iterative as the development plan is modified in response to these findings.

The Fair desperately needs a Master Plan. One was developed with the City of Ventura in the late 1980s, but never implemented. In the meantime, the bike path and parking along the shoreline have eroded and while improvements have been made, the facilities have become more outdated by the year. The Ventura County Fairgrounds is too valuable a community resource to allow it to continue to languish. The proposal from PSG has sparked my imagination of what the fairgrounds could become. My concern is that more information is needed so that the community can be confident that this is the right master plan and that this is the right private partner.

Sincerely,

Miriam Mack



Stacy Rianda

From: Marjorie Garr <garrgrom@gmail.com>
Sent: Tuesday, February 21, 2023 12:08 PM
To: Stacy Rianda
Subject: [External] Proposed Development at Ventura Fairgrounds.

Board of Directors,

My name is Marjorie Garr and I was born and raised in Ventura. I have lived here for 68 years. I'm very concerned about the development being proposed at the Ventura Fairground. I already feel Ventura has lost so much in the last 20 years. Growth is to be expected, but just the amount of apartments, condos, and other multi family dwellings has been astounding. Our freeway and roads, for the most part, have remained the same, while all this development continues. Has this issue even been addressed at all?

I have seen the flooding and damage that has been done at the Fairgrounds, throughout my lifetime living in Ventura. How is this plan for the Fairgrounds even being considered?

There is no positive in doing this proposed Fairground project in Ventura. The only people who will benefit are the developers. I hope the City of Ventura is not going to approve this to get tax dollars.

Please vote down this project.

Regards
Marjorie Garr

--
Marjorie Garr

From: [Dillon Vibbart](#)
To: [Info](#)
Subject: [External] PSG VC Fairgrounds project
Date: Tuesday, February 21, 2023 11:53:22 AM

Hello,

I have followed the PSG project proposal for the VC Fairgrounds and seen the inevitable social media chatter surrounding the issue. I felt obligated to write and share my frustration with the sheer volume of misinformation floating around out there.

PSG's proposal actually increases and upgrades facilities that our community considers an essential part of the fair...agriculture, livestock, equestrian, and more. Claims of "tearing everything down" are nothing more than shameful scare tactics. For instance, if someone offered to build me a new, larger, more modern and functional home on the lot where my current home sits, should my first inclination be to scream that someone is tearing down my home? No. How about a "thank you"?

Having lived in Ventura my whole life, I am so tired of the "no" crowd bringing their usual torches and pitchforks as angry activists with no solutions or desire to collaborate. Be bold and be a part of the legacy that will serve families for generations to come.

Dillon Vibbart
Ventura

--

Dillon Vibbart
dillonvibbart.com

From: [Joel Danner](#)
To: [Info](#)
Subject: [External] PSG Project
Date: Tuesday, February 21, 2023 12:49:12 PM

To members of the Ventura County Fair Board,

Look, I understand Ventura's reluctance to embrace development in general. We are a relatively quaint beach town with an aversion to high rise apartments and strip malls. However, I have seen the proposed PSG project for the VC Fairgrounds and this is NOT what is being proposed.

The current proposal for your consideration actually benefits what we cherish most about our county fair and fairgrounds...connection to local agriculture, ranching, and unique history. Are we really going to waste an opportunity to upgrade this community asset because there may be a coffee shop and a restaurant on site or someone might actually make a few bucks?

This has been Ventura's Achilles heel for too long. Well planned growth and resource upgrades make this a better place. A fun family destination that brings the city critical tax revenue should be celebrated, not angrily opposed. I know that I and many local people I know are hoping to see a purposeful and sincere effort to keep this effort alive and moving forward. We want to see action by your board to get something like this done.

Joel Danner
Ventura

From: [Lucas Danner](#)
To: [Info](#)
Subject: [External] Comments re: PSG Proposal
Date: Tuesday, February 21, 2023 11:04:42 AM

Dear Ventura County Fair Board Members,

I am a lifelong resident of Ventura and have been attending the County Fair since I was in a stroller. I love my city and I love the annual Fair. I have been following the recent proposal by Pacific Sports Group and I couldn't be more excited to see something like this happen at the site.

Frankly, the condition of the current Fairgrounds is embarrassing. It is a highly visible landmark in Ventura and it looks like a broken relic stuck in the past. I have a young family and would love nothing more than to have my children enjoy a facility that's designed for the 21st century and one that provides year-round entertainment and access.

Please have the courage to do something that will provide a regional resource for future generations and something we can all be proud of. We will be watching and holding your board accountable.

Lucas Danner
Ventura

From: [Debby Heron](#)
To: [Info](#)
Subject: [External] Fairgrounds
Date: Tuesday, February 21, 2023 7:53:46 AM

Dear Fair Board members,

I am writing in support of the Pacific Sports Group proposal for the Ventura County Fairgrounds property. I have lived in Ventura almost my entire life and have been going to the fair with my kids for decades. I have watched the infrastructure there slowly deteriorate over the years and it is tragic and disappointing.

The VC fairgrounds property is a gem in one of the most beautiful beachfront areas in the country and it is underutilized and neglected. Our community deserves better and I join the growing number of voices demanding change at this regional asset.

Debby Heron
Ventura

From: [R.A. van Knapp](#)
To: [Info](#)
Subject: [External] Attn: VCF Board members
Date: Monday, February 20, 2023 12:22:10 PM

Dear Board members,

The fairgrounds are iconic in Ventura. We own property in Ventura and would hate to lose this source of entertainment, pleasure and education for everyone in our family - from Grandparents to Grandchildren.

Because of the cooling ocean breeze, this is the one county fair and fairgrounds everyone can visit comfortably year round.

I would hate to lose this great Ventura attraction to greedy developers.

Sincerely yours,

R.A. van Knapp

Stacy Rianda

From: Robert Guthrie <robertbguthrie@gmail.com>
Sent: Saturday, February 18, 2023 11:04 AM
To: Stacy Rianda
Subject: [External] Pacific Sports Group Proposal

Please distribute this letter to the entire Board of Directors

In general, I am concerned with the proposal for a number of reasons. First, the proposal may go against the intent of the Foster family who donated the property. Wikipedia states they *envisioned Seaside Park as a miniature version of Golden Gate Park. The Fosters wanted a beautiful gateway to Ventura, where families could walk and picnic, play tennis, and enjoy family outings.*

Although not specifically stated, I imagine hosting the Ventura County fair and now the Strawberry festival fits extremely well into this vision. I doubt their vision includes using the grounds for a convention center. I also question if they would have been supportive of the land having a major private influence that the PSG would have if approved.

Personally, I think the idea of having a minor league baseball team has been tried and shown to likely fail, especially in this location. However, the location has proven effective for hosting concerts.

To support the type of high utilization year round activities will pose a significant traffic issue in and around the area. If conventions are held there, lodging may be an issue.

I think the lease amount proposed is reasonable initially, but should have a COLA annual adjustment component to it as well as a percentage payment based on gross private receipts. I think any agreement that might be made would need ironclad performance guarantees such as the forfeiture of the private entity interest in the facilities if lease payments are missed.

I am concerned that any group who invests \$200 million plus will want too much control over the current and future direction of the property. For example, if and when the minor league baseball team fails, they will certainly have plans to make up for this lost projected revenue. If they have significant control, we may be at their mercy for what supplants it.

Convention Hall buildings can be quite tall as can parking structures. I cannot support any buildings in this area taller than the pavilions. The Derby Club is too tall in my opinion and any additional structures at that height or higher would detract from views of the coastline from scenic roadways.

In closing, since the Foster family envisioned family parks and tennis courts, adding a section of parkland including tennis courts (or pickleball courts as this is now extremely popular) would be welcomed. This section might be elevated to give it an excellent view of the ocean.

Thank you for your time and consideration.

Bob Guthrie (native of Ventura and resident for over 50 years).

From: [Penelope Burley](#)
To: [Info](#)
Subject: [External] Proposed stadium plan
Date: Friday, February 17, 2023 1:03:37 PM

To : The Board of Directors
Ventura County Fairgrounds

Please consider this email our family's vehement NO
to the possibility of a stadium being built at the Ventura County Fairgrounds.

We have been attending the fairgrounds for many events including horse shows, exhibitions, the fair etc. etc. for 40 or 50 years. We've also been evacuated to the Fairgrounds with our livestock during wildfires in our area. We cannot conceive of a sports stadium taking over this beloved venue. Don't succumb to the greed of the developers and please leave this beloved venue in situ. Surely there must be ways other than the decimation of the Fairgrounds and surrounding areas to find a cash influx. This is a historical site and should be kept in perpetuity for future generations as is.

Thank you
P.A Burley

Sent from my iPhone

From: [Alexis Van Why](#)
To: [Info](#)
Cc: [Nathan Wheatley](#); [Megan Van Why](#)
Subject: Re: [External] Proposal for PSG Buyout
Date: Friday, February 17, 2023 3:35:21 PM

To whom it may concern:

I am a former swine exhibitor of the VCF. I am an alumni of Bardsdale 4H and Fillmore FFA. I am a current swine breeder in the county that focuses on accessibility of agriculture to our youth. The VCF means so much to not only myself but so many families. I have many cherished memories at the fairgrounds. I feel as though I practically grew up here. I know that many feel the same way. The VCF is so much more than rides, ribbons, and rodeos. It's about the youth. Selling my swine projects at the fair has helped me pay for my college education. This helps so many people especially kids from low income who may not have any other ability to afford college. Taking away the VCF as we know it will only hurt the younger generations. There is no price that can be paid for the memories I have made as a participating youth at the fair. The sell out to PSG will neglect that ability to our youth of today and future. Ventura county is an agricultural county, this is one of the many ways we are able to show off this commodity to the public.

Thank you for your time,

Alexis Van Why
Owner of WM Genetix

Christine L. Paone
61 W Harrison Ave.
Ventura, CA 93001
(805) 451-6917
cc.paone@gmail.com

February 17, 2023

31st District Agricultural Association
Ventura County Fairgrounds and Event Center
10 W Harbor Blvd.
Ventura, CA 93001

To the Honorable Board of Directors:

I'm writing to express my support for the proposed development at the Ventura County Fairgrounds. The Fairgrounds property has the potential to be the crown jewel of Ventura County; the views from the point are famous, ubiquitous in tourism & marketing material countywide. If one were to turn the lens on those photos, the view would be heartbreaking. The condition of the Ventura County Fairgrounds property is appalling, to say the least. The state of disrepair and lack of modernization is simply shameful. The property should be celebrated and continuously cared for, with the intention that the current population will enjoy it and that generations to come will, too.

The proposed improvements will bring positive generational change, creating memories for families, not to mention jobs for countless persons, income for business owners, a tax boost for the city & county, and educational & recreational facilities for citizens statewide. It's beyond time that the property be modernized.

For a family of four to attend a professional sporting event or concert, for example a Dodger's baseball game, it would cost approximately \$250 at a minimum, plus 2.5-3 hours of drive time. This is out of reach for many of Ventura County's residents. A local professional level sporting/multi-use venue would make attending live sports a reality for so many more people.

The opposition claims the proposed development will eliminate Ventura's "charm". These people are confusing charm with nostalgia for a two-week period every August. What would be charming is to create a destination that all of California's residents will want to come to. Let's take down those fences and make the best of what we have – a piece of property whose natural beauty is unparalleled, yet is presently marred and underused.

Sincerely,



Christine L. Paone

RECEIVED FEB 21 2023

Stacy Rianda

From: haylieburkey@gmail.com
Sent: Friday, February 17, 2023 4:34 PM
To: Stacy Rianda
Subject: [External] PSG Development Comment

Hello,

As a Ventura County resident who was born and raised here for the past 30 years, I am avidly against the PSG commercial development for the Ventura County Fairgrounds.

Overwhelming scientific evidence demonstrates that we should not be developing in places that were previously wetlands or in coastal areas that are experiencing erosion. Additionally, the impact to the local ecology would suffer greatly.

While the environment is of utmost importance, local businesses would suffer as well. This would take business away from local establishments that have been cornerstones in this community for decades.

I can't imagine this will draw in enough local business, nor out of town business, to be a sustainable opportunity. The majority of the local community is opposed to the project and will be upset if this happens which will only cause strife in your relationship with the community.

I regret that I cannot be at the Board of Director's meeting, but would like to voice my concern over this project. Please do not approve the PSG commercial development for the Ventura County Fairgrounds.

Sincerely,
Haylie Burkey

Stacy Rianda

From: Dan Woodall <danwoodall13@gmail.com>
Sent: Thursday, February 16, 2023 3:06 PM
To: Stacy Rianda
Subject: [External] Ventura County Fairground development project

Hello Ms. Rianda, and VC Fairground Board of Directors,

I am writing to you to express my opposition to increased commercial development of the Ventura County Fairgrounds area as a resident of Ventura and frequent visitor of the fairgrounds and adjacent Surfer's Point Promenade. This area, especially the oceanfront promenade is an essential part of the "face" of Ventura and additional construction or development of the fairgrounds area would likely have negative ecological and social impacts on the area. This area is a point of pride for the city, and brings in a lot of visitors from outside of the city as well as the county. Development of the area near the promenade has a high likelihood of impacting the nearby ocean ecology and coast erosion in the area which would dramatically alter the location as a public beach and recreation area for water sports and swimming which are a big part of the culture and draw of Ventura.

I commend the board of directors for recently unanimously voting down the proposed development by Pacific Sports Group, and urge you to do the same should similar requests arise in the future.

Sincerely,
Dan Woodall
Ventura County Resident

From: [Nathan Rosser](#)
To: [Info; Stacy Rianda](#)
Subject: [External] Local Citizen Against the Proposed Development of Ventura Fairgrounds
Date: Thursday, February 16, 2023 4:08:06 PM

To whom it may concern,

I am writing today as a concerned citizen in opposition of the proposed development of the fairgrounds that would eliminate the Ventura raceway. Myself, my wife, our son, and many of our friends look forward to gathering and watching the races together there each and every year. It is one of the highlights of living in Ventura and we look forward to it more than any other attraction in Ventura! In fact, we enjoy it so much that I have spent the last several years saving up to purchase a 'dwarf car' of my own and join the other local racers and actually get out on the track! I think my dream will finally come true this year, 2023, just in time to find out the track may in fact be doomed. This makes us sad. I have high hopes of getting my little boy out on the track when he is old enough too. The Ventura Raceway is such a fun family-oriented activity that simply doesn't exist anywhere else in coastal California, and will never exist again if it goes away. When my wife and I first moved to Ventura a decade ago, I remember being out surfing at C street on a Saturday evening and listening to the race cars roar around the track in the distance. It was such a surreal and pleasant experience, and one I know is shared by many others. Shortly after that wonderful experience, my wife and I found ourselves regular attendees of the races. Please do the right thing and say NO to this development project and KEEP the Ventura Raceway for many, many generations to come. Ventura will thank you.

Nathan Rosser
8776 Nye Road
Ventura, CA 93001

Stacy Rianda

From: Veronica Turner <vee.turner@gmail.com>
Sent: Thursday, February 16, 2023 2:30 PM
To: Stacy Rianda
Subject: [External] A Letter Against the Ventura Fairgrounds Development Project

Dear Stacy and the Board of Directors for the Ventura Fairgrounds,

Hope this email finds you well.

While I can't attend the upcoming Fairgrounds Board of Directors meeting, I'm writing to express my concern and share my voice as a Ventura resident **against the PSG development and any future developments that don't take our local environment, community, and cultural needs into account first and foremost.**

Ventura is a unique and special beach town, this development aims to take away from the community and doesn't consider the local environment. This site was historically a wetland and there have been little consideration or studies done on how this development would impact the coast or local ecology. It would also make coastal access increasingly difficult.

Let's preserve what makes our town special and add to its community and culture, not develop it for outsider interests.

Thank you for your time,
Veronica
Ventura, CA 93001

From: [randipup](#)
To: [Info](#)
Subject: [External] Attention VCF Board Members
Date: Wednesday, February 15, 2023 9:59:34 PM

Please do not consider Pacific Sports Group's request to buy and take down the fairgrounds. It is a county staple that has been enjoyed by communities from all over Southern California. I can't see what they offer in return can replace the legacy of the fairgrounds. We need to maintain, rather than destroy, our traditions and history.

Thank you,
Patricia Snyder

Sent from my T-Mobile 5G Device


It has been brought to my attention that the group Pacific Sports Entertainment is attempting to take over the property known as the Ventura County Fairgrounds and turn it into sports complex combined with retail shopping and a convention planning center.

This will result in the loss of many things we love about this area: Surfers Point, the only dirt racetrack in the area, the Seaside Highland games and even the fair itself. If this group takes over the property via leasing it, the fair will face a major loss of income because the group will have it written in the lease fine print that not only does it give them the authority to pay pennies on the dollar to the fair for the future venues held there but also charge the fair to operate every year.

In addition to the destruction of a beautiful scenic sport in the county, there is also the insanity of more buildings in this time when the county is still in an extreme drought, when there is barely enough water for those already here. And why More retail stores when None of the malls in the county are operating at full tenant capacity??

I have been exhibiting at this fair for at least thirty years and volunteering for twenty five years as well as the events held at Ventura Raceway. I would very much hate to see all this disappear so please say no to this proposal and save the fairground which has been a source of joy for thousands of people.

Sincerely, Leslie Cox |


lies4ever@att.net

2/15/23

14 February 2023

31st District Agricultural Association

Attention: Stacy Rianda and all members of the Board of Directors

Re: Pacific Sports Group concept presentation

Dear Fair Board,

On February 22nd you will hear a presentation from Pacific Sports Group, a company that hopes to develop "entertainment villages" in the Hawaiian Islands. (It is difficult to determine from their website whether they have actually developed a project yet.) The fair board will see a concept plan for the Ventura County Fairgrounds property that consists of an area reserved for the Fair, a rodeo stadium and a baseball stadium with surrounding shops and other urban uses.

The fairgrounds exist on land originally deeded to the county for a public park by local philanthropist E.P. Foster. The fairgrounds sit on the Ventura River delta and have suffered from flooding and adjacent beach erosion over the decades. A significant concern raised by this proposal is the transformation of an at-risk area into an urban entertainment zone.

Phase II of the managed retreat is about to begin construction to establish a buffer zone of beach between the ocean and the fairgrounds. The eroded bicycle path will be moved away from the ocean, aligning it with the Phase I bike path. Phase I has worked as advertised to protect the beach and adjacent infrastructure through some very significant storms & high tides. This has been such a successful project that it is cited across the country as a premier example of how communities can protect their coastlines from the ravages of erosion and sea level rise.

Our obligation as a community is to plan for climate impacts, retreat where possible and mitigate. Adding more urban infrastructure to an area from which we know we need to be retreating is a step in the wrong direction. The Ventura River delta is a fragile area that we are working to protect through shoreline retreat and the removal of Matilija Dam. Adding more intensive urban uses to the area is in direct conflict with the community's long-term goals of coastal protection, shoreline retreat and to secure beach access to Surfers' Point.

Besides the concern that this might be the developer's first large project, I urge the fair board to reject this private urban concept plan for the fairgrounds property and to focus its efforts on less impactful uses for the fairgrounds, community beach access to Surfers' Point, coastal protection and the completion of Phase II of the managed retreat project.

Thank you for considering my remarks.



Kathy Bremer
Ventura

TO Whom it may concern,
Please do not the Ventura
County Fairgrounds change
in any way. This place
means a lot to my
family and I. Our family
would be heartbroken if
anything happend to this
Place. We also enjoy
going to the~~r~~ race track
to watch the races.
Please re consider this
all.

- Jonathan
Joy

RECEIVED FEB 13 2023

TO WHOM IT MAY CONCERN,

Please do not let the
Ventura County Fairgrounds
go away. I enjoy going
to the Fair every year
with my parents and
making memories. The
Fair means a lot to
me!

— Kennedy
Lopez

RECEIVED FEB 13 2023

TO Whom it may concern,
I grew up showing animals at the Ventura
County Fair from ages 8-19. This place
is a second home to not only me but
all of my family and friends who I
made while being in 4-H. It makes
me sick that it is being proposed
to take this away. I take my
own family now every year to
support other 4-H kids and to show
my kids what I got to do and
experience growing up. Getting rid
of this would devastate so many
people. Please do not let this happen.

-Deirdre Lopez

RECEIVED FEB 13 2023

Stacy Rianda

From: Kathy Scroggs <kathy@scroggscpa.org>
Sent: Monday, February 13, 2023 2:10 PM
To: Stacy Rianda
Cc: Andy Dosev
Subject: [External] Say No to Massive Development at the County Fairgrounds

Dear M. Rianda:

This email is to respectfully "Say No to Massive Development at the Ventura County (VC) Fairgrounds."

I lived in the Pierpont area of Ventura from 1981 to 2012, when I moved closer to my work in Santa Barbara County. I still have clients on the west side of Ventura. My family still lives in Ventura.

The VC Fairgrounds was built on historical wetlands. Sea level is getting higher so that the VC Fairgrounds is increasingly in danger of flooding. This isn't going away. Massive development would be a breach of fiduciary responsibility. It would be irresponsible to use the resources of the Fairgrounds (and so, the State of California). It would also be irresponsible to ignore the environmental resources of the Ventura River delta.

Please Say No to Massive Development at the County Fairgrounds.

Respectfully,

Kathy J. Scroggs

Kathy J. Scroggs (she / hers)

kathy@scroggscpa.org; 805.444.7994

Stacy Rianda

From: mmc18700pch@gmail.com
Sent: Sunday, February 12, 2023 11:15 AM
To: Stacy Rianda
Subject: [External] Proposed PSG Commercial Development

Dear Stacy Rianda, and fellow members of the Ventura County Fairgrounds Board of Directors,

I am writing to express my opposition to the commercial development proposed by Pacific Sports Group (PSG) at the Ventura County Fairgrounds.

The commercialization, increased density and overbuilding along our coast will degrade the charm and openness of this beautiful California shoreline. Further, this location was historically wetlands and should be preserved as such, it is in an area of frequent flooding, and will be subject to the effects of sea level rise.

As I understand it, there has been little consideration or studies regarding coastal environmental impacts, and access to local beaches will become more difficult.

While the Fairgrounds Board has already voted down the PGS proposal, I would like to add my voice to yours in opposition and lend support to preservation of what we now have.

With gratitude,
Michael McNamara
Native Californian and Lifelong Beach Lover

"Fides quaerens intellectum"
Augustine of Hippo

Stacy Rianda

From: Greg Mitchell <tonar9@hotmail.com>
Sent: Saturday, February 11, 2023 10:16 AM
To: Stacy Rianda
Subject: Re: [External] Stop Development in Ventura

I'm sorry Stacy but my email has little to do with the 'fair board'. Rather, it's regarding every condo development in the last 10 years and the ones still to happen, especially downtown. The reason I am replying again is to say that you can pass my objections on to Ventura Planning Department heads if you like as you probably are in communication with them.

It's an utter shame what is happening to Ventura. It's a crime and it's too late to do anything. Ask the planning department how these projects enhanced the lives of Venturans that lived here before these developments? As far as I'm concerned, the Ventura Planning Dept. can reject all building applications until the Ventura Mall on Mills is completely retrofitted with housing. The problem is that Ventura Planning is more interested in higher end projects that will reel in more property taxes.

These open forums are basically 'bread and circuses' and in no way sway the development agendas of the Ventura Planning Dept. Consider that Most Ventura residence are against these urban sprawl developments and have spoken out, yet these development agendas have never change and and never will. I know that State funding from Sacramento weighs in but many local communities have not succumbed to urban sprawl projects...Ojai and Carpinteria come to mind.

Lastly, Ventura cannot even keep up with maintaining our city streets even with all the new windfall property tax income. What's up with that? The City of Ventura Roads Div. is just lucky that we've been in a drought the last 10 years because with even normal rain fall, our roads would be in ruins with this lack of maintenance. Thank you

From: Stacy Rianda <srianda@venturacountyfair.org>
Sent: Friday, February 10, 2023 3:50 PM
To: Greg Mitchell <tonar9@hotmail.com>
Subject: RE: Stop Development in Ventura

Thank you for reaching out! The Fair Board has already voted to not move forward with this proposal at this time. However, we are inviting everyone to the public open forum on this subject February 22 from 5:30-7:30 in Santa Rosa Hall at the fairgrounds to let their voices be heard!

From: Greg Mitchell <tonar9@hotmail.com>
Sent: Friday, February 10, 2023 3:46 PM
To: Stacy Rianda <srianda@venturacountyfair.org>
Subject: [External] Stop Development in Ventura

Has the Ventura Planning Department and Country Supervisors been compromised by out of town real estate developers' agendas? Sure looks that way and the citizens have

no recourse to traffic congestion and overcrowding. New residence have not even filled the latest real estate developments and Ventura is getting besieged. This is a shame and the money-grubbing city planners and developers could give a crap.

Just stop the plundering of Ventura by greedy developers and their 'connections' with our planning department. This aggressive development needs to stop. Enough is enough.
Greg Mitchell

From: [Karen Heiser](#)
To: [Info; Stacy Rianda](#)
Subject: [External] Proposed Development of the Fairgrounds
Date: Saturday, February 11, 2023 5:01:31 AM

Dear Ventura County Fair Board,

I would like to respectfully request that you please say "No" to the proposal to change the Fairgrounds.

I'm a longtime Ventura County resident and I have attended so many wonderful events at the Fairgrounds over the years. I love the Fair with the concerts and rodeo, the barns full of livestock, the pavilions full of creativity, the live entertainment all over the place and who doesn't love Fair fare! I love the The Highland Games, the weddings and receptions I've attended in the pavilions and my all time favorite, dirt track date nights with my honey and friends at Ventura Raceway! We absolutely LOVE hanging at the track with friends we made there years ago, supporting our favorite drivers and enjoying the beautiful views! I would simply be devastated if this were taken from us!

I believe the bigger concern though is the traffic nightmare such a development would create. I've been at the track on a Saturday night for racing when another big event was happening either at the beach or in the Fairgrounds parking lot and believe it or not, took us over an hour to get out and onto Harbor Blvd.! Could you imagine if there were a major emergency in that area? Yikes!

So please, please say no to the proposed development of the Fairgrounds. I truly believe that as it stands now, it serves our community in the best possible way.

Thank you for your consideration.

Sincerely yours,

Karen Heiser

[Sent from Yahoo Mail on Android](#)

Stacy Rianda

From: Chistie Hawk <christiehawk1@yahoo.com>
Sent: Saturday, February 11, 2023 3:40 PM
To: Stacy Rianda
Subject: [External] Ventura Fair Grounds

Dear Council Members,

We are writing you in response to the Development of the Ventura County Fair Grounds..

In a nut shell We are against any development of this property other than what it's being used for now and that is for the Summer Fair's and for the Scottish Festivals, and midget car racing , The Rodeo's...

The development would block out the view to the beach for the beach front owners to see ,
The development would ruin the beach for beach goers or for fishermen fishing from the shore..

So we are letting you all know that we are against any new development at the fair grounds,so please hear us,hear Our voices as We tell you to vote against this development..

Keep the Fair Grounds the way they are ...

Sincerely yours truly

Mr and Mrs Raymond D Hawk

Stacy Rianda

From: Karen Heiser <redmayhem99@yahoo.com>
Sent: Saturday, February 11, 2023 5:01 AM
To: Info; Stacy Rianda
Subject: [External] Proposed Development of the Fairgrounds

Dear Ventura County Fair Board,

I would like to respectfully request that you please say "No" to the proposal to change the Fairgrounds.

I'm a longtime Ventura County resident and I have attended so many wonderful events at the Fairgrounds over the years. I love the Fair with the concerts and rodeo, the barns full of livestock, the pavilions full of creativity, the live entertainment all over the place and who doesn't love Fair fare! I love the The Highland Games, the weddings and receptions I've attended in the pavilions and my all time favorite, dirt track date nights with my honey and friends at Ventura Raceway! We absolutely LOVE hanging at the track with friends we made there years ago, supporting our favorite drivers and enjoying the beautiful views! I would simply be devastated if this were taken from us!

I believe the bigger concern though is the traffic nightmare such a development would create. I've been at the track on a Saturday night for racing when another big event was happening either at the beach or in the Fairgrounds parking lot and believe it or not, took us over an hour to get out and onto Harbor Blvd.! Could you imagine if there were a major emergency in that area? Yikes!

So please, please say no to the proposed development of the Fairgrounds. I truly believe that as it stands now, it serves our community in the best possible way.

Thank you for your consideration.

Sincerely yours,

Karen Heiser

Sent from Yahoo Mail on Android

Stacy Rianda

From: gary <garye54@roadrunner.com>
Sent: Friday, February 10, 2023 5:42 PM
To: Stacy Rianda
Subject: [External] Future of the Fairgrounds

Please Do NOT Destroy the fairground area with a stadium! It would probably be best to return it to nature as wetlands. Anything that adds more traffic and parking issues to the Westside is just plain wrong. With the west of Main closed off, the traffic in the area is horrific as is. Do something right for the residents of Ventura and for the environment.

Gary Anderson

Sent from Mail for Windows

Stacy Rianda

From: Paul Drevenstedt <ed.typster@gmail.com>
Sent: Friday, February 10, 2023 10:14 AM
To: Stacy Rianda
Subject: [External] I am opposed to fairground development

Ms. Rianda and Fair Board of Directors:

I am a longtime Ventura resident and I am strongly opposed to the planned development of the fairgrounds.

The fairgrounds are part of Ventura, part of what makes our city unique. Please oppose the planned development.

Regards,

Paul Drevenstedt

Stacy Rianda

From: Joseph Eisner <jaeisner@gmail.com>
Sent: Friday, February 10, 2023 9:52 AM
To: Stacy Rianda
Subject: [External] Opposition for fair grounds development

Good morning

I am sending this email to express my opposition to the development of the Ventura County Fairgrounds.

Thank you

Joseph eisner

--

Joseph A. Eisner

Stacy Rianda

From: Chris Reinhart <icemancjr@sbcglobal.net>
Sent: Friday, February 10, 2023 12:40 PM
To: Stacy Rianda
Subject: [External] fairgrounds

To All Fairground Board Members,

We are apposed to any major development to the last open space between the city and the ocean. It already gets so crowded that you can't find parking at the surfers point and surrounding areas. Most of all, considering all the infill the city has approved in town, this will be our last stand (maybe a park, who would have thought of that). Of course we realize \$ is probably a major concern. We are all for replacing the currant structures and the people living in and around the area may possibly want contribute financially to assist in that endeavor.

Thanks for your 5-0 vote.

Chris+ Suzy Reinhart 35yr. Ventura residents

February 10, 2023

Dear Board of Directors,

This letter is to show my support

for keeping the Fairgrounds racing track, &

showing my opposition to the proposed development.

I moved to Ventura with my parents in 1960 - I have so many memorable moments we spent there as a family! The fun "Crash up Derbys" to the "Big Monster truck competitions" - the "Motor Cross Races (Speedway)" were also some of our favorites!

As a married adult & having two sons of my own - we participated & anticipated all of the above races - my sons loved especially the "Crash up Derbys".

The "Speedway" is something families can enjoy & look forward to together!

Ventura unfortunately lacks entertainment for families - something that is exceptionally different - exciting & fun!!

The fair is another fond memory as a Junior High & High School student - I always looked so forward to getting off from school for "Fair Day" in October!! We were very upset when the fair was changed to August & no more special School Days to look forward to.

Oct weather is Beautiful in Ventura - I will always cherish the great memories!! I'm encouraging you not to do away with the "Speedway & Special Fairground" - nothing!!! On a different topic - I feel all

The three story apartment structures have
ruined our little beach town!!

Has anyone taken the time (besides being ugly)
to think about after all these structures are
leased - what the traffic is going to be like??
I believe you've created the city to become
a traffic Midlock!! can you visualize on
Thompson Blvd ??? Victoria Ave - Poli ??

Thank you & I truly hope you will not do away
with "The Speedway" & Fair!! Please do not
continue to ruin Ventura for the sake of a
few investors to get rich & then move on and
ruin another town! If you as Board Members
wanted Ventura to become Orange County -
you should have moved there -

Thank you -

Kathleen Robison Kelsmeier

From: [Lisa Baca](#)
To: [Info](#)
Cc: [Lisa Baca](#)
Subject: [External] VCF Board Members RE PSG
Date: Friday, February 10, 2023 11:05:05 AM

Dear Board Members

Due to work commitments I can not attend the Feb 22nd meeting in person.

Please do NOT develop the fairgrounds or allow Pacific Sports Group to develop or change anything on the fairgrounds.

The annual Ventura County Fair is so special for all Southern California families to enjoy. Ventura is the last of its kind family experience.

PLEASE do not tear down the race track or any buildings. The AG life style is still a vibrant part of the Ventura County lifestyle and a way of life.

Thank you,
Lisa Baca
Monteverde Ranch
Equestrian Center

February 10, 2023

Board of Directors
Ventura,

After hearing about the upcoming decisions y'all will be making concerning the Ventura Fairgrounds and much of the adjacent area, I'd love to voice my concerns. Born and raised in Ventura for 74 yrs. I have a pretty good look at what I consider the decline of my once beautiful clean beach town. Over development is out of control. Allowing, through the lack of enforcing of all laws, the city to become dirty, scary, and full of lawlessness is to me where your energies should be focused. More structures more development is such a sad direction to take. I urge y'all to look BACK at what's made Ventura great, not forward to becoming Los Angeles.

Thank you for your time and considerations. Please let me know if y'all need some old timers to remind you of the good old days!

Mrs. Susan J. Terry
email: Surfersusie66@yahoo.com
(805) 985-3958

To Whom it may concern

I am writing this letter to share the importance of our fairgrounds & most importantly the Ventura Raceway Track!

The Ventura Raceway Track is a piece of our community & would absolutely DEVASTATING if it was to be removed

for hotels, entertainment centers or conference centers. Generations of families have been going to the raceway, including my

own! In a world where traditions are being lost I would hate to see

our community follow suit. I believe the fairgrounds & surrounding promenade area could improve but bulldozing this 'iconic raceway is not your answer!

I hope you reconsider this proposal & deny it! Us locals do not want to become LA. We can travel an hour south for places like that. Our cute, quaint

town deserves to be preserved and it is your responsibility to do so. Please do not let our community down! Keep us the small quaint beach community locals love to be apart of!

Thank you, Kat McAdam

katmcadam7@gmail.com

and let us know if you want ideas for improving fairgrounds/promenade

Stacy Rianda

From: DebyQuandt <djquandt@sbcglobal.net>
Sent: Thursday, February 9, 2023 7:11 PM
To: Stacy Rianda
Subject: [External] Fairgrounds

Hi, please address to all board members.

I agree with Surfrider that development of a sports stadium on fairgrounds property should not be allowed to happen for these reasons:

-
- The site was historically wetlands, it is in a high-hazard zone for frequent flooding. Especially with sea level rise.
- There has been little consideration or studies done on the environmental impacts on the coast.
- Access to local beaches will become increasingly difficult

Blessings from my iPhone
Deby Quandt

February 9, 2023

The Honorable Board of Directors,

I begin simply with this, PLEASE DO NOT TAKE OUR RACE TRACK FROM US! As someone born and raised in the beautiful beachside community of Ventura, I think I am someone who can speak well on why keeping the track is so important. Born in the mid 90's, I used to attend the track regularly as a kid and teen. I probably had three or four birthday parties at the track. There was nothing like hearing the cars with all your friends and spending a Saturday night running around the track. Saturday nights I wasn't at the track, I could sometimes hear it from my house. Things like that are what Ventura, special!

Now, almost 30, I mainly reside in Los Angeles, but my folks are still in Ventura. When I come back and visit I normally come to the track five or six times a year. There is simply nothing like that track, in this community, with those views. There are very few of these tracks left, but the biggest reason it needs to stay is because of what it means to the community of Ventura, its residents, and future generations of children..

Respectfully,

Gunnar J. Helman

Gunnar J. Helman
ghelman17@yahoo.com
(805) 889-3657

RECEIVED FEB 13 2023

Stacy Rianda

From: Tyler Testman <tyler.testman@gmail.com>
Sent: Thursday, February 9, 2023 7:37 PM
To: Stacy Rianda
Subject: [External] Keep the Fair Grounds Ventura

Hi Stacy,

I want to reach out on behalf of many likeminded Ventura residents and lovers of this unique town. While there is no question the Fair Grounds could use some updating, the modernized proposal from PSG is anything but Ventura. The aim seems to completely remove the culture and atmosphere of what attracts people to Ventura in the first place. Development to an outside group in the name of profit is the exact thing ruining so many unique spots in California. Don't let Ventura fall prey to the same fate.

Best, Tyler

Stacy Rianda

From: jim yarbrough <jyarbro2003@yahoo.com>
Sent: Thursday, February 9, 2023 10:07 PM
To: Stacy Rianda
Subject: [External] Fairgrounds Development

No massive development of VC Fairgrounds!

The area is a flood hazard to begin with. And sea level is rising.

Beach access may be limited by this development.

What would be the environmental impact of this proposed development?

A new baseball field should not be built in a flood zone and prime tsunami zone(right next to the beach).

Jim Yarbrough Newbury Park, CA

Valerie Ferrante
7441 Forbes Avenue
Van Nuys, CA 91406
(323) 983-1082

February 7, 2023

The Honorable Board of Directors
31st District Agricultural Association
10 West Harbor Blvd.
Ventura, CA 93001

**RE: Proposed Redevelopment Plan
Ventura Fairgrounds and Ventura Raceway**

To Whom It May Concern:

It has recently caught my attention that again Pacific Sports Group is set to show a presentation to the Fair Board at the end of the month to redevelop the area where the racetrack and fairgrounds are. I am writing to express my deep concern for the community, and people who enjoy visiting this area from near and far. I AM OPPOSED TO THIS PROPOSED REDEVELOPMENT PLAN.

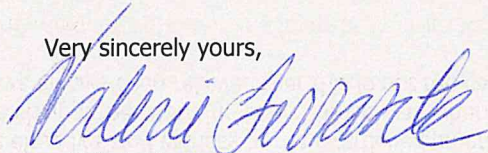
Let me preface this with stating that I am in the real estate profession. I have always treasured the city of Ventura for maintaining a small-town atmosphere and not allowing greedy real estate developers to come in and buy up every square inch of the city purely for greed and profit with little care, or concern for the stakeholders living there. I understand the need for progress, but at what cost? When it only benefits the chosen few who have the means to buy and sell land in cities reducing stakeholders to pawns on a chess board. In my lifetime I have already stood witness to the overdevelopment of the Orange County coastline. Huntington Beach is a shell of the charming town it once was when I was a kid. Now it resembles a mixed-use mega mall. I have always been relieved that this is not the case with Ventura.

Over the years I have many fond memories of attending races at Ventura Raceway and look forward to coming back every season and making it a weekend getaway with my family. We also plan on coming to the county fair every year, and other special events that are hosted at the fairgrounds, such as concerts and the flea market. The natural setting a treasured destination untouched by over development. I have been enjoying this area since the eighties. Ascot Raceway in Gardena, CA was closed to make way for condos at that time. Only after the land surveyors realized the soil was not stable enough to build on, the project ceased further development. Unfortunately, the racetrack was gone forever, and the land just sat there as vacant. No benefit to anyone. Just a faint memory of what it once was. They made a big mistake. At least we still have Ventura Raceway to see the races. Please don't take that past time away from us.

Thank you in advance for your serious consideration with this matter. Feel free to call me at the number listed above should you need anything further.

With best regards,

Very sincerely yours,


Valerie Ferrante

RECEIVED FEB 09 2023

Dear Board of Directors,

Please do not approve development of our Seaside Fairgrounds. This is a gem of our Community. I have lived here my whole life, all 67 of them. This will ruin our environment, air, people and congestion.

I see giving the Stables, Fairgrounds and Buildings a face lift but this development will destroy our quality of life here. People pay a lot of money to live here, not become LA!!

Please do not approve this disaster!!

Janette Wilson

From: [Cynthia Nustad](#)
To: [Info](#)
Subject: [External] Attention VCF Board Members - Proposal for Ball Field - Fairgrounds - yes Please
Date: Wednesday, February 8, 2023 2:38:11 PM

Attention VCF Board Members -

I am a resident / homeowner and Ventura and am very excited about potential changes to the Fairgrounds. This land is not utilized to the full extent and would welcome more community space, entertainment and concert space, restaurants, a better transit center, police presence and the like. I am currently not comfortable with my kids down in that area with the Blythe and homelessness and criminals.

Please help fix this area for the better, we need to upgrade and improve while still preserving our annual fair.

Thank you,
Cynthia Nustad
(805) 889-3756

From: [DAWN WILLIAMS](#)
To: [Info](#)
Cc: [Stacy Rianda](#)
Subject: [External] Keep Ventura Raceway as it is!
Date: Wednesday, February 8, 2023 10:11:58 PM

To: The Honorable Board of Directors 31st District Agricultural Association,

I am writing to you in regards to the Ventura County Fairgrounds/Ventura Raceway as it pertains to the upcoming board meeting and the proposal from Pacific Sports Group.

Ventura Raceway is a family friendly venue where folks from all over come together to enjoy great fun on Saturday night. It is also a place where young kids and adults can learn about responsibility and connection with community. Ventura Raceway is also a place where men and women alike can come together and compete in a great sporting event at a venue that is safe and filled with caring and like minded individuals. You see racing is built into my family's DNA, My parents have enjoyed the sport since I was a young adult and instilled that love of the sport into their three children. My sister and her family are the true heartbeat of Ventura Raceway. My brother-in-law started there in the Senior Sprint car division. His pit-crew was his family and a few close friends. He builds his own racecars and offers his time, talents, and total commitment to Ventura Raceway. He has won several championships and is constantly volunteering his time and knowledge to make Ventura Raceway better for fans and racecar teams. He and my sister have found a "family" in this beautiful track by the ocean. My sister writes a weekly article about the Racetrack and includes stories and pictures of all the exciting and trying things involved in racing. She is also famous around the Ventura racing circuit for her incredibly delicious and addicting chocolate chip cookies. If you've raced at Ventura or sat in the grandstands, you most likely have seen her famous Team Underdog cookie bucket passing by. You see, racing has become part of their DNA. My nephew, who has been working in the pits on racecars since he was very little, has now become a sprint car race car driver himself. You see, racing has also become part of his DNA. He commits his time and talents to the track as well.

Unfortunately, I live in Texas and only get to see them race a few times a year, but I watch videos and live stream as much as possible. Ventura Raceway has become part of our connection to family as well.

This venue is a beautiful place with an ocean view which offers so much more to the community than some fancy high dollar hotel ever will. It offers a safe and friendly atmosphere where families can come together, where friends meet to catch up on the weeks passing, and where the future of our youth is met with compassion and commitment from the racing community. Ventura Raceway offers drivers a place to compete in a safe and exciting place. One of my favorite traditions (that was started not too long ago) is "***Driver Autograph Night***", this tradition brings drivers together and allow fans, young and old, the opportunity to meet and greet the drivers. It is just one of the many things that make Ventura Raceway a place for families.

I write to you today to ask you to keep Ventura Fairgrounds/Ventura Raceway as it is, a gathering place, a character building place, a place for the young and old at heart, a place where racing is part of everyone's DNA, and, for competitive sporting events to stay local!

Sincerely,
Dawn Collins

Ventura Raceway Fan and Follower

From: [Road Hog](#)
To: [Info](#)
Subject: Fwd: [External] Att , VCF Board members.
Date: Wednesday, February 8, 2023 2:44:27 PM

Sent from my T-mobile 4G LTE Tablet
Get [Outlook for Android](#)

From: Road Hog <RoadHogAAFC@hotmail.com>
Sent: Wednesday, February 8, 2023 2:42:56 PM
To: Road Hog <roadhogaafc@hotmail.com>
Subject: Att , VCF Board members.

Dear Staff and freinds,

I am at age 62 a person that very much appreciates the hard work and how awesome of a time my family had at the fair 2022.

My youngest daughter joined the FFA with Camarillo High School and gained an experience I could never buy or give her.

I want to continue to be supportive of the entire Jr Livestock program

For years to come if possible.

I am also I lifetime !ove affair with Ventura Raceway, from music concerts to all of the incredible Motorsports I shall always for the remainder of my life be a supporter of the Ventura Raceway. Bringing my Autistic son to the races is something my son has enjoyed.

It is truly the Motorsports at VC Fairgrounds I am willing to Fight for.

I live in Camarillo, ca and I have observed the now ,long gone Farm acreage off Dawson drive now gone to a giant Soccer Megaplex . This property only serves others from out of town .

So as a reference I see no local use of our now new soccer field built by engineers that have all the answers.

I am saying No to a baseball park or any complete redevelopment that would hurt our existing programs at VC Fair property.

If our beloved VC Fairgrounds are allowed to be developed , it is what appears to be an Over engineered monstrosity to serve out of town visitors , I Love VC Fairgrounds as it is, I want to the Racetrack to remain intact .

Yes the bathrooms can be up graded, and some other improvements but not a complete out of town developer building a monster on paper to serve them selves .

Please listen to our locals , once we lose any part of our historical Beautiful Racetrack

As well as other things in place , it serves our local community as it is.

Please co sides my vote as a No on the Pacific Development co baseball park etc

Thank you, sincerely, George P Wallace and family.

Sent from my T-mobile 4G LTE Tablet
Get [Outlook for Android](#)

Heidi Ortiz

From: Chloe Escalante [REDACTED]
Sent: Tuesday, February 7, 2023 1:59 PM
To: Info
Subject: [External] Attention VCF Board Members

To whom this may concern,

It has recently come to my attention there is a proposal from the Pacific Sports Group(PSG). This proposal has plans to demolish years and years of not only memories but education. The 4H programs annually call the Ventura County Fairgrounds their home. This opportunity for education will have to be relocated or even end all together. So many kids, including myself and my two sisters, take part in these cherish-able moments. So please, I am emailing you to ask to NOT entertain the PSG proposal and let our fairgrounds do the job it continues to do each and every year.

Thank you, have a nice day!
-Chloe Escalante

From: [Taissa Cofield](#)
To: [Info](#)
Subject: [External] Attn: VCF Board Members
Date: Tuesday, February 7, 2023 9:41:08 PM

Good evening,

We are writing to express our concern of the possibility of the Minor league baseball stadium being built at the fairgrounds.

1. How is the traffic going to be once this monstrosity is built? The streets in that area are already overcrowded with all the tourists, locals and the huge increase of apartment buildings being built. This will add even more traffic to that area.
2. Why do we need a baseball stadium in Ventura? This area is not a big baseball community. Why isn't this being built in Oxnard where there is a larger baseball community and a lot more space for it.
3. Where is the racetrack going to go? We love our racetrack!!! We look forward to the races and how it brings the community together. Use that money and help fix the track and bleachers instead. We don't need a horse arena. I don't see many horses walking around town. Horse owners can go to Ojai for that.
4. Building the stadium is going to take that small beach town feel away from the locals who moved here for that reason. A small beach town. Not an over populated L.A city.
5. It's going to block the beautiful view that we enjoy seeing of the ocean and the islands. There's already too many tall apartment buildings going up taking away our view. We don't need more.

Over the last couple years we've watched Ventura turn from a small beach town into a mini L.A. This is not why people originally moved here. Ventura is a special, unique town. Please don't turn it into every other city in CA. Keep its small town charm and say NO to the stadium.

Thank you for taking the time to read our concerns. We hope you make the right choice.

Taissa and Scott Cofield
Ventura Residents

From: [michele wadsworth](#)
To: [Info](#)
Subject: [External] Attention VCF Board
Date: Tuesday, February 7, 2023 5:55:56 PM

Please Do Not entertain the developer proposal.

Michele Wadsworth
"DO SMALL THINGS WITH GREAT LOVE".
-ST. MOTHER TERESA

The Honorable Board of Directors
31st District Agricultural Association
10 W. Harbor Blvd
Ventura, CA 93001

The Berrington Family
Fillmore, CA 93015

February 7, 2023

To Whom It May Concern,

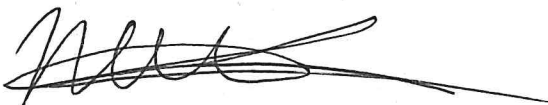
My name is Alexandria Berrington (Alex for short). I am 29 years old and was born in Ventura and raised in Fillmore for the entirety of my life. During said time, one of my favorite past times has been watching the sprint car races and other similar events take place at the Ventura County Fairgrounds. This has been a tradition within my family since before I was ever born as my father would watch the races as well with friends and family.

Over the course of my life, the Ventura County Fairgrounds have held some of the moments I've cherished most. Not only was the racing like a religion for my father and I, in my early childhood all the way into my adulthood, I've competed in various horse shows that took place at the fairgrounds. As my husband before them, his younger brother and other family members competed through the Future Farmers of America livestock shows with heir steers and swine projects, all of which took place at the Ventura County Fairgrounds.

There is not a single person in my family that has not spent time at the Ventura County Fairgrounds over the past 30 years. The best summers of my childhood were spent at these fairgrounds. I had something special to bond over with my father, I got to watch my younger brother in law and cousin work their tails off for their livestock projects to be auctioned off at these fair grounds, I spent date nights there with my husband listening to the fair music and enjoying the rides. The most beautiful part of these fairgrounds is that if you're a race car driver, a horse back rider, a high school country kid, a mom and dad on a date night, or just a little girl thrilled to be in the stands with her dad, there is something at the fairgrounds for everyone.

To close the Ventura County Fairgrounds would deprive generations of making memories that last a lifetime. One of the most unique things about Ventura is the fairgrounds and the magic that is held there. Please allow generations past and presents to continue to make special memories that only the Ventura County Fairgrounds can offer.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alex Berrington', with a long, sweeping underline.

Alexandria Berrington

RECEIVED FEB 10 2023

Shandra Todd
194 S. Santa Cruz Street
Ventura, CA 93001

February 7, 2023

The Honorable Board Of Directors
31st District Agricultural Association
10W. harbor Blvd.
Ventura, CA 93001

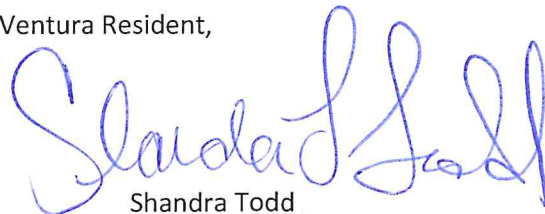
Dear Board of Directors,

I was born in Ventura and have lived my whole life here. I grew up going to the fair, including attending Ventura Raceway. We would bundle up, bring hot chocolate and watching monster trucks smash each other. Later in my life Ventura Raceway continued to be a part of my life. I have been with my boyfriend for 14 years and our first date we went to the fair and attended Ventura Raceway. As we dated, we attended the raceway many times; a fun evening or to watch out friend race bikes.

The Ventura Raceway is sentimental to Venturans who have grown up here. Its one of the last old school dirt racetracks that reminds people of fun times, family and friends. Ventura is a tight community and our small town feel and nostalgia is what draws people here. The amount of development recently is disturbing. Ventura is not a place for a massive baseball field. Our Fairgrounds are unique being next to the beach. By building a massive complex so close to the beach you are trashing our home. Pacific Sports Group doesn't care at all about locals, all they care about is developing in small communities to profit off of us.

We are not LA and we don't want to be LA! I am strongly opposed to moving forward with this project.

A concerned Ventura Resident,



Shandra Todd

To Whom It May Concern,

February 07,2023

I was born in Ventura in 1991 and moved due to a job in 2017. Every Saturday night for those 20+ years we have gone to the races. It is a local favorite that multiple people and kids look forward to every week. The fair is something the entire county looks forward to. From the food to the animals and rides, let alone being right next to the ocean with killer views from the Ferris wheel. Irreplaceable in so many ways to not only locals but tourists as well. These are a main attraction to all who come, right next to the ocean, you cannot ever beat it. It is one of a kind. As someone who has moved and returned years later, Ventura already is not home anymore. The streets are the same but the buildings on them are constantly changing, getting bigger. So many apartment buildings and new offices, multiple levels tower the streets I once rode my bike down. Where are all these people coming from? It is so expensive I couldn't move back if I wanted to, it is impossible to survive on the living cost.

My parents still live there, we visit when we can. Driving around the town I was born and raised in is unrecognizable. Going to the races is one of the extremely few familiar things still left we can count on when we go home, most of the time lining our trip up with fair dates so we don't miss it. Friends, family and the atmosphere is unrivaled. You see everyone you know in one spot at the fair and then at dark go get the high off the engines, snacks and roar of the crowd. There are so many places you can build your new beginnings. Why take a piece of history? Art? I understand that the location is ideal but there are so many different places to pick. When that is finally taken up by half occupied buildings, then where? For more overpriced apartments that no one can afford. You are gentrifying an already gentrified area. These tiny slivers of land have been there before we can even remember, they generate money for the community. What about the fair every year? Not to mention all the shows and organizations that use and depend on that very space every year. These are places that people go to feel safe and familiar. Everyone knows where it is at and the only place big enough for emergencies and people to gather.

I am just here to say, it would be a damn shame to see this very important part of the community for so many reasons get swallowed by money hungry, overpriced buildings. Where is the line and where does it stop? Again, the races and fairgrounds are one of the rare, original attractions left. Speaking from a local through and through with ties still there, the memories, it is not nearly the same city I once was raised in. It's heartbreaking to come "home", the little gem is so beyond important, please, think extra hard on this one as it will destroy so much. There is enough construction and new buildings and even more people that cannot afford them, especially beachside. Please don't ruin mine and so many others home town even more than it already is.

Thank you for considering as this comes from Colorado,

Elizabeth Schneider and all Ventura Locals

RECEIVED FEB 13 2023

Robert W. Suttle
8700 Dewey Road
Emmett, ID 83617

February 7, 2023

The Honorable Board of Directors
31 St. District Agricultural Association
10 W. Harbor Blvd.
Ventura, CA 93001

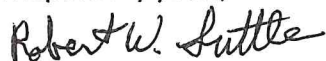
Dear Honorable Board of Directors:

I am Robert W. Suttle; I reside in Emmett, ID, and previously in Fillmore and Fullerton, CA. I attended Fillmore High School, studied agriculture and was in FFA. During my junior year I raised a lamb and took it to the Ventura County Fair and received a Reserve Grand Champion trophy. After graduating I attended Ventura Junior College for a semester and a half and enlisted in the United States Air Force. After my discharge from the USAF I moved to Fullerton, CA and met a man that was a crew chief on a sprint car. I started attending all of the sprint car races at Ventura Raceway. This brings me to why I am contacting you regarding the renovation proposal for the fairgrounds.

I have reviewed Pacific Sports Group website and read through a lot of their proposed renovation plans. While I applaud their enthusiasm for wanting to bring a minor league baseball stadium to the fairgrounds I sincerely hope the plan specifies the retention of the raceway facility. I usually make several trips to California every year from Idaho to visit family and attend selected events at the raceway, i.e., sprint car races and the Turkey Night Grand Prix. As I am sure I'm not the only one that makes this type of travel plans, I hope you will take it into consideration should you decide to go forward with negotiations with PSG. I also encourage you to make sure you maintain control over the fairgrounds and not relinquish too many freedoms to PSG regardless of the monetary incentives.

Thank you for your consideration on this issue. Thank you for your time.

Respectfully yours,



Robert W. Suttle

RECEIVED FEB 13 2023

Stacy Rianda

From: Zack Peterson <zackpeterson50@icloud.com>
Sent: Tuesday, February 7, 2023 12:57 PM
To: Stacy Rianda
Subject: [External] Please don't

Hello. Just wanted to give my opinion on doing anything to VENTURA RACEWAY. I grew up watching with my whole family and years to come raced there and go there on the weekends just for fun. I vote NO NO NO! On making any changes at the Ventura Fairgrounds.

Thank you for your time to read this email.

Best Regards,
Zack Peterson

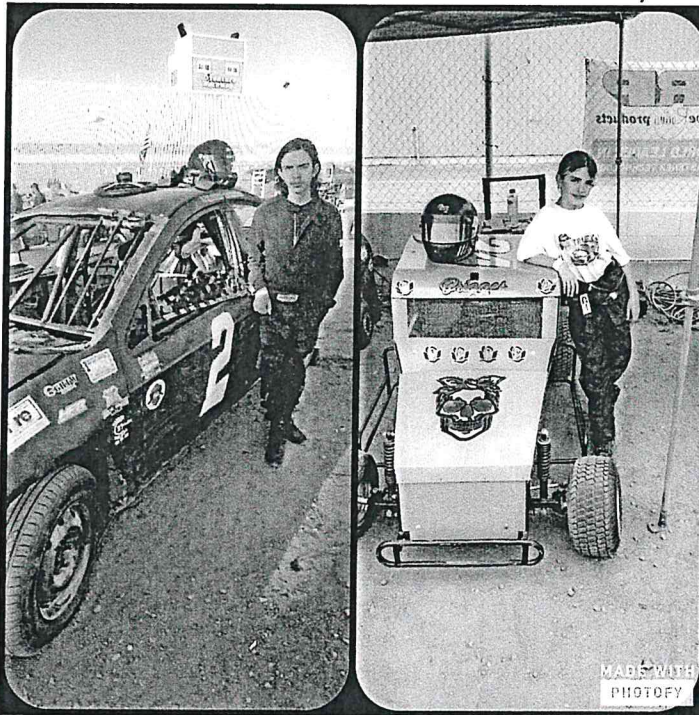
Sent from my iPhone

Stacy Rianda

From: mrsbriggs2008 <mrsbriggs2008@gmail.com>
Sent: Tuesday, February 7, 2023 11:46 AM
To: Stacy Rianda
Subject: [External] Ventura Raceway

Hi my name is Amanda Briggs and I've been a resident of Ventura County for 11 years... I grew up in racing my dad races at Saugus Speedway til the day it closed(so heart breaking).

I'm writing you today about Ventura Raceway and what it means to our family... Closing Ventura Raceway would be heart breaking... 3 years ago We finally made it to Ventura Raceway after covid Told my family we needed to see our home track finally. I missed being at a track.. we went for the first time June of 2021 and we went every weekend after that. Soon after my son 14 at the time realized he could be out there so we set out to meet people in the pits and guidance in finding him and car and the does and don't . Durning that season we made some amazing friends. Fast forward to 2022 season still sitting in the stands on opening night but a little closer to finding my son a car..Little did we know my 10 year old would want to race so fast forward to May of 2022 not only does my son now have a car so does my daughter...They both had an amazing season made more amazing friends and mentors...We fill section 2 every race day with family and friends ready to watch our kids race.. 2023 we're now prepping our cars and getting ready for a new season. Please reconsider closing our track our 2nd home...We need Ventura Raceway to stay...



Sincerely Briggs Family Racing

Sent from my T-Mobile 4G LTE Device

February 4, 2023

Dear Ventura County Fair Board Members:

This is pertaining to the meeting coming up on February 22, 2023 with Pacific Sports Group. Being a 4th generation Ventura County native and my children and grandchildren being 5th and 6th generation I wholeheartedly object to this group taking over the fairgrounds. It is beautiful grounds for a fair where families come to enjoy the agriculture, the animals and of course the ferris wheel and fair food. PSG wants to change it to a place with more retail stores (BuenaVentura mall is only 70% filled), a baseball stadium (which people who grew up here hated playing at the fair grounds always cold, windy and foggy during baseball season) another gym and restaurants which makes main street restaurants happy (NOT).

I personally listened to a phone call directed to the CEO and lawyer, Richard Conrad, and asked him several questions. They say they want to have the Fair follow the Del Mar Model which leads you to believe they have something at Del Mar. No they have nothing at Del Mar Mr. Conrad said they just want to follow the template of Del Mar. Also asking how much money they have. Didn't get a straight answer but said they are hoping to get private funding. Asked him if they had any farm teams ever and he said no. The Hawaii resort they have was already founded by someone that formed Pacific Sports Group years ago not this group.

My great grandfather was the first major of Ventura and had the first general store. He was Walter Chaffee and good friends with E.P. Foster. I think both men would be appalled if they thought this group would come in and tear down everything. I do believe the fair grounds need work, but I know the Board and Stacy have been working hard to improve many things.

Thank you for you time and please vote no on Pacific Sports Group.

Sincerely
Sharon Chaffee Ferro

RECEIVED FEB 06 2023

Heidi Ortiz

From: Mike Clatskane [REDACTED]
Sent: Monday, February 6, 2023 9:45 AM
To: Info
Subject: [External] Ventura Raceway

Dear Ventura County Fair Board,

please keep Ventura Raceway open. It is one of the most beautiful tracks in the United States of America.

Pacific Sports Group does not have the best interest of the city or tourists. This is a huge mistake to close Ventura Raceway. They just want control and to inflate the value of literally EVERYTHING.

Heidi Ortiz

From: Lilly Ruiz [REDACTED]
Sent: Sunday, February 5, 2023 7:08 PM
To: Info
Subject: [External] PSG

Hello,

I have become aware of the plans that PSG has for the future of our fairgrounds. As a long time resident I have to say that my family and I are completely against it. Ventura has been a small beach town and it should remain that way. If you pay attention you will see that during the summer months we are inundated with tourists and traffic is terrible for the residents. Putting new hotels, retail, sports fields, etc in that space will cause congestion that we are not prepared for. Your first level of importance should be for the residents of this city. We live here!! We aren't visiting on a weekend getaway. We are here living the life of a small sleepy beach town. Please take into consideration the people of Ventura and not allow money to win this time.

Much Appreciated,
Lilly Ruiz

Sent from my iPhone

Stacy Rianda

From: Kris Kornder <dirtykorn@icloud.com>
Sent: Sunday, February 5, 2023 1:58 PM
To: Stacy Rianda
Subject: [External] Proposed PSG project

Hello!

I will keep this short as I'm sure you are receiving many emails on the matter.

Firstly, thank you for taking over at the fairgrounds. I work with Jim at the track and he has had nothing but nice things to say about you. It's refreshing to have someone experienced in charge of our fairgrounds!

Secondly, please continue to oppose the proposed project at the fairgrounds. So many of us love the raceway and do not want to see this group of outsiders come in and take over the fairgrounds. Their project is simply far too over the top and is wrong on so many levels for our city.

Again, I do not want to rant and turn this into some giant email, thank you for your time and working with the board at the fairgrounds. We really appreciate your support!

Kris Kornder - Employee of Ventura Raceway

Stacy Rianda

From: Lilly Ruiz <skullsnmarriage@gmail.com>
Sent: Sunday, February 5, 2023 7:10 PM
To: Stacy Rianda
Subject: [External] PSG

Hello,

I have become aware of the plans that PSG has for the future of our fairgrounds. As a long time resident I have to say that my family and I are completely against this proposal. Ventura has been a small beach town and it should remain that way. If you pay attention you will see that during the summer months we are inundated with tourists and traffic becomes terrible for the residents. Putting new hotels, retail, sports fields, etc in that space will cause congestion that we are not prepared for. Your first level of importance should be for the residents of this city. We live here!! We aren't visiting on a weekend getaway. We are here living the life of a small sleepy beach time. We are not LA and we are not Santa Barbara and that's why we love it so much. Please take into consideration the people of Ventura and not allow money to win this time.

Much Appreciated,
Lilly Ruiz

Sent from my iPhone

Heidi Ortiz

From: Andrew Greiman [REDACTED]
Sent: Saturday, February 4, 2023 3:46 PM
To: Info
Subject: [External] Fairgrounds development

My name is Andrew Greiman. I was born in Ventura county in 1971, and lived in both Ventura and LA counties until 2021. To say the least, my roots are in that area.

I personally have a long history with the fairgrounds. I won't bore you with most of those details, but there's one story I'd like those that are considering developing the fairgrounds property to know.

I started racing at Ventura Raceway in 2002. I have more than tons of memories from my racing days there. But I've been given some irreplaceable things from my years spent there. I'll start with the life long friends I made while racing. Many of my current day friends were met there and those relationships remain unbreakable. This is not the most extraordinary of fact to most people, but my life wouldn't be what it is now if it wasn't for those fairgrounds. To add to that, my son followed in my footsteps and when he was old enough to go with me, he did. When he was old enough to drive my car, I put him in it. Racing at Ventura was a major part of his growing up, his maturation, the development of his integrity, and the development of life experiences that he benefits from still today. He is now 30 yrs old and was married a couple weeks ago. His children will benefit from the things he learned while racing with his dad.

Our story is not unique. There are literally thousands of families that can tell you the same story. My plea to you is simple, don't cheat thousands more families out of the chance to raise their children in this environment. I believe my son is a better man for the life lessons he learned while spending countless hours with his dad doing something he loved.

The track is a safe place, away from the horrors of the rest of the world, where a father can pass on something he loves, a passion, to his children. There are entire families at the track, both in the pits and in the stands every race night. Taking that away would be a detriment to Ventura County.

Thank you for taking the time to read what I've had to say and consider my point of view on this matter.

Sincerely, Andrew Greiman

Sent from my iPhone

Heidi Ortiz

From: Chris Dubois [REDACTED]
Sent: Friday, February 3, 2023 8:09 PM
To: Info
Subject: [External] Ventura Raceway

To whom it may concern,

I am writing today in opposition to the proposed development for the Ventura County Fairgrounds which would ultimately get rid of the Ventura Raceway. My family has been long standing patrons of Ventura Raceway for decades and we do not want to see it turned into a failing strip mall.

I recently lost my father and I share this because Ventura Raceway gave me time with my dad when I was younger that I will forever cherish. I inherited his dwarf car with plans to get it back on that beautiful dirt track someday soon. It feels like home when those cars rumble around the track in the ocean air.

I take my own children to the track for races and the concerts during fair season. The Ventura County Fairgrounds, and most importantly the Ventura Raceway, are staples of our community. On behalf of my entire family, we ask that you deny this proposal.

Thank you for your time,
Jessica Dubois and family

Sent from my iPhone

OPINION *This piece expresses the views of its author(s), separate from those of this publication.*

Letters to the editor: Bad roads in Ventura; don't need Fairgrounds stadium

Ventura County Star

Published 2:00 p.m. PT Feb. 1, 2023

Roads remain in disrepair

This letter should have been written a few years ago but I thought for sure Ventura would get back on track taking care of its infrastructure, specifically our roads. No such luck.

Even before the recent rains created all those potholes, our streets were being allowed to deteriorate. It used to be an occasional thing but most any drive finds streets with cracks, loose cement and holes, none of which get better with time and use.

It wasn't always this bad as our streets were kept in much better shape last century. The city's income, adjusted for inflation and the number of residents, can't be lower than 20 years ago. As they delay work, the costs to repair just get worse.

This creates damage to our cars, uncomfortable rides and, I'm afraid, more accidents down the road. You have to wonder, if the city is taking such poor care of such a visible and highly used asset, what else is not receiving proper care?

Call or email the city and let them know your feelings on our poorly maintained roads.

Pete Hockenmaier, Ventura

Stadium isn't a 'Field of Dreams'

Re: Arlene Martinez's Jan. 31 guest column, "Fairgrounds stadium is off-base":

I agree with Ms. Martinez and her views regarding a baseball stadium at the Ventura County Fairgrounds.

Over 30 years ago some local individuals thought it would be a good idea to build a stadium around the Camarillo airport. They actually had a team they thought they could entice to move

here. The idea never materialized.

Ms. Martinez left out two other reasons this whole concept will not work out.

What owner is willing to move their team to Ventura? Most of these minor league teams are individually owned. And then there is the housing issue. Where are these young men going to live? Most of the players have not signed large contracts or bonuses to play baseball.

This is not the "Field of Dreams" where "If you build it, they will come."

Jamie Harvey, Ventura

OPINION *This piece expresses the views of its author(s), separate from those of this publication.*

Guest column: Let's not strike out chasing a Ventura County Fairgrounds stadium

Arlene Martinez Your Turn

Published 12:00 p.m. PT Jan. 30, 2023

Ventura County residents should walk away from a proposed stadium at the Ventura County Fairgrounds.

An out-of-town developer has pitched a mixed-use development there, the centerpiece of which would be a minor league baseball stadium. He says it would be transformative, but minor league teams only play around 70 home games per year, leaving a lot of days for a facility with limited cross purposes to sit idle.

It's bad enough that one developer managed to secure exclusive rights to possibly develop a prime piece of publicly owned real estate in coastal California, paying a paltry \$25,000. But what about his claim that the project would be entirely privately funded?

That sounds good, since taxpayer-funded stadiums are horrific wastes of precious taxpayer money. Yet across the country, millionaire and billionaire franchise owners have managed to shake down communities for massive amounts of subsidies. They often do so under threat — take the Oakland Athletics owner promising to flee to Vegas if he doesn't get hundreds of millions in public subsidies.

They also wave the banner promising jobs and prosperity. Yet there is a decades-long, evidence-based consensus among economists — conservatives and liberals alike — that stadiums are economic development losers.

One wide-ranging analysis of several such deals, by the non-partisan Brookings Institution, found sports facilities have not only a small but even a *negative* impact on economic activity and jobs. "No recent facility appears to have earned anything approaching a reasonable return on investment. No recent facility has been self-financing in terms of its impact on net tax revenues," write the authors of "Sports, Jobs, and Taxes: The Economic Impact of Sports Teams and Stadiums." "Regardless of whether the unit of analysis is a local neighborhood, a city, or an entire metropolitan area, the economic benefits of sports facilities are de minimus."

De minimus = little impact.

The reasons stadiums are not the economic generators their cheerleaders claim are common sense. Just because people have a new way to recreate doesn't mean they have more time or money to recreate, so a stadium simply transfers spending. Instead of going to a movie, you'll catch a game. Instead of eating downtown at Café Fiore, Peirano's or Rice by Mama, you'll check out the new restaurant by the water.

Existing businesses are hurt again, because the new ones are often subsidized, leaving existing establishments to compete against ones the government chose as winners.

J.C. Bradbury, a sports economist at the Kennesaw State University in Georgia, has similar findings to Brookings'. He and his co-authors speculated on the reasons why public subsidies are so endemic to sports facilities, despite their endless losing streak " and he and his co-authors looked at 30 years' worth of projects when they made their assessments.

As part of an explanation, Bradbury wrote: "Politicians and business leaders are predisposed to favor stadium projects because they are part of the cohort that will benefit the most from hobnobbing in luxury boxes and club seats with other local leaders and celebrities."

Let's remember, politicians love a good ribbon-cutting ceremony.

If the board opts to move forward and give the green light to a project that won't boost our regional economy, we need accompanying community benefits that we know will improve our lives, like housing units for our lowest-income earners, guaranteed set-asides for existing merchants in any new retail tenancy spaces, prevailing wage for construction workers, living wages and local first-source hiring for all the new jobs (minimum wage concession jobs isn't going to cut it), and green construction standards fenceline to fenceline.

It should not be given to the first man with the ability to pay a \$25,000 check.

Arlene Martínez, a Ventura resident and former Star reporter, is deputy executive director of Good Jobs First, a national non-profit that works on corporate and government accountability in economic development.

The Bhumi Devi Design Cord

(yoga + ecology)

P. O. Box 880, Capitola, CA 95010

February 3, 2023

RE: A paper addressing the calamitous Pacific Sports Group's proposal that would thoroughly DESTROY the existing Ventura County's "anthropical ambience"

Dear Delegated County and City Authorities:

I am addressing you and the delegated authorities that supervise planning development and general fairground objectives on behalf of our fellowship's Stoned Sacred Earth Art Regents (one of them lives here in Ventura County). Of course the utmost interest and concern is the Ventura County Fairground original and present occupation oceanside at one of this immediate locales 1st Nation Chumash Villages. Acknowledging this, its absolute precious ancestral residual presence should set the town for the non-negotiable terms of this paper. As you know we are caught in an inexorable march towards devastating CO2 accumulation in the water planets atmosphere the specific algorithmic acceleration has been documented in an absolute impeccable 4 par and documentary called Antarctic Drilling Expedition.org or Andrill.org.

Multimillion dollar scientific expeditious to Antarctica financed by none other than Nebraska's Warren buffet. Andrill's findings are more than just frightening, they suggest the current VC Fairgrounds may very well be under water in a span of 200 years. Our regents perceive the eminent mega-project proposal that would laden tars unusually blessed oceanside domain with Voluminous industrial infrastructure design in assumption that the county mainstream citizen demographics would enthusiastically support a comprehensive shackling of the citizen's inviolable anthrosophical spirit freedom. In view of subordination to robotic compliance with corporate sports culture is not just hypocritical to the setting spirit of place, it's thoroughly antithetical to th remediative course we should be exploring to survive this dismal outlook. The Fairgrounds arboreal ambience it should be noted caught the eye of our regents Cornell educated doctoral degreed oventhologist who noticed the cantalchrous and playful preferences only to zones in cities and town where there is space and spirit to play. One of the inexcusable mistakes Pacific Sports Groups effort to roll over this monstrous development is the vast amount of utility infrastructure, not only manufacturing it, installing it, sustaining it with enormous amounts of carbon central power generation, the embodied transportation to move it from point of production to Ventura, not above all the voluminous amounts (read truckloads) of assembly cast offs while building this thoroughly unnecessary pink elephant.

The whole project is so thoroughly out of context with the challenge humanity faces in the century ahead it behooves the classic question dear government delegates: Whose cockameme idea is this after all?

The Bhumo Devi Design Corp would above all like to imagine the sort of progressive adaptive and sensitive minds in our officially sanctioned government representatives who would like to work on a model with the fairground future that puts this idea foremost; How can we facilitate the citizenry, enchant their minds and foster remediative cultural patterning that damages nature less not more! This preposterous proposal that seeks to perpetuate American value and red, white and blue lifestyles is not necessarily appropriate anymore. We can salvage the existing fairgrounds infrastructure and intentionally tamp down on lucrative energy intensive proposals (like Pacific Sports Groups) as inadecu to this celestial county's sacred-nature laden realm. This brutal and unnecessary industrial model can be located in Imperial County or Eastern San Bernardino County, not located at an extremely delicate climatically luxuriant location like this county's fairground.

We need to reach out initially to 1 nation Chumash board and ask them what would they feel appropriate to transpire at a temple site dedicated above all to ground ones locational coordinate with vistas of their sacred island. Please plan to visit the tribe campaign (online) to reclaim the islands native and sacred phonetics (names) and to close wrap the effort here proposed to initiate a complete revision of fairground development dedicated to the lands symbiosis with these sacred island views!

On behalf of our celestial appointed planetary progetress islea madeu sp ataced.

The Bhumi Devi Design Corp
[y o g a + ecology]
PO Box 880 Capitola Calif 95010

3 February 2023

RE A paper addressing the calamitous Pacific Sports Group's
proposal that would thoroughly DESTROY these
existing Ventura County's "Anthropological substance"

cc: Ventura County Board of Supervisors
City of Ventura Council & Planning Dept
Ventura County Planning Director

DEAR delegated County & City authorities -

I am addressing you and the delegated authorities
that supervise planning development & general Fairground
Objectives on behalf of our fellowship's Sacred Sacred
Earth Art regents (One of them lives here in Ventura County).

Of course of utmost interest & concern is the Ventura County
Fairground original & present occupied ocean side at one of
this immediate locales 1st Native Chumash Villages. Acknowledg-
ing this; its absolute precious ancestral residual presence should
set the town for the non-negotiable terms of this paper.

As you know we are caught in an inexorable march towards
devastating CO₂ accumulation in the water planets atmosphere.
The specific algorithmic acceleration has been documented
in an absolute impeccable 4 part documentary called An-
artic Drilling Expedition.org or Andriil.org. A multi million \$
scientific expeditions to Antarctica financed by none other
than Nebraska's Warren Buffet. Andriil's findings are more
than just frightening, they suggest the current VC Fairgrounds
will be under water in a span of 200 years.

Our Regent persevere the imminent mega-project proposal that would ladens this unusually blessed Oceanside domain with Voluminous industrial infrastructure design in assumption that the County mainstream citizen demographics would enthusiastically support a comprehensive shackling of the citizen's "inviolable anthroposophical spirit-freedom" while of subordination to robotic compliance with corporate sports culture is not just hypocritical to the setting "spirit of place" its thoroughly antithetical to the remediative course we should be exploring to survive this dismal Outlook. The Fairgrounds AERIAL Ambience it should be noted cackles the ire of our Regent Cornell educated Doctoral Degree Ornithologist who noticed the capricious & playful presence of CACTUS WREN dotting their cackles as Palm trees throughout the fairgrounds. Her study indicates this bird's lifestyle preferences only to zones in cities & town where "there is space & spirit to play". One of the irrexcusable mistake Pacific Sports Group's effort to roll over this monstrous development, is the vast amount of utility infrastructure, not only manufacturing it, installing it, sustaining it with enormous amounts of carbon-centric power generation, the embodied transportation to move it from point of production to Ventura, not above all the Voluminous amounts (read truckloads) of assembly castoffs while building this thoroughly unnecessary PINK Elephant.

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(On Behalf of Our Celestrally Anointed Protector Protectress icha. maver