



## PL21-0091 Ambush Paintball General Plan Consistency Analysis

County of Ventura • Resource Management Agency

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### Exhibit 6

#### CONSISTENCY WITH THE GENERAL PLAN FOR AMBUSH PAINTBALL MODIFIED CONDITIONAL USE PERMIT (CUP), CASE NO. PL21-0091

The 2040 Ventura County General Plan *Goals, Policies and Programs* (2020, page 1-1) states:

*All area plans, specific plans subdivision, public works projects, and zoning decisions must be consistent with the direction provided in the County's General Plan.*

Furthermore, the Ventura County NCZO (Section 8111-1.2.1.1.a) states that in order to be approved, a project must be found consistent with all applicable policies of the Ventura County General Plan.

Evaluated below is the consistency of the proposed project with the applicable policies of the General Plan *Goals, Policies and Programs*.

- 1. LU-16.1 Community Character and Quality of Life:** *The County shall encourage discretionary development to be designed to maintain the distinctive character of unincorporated communities, to ensure adequate provision of public facilities and services, and to be compatible with neighboring uses.*

The existing use as a recreation facility and proposed expansion are designed to maintain the distinctive open space character of the unincorporated area. The outdoor recreation facility has no permanent structures and does not require the addition of any new infrastructure. The facility is compatible with the surrounding uses of mining and agricultural operations.

Based on the above discussion, the proposed project is consistent with General Plan Policy LU-16.1.

- 2. LU-16.2 Urban Design Standards for Commercial and Industrial Development:** *The County shall require that discretionary commercial and industrial developments maintain high standards of urban design and environmental quality by incorporating compact form, maximizing pedestrian access and safety, and minimizing land use conflicts and traffic congestion.*

The existing use and proposed expansion as a periodic outdoor sporting location with no permanent structures helps maintain a high standard of urban design and environmental quality. The periodic nature of the use minimizes land use conflicts

and its use mainly during the weekend and within daylight hours help to reduce traffic congestion in the area. When the mud run events take place, traffic control measures and warning signs are required to be utilized.

Based on the above discussion, the proposed project is consistent with General Plan Policy LU-16.2.

- 3. LU-16.10 Visual Access for Rural Development:** *The County shall encourage discretionary development in rural areas to maintain views of hillsides, beaches, forests, creeks, and other distinctive natural areas through building orientation, height, and bulk.*

The proposed outdoor sporting events location will be located on an already developed piece of the property. The project is designed to have no permanent structures and helps ensure compatibility with the surrounding setting. The temporary design of the facility and location minimizes land use conflicts and maintains the existing views of the hillsides.

Based on the above discussion, the proposed project is consistent with General Plan Policy LU-16.10.

- 4. COS-9.3 Open Space Preservation:** *The County shall place a high priority on preserving open space lands for recreation, habitat protection, wildlife movement, flood hazard management, public safety, water resource protection, and overall community benefit.*

The proposed use as a periodic outdoor sporting events location preserves the open space land for recreation while also allowing for the movement of wildlife within the CUP boundary area. There are no development activities or permanent structures proposed. No project specific or cumulative impacts to wildlife movement will be generated from the implementation of the proposed project.

Based on the above discussion, the proposed project is consistent with General Plan Policy COS-9.3.

- 5. COS-3.1 Scenic Roadways:** *The County shall protect the visual character of scenic resources visible from state of County designated scenic roadways.*

The proposed outdoor sporting location is not prominently visible from any County designated scenic roadways. There are no permanent facilities or large structures associated with the project. No new visual impacts will be generated from the implementation of the proposed project.

Based on the above discussion, the proposed project is consistent with General Plan Policy COS-3.1.

- 6. COS-3.6 Open Space Character:** *The County shall require discretionary development outside of Existing Communities be planned and designed to maintain the scenic open space character of the surrounding area, including view corridors from highways. Discretionary development should integrate design, construction, and maintenance techniques that minimize the visibility of structures from public viewing locations within scenic vistas.*

The proposed periodic sporting events center does not conflict with the scenic open space character of the surrounding area. There are no permanent structures associated with the project and the facility is not prominently visible from any offsite locations. No new conflicts will occur with the implementation of the proposed project.

Based on the above discussion, the proposed project is consistent with General Plan Policy COS-3.6.

- 7. COS-1.4 Consideration of Impacts to Wildlife Movement:** *When considering proposed discretionary development, County decision-makers shall consider the development's potential project-specific and cumulative impacts on the movement of wildlife at a range of spatial scales including local scales (e.g., hundreds of feet) and regional scales (e.g., tens of miles).*

The proposed outdoor events facility does not include any permanent structures that could inhibit wildlife movement throughout the property. The periodic nature of the use also helps to reduce conflicts with wildlife movement at both a local and regional scale. No new conflicts will occur with the implementation of the proposed project.

Based on the above discussion, the proposed project is consistent with General Plan Policy COS-1.4.

- 8. COS-9.1 Open Space Preservation:** *The County shall preserve natural open space resources through:*

- *The concentration of development in Urban Areas and Existing Communities;*
- *Use of cluster or compact development techniques in discretionary development adjacent to natural open space resources;*
- *Maintaining large lot sizes in agricultural areas, rural, and open space areas;*
- *Discouraging conversion of lands currently used for agricultural production or grazing;*
- *Limiting development in areas constrained by natural hazards; and*
- *Encouraging agricultural and ranching interests to maintain natural habitat in open space areas where the terrain or soil is not conducive to agricultural production or grazing.*

The proposed use will not conflict with the adjacent open space designated lands or uses of those lands. The facility will be located in an already denuded area of the property which was previously paved over for use as a commercial egg production facility. No permanent structures are proposed on site and the project has been conditioned so that all temporary facilities are removed when the use concludes. No new conflicts will occur with the implementation of the proposed project.

Based on the above discussion, the proposed project is consistent with General Plan Policy COS-9.1.

- 9. HAZ-1.1 Fire Prevention Design and Practices:** *The County shall continue to require development to incorporate design measures that enhance fire protection in areas of high fire risk. This shall include but is not limited to incorporation of fire-resistant structural design, use of fire-resistant landscaping, and fuel modification around the perimeter of structures.*

**HAZ-1.2 Defensible Space Clear Zones:** *The County shall require adherence to defensible space standards, or vegetation “clear zones,” for all existing and new structures in areas that are designated as Hazardous Fire Areas by the Ventura County Fire Protection District and High Fire Hazard Severity Zones by the California Department of Forestry and Fire Protection.*

The proposed outdoor event facility will meet all Ventura County Fire Protection District standards. The Fire Protection District has conditioned the project to comply with all requirements. No new conflicts will occur with the implementation of the proposed project.

Based on the above discussion, the proposed project is consistent with General Plan Policy HAZ-1.1 and HAZ-1.2.

- 10. HAZ-1.4 Development in High Fire Hazard Severity Zones and Hazardous Fire Areas:** *The County shall require the recordation of a Notice of Fire Hazard with the County Recorder for all new discretionary entitlements (including subdivisions and land use permits) within areas designated as Hazardous Fire Areas by the Ventura County Fire Department or High Fire Hazard Severity Zones by the California Department of Forestry and Fire Protection (CAL FIRE).*

The Planning Division has conditioned the project to require the recordation of a Notice of Fire Hazard with the County Recorder for this discretionary entitlement. The Fire Department had reviewed the project and it is within an area designated as Hazardous Fire Areas by the Ventura County Fire Department or High Fire Hazard Severity Zones by the California Department of Forestry and Fire Protection (CAL FIRE).

Based on the above discussion, the proposed project is consistent with General Plan Policy HAZ-1.4.

**11. CTM-1.1 Vehicle Miles Traveled (VMT) Standards and CEQA Evaluation:** *The County shall require evaluation of County General Plan land use designation changes, zone changes, and discretionary development for their individual (i.e., project-specific) and cumulative transportation impacts based on Vehicle Miles Traveled (VMT) under the California Environmental Quality Act (CEQA) pursuant to the methodology and thresholds of significance criteria set forth in the County Initial Study Assessment Guidelines.*

The County has evaluated the proposed modified CUP for both individual and cumulative impacts based on VMT's under CEQA. The applicant has provided a Traffic Study which was reviewed and approved through the Ventura County Public Works Roads and Transportation Division. An Initial Study was completed to review the potential impacts of VMT's generated by the proposed project on the environment. Based on the environmental review, no significant environmental impacts related to VMT's would occur.

Based on the above discussion, the proposed project is consistent with General Plan Policy CTM-1.1.

**12. CTM-1.7 Pro Rata Share of Improvements:** *The County shall require discretionary development that would generate additional traffic pays its pro rata share of the cost of added vehicle trips and the costs of necessary improvements to the Regional Road Network pursuant to the County's Traffic Impact Mitigation Fee Ordinance.*

The Planning Division has conditioned the project to require the applicant pay a pro rata share of the cost of the added vehicle trips associated with the additional vehicle trips anticipated with the modified CUP. The Public Works Division has reviewed the project and assessed the County Traffic Impact Mitigation Fee as required by ordinance.

Based on the above discussion, the proposed project is consistent with General Plan Policy CTM-1.7.

**13. CTM-1.4 Level of Service (LOS) Evaluation:** *County General Plan land use designation changes and zone changes shall be evaluated for their individual (i.e., project-specific) and cumulative effects, and discretionary developments shall be evaluated for their individual effects, on Level of Service (LOS) on existing and future roads, to determine whether the project:*

- a. Would cause existing roads within the Regional Road Network or County-maintained roadways that are currently functioning at an acceptable LOS to function below an acceptable LOS;*
- b. Would add traffic to existing roads within the Regional Road Network or County-maintained roadways that are currently functioning below an acceptable LOS; and*
- c. Could cause future roads planned for addition to the Regional Road Network or County maintained roadways to function below an acceptable LOS.*
- d. The Level of Service (LOS) evaluation shall be conducted based on methods established by the County.*

The Planning Division has reviewed the project for its individual effect on the LOS on existing and future roadways in the vicinity. The applicant has provided a traffic study which was reviewed and approved by the Ventura County Public Works Roads and Transportation Division based on methods established by the County. The temporary nature of the project as an outdoor recreation facility and limited off peak weekend hours would not cause any County maintained, or planned future roadways, to operate below an acceptable LOS.

The Initial Study identified one potentially significant effect on the environment related to "Transportation and Circulation." Ventura County Public Works has applied mitigation measures for the requirement of a County-approved Traffic Control Plan and Encroachment Permit prior to the proposed Mud Run events.

Based on the above discussion, the proposed project is consistent with General Plan Policy CTM-1.4.