



Planning Director Staff Report Hearing on July 13, 2023

County of Ventura • Resource Management Agency

800 S. Victoria Avenue, Ventura, CA 93009 • (805) 654-2478 • www.vcrma.org/divisions/planning

AMBUSH PAINTBALL MODIFIED CONDITIONAL USE PERMIT (CUP) CASE NO. PL21-0091

This is a continued hearing. This project was first heard at a January 12, 2023, Planning Director hearing, but the project was continued to a date uncertain. Since the January hearing, the County Planning Division worked with the applicant to make minor adjustments to clarify the accessible hours for the facility. Under the proposed change, attendees would be allowed to enter the facility beginning at 8:00 AM and required to vacate the premises by 5:00 PM. This would ensure vehicles arriving earlier than the operation times (9:00 AM-4:00 PM) can park in the parking area as opposed to on the street or circling the neighborhood.

A. PROJECT INFORMATION

1. **Request:** The applicant requests approval of a Major Modification to an existing Conditional Use Permit (CUP) for Periodic Outdoor Sporting Events (Case No. PL21-0091).
2. **Applicant:** Warped Paintball, LLC. c/o Glenn Forster
3. **Property Owner:** Hypericum Land Company, LLC.
4. **Decision-Making Authority:** Pursuant to the Ventura County Non-Coastal Zoning Ordinance (NCZO) (Section 8105-4 and Section 8111-1.2 et seq.), the Planning Director is the decision-maker for the requested modified CUP.
5. **Project Site Size, Location, and Parcel Number:** The 226.93-acre property is located at 8643 Shekell Road, near the intersection of Shekell Road and State Route 23 (Grimes Canyon Road), near the City of Moorpark, in the unincorporated area of Ventura County. The Tax Assessor's parcel numbers for the parcels that constitute the project site are 500-0-090-345, 500-0-090-235, and 500-0-090-315, and (Exhibit 2).
6. **Project Site Land Use and Zoning Designations (Exhibit 2):**
 - a. Countywide General Plan Land Use Map Designation: Open Space
 - b. Zoning Designation: OS-20 ac (Open Space, 20-acre minimum lot size) and OS-10 ac (Open Space, 10-acre minimum lot size).

7. Adjacent Zoning and Land Uses/Development (Exhibit 2):

| Location in Relation to the Project Site | Zoning | Land Uses/Development |
|--|---|--|
| North | OS-130 ac/MRP (Open Space, 130-acre minimum lot size/Mineral Resource Protection) | Operational Sand and Rock Quarry |
| East | OS-160 ac (Open Space, 160-acre minimum lot size) | Grimes Canyon Road and Residential property with agricultural operations |
| South | AE-40 ac and OS-160 ac (Agricultural Exclusive, 40-acre minimum lot size and Open Space, 160-acre minimum lot size) | Shekell Road and agricultural operations |
| West | AE-40 ac and OS-160 ac | Agricultural operations |

- 8. History:** The proposed project site is located at the former Egg City commercial egg processing facility which was in operation from the early 1960s to the 1980s. Remnants of the former Egg City facility include concrete pads and partially paved roads throughout the parcels which make up the subject property. There are no existing buildings or structures on site.

Ambush Paintball (Case No. LU11-0030) was originally approved on appeal by the Board of Supervisors on November 20, 2012, for the operation and maintenance of a paintball and airsoft outdoor sports facility. Prior to approval by the Board, the project was approved by the Planning Director and Planning Commission, whose decisions were both appealed. This permit was granted for a period of 10 years and was set to expire on May 29, 2022. On July 27, 2021, the applicant submitted a request for a Major Modification for the continued use and expansion of the proposed paintball and airsoft operations.

- 9. Project Description:** The applicant requests a modified CUP to extend the life of the existing permit for an additional 20-year time period, expand the current paintball and airsoft operations previously approved, and add a mud run event area.

Airsoft and Paintball Operations: Expand CUP boundary and parking facilities to increase maximum occupancy from 250 people per day to 450 people per day. Paintball/Airsoft events would not take place on days when mud run events would also be taking place. Hours of operation for Airsoft/Paintball operations would be Saturday and Sunday, 9:00 AM to 4:00 PM. People would be allowed to enter the facility after 8:00 AM and required to vacate the premises by 5:00 PM. This would ensure vehicles arriving earlier than the operation times can park in the parking area as opposed to on the street or circling the neighborhood.

Mud Run Events: Proposed addition of a mud run event area. Mud run events would be limited to a maximum of 1000 people per day, which would include staff and vendors. Participants for the mud run events would choose between 3 time

slots per day. Each time slot would be limited to a maximum of 300 participants each day. Ten employees would staff mud run events. Two Emergency Medical Technicians (EMT's) would be on site to provide medical assistance if needed. Vendors, media, and spectators would be limited to 88 per day. Hours of operation for mud run events would be Saturday and Sunday, 7:00 AM to 4:00 PM. Mud run events would be limited to a maximum of 3 per year for a total of 6 days per calendar year.

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE

Pursuant to CEQA (Public Resources Code Section 21000 et seq.) and the CEQA Guidelines (Title 14, California Code of Regulations, Division 6, Chapter 3, Section 15000 et seq.), the proposed project is subject to environmental review.

County staff prepared an Initial Study (Exhibit 4.a) in accordance with the County's Initial Study Assessment Guidelines. Based on the information contained in the Initial Study, the County prepared a Mitigated Negative Declaration (MND) and made the MND available for public review and comment from September 29, 2022 to October 28, 2022. A Notice of Intent to Adopt an MND was sent to property owners within 300 feet of the project site and a notice was published in the Ventura County Star. The MND was also posted on the County Planning Division website and on the State's CEQAnet website.

An MND is a written statement briefly describing the reasons that a proposed project will not have a significant effect on the environment and, therefore, does not require the preparation of an Environmental Impact Report. The Initial Study identified one potentially significant effect on the environment related to "Transportation and Circulation." However, proposals agreed to by the applicant before the MND was released for public review would mitigate the effects to a point where no significant effect on the environment would occur. More specifically, Ventura County Public Works has applied a mitigation measure for the requirement of a County-approved Traffic Control Plan and Encroachment Permit prior to the proposed Mud Run events.

| Initial Study Section | Potential impact |
|-----------------------|--|
| 27a(2)-a | Potential to alter level of safety of roadways and intersections near the project. |

- 1. Findings for Adoption of an MND:** The CEQA Guidelines [Section 15074(b)] state that an MND shall only be adopted by a decision-making body if there is no substantial evidence, in light of the whole record, that the proposed project may have a significant adverse effect on the environment and that the MND reflects the Lead Agency's independent judgment and analysis.

The proposed final MND, including written comments on the MND, are attached as Exhibit 4. In summary, no substantial evidence has been identified that the proposed project would result in a significant adverse effect on the environment.

Therefore, based on the information provided above and in light of the whole record, staff recommends that the County decision-maker adopt the MND (Exhibit 4) as reflecting the County's independent judgment and analysis, and find that there is no substantial evidence that the proposed project may have a significant adverse effect on the environment.

- 2. Mitigation Monitoring and Reporting Program (MMRP):** The CEQA Guidelines [Section 15091(d)] state that, when approving a project for which an MND has been prepared, the agency shall also adopt a program for reporting on, or monitoring, the changes which it has either required in the project or made a condition of approval to avoid or substantially lessen significant environmental effects. These measures must be fully enforceable through permit conditions, agreements, or other measures.

Mitigation measures for Public Works-Transportation include monitoring and reporting components that constitute the MMRP for this project. These mitigation measures are incorporated into the permit conditions of approval (Exhibit 5, Condition Nos. 25 and 26).

Therefore, an MMRP has been prepared in compliance with the CEQA Guidelines.

Comments on the MND (Exhibit 4.d) were received from nearby property owners related to traffic, fire hazards, water, and solid waste. Planning Division staff has reviewed all comments received and ensured that they are addressed in the Conditions of Approval and MMRP (Exhibit 5) and General Plan Consistency Analysis (Exhibit 6) of this Staff Report.

C. CONSISTENCY WITH THE GENERAL PLAN

The proposed project has been analyzed to and determined to be consistent with all applicable General Plan policies. A consistency analysis which evaluates the project's consistency with the policies of the General Plan is included as Exhibit 6 of this Staff Report.

D. ZONING ORDINANCE COMPLIANCE

The proposed project is subject to the requirements of the Ventura County NCZO.

Pursuant to the requirements of the Ventura County NCZO Section 8105-4, the proposed use is allowed in the OS zone district with the granting of a CUP. Upon the granting of the CUP, the proposed project will comply with the requirements of the Ventura County NCZO.

The proposed project includes uses that are subject to the development standards of the Ventura County Non-Coastal Zoning Ordinance (§8106-1.1). Table 1 lists the applicable

development standards and a description of whether the proposed project complies with the development standards.

Table 1 – Development Standards Consistency Analysis

| Type of Requirement | Zoning Ordinance Requirement | Complies? |
|---|------------------------------|---|
| Minimum Lot Area (Gross) | 20 acres | Yes |
| Maximum Percentage of Building Coverage | 5% | Yes |
| Front Setback | 20 feet | Yes |
| Side Setback | 10 feet | Yes |
| Rear Setback | 15 feet | Yes |
| Maximum Building Height | 15 feet | Yes. The sea cargo containers are temporary structures and are less than 15 feet in height. |

E. CUP FINDINGS AND SUPPORTING EVIDENCE

The Planning Director must make certain findings in order to grant a CUP pursuant to Section 8111-1.2.1.1 of the Ventura County NCZO. The ability to make the required findings is evaluated below.

- 1. The proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code [Section 8111-1.2.1.1.a].**

Based on the information and analysis presented in Section D and Exhibit 6 of this staff report, the finding that the proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code can be made.

- 2. The proposed development is compatible with the character of surrounding, legally established development [Section 8111-1.2.1.1.b].**

The proposed expansion to the paintball facility and addition of a mud run event area would not be out of character with the agricultural and open space uses surrounding the site. The facility and parking area would be located on a previously disturbed area of the 57.11-acre lot. The play areas will be setback more than 50 feet from any agricultural activity and more than 500 feet from any residence. To ensure impacts to surrounding agriculture is minimized, the proposed project has been conditioned (Exhibit 5, Condition No. 48) to require that the applicant notify the owner(s) of each agriculturally zoned property located within 300 feet of the project parcel of all temporary events to be held at the proposed facility. In addition, the playfield areas would not be visible from Grimes Canyon Road. A portion of the proposed sea cargo containers located at the entrance to the facility would be visible from Shekell Road. The project has been conditioned to require that the containers be painted a light tan color to blend in with the surrounding landscape.

Based on the discussion above, this finding can be made.

3. The proposed development would not be obnoxious or harmful, or impair the utility of neighboring property or uses [Section 8111-1.2.1.1.c].

The proposed project, as conditioned, will not be obnoxious or harmful, or impair the utility of neighboring property or uses. The proposed facility would not generate substantial noise during scheduled paintball and airsoft games, nor during the daytime mud run events. The facility would be entirely contained within designated playfield areas within the 57-acre lot. As noted above, the play areas will be setback from any agricultural activity. In addition, the applicant will be required to notify the owner(s) of each agriculturally zoned property located within 300 feet of the project parcel of all temporary events to be held at the proposed facility (Exhibit 5, Condition No. 32). Additionally, the proposed project will be conditioned (Exhibit 5, Condition No. 16) to include a contact person for the timely resolution of complaints. Finally, the proposed paintball fields slope inward towards the existing drainage channel, not outwards to adjacent agricultural fields. Since drainage from the site flows to an interior drainage channel and not onto adjacent agricultural lands, runoff from the project would not harm or impair the utility of neighboring property or uses.

Based on the discussion above, this finding can be made.

4. The proposed development would not be detrimental to the public interest, health, safety, convenience, or welfare [Section 8111-1.2.1.1.d].

The subject outdoor sporting event property has been in existence since 1988 and is located on an approximately 227-acre property. No new effect on the character of the area would result from the continued operation and expansion of the subject facility. Given that the facility is located more than 500 feet from the nearest residential use, it would continue to be compatible with the character of the surrounding development.

Based on the discussion above, this finding can be made.

5. The proposed development, if allowed by a Conditional Use Permit, is compatible with existing and potential land uses in the general area where the development is to be located [Section 8111-1.2.1.1.e].

As discussed under findings 2 and 3 above, the proposed facility would not generate substantial noise during scheduled paintball and mud run events. The facility would be entirely contained within designated playfield areas within the 57-acre lot. As noted above, the play areas will be setback from any agricultural activity. In addition, the applicant is required to notify the owner(s) of each agriculturally zoned property located within 300 feet of the project parcel of all

temporary events to be held at the proposed facility (Exhibit 5, Condition No. 32). The facility would not be out of character or incompatible with surrounding uses. The open space designation of the subject property and the agricultural designation of the surrounding properties is not anticipated to change in the foreseeable future. Thus, the facility would also be compatible with anticipated future land uses in the area.

Based on the discussion above, this finding can be made.

6. The proposed development will occur on a legal lot [Section 8111-1.2.1.f].

Assessor Parcel Nos. 500-0-090-345, 500-0-090-235, and 500-0-090-315 is comprised of a legal lot shown as Parcel A on a Map recorded in Book 3, Page 94 of Parcel Maps in the office of the County Recorder of Ventura County, in compliance with the Subdivision Map Act and Ventura County Subdivision Ordinance.

Based on the discussion above, this finding can be made.

7. The proposed development is approved in accordance with the California Environmental Quality Act and all other applicable laws.

The potential environmental effects of the proposed project are evaluated in accordance with CEQA and the CEQA Guidelines in the MND attached as Exhibit 4.

Based on the above discussion, this finding can be made.

F. PLANNING DIRECTOR HEARING NOTICE, PUBLIC COMMENTS, AND JURISDICTIONAL COMMENTS

The Planning Division provided public notice regarding the Planning Director hearing in accordance with the Government Code (Section 65091), Ventura County NCZO (Section 8111-3.1). On June 26, 2023 the Planning Division e-mailed a courtesy notice to interested parties. On June 30, 2023, the Planning Division mailed notice to owners of property within 300 feet of the property on which the project site is located. Also on June 30, 2023, the Planning Division placed a legal ad in the *Ventura County Star*.

G. RECOMMENDED ACTIONS

Based upon the analysis and information provided above, Planning Division Staff recommends that the Planning Director take the following actions:

1. **CERTIFY** that the Planning Director has reviewed and considered this staff report and all exhibits thereto, including the proposed MND (Exhibit 4), Mitigation Measures

and Mitigation Monitoring and Reporting Program (Exhibit 5), and has considered all comments received during the public comment process;

2. **FIND**, based on the whole of the record before the Planning Director, including the Initial Study and any comments received, that upon implementation of the project revisions and/or mitigation measures there is no substantial evidence that the project will have a significant effect on the environment and that the MND reflects the Planning Director's independent judgment and analysis;
3. **ADOPT** the MND (Exhibit 4) and Mitigation Monitoring Program (Exhibit 5);
4. **MAKE** the required findings to grant a modified CUP pursuant to Section 8111-1.2.1.1 of the Ventura County NCZO, based on the substantial evidence presented in Section E of this staff report and the entire record;
5. **GRANT** modified CUP Case No. PL21-0091, subject to the conditions of approval (Exhibit 5).
6. **SPECIFY** that the Clerk of the Planning Division is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

The decision of the Planning Director is final unless appealed to the Planning Commission within 10 calendar days after the permit has been approved, conditionally approved, or denied (or on the following workday if the 10th day falls on a weekend or holiday). Any aggrieved person may file an appeal of the decision with the Planning Division. The Planning Division shall then set a hearing date before the Planning Commission to review the matter at the earliest convenient date.

If you have any questions concerning the information presented above, please contact Thomas Chaffee at (805) 654-2406 or Thomas.Chaffee@ventura.org.

Prepared by:

Reviewed by:

Thomas Chaffee

MJoss

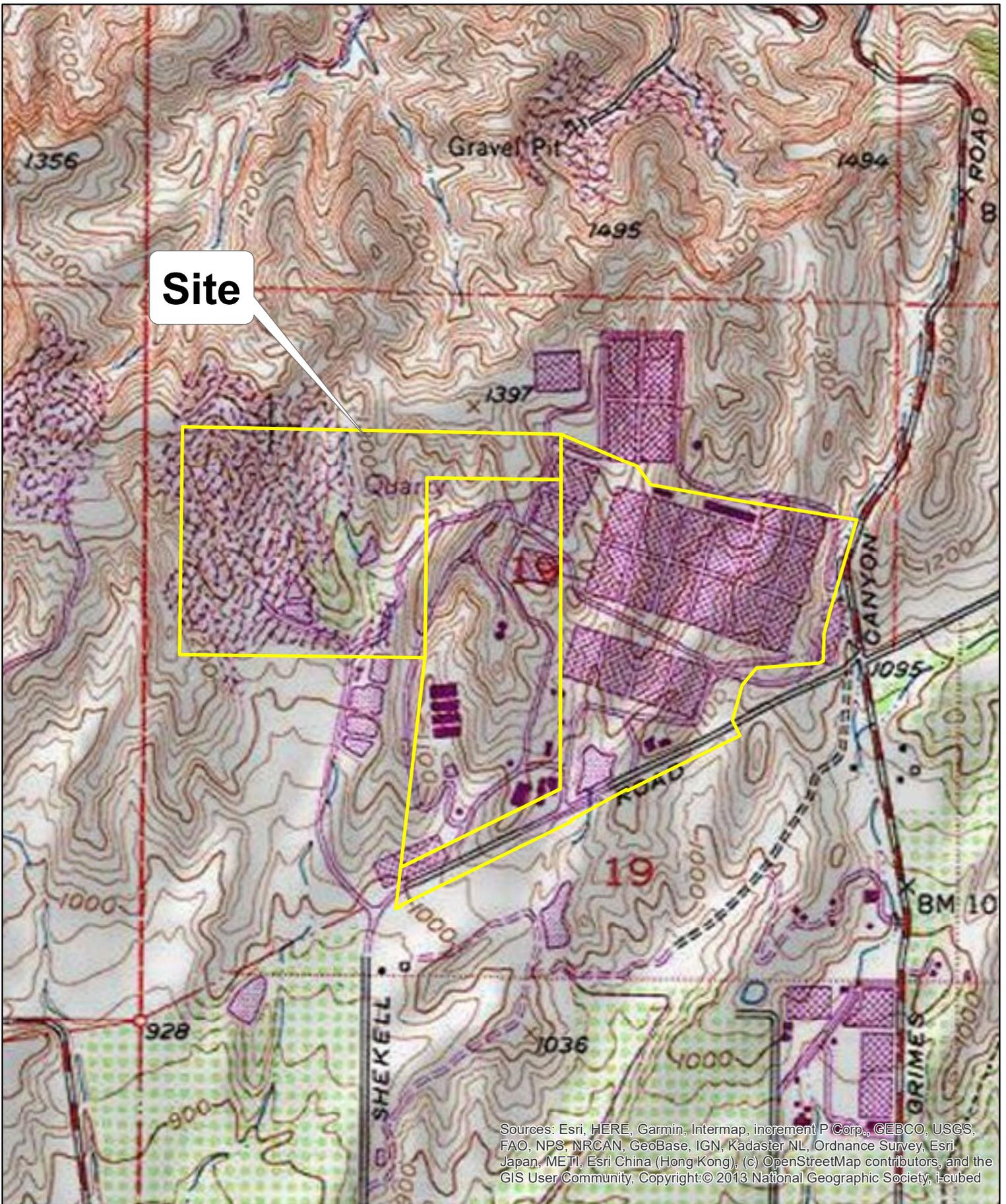
Thomas Chaffee, Case Planner
Commercial/Industrial Permits Section
Ventura County Planning Division

Mindy Fogg, Manager
Commercial/Industrial Permits Section
Ventura County Planning Division

EXHIBITS

- Exhibit 2 Maps (Location, Aerial, and General Plan and Zoning Designations Maps)
- Exhibit 3 Site Plans

- Exhibit 4.a Initial Study-Mitigated Negative Declaration for PL21-0091
- Exhibit 4.b Traffic Study for PL21-0091
- Exhibit 4.c Previously Adopted Negative Declaration for LU11-0030
- Exhibit 4.d Public Comments on PL21-0091
- Exhibit 5 Conditions of Approval and Mitigation Monitoring and Reporting Program
- Exhibit 6 General Plan Consistency Analysis



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Copyright:© 2013 National Geographic Society, I-cubed



County of Ventura
Resource Management Agency
GIS Development & Mapping Services
Map created on 09-21-2022
Source: Moorpark U.S.G.S.
7.5 Minutes Quadrangle
Contour interval = 20 ft

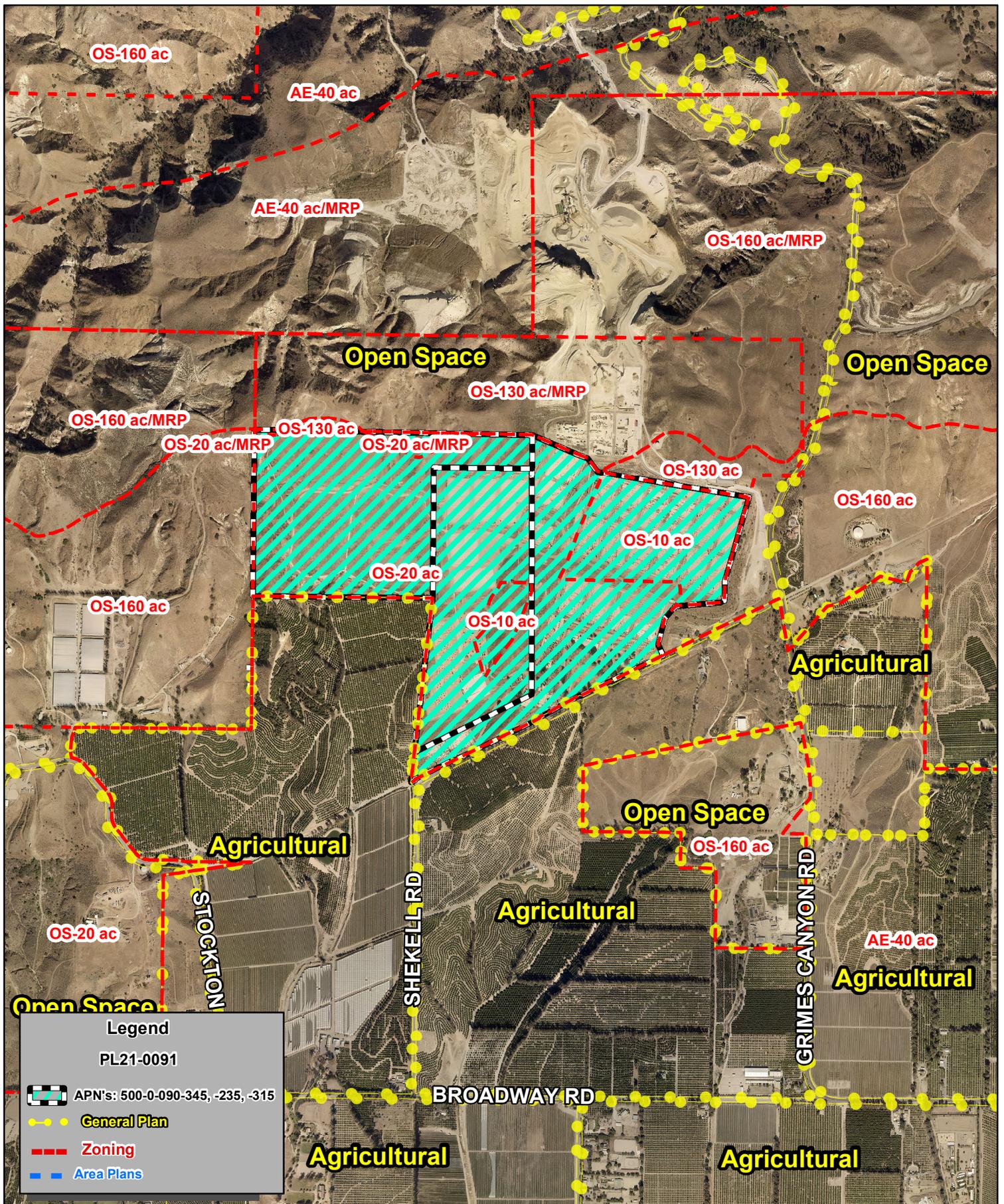


County of Ventura
Planning Director Hearing
Case No. PL21-0091
Exhibit 2 - Maps

0 500 1,000 Feet

Disclaimer: This Map was created by the Ventura County Resource Management Agency, Mapping Services - GIS which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.







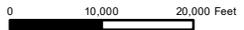
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map created on 09-21-2022

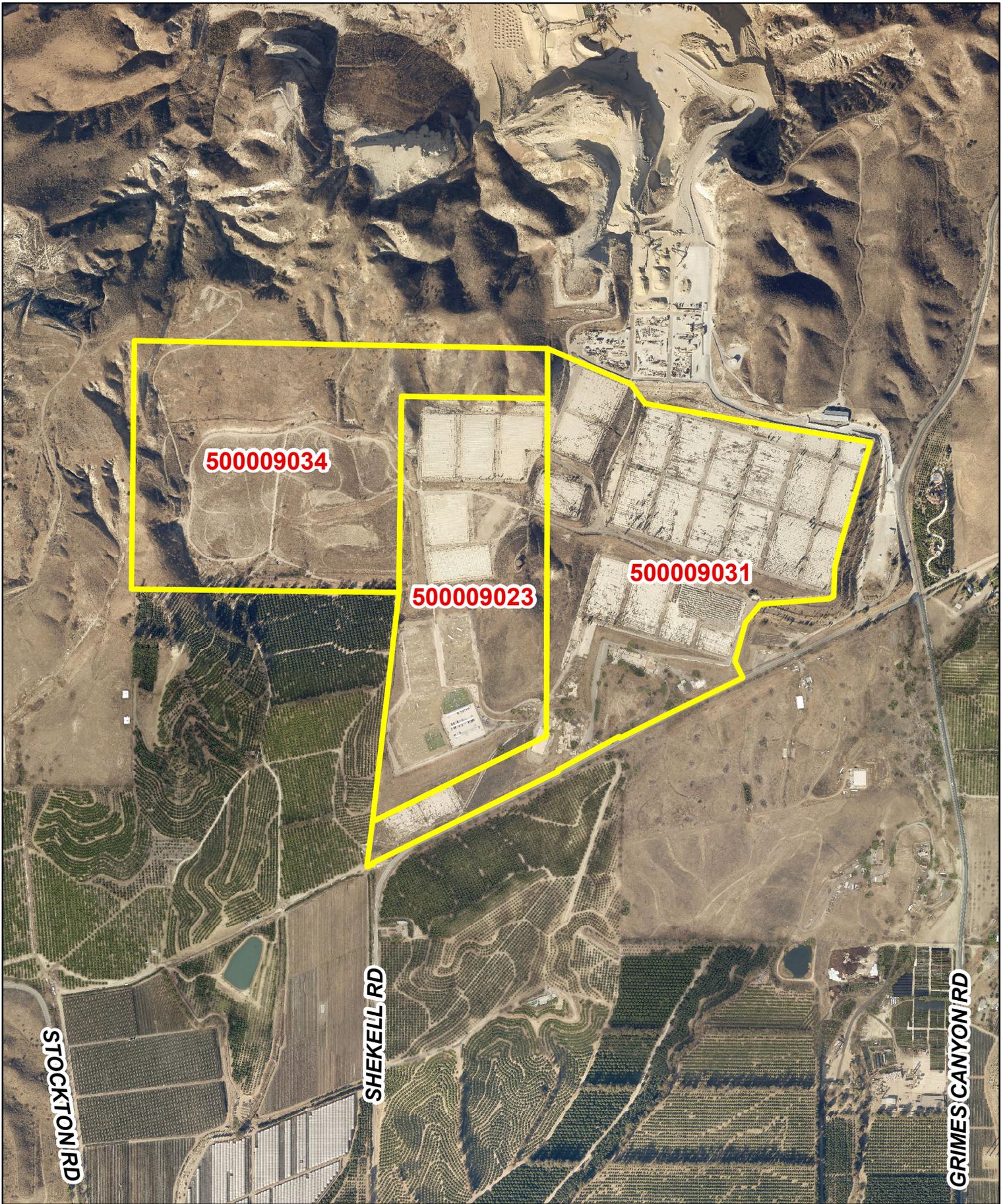


County of Ventura
Planning Director Hearing
PL21-0091
Location Map



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500009034

500009023

500009031

STOCKTON RD

SHEKELL RD

GRIMES CANYON RD



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 09-21-2022
This aerial imagery is under the
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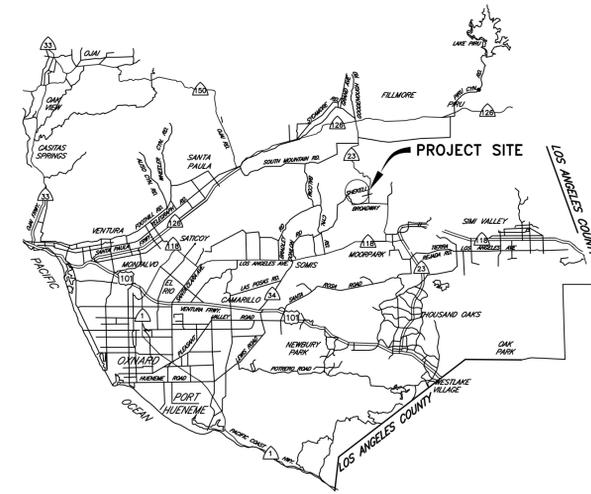
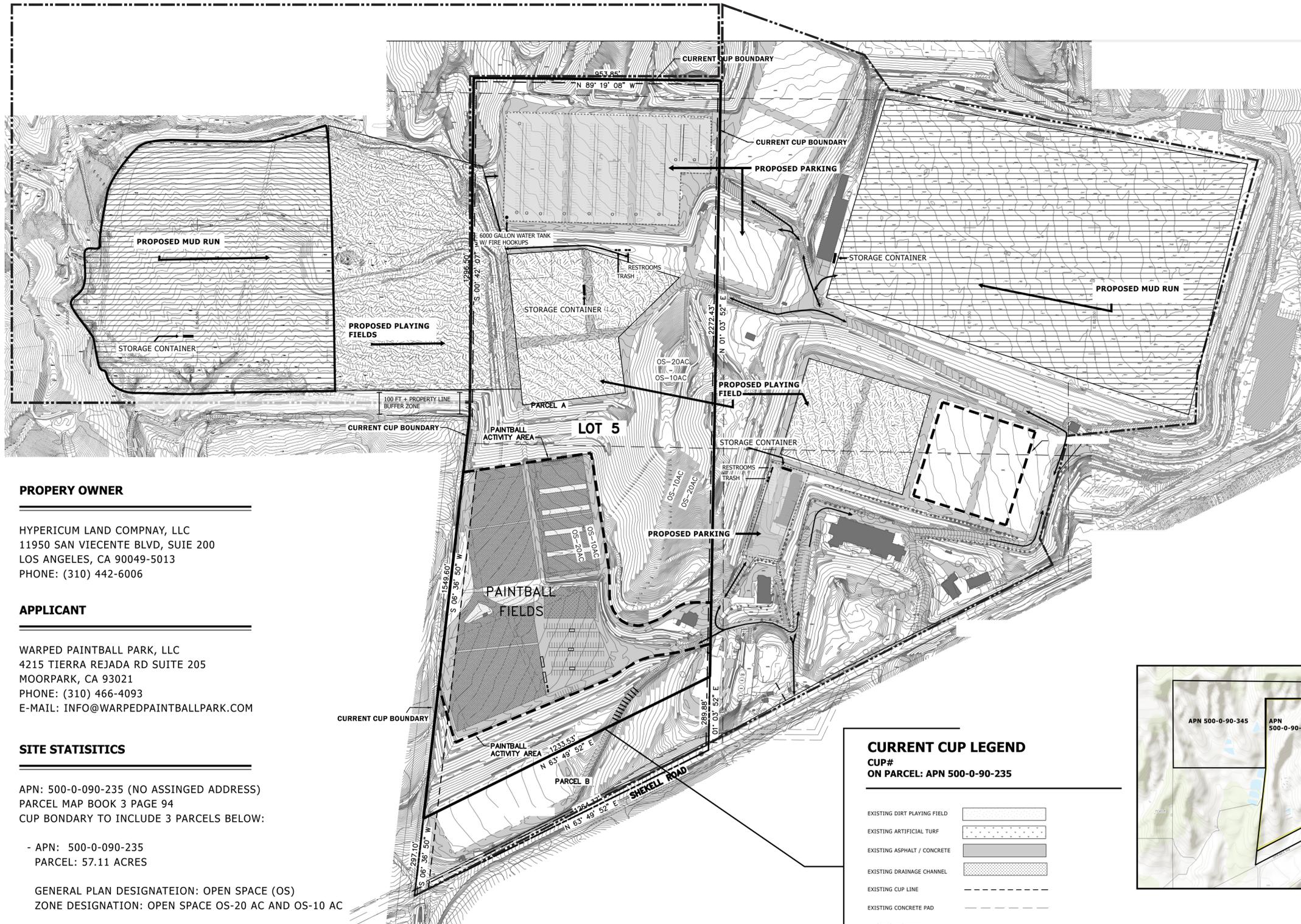


County of Ventura
Planning Director Hearing
PL21-0091
Aerial Photography

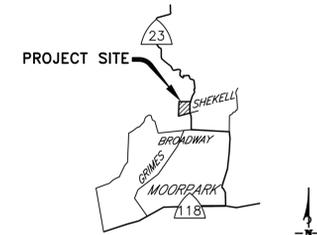


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LOCATION MAP
N.T.S.



VICINITY MAP
N.T.S.

PROPERTY OWNER

HYPERICUM LAND COMPANY, LLC
11950 SAN VICENTE BLVD, SUITE 200
LOS ANGELES, CA 90049-5013
PHONE: (310) 442-6006

APPLICANT

WARPED PAINTBALL PARK, LLC
4215 TIERRA REJADA RD SUITE 205
MOORPARK, CA 93021
PHONE: (310) 466-4093
E-MAIL: INFO@WARPEDPAINTBALLPARK.COM

SITE STATISTICS

APN: 500-0-090-235 (NO ASSIGNED ADDRESS)
PARCEL MAP BOOK 3 PAGE 94
CUP BOUNDARY TO INCLUDE 3 PARCELS BELOW:

- APN: 500-0-090-235
PARCEL: 57.11 ACRES

GENERAL PLAN DESIGNATION: OPEN SPACE (OS)
ZONE DESIGNATION: OPEN SPACE OS-20 AC AND OS-10 AC

- APN: 500-0-090-315
PARCEL AREA: 90.73 ACRES

GENERAL PLAN DESIGNATION: OPEN SPACE (OS)
ZONE DESIGNATION: OPEN SPACE OS-20 AC AND OS-10 AC

- APN: 500-0-090-345
PARCEL AREA: 79 ACRES

GENERAL PLAN DESIGNATION: OPEN SPACE (OS)
ZONE DESIGNATION: OPEN SPACE OS-20 AC AND OS-10 AC

PROPOSED CUP LEGEND

| | |
|------------------------------|--|
| PROPOSED DIRT MUD RUN COURSE | |
| PROPOSED PARKING | |
| PROPOSED PLAYING FIELD | |

CURRENT CUP LEGEND

CUP#
ON PARCEL: APN 500-0-90-235

| | |
|-----------------------------|--|
| EXISTING DIRT PLAYING FIELD | |
| EXISTING ARTIFICIAL TURF | |
| EXISTING ASPHALT / CONCRETE | |
| EXISTING DRAINAGE CHANNEL | |
| EXISTING CUP LINE | |
| EXISTING CONCRETE PAD | |
| EXISTING PROPERTY LINE | |
| EXISTING SETBACK LINE | |
| EXISTING FLOWLINE | |

SETBACKS

FRONT: 20 FEET
SIDE: 10 FEET
REAR: 15 FEET

MAXIMUM PERCENTAGE OF BUILDING COVERAGE: 5% OF LOT AREA

EXISTING THREE (3) STORAGE CONTAINERS (40'X10')
PROPOSED THREE (3) ADDITIONAL STORAGE CONTAINERS (40'X10')

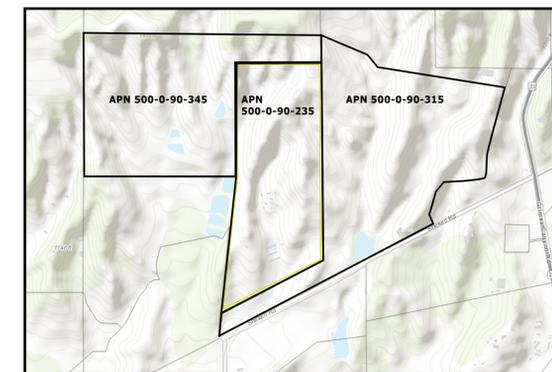
PERMITTED USES IN OPEN SPACE

VENTURA COUNTY NON-COSTAL ORDINANCE SECTION 8105-4 PERMITTED USE IN OPEN SPACE:

PERIODIC OUTDOOR SPORTING EVENTS IS AN APPROVED USE WITH A DIRECTOR-APPROVED CONDITIONAL USE PERMIT.

TEMPORARY (WEEKEND USE) PARKING AREA:

EXISTING NUMBER OF PARKING SPACES: 130
PROPOSED ADDITIONAL PARKING SPACES: 675



SCALE : 1" = 200'



County of Ventura
Planning Director Hearing
Case No. PL21-0091
Exhibit 3 - Site Plans



NOTICE OF AVAILABILITY AND INTENT TO ADOPT A SUBSEQUENT MITIGATED NEGATIVE DECLARATION

The County of Ventura Resource Management Agency (RMA) Planning Division, as the designated Lead Agency, has reviewed the following project:

1. **Entitlement:** Conditional Use Permit (CUP) Case No. PL21-0091
2. **Applicant:** Glenn Forster
3. **Location:** 8643 Shekell Road, Somis
4. **Assessor's Parcel No's.:** 500-0-090-235, 500-0-090-315, and 500-0-090-345
5. **Parcel Size:** 226.93-acre
6. **General Plan Designation:** Open Space
7. **Zoning Designation:** Open Space
8. **Responsible and/or Trustee Agencies:** Caltrans-District 7
9. **Project Description:** Conditional Use Permit to extend the life of the existing CUP for an additional 20-year time period, expand the current paintball and airsoft operations previously approved, and add a mud run event area.

Airsoft and Paintball Operations: Expand CUP boundary and parking facilities to increase maximum occupancy from 250 people per day to 450 people per day. Paintball/Airsoft events would not take place on days when mud run events would also be taking place. Hours of operation for Airsoft/Paintball operations would be Saturday and Sunday, 9:00 AM to 4:00 PM.

Mud Run Events: Proposed addition of a mud run event area. Mud run events would be limited to a maximum of 1000 people per day, which include staff and vendors. Participants for the mud run events would choose between 3 time slots per day. Each time slot would be limited to a maximum of 300 participants each day. Ten employees would staff mud run events. Two Emergency Medical Technicians (EMT's) would be on site to provide medical assistance if needed. Vendors, media, and spectators would be limited to 88 per day. Hours of operation for Mud Run events would be Saturday and Sunday, 7:00 AM to 4:00 PM. Mud Run events would be limited to a maximum of 3 per year for a total of 6 days per calendar year.

In accordance with Section 15070 of the California Code of Regulations, the RMA Planning Division determined that this proposed project may have a significant effect on the environment, however mitigation measures are available that would reduce the

impacts to less than significant levels. As such, a Subsequent Mitigated Negative Declaration has been prepared and the applicant has agreed to implement the mitigation measures.

List of Potentially Significant Environmental Impacts Identified:

Section 27a(2), Transportation & Circulation-Roads and Highways-Safety and Design of Public Roads: The Initial Study finds that the proposed use of the site as a mud run event facility does have the potential to alter the level of safety of roadways and intersections near the project site. In order to reduce the impacts related to the safety and design of County roads to a less than significant level, mitigation measures requiring a Traffic Control Plan and Encroachment Permit(s) will be imposed on the project.

The public review period is from September 29, 2022 to October 28, 2022. The Initial Study/Subsequent Mitigated Negative Declaration is available for public review on-line at www.ventura.org/rma/planning (select "CEQA Environmental Review") or at the County of Ventura, RMA, Planning Division, 800 South Victoria Avenue, Ventura, California from 8:00 am to 5:00 pm Monday through Friday. The public is encouraged to submit written comments to Thomas Chaffee, no later than 5:00 p.m. on **October 28, 2022** to the address listed above. Alternatively, you may e-mail your comments to the case planner at Thomas.Chaffee@ventura.org.



Mindy Fogg, Manager
Commercial and Industrial Permits Section

9/29/22
Date



SUBSEQUENT MITIGATED NEGATIVE DECLARATION

A. **PROJECT DESCRIPTION:**

Entitlement: Conditional Use Permit No. PL21-0091

Applicant: Glenn Forster

Location: 8643 Shekell Road, Somis

Assessor's Parcel Nos.: 500-0-090-235, 500-0-090-315, and 500-0-090-345

Parcel Size: 226.93 acres

General Plan Designation: Open Space

Zoning Designation: Open Space

Responsible and/or Trustee Agencies: Caltrans-District 7

Project Description: Conditional Use Permit to extend the life of the existing CUP for an additional 20-year time period, expand the current paintball and airsoft operations previously approved, and add a mud run event area.

Airsoft and Paintball Operations: Expand CUP boundary and parking facilities to increase maximum occupancy from 250 people per day to 450 people per day. Paintball/Airsoft events would not take place on days when mud run events would also be taking place. Hours of operation for Airsoft/Paintball operations would be Saturday and Sunday, 9:00 AM to 4:00 PM.

Mud Run Events: Proposed addition of a mud run event area. Mud run events would be limited to a maximum of 1000 people per day, which include staff and vendors. Participants for the mud run events would choose between 3 time slots per day. Each time slot would be limited to a maximum of 300 participants each day. Ten employees would staff mud run events. Two Emergency Medical Technicians (EMT's) would be on site to provide medical assistance if needed. Vendors, media, and spectators would be limited to 88 per day. Hours of operation for Mud Run events would be Saturday and Sunday, 7:00 AM to 4:00 PM. Mud Run events would be limited to a maximum of 3 per year for a total of 6 days per calendar year.

B. STATEMENT OF ENVIRONMENTAL FINDINGS:

State law requires the Resource Management Agency, Planning Division, as the lead agency for the proposed project, to prepare an Initial Study (environmental analysis) to determine if the proposed project could significantly affect the environment. Based on the findings contained in the attached Initial Study, it has been determined that the proposed project may have a significant effect on the environment; however, mitigation measures are available that would reduce the impacts to less than significant levels. Therefore, a Subsequent Mitigated Negative Declaration has been prepared and the applicant has agreed to implement the mitigation measures.

C. LISTING OF POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS

IDENTIFIED: Transportation & Circulation-Roads and Highways-Safety and Design of Public Roads

D. PUBLIC REVIEW:

Legal Notice Method: Direct mailing to property owners within 300 feet of the property on which the proposed project is located, and a legal notice in the *Ventura County Star*.

Document Posting Period: September 29, 2022 through October 28, 2022

Public Review: The Initial Study/Subsequent Mitigated Negative Declaration is available for public review online at <https://vcrma.org/divisions/planning> (select "CEQA Environmental Review") or at the County of Ventura, Resource Management Agency, Planning Division, 800 South Victoria Avenue, Ventura, California, from 8:00 am to 5:00 pm, Monday through Friday.

Comments: The public is encouraged to submit written comments regarding this Initial Study/Subsequent Mitigated Negative Declaration no later than 5:00 p.m. on the last day of the document posting period to Thomas Chaffee, the case planner, at the County of Ventura Resource Management Agency, Planning Division, 800 South Victoria Avenue L#1740, Ventura, CA 93009. You may also e-mail the case planner at Thomas.Chaffee@ventura.org.

E. CONSIDERATION AND APPROVAL OF THE MITIGATED NEGATIVE DECLARATION:

Prior to approving the project, the decision-making body of the Lead Agency must consider this Subsequent Mitigated Negative Declaration and all comments received. That body may adopt the Subsequent Mitigated Negative Declaration if it finds that all the significant effects have been identified and that the proposed mitigation measures will reduce those effects to less than significant levels.

Prepared by:

Thomas Chaffee

Thomas Chaffee, Case Planner
(805) 654-2406

Reviewed for Release to the Public by:

MJ 035

Mindy Fogg, Manager
Commercial and Industrial Permits Section



County of Ventura Planning Division

800 South Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2488 • <http://www.ventura.org/rma/planning>

Initial Study for Ambush Paintball Facility

Section A – Project Description

1. **Project Case Number:** PL21-0091
2. **Name of Applicant:** Glenn Forster
3. **Project Location and Assessor's Parcel Number(s):** 8643 Shekell Road
APN's: 500-0-090-345, 500-0-090-235, and 500-0-090-315.
4. **General Plan Land Use Designation and Zoning Designation of the Project Site:**
 - a. **General Plan Land Use Designation:** Open Space
 - b. **Zoning Designation:** OS-20 ac and OS-10 ac
5. **Description of the Environmental Setting:** The proposed project would be operated throughout the 226.93-acre property owned by a private individual. Agricultural land uses exist to the south and east of the subject site and mining operations to the north. Grimes Canyon Road lies along the eastern boundary of the site and Shekell Road to the south. The project site was previously developed with a commercial egg processing facility. It is currently requested that a modified Conditional Use Permit (CUP) be granted to authorize the continued operation and expansion of an outdoor paintball facility, and the addition of periodic mud run events on site.
6. **Project Description:** Conditional Use Permit to extend the life of the existing CUP for an additional 20-year time period, expand the current paintball and airsoft operations previously approved, and add a mud run event area.

Airsoft and Paintball Operations: Expand CUP boundary and parking facilities to increase maximum occupancy from 250 people per day to 450 people per day. Paintball/Airsoft events would not take place on days when mud run events would also be taking place. Hours of operation for Airsoft/Paintball operations would be Saturday and Sunday, 9:00 AM to 4:00 PM.

Mud Run Events: Proposed addition of a mud run event area. Mud run events would be limited to a maximum of 1000 people per day, which include staff and vendors. Participants for the mud run events would choose between 3 time slots per day. Each time slot would be limited to a maximum of 300 participants each day. Ten employees would staff the mud run events. Two Emergency Medical

Technicians (EMT's) would be on site to provide medical assistance if needed. Vendors, media, and spectators would be limited to 88 people per day. Hours of operation for Mud Run events would be Saturday and Sunday, 7:00 AM to 4:00 PM. Mud Run weekends would be limited to a maximum of three (3) per year for a total of six days per calendar year.

Access to the property would continue to be provided through the main gate located at 8643 Shekell Road.

7. List of Responsible and Trustee Agencies: None

8. Methodology for Evaluating Cumulative Impacts: County staff utilized a combination of the “list approach” methodology and “plan approach” methodology in evaluating the combination of the project’s impacts with related impacts from other projects to determine whether such impacts are cumulatively considerable. In utilizing the list approach, staff prepared the following list of pending and recently approved Ventura County Planning-Division projects that are located within a three-mile radius of the proposed project and that may have similar effects as those of the proposed project:

| Permit No. | Description | Distance from Project | Status |
|------------|---|-----------------------|----------|
| PL21-0062 | 10-year LCA contract | Approx. 3.5 miles | Approved |
| PL20-0077 | New LCA contract application | Approx. 3 miles | Pending |
| PL22-0121 | Rescind and Re-entry for LCA contract | Approx. 5 miles | Pending |
| PL21-0084 | 10-year LCA contract | Approx. 1 mile | Pending |
| PL21-0081 | 10-year LCA contract | Approx. 1 mile | Pending |
| PL22-0092 | 10-year LCA contract | Approx. .5 mile | Pending |
| PL22-0091 | 10-year LCA contract | Approx. .5 mile | Pending |
| PL21-0074 | 20-year FCZA/LCA contract | Approx. 3 miles | Pending |
| PL21-0106 | Permit Adjustment to switch out a non-stealth wireless facility to a stealth faux pine wireless facility. | Approx. 4.5 miles | Approved |
| PL21-0112 | Requested Minor Modification to add an industrial sand processing facility to an existing CUP. | Approx. 2 miles | Pending |
| PL13-0116 | Requested modification to existing sand and gravel mine to expand CUP boundaries and extend the life of the permit. | Approx. .5 mile | Pending |
| PL22-0107 | Rescind and Re-entry for LCA contract | Approx. 1 mile | Pending |
| SD09-0025 | Vesting Tentative Tract Map No. 5837 to subdivide a 580-acre property into 24 | Approx. 4.5 miles | Pending |

| Permit No. | Description | Distance from Project | Status |
|-------------------|--|------------------------------|---------------|
| | residential lots. | | |
| PL21-0083 | 10-year LCA contract | Approx. 1 mile | Pending |
| PL21-0072 | 10-year LCA contract | Approx. 3 miles | Pending |
| PL21-0065 | 10-year LCA contract | Approx. 2 miles | Pending |
| PL22-0036 | 10-year LCA contract | Approx. 3.5 miles | Pending |
| PL22-0005 | Permit Adjustment to existing CUP to add satellite tracking dishes to existing facility. | Approx. 4.5 miles | Pending |
| PL22-0100 | Rescind and Re-entry for LCA contract | Approx. 5 miles | Pending |
| PL22-0102 | Rescind and Re-entry for LCA contract | Approx. 5 miles | Pending |
| PL22-0103 | Rescind and Re-entry for LCA contract | Approx. 5 miles | Pending |
| PL22-0104 | Rescind and Re-entry for LCA contract | Approx. 5 miles | Pending |
| PL22-0101 | Rescind and Re-entry for LCA contract | Approx. 5 miles | Pending |
| PL22-0106 | Rescind and Re-entry for LCA contract | Approx. 4 miles | Pending |
| PL21-0077 | 10-year LCA contract | Approx. 3.5 miles | Approved |
| PL22-0117 | Rescind and Re-entry for LCA contract | Approx. 3.5 miles | Pending |
| PL21-0066 | 10-year LCA contract | Approx. 3 miles | Pending |
| PL19-0091 | Ministerial lot line adjustment | Approx. .5 mile | Pending |
| PL21-0063 | Conditional Use Permit to replace an expired CUP for an existing wireless facility. | Approx. 4.5 miles | Pending |
| PL20-0074 | 20-year FCZA/LCA contract | Approx. 4 miles | Pending |
| PL21-0064 | 10-year LCA contract | Approx. 4.5 miles | Pending |
| PL21-0049 | 10-year LCA contract | Approx. 5 miles | Approved |
| PL22-0074 | 10-year LCA contract | Approx. 1 mile | Pending |
| PL21-0033 | Minor modification to an existing CUP for the continued operation of an existing dog kennel. | Approx. .5 mile | Pending |
| PL20-0067 | Rescind and Re-entry for LCA contract | Approx. 1 mile | Pending |
| PL21-0082 | 10-year LCA contract | Approx. 1.5 miles | Pending |
| PL21-0110 | Conditional Use Permit in reinstitute a farmworker dwelling unit. | Approx. 2 miles | Pending |
| PL21-0070 | 10-year LCA contract | Approx. 4 miles | Pending |

For applicable environmental issues in Section B (below), Planning staff evaluated the combined effects of the proposed project and of the projects identified in Table 1 (above).

The plan approach relies on the Program Environmental Impact Report (EIR) for the Ventura County 2040 General Plan, which was certified in September of 2020. As described throughout this Initial Study, the proposed project would be consistent with the County's General Plan. As such, the proposed development has already been reviewed for potential cumulative impacts at a programmatic level. The General Plan Update EIR is hereby incorporated by reference and can be reviewed using this link:

<https://vcrma.org/docs/images/pdf/planning/plans/VCGPU-FEIR.pdf>.

Section B – Initial Study Checklist and Discussion of Responses¹

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|--|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| RESOURCES: | | | | | | | | |
| 1. Air Quality (VCAPCD) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| a) Exceed any of the thresholds set forth in the air quality assessment guidelines as adopted and periodically updated by the Ventura County Air Pollution Control District (VCAPCD), or be inconsistent with the Air Quality Management Plan? | | X | | | | | | |
| b) Be consistent with the applicable General Plan Goals and Policies for Item 1 of the Initial Study Assessment Guidelines? | | X | | | | | | |

Impact Discussion:

1a. Regional air quality impacts include estimating ozone precursor emissions in the ambient air generated from a specific project, as Ventura County remains in a non-attainment status for the State 1-hr and 8-hr ambient air quality standards for ozone and the Federal 8-hr ambient air quality standard for ozone. Reactive organic compounds (ROC) and nitrogen oxides (NO_x) are called ozone precursors because they create ground-level ozone when reacted with sunlight; ground-level ozone is commonly known as smog. The major sources of NO_x in Ventura County are motor vehicles and other combustion processes. The major sources of ROC in Ventura County are cleaning and coating operations, petroleum production, and solvent evaporation. Long-term exposure of ground-level ozone can cause shortness of breath, nasal congestion, coughing, eye irritation, sore throat, headache, chest discomfort, breathing pain, throat dryness, wheezing, fatigue, and nausea.

Based on information provided by the applicant, regional air quality impacts would be less than significant and below the 25 pounds per day (lbs./day) significance threshold for reactive organic compounds (ROC) and oxides of nitrogen (NO_x) for the Moorpark Non-Growth Area. Determination was based on information provided by the applicant of proposed operations. Air emissions were estimated based on the ATE Revised Traffic

¹ The threshold criteria in this Initial Study are derived from the *Ventura County Initial Study Assessment Guidelines* (April 26, 2011). For additional information on the threshold criteria (e.g., definitions of issues and technical terms, and the methodology for analyzing each impact), please see the *Ventura County Initial Study Assessment Guidelines*.

Study's Table 1, by subtracting the existing daily max trips from the proposed daily max trips (worst case scenario includes the proposed weekend-only Mud Run Events). There are no proposed construction operations that would emit quantifiable air pollutants (no grading, no demolition, no building construction, no painting buildings) and no proposed energy (natural gas, electricity) or area (landscaping, solvent use, painting buildings for maintenance). The CalEEMod Version 2020.4.0 air emissions model was used using a recreational land use which included increase in daily max trips (1493-271=1222). Estimated ozone precursor emissions are at 2.6 and 2.0 lbs./day of ROG and NOx, respectively. A copy of the air emissions report is attached to this memo via email.

1b. Local air quality impacts for the review of discretionary projects may involve a qualitative analysis for project-generated emissions of dust, odors, carbon monoxide, and toxics, if applicable, that can affect the health and safety of any nearby sensitive receptors. Sensitive receptors are considered the young, the elderly, and those susceptible to respiratory diseases such as asthma and bronchitis. Sensitive receptors can be found in schools, playgrounds, hospitals, and elderly care facilities. Residential areas can also be considered sensitive receptors, as some residents may reside in their homes for long periods of time. Based on information provided by the applicant, the subject project will generate less than significant local air quality impacts. A brief discussion follows.

CARBON MONOXIDE (CO)

Some localized areas, such as traffic-congested intersections, can have elevated levels of CO concentrations (CO hotspots). CO hotspots are defined as locations where ambient CO concentrations exceed the State Ambient Air Quality Standards (20 ppm for 1-hr standard, 9 ppm for 8-hr standard). The Federal Ambient Air Quality Standard for CO is 35 ppm for 1-hr standard and 9 ppm for the 8-hr standard. In Ventura County, ambient air monitoring for CO stopped in 2004, with the approval of the U.S. Environmental Protection Agency- Region 9, because CO background concentrations in El Rio, Simi Valley, and Ojai were much lower than the State Ambient Air Quality Standard (highest recorded CO background concentration in Ventura County was in Simi Valley at 6.2 ppm for 1-hr, 1.6 ppm for 8-hr (*Air Quality Assessment Guidelines, Table 6-2*). Therefore, no CO hotspots are expected to occur in the Moorpark Non-Growth Area where the proposed project is located, and additional CO modeling analysis is not warranted. In addition, with over 80% of the CO in urban areas emitted by motor vehicles, and with stricter, cleaner emission standards to the mobile fleet, CO ambient concentrations should remain at or lower than the most recent CO monitoring data available for Ventura County.

AIR QUALITY MANAGEMENT PLAN CONSISTENCY

The proposed project must be consistent with the AQMP if estimated operational emissions exceed 2 lbs./day or greater for ROG or NOx, as described in the AQAG, *Section 4.2*. The proposed project's operational emissions exceed 2 lbs./day for both ozone precursor pollutants. The project is not expected to contribute to the Moorpark Non-Growth Area population forecasts because there is no proposed increase in the

number of employees. Furthermore, the operation is recreational in nature and it is not expected that any participants will relocate to the Moorpark Non-Growth Area due to this project expansion being approved. Therefore, the project would not conflict or obstruct with implementation of the most recent AQMP adopted (Initial Study Item Checklist C. Air Quality, Item 1) and would have a less than significant impact.

ODORS

The project is not expected to generate odorous emissions in such quantities as to be a nuisance to nearby land uses, as defined by APCD Rule 51, Nuisance and the California Health and Safety Code Section 41705. The facility is for paintball and proposed mud run recreational activities. In addition, the facility is not in an urbanized location, is surrounded by agricultural land on each side, and there are very few sensitive receptors (presumed to be ranch homes), less than six, within a one-mile screening distance. Odor impacts are expected to be less than significant. A standard condition of approval will be included in the CUP for compliance with APCD Rule 51, *Nuisance*, which is complaint-driven for the discharge of air contaminants.

Mitigation/Residual Impact(s)

No mitigation measures are required. Residual impacts would be less than significant.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|---|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 2A. Water Resources – Groundwater Quantity (WPD) | | | | | | | | |
| Will the proposed project: | | | | | | | | |

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|--|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 1) Directly or indirectly decrease, either individually or cumulatively, the net quantity of groundwater in a groundwater basin that is overdrafted or create an overdrafted groundwater basin? | | X | | | | X | | |
| 2) In groundwater basins that are not overdrafted, or are not in hydrologic continuity with an overdrafted basin, result in net groundwater extraction that will individually or cumulatively cause overdrafted basin(s)? | | X | | | | X | | |
| 3) In areas where the groundwater basin and/or hydrologic unit condition is not well known or documented and there is evidence of overdraft based upon declining water levels in a well or wells, propose any net increase in groundwater extraction from that groundwater basin and/or hydrologic unit? | | X | | | | X | | |
| 4) Regardless of items 1-3 above, result in 1.0 acre-feet, or less, of net annual increase in groundwater extraction? | | X | | | | X | | |
| 5) Be consistent with the applicable General Plan Goals and Policies for Item 2A of the Initial Study Assessment Guidelines? | | X | | | | X | | |

Impact Discussion:

2A-1. The Project overlies the East Las Posas Management Area (ELPMA) of the Las Posas Valley Basin, a high priority groundwater basin designated by the Department of Water Resources (DWR) as Basin No. 4-008. The proposed project is located within the Fox Canyon Groundwater Management Agency (FCGMA) boundaries. In addition to being the Groundwater Management Agency, FCGMA is the Groundwater Sustainability Agency (GSA) for the basins under the Sustainable Groundwater Management Act (SGMA). FCGMA's basin management includes regulation of wells and establishment of groundwater extraction allocations for well owners and operators within its boundary.

The applicant reported that water will be provided by Ventura County Waterworks District 1 (VCWWD-1). Per the 2020 *Urban Water Management Plan for Ventura County Waterworks District 1* (2020 UWMP) VCWWD-1 distributes potable water as a blend of imported SWP water supplied CMWD from the Metropolitan Water District

(MWD) and groundwater from VCWWD-1 wells in the East Las Posas Management Area (ELPMA). Imported water constitutes 80% of the total supply with groundwater and recycled water comprising the remaining 20% (UWMP 2020). The applicant reported that the proposed mud run events would consume an estimated additional 0.110 acre-feet per year (AFY) (6,000 gallons per event, for six events). The site operations currently use 0.055 AFY and the total site water use is anticipated to be 0.166 AFY. No additional impervious surfaces have been proposed.

An active industrial well, State Well Number (SWN) 03N19W19P02S is located on APN 500-0-090-315. The applicant reported that the well is operated by Grimes Rock, Inc. and supplied dust control water to the site which is reportedly now sourced from VCWWD-1. A destroyed industrial well (SWN 03N19W19K01S) is located in the center of the same parcel. Two destroyed agricultural wells identified as SWNs 03N19W19N03S and -N01S are located in the southwestern corner of the same parcel outside. A domestic well (SWN 03N19W19N02S) that is located on APN 500-0-090-315 is listed with County records as "Cannot Locate" status. Per County Ordinance 4468, a well search will need to be performed by a registered well inspector to verify the existence of the well. If the well is located, it will need to be brought to "active" status or destroyed.

The proposed project will not directly or indirectly decrease, either individually or cumulatively, the net quantity of groundwater in an overdrafted groundwater basin because it is not located in an overdrafted basin and a minimal additional amount of water use has been proposed. Additionally extracted groundwater and allocations are regulated by the Fox Canyon Groundwater Management Agency.

2A-2. The Project overlies the East Las Posas Management Area (ELPMA) of the Las Posas Valley Basin, a high priority groundwater basin designated by the Department of Water Resources (DWR) as Basin No. 4-008. The proposed project is located within the Fox Canyon Groundwater Management Agency (FCGMA) boundaries. In addition to being the Groundwater Management Agency, FCGMA is the Groundwater Sustainability Agency (GSA) for the basins under the Sustainable Groundwater Management Act (SGMA). FCGMA's basin management includes regulation of wells and establishment of groundwater extraction allocations for well owners and operators within its boundary.

The applicant reported that water would be provided by Ventura County Waterworks District 1 (VCWWD-1). Per the *2020 Urban Water Management Plan for Ventura County Waterworks District 1* (2020 UWMP) VCWWD-1 distributes potable water as a blend of imported SWP water supplied CMWD from the Metropolitan Water District (MWD) and groundwater from VCWWD-1 wells in the East Las Posas Management Area (ELPMA). Imported water constitutes 80% of the total supply with groundwater and recycled water comprising the remaining 20% (UWMP 2020). The applicant reported that the proposed mud run events will consume an estimated additional 0.110 acre-feet per year (AFY) (6,000 gallons per event, for six events). The site operations currently use 0.055 AFY and the total site water use is anticipated to be 0.166 AFY. No additional impervious surfaces have been proposed.

An active industrial well, State Well Number (SWN) 03N19W19P02S is located on APN 500-0-090-315 outside of the current and proposed CUP boundaries. The applicant reported that the well is operated by Grimes Rock, Inc. and supplied dust control water to the site which is reportedly now sourced from VCWWD-1. A destroyed industrial well (SWN 03N19W19K01S) is located in the center of the same parcel. Two destroyed agricultural wells identified as SWNs 03N19W19N03S and -N01S are located in the southwestern corner of the same parcel outside of the current and proposed CUP boundaries. A domestic well (SWN 03N19W19N02S) outside of the current and proposed CUP boundaries is listed with County records as “Cannot Locate” status.

The proposed project will not result in net groundwater extraction that will individually or cumulatively cause an overdrafted basin because a minimal additional amount of water use has been proposed. Additionally extracted groundwater and allocations are regulated by the Fox Canyon Groundwater Management Agency.

2A-3. The question is not applicable, because the proposed project overlies a well-documented groundwater basin.

2A-4. The Project overlies the East Las Posas Management Area (ELPMA) of the Las Posas Valley Basin, a high priority groundwater basin designated by the Department of Water Resources (DWR) as Basin No. 4-008. The proposed project is located within the Fox Canyon Groundwater Management Agency (FCGMA) boundaries. In addition to being the Groundwater Management Agency, FCGMA is the Groundwater Sustainability Agency (GSA) for the basins under the Sustainable Groundwater Management Act (SGMA). FCGMA’s basin management includes regulation of wells and establishment of groundwater extraction allocations for well owners and operators within its boundary. The applicant reported that water would be provided by Ventura County Waterworks District 1 (VCWWD-1). Per the *2020 Urban Water Management Plan for Ventura County Waterworks District 1* (2020 UWMP) VCWWD-1 distributes potable water as a blend of imported SWP water supplied CMWD from the Metropolitan Water District (MWD) and groundwater from VCWWD-1 wells in the East Las Posas Management Area (ELPMA). Imported water constitutes 80% of the total supply with groundwater and recycled water comprising the remaining 20% (UWMP 2020). The applicant reported that the proposed mud run events would consume an estimated additional 0.110 acre-feet per year (AFY) (6,000 gallons per event, for six events). The site operations currently use 0.055 AFY and the total site water use is anticipated to be 0.166 AFY. No additional impervious surfaces have been proposed.

2A-5. The proposed project would be consistent with the applicable General Plan Goals and Policies for Item 2A of the Initial Study Assessment Guidelines and is considered less than significant impact to groundwater quantity.

Mitigation/Residual Impact(s)

No mitigation measures are required. Residual impacts would be less than significant.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|--|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 2B. Water Resources - Groundwater Quality (WPD) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| 1) Individually or cumulatively degrade the quality of groundwater and cause groundwater to exceed groundwater quality objectives set by the Basin Plan? | | X | | | | X | | |
| 2) Cause the quality of groundwater to fail to meet the groundwater quality objectives set by the Basin Plan? | | X | | | | X | | |
| 3) Propose the use of groundwater in any capacity and be located within two miles of the boundary of a former or current test site for rocket engines? | | X | | | | X | | |
| 4) Be consistent with the applicable General Plan Goals and Policies for Item 2B of the Initial Study Assessment Guidelines? | | X | | | | X | | |

Impact Discussion:

2B-1. Sanitary sewage for the Site facilities is reportedly handled via portable restrooms that are serviced periodically.

The applicant provided a Material Safety Data Sheet (MSDS) for the paintballs (marking capsules) used at the site. The paintballs consist mainly of polyethylene glycol and gelatin and are not considered hazardous per 29 CFR 1910.1200 and have a NFPA Health Hazard Rating of 0.

The proposed project would not individually or cumulatively degrade the quality of groundwater and cause groundwater to exceed groundwater quality objectives set by the Basin Plan.

2B-2. The proposed project would not cause the quality of groundwater to fail to meet the groundwater quality objectives set by the Basin Plan if appropriate containment mitigations for petroleum, chemical and hazardous materials storage are implemented.

2B-3. The project is not located within two miles of the boundary of a former or current test site for rocket engines.

2B-4. The proposed project would be consistent with the applicable General Plan Goals and Policies for Item 2B of the Initial Study Assessment Guidelines and is considered less than significant.

Mitigation/Residual Impact(s)

No mitigation measures are required. Residual impacts would be less than significant.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|---|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 2C. Water Resources - Surface Water Quantity (WPD) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| 1) Increase surface water consumptive use (demand), either individually or cumulatively, in a fully appropriated stream reach as designated by SWRCB or where unappropriated surface water is unavailable? | | X | | | | X | | |
| 2) Increase surface water consumptive use (demand) including but not limited to diversion or dewatering downstream reaches, either individually or cumulatively, resulting in an adverse impact to one or more of the beneficial uses listed in the Basin Plan? | | X | | | | X | | |
| 3) Be consistent with the applicable General Plan Goals and Policies for Item 2C of the Initial Study Assessment Guidelines? | | X | | | | X | | |

Impact Discussion:

2C-1 and 2C-2. The Shekell Road Drain Tributary flows through the proposed mud run area. Surface water is not proposed to be used for this project.

2C-3. The proposed project would be consistent with the applicable General Plan Goals and Policies for Item 2C of the Initial Study Assessment Guidelines and is considered less than significant to surface water quantity.

Mitigation/Residual Impact(s)

No mitigation measures are required. Residual impacts would be less than significant.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|--|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 2D. Water Resources - Surface Water Quality (WPD) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| 1) Individually or cumulatively degrade the quality of surface water causing it to exceed water quality objectives as contained in Chapter 3 of the three Basin Plans? | | X | | | | X | | |
| 2) Directly or indirectly cause storm water quality to exceed water quality objectives or standards in the applicable MS4 Permit or any other NPDES Permits? | | X | | | | X | | |
| 3) Be consistent with the applicable General Plan Goals and Policies for Item 2D of the Initial Study Assessment Guidelines? | | X | | | | X | | |

Impact Discussion:

2D-1 and 2D-2. The Ventura County Watershed Protection district reviewed the proposed project and deemed impacts surface water quality as less than significant. The proposed project is not expected to result in a violation of any surface water quality standards as defined in the Los Angeles Basin Plan. In accordance with the Ventura Countywide Municipal Stormwater National Pollutant Discharge Elimination System (NPDES) Permit CAS004002, "Development Construction Program" Subpart 4.F and the California NPDES General Construction Stormwater Permit (No. CAS000002), the applicant will be required to include Best Management Practices (BMPs) designed to ensure compliance and implementation of an effective combination of erosion and sediment control measures to protect surface water quality during construction. The Ventura County Stormwater Quality Management Ordinance (Ordinance No. 4142) includes standard requirements prohibiting the deposition of any litter into any watercourse during ongoing operations of the proposed use. Therefore, neither the individual project nor the cumulative threshold for significance is being exceeded and the project is expected to have less than significant impact on surface water quality.

2D-3. The proposed project would be consistent with the applicable General Plan Goals and Policies for Item 2D of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s)

No mitigation measures are required. Residual impacts would be less than significant.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|--|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 3A. Mineral Resources – Aggregate (Plng.) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| 1) Be located on or immediately adjacent to land zoned Mineral Resource Protection (MRP) overlay zone, or adjacent to a principal access road for a site that is the subject of an existing aggregate Conditional Use Permit (CUP), and have the potential to hamper or preclude extraction of or access to the aggregate resources? | | X | | | | X | | |
| 2) Have a cumulative impact on aggregate resources if, when considered with other pending and recently approved projects in the area, the project hampers or precludes extraction or access to identified resources? | | | | | | X | | |
| 3) Be consistent with the applicable General Plan Goals and Policies for Item 3A of the Initial Study Assessment Guidelines? | | X | | | | X | | |

Impact Discussion:

3A-1 and -2. The project site is located immediately adjacent to an MRP Overlay Zone. The proposed project would not create any permanent structures and does not have the potential to hamper or preclude extraction of or access to aggregate resources. Therefore, the proposed project would have a less than significant impact on the extraction of or access to mineral resources.

3A-3. The proposed project would be consistent with the applicable General Plan Goals and Policies for Item 3A of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s)

No mitigation measures are required. Residual impacts would be less than significant.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | Cumulative Impact Degree Of Effect** |
|---------------------------------|-----------------------------------|--------------------------------------|
|---------------------------------|-----------------------------------|--------------------------------------|

| | N | LS | PS-M | PS | N | LS | PS-M | PS |
|--|---|----|------|----|---|----|------|----|
| 3B. Mineral Resources – Petroleum (Plng.) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| 1) Be located on or immediately adjacent to any known petroleum resource area, or adjacent to a principal access road for a site that is the subject of an existing petroleum CUP, and have the potential to hamper or preclude access to petroleum resources? | X | | | | X | | | |
| 2) Be consistent with the applicable General Plan Goals and Policies for Item 3B of the Initial Study Assessment Guidelines? | X | | | | X | | | |

Impact Discussion:

3B-1. The proposed project is not located within or immediately adjacent to any known petroleum resource area, or adjacent to a principal access road for a site that is the subject of an existing petroleum CUP. Therefore, the proposed project does not have the potential to hamper or preclude access to petroleum resources and would not impact these resources and would not make a cumulatively considerable contribution to a significant cumulative impact related to petroleum resources.

3B-2. The proposed project would be consistent with the applicable 2040 General Plan Goals and Policies for Item 3B of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s)

No impact identified. No mitigation measures are required.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|---|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 4. Biological Resources | | | | | | | | |
| 4A. Species | | | | | | | | |
| Will the proposed project, directly or | | | | | | | | |

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|---|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 1) Impact one or more plant species by reducing the species' population, reducing the species' habitat, fragmenting its habitat, or restricting its reproductive capacity? | | X | | | | X | | |
| 2) Impact one or more animal species by reducing the species' population, reducing the species' habitat, fragmenting its habitat, or restricting its reproductive capacity? | | X | | | | X | | |

Impact Discussion:

4A-1. The project site is heavily altered from natural conditions due to the previous authorized use as a commercial egg production facility. The open flat areas are generally denuded of vegetation or dominated by non-native annual species. Therefore, the site does not support natural vegetation and there is limited to no potential to support protected biological resources on site.

4A-2. The existing non-native and/or ornamental trees and shrubs may provide a limited potential for nesting birds. The Planning Division would impose the standard Avoidance of Nesting Birds condition to protect any nesting birds that could be impacted during the development phase of the project. Therefore, impacts to animal species are considered to be less than significant.

Mitigation/Residual Impact(s)

Residual impacts would be less than significant. No mitigation measures are required.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|---|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 4B. Ecological Communities - Sensitive Plant Communities | | | | | | | | |
| Will the proposed project: | | | | | | | | |

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|--|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 1) Temporarily or permanently remove sensitive plant communities through construction, grading, clearing, or other activities? | | X | | | | X | | |
| 2) Result in indirect impacts from project operation at levels that will degrade the health of a sensitive plant community? | | X | | | | X | | |

Impact Discussion:

4B-1 and 4B-2. The parcel is heavily altered from natural conditions due to previous authorized use as a commercial egg production facility. Therefore, the parcel does not support natural vegetation and there is limited to no potential to support protected biological resources on site.

Mitigation/Residual Impact(s)

Residual impacts would be less than significant. No mitigation measures are required.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|---|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 4C. Ecological Communities - Waters and Wetlands | | | | | | | | |
| Will the proposed project: | | | | | | | | |

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|--|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 1) Cause any of the following activities within waters or wetlands: removal of vegetation; grading; obstruction or diversion of water flow; change in velocity, siltation, volume of flow, or runoff rate; placement of fill; placement of structures; construction of a road crossing; placement of culverts or other underground piping; or any disturbance of the substratum? | | X | | | | X | | |
| 2) Result in disruptions to wetland or riparian plant communities that will isolate or substantially interrupt contiguous habitats, block seed dispersal routes, or increase vulnerability of wetland species to exotic weed invasion or local extirpation? | | X | | | | X | | |
| 3) Interfere with ongoing maintenance of hydrological conditions in a water or wetland? | | X | | | | X | | |
| 4) Provide an adequate buffer for protecting the functions and values of existing waters or wetlands? | | X | | | | X | | |

Impact Discussion:

4C-1 through -4. The proposed project does not include construction, grading or permanent development. The siting of all equipment and temporary portable structures will occur onsite. As stated in Section 2D (above) the project will be subject to conditions of approval related to compliance with the General Waste Discharge Requirements for Composting Operations and NPDES Permit to ensure that the paintball/airsoft and mud run event operations do not contribute to impairments of the Ventura River watershed. As described in Section 31b (below) the existing and proposed drainage conditions will be similar and runoff will be returned to natural sheet flow conditions. No other waters or wetlands occur on or near the subject property; therefore, no direct, indirect, or cumulatively considerable impacts are anticipated as a result of the proposed project.

Mitigation/Residual Impact(s)

No mitigation measures are required. Residual impacts would be less than significant.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|--|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 4D. Ecological Communities - ESHA (Applies to Coastal Zone Only) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| 1) Temporarily or permanently remove ESHA or disturb ESHA buffers through construction, grading, clearing, or other activities and uses (ESHA buffers are within 100 feet of the boundary of ESHA as defined in Section 8172-1 of the Coastal Zoning Ordinance)? | X | | | | X | | | |
| 2) Result in indirect impacts from project operation at levels that will degrade the health of an ESHA? | X | | | | X | | | |

Impact Discussion:

4D-1. and 4D-2. The project is not located within the coastal zone. Therefore, no impacts on ESHA would result from project implementation.

Mitigation/Residual Impact(s)

No impacts identified. No mitigation measures are required.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|-----------------------------------|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 4E. Habitat Connectivity | | | | | | | | |
| Will the proposed project: | | | | | | | | |

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|---|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 1) Remove habitat within a wildlife movement corridor? | | X | | | | X | | |
| 2) Isolate habitat? | | X | | | | X | | |
| 3) Construct or create barriers that impede fish and/or wildlife movement, migration or long term connectivity or interfere with wildlife access to foraging habitat, breeding habitat, water sources, or other areas necessary for their reproduction? | | X | | | | X | | |
| 4) Intimidate fish or wildlife via the introduction of noise, light, development or increased human presence? | | X | | | | X | | |

Impact Discussion:

4E-1 through 4E-4. The project site is heavily altered from natural conditions due to previous authorized uses of a commercial egg production facility site. The existing site is dominated by non-native plant species in groundcover. The open flat areas are primarily denuded of vegetation or dominated by non-native annual species. There is no proposed grading or construction associated with the project that would result in the removal or isolation of habitat. No new fencing is included in the proposed project and any future fencing would have to be designed according to Sections \8109-4.8.3.6(c)(2) and 8109-4.8.3.7(a) (Wildlife Fencing) of the Non-Coastal Zoning Ordinance (NCZO). Adherence to these regulations ensure that impacts would be less than significant.

Mitigation/Residual Impact(s)

No mitigation measures are required. Residual impacts would be less than significant.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|--|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 4F. Will the proposed project be consistent with the applicable General Plan Goals and Policies for Item 4 of the Initial Study Assessment Guidelines? | | X | | | | X | | |

Impact Discussion:

4F. The proposed project site is heavily altered from natural conditions, due to its previous use of a commercial egg processing facility. The site does not support natural vegetation and in turn, there is limited to no potential to support protected biological resources on site. No mapped wetlands, critical habitat areas, or wildlife movement corridors occur within the proposed project site.

Mitigation/Residual Impact(s)

No impact identified. No mitigation measures are required.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|--|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 5A. Agricultural Resources – Soils (Plng.) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| 1) Result in the direct and/or indirect loss of soils designated Prime, Statewide Importance, Unique or Local Importance, beyond the threshold amounts set forth in Section 5a.C of the Initial Study Assessment Guidelines? | X | | | | X | | | |
| 2) Involve a General Plan amendment that will result in the loss of agricultural soils? | X | | | | X | | | |
| 3) Be consistent with the applicable General Plan Goals and Policies for Item 5A of the Initial Study Assessment Guidelines? | X | | | | X | | | |

Impact Discussion:

5A-1. According to the Important Farmland Inventory Map, the project site does not include soil designated as prime, unique, or of statewide importance. Therefore, as the proposed project would not result in the removal or covering of these important soil classifications, there would be no project-specific or cumulative impacts to agricultural soils.

5A-2. The proposed project does not include a General Plan amendment that would result in the loss of designated agricultural soils. Therefore, the proposed project would not have a significant impact.

5A-3 The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 5a of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No impact identified. No mitigation measures are required.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|--|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 5B. Agricultural Resources - Land Use Incompatibility (AG.) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| 1) If not defined as Agriculture or Agricultural Operations in the zoning ordinances, be closer than the threshold distances set forth in Section 5b.C of the Initial Study Assessment Guidelines? | | X | | | | X | | |
| 2) Be consistent with the applicable General Plan Goals and Policies for Item 5b of the Initial Study Assessment Guidelines? | | X | | | | X | | |

Impact Discussion:

5B-1. The evaluation pertains to the introduction of incompatible land uses in proximity of off-site agricultural lands and off-site crop production. The threshold of significance is a distance (setback) of 300 feet between new non-agricultural structures or use areas and offsite areas that are used or classified as Important Farmland on the Ventura County Important Farmland Inventory Map (2008).

There are a variety of Important Farmland soils located adjacent to the project site. Prime, statewide and unique soils are located east, west and south of the parcel boundary. Crops are under production on lands immediately east, southwest and southeast of the parcel boundary.

The proposed project involves the operation of a recreational paintball facility and mud run event center. The subject property would be segregated into a series of playfields used for various contests. Some of the paintball activities would occur less than 300 feet from the adjacent agricultural lands. Thus, at first look, impacts on agricultural resources would potentially result from the operation of this facility. However, the Initial Study Guidelines for topic 5.b provide a list of criteria for a waiver or deviation from the 300 foot setback threshold. Criterion "H" and is applicable here:

h. Individuals are not continuously present in the proposed structures or use areas

Although the proposed project is non-agricultural, individuals will not be continuously present in the playfield areas that are within 300 feet of the common boundary lines shared with off-site Important Farmlands. Approximately half of the playfield areas are located less than 300 feet from off site adjacent agriculture. Additionally, the facility would operate on a limited schedule with a maximum of 116 days per year. Eighty percent (80%) of the proposed event days are planned through private group reservation i.e. birthday parties, church groups, corporate team building. To assure that potential conflicts are minimized, the following condition will be imposed on the project:

Purpose: In order to minimize potential conflicts between a non-agricultural event use and adjacent agricultural operations, the Permittee shall provide notification of all temporary events.

Requirement: The Permittee shall notify the owner(s) of each agriculturally-zoned property located within 300 feet of the project parcel of all temporary events to be held at the proposed facility.

Documentation: The Permittee shall provide a written schedule of planned temporary events to the owners of all adjacent agriculturally-zoned land. This schedule shall specify the date, time, type and attendance of each event. The Permittee shall maintain a record of all events held at the facility to be made available to the County Planning Division upon request.

Timing: The required schedule shall be regularly updated such that notice is provided a minimum of 30 days prior to each event.

Monitoring: In accordance with the Non-Coastal Zoning Ordinance, the Planning Division will periodically review the operation of the permitted facility for compliance with the terms and conditions of the conditional use permit. The Planning Division has the authority to initiate enforcement actions if a lack of compliance is identified through public complaints or discovered during required periodic review.

In addition, the applicant will be subject to a condition of approval that will require all paintball related activities, facility employees and customers to be setback 50 feet from the western property line.

Given the temporary nature of the events and implementation of the conditions of approval noted above, project-specific and cumulative impacts to agricultural land use incompatibility would be less than significant.

5B-2. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 5B of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No mitigation measures are required. Residual impacts would be less than significant.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|--|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 6. Scenic Resources (PInG.) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| a) Be located within an area that has a scenic resource that is visible from a public viewing location, and physically alter the scenic resource either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable future projects? | | X | | | | X | | |
| b) Be located within an area that has a scenic resource that is visible from a public viewing location, and substantially obstruct, degrade, or obscure the scenic vista, either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable future projects? | | X | | | | X | | |
| c) Be consistent with the applicable General Plan Goals and Policies for Item 6 of the Initial Study Assessment Guidelines? | | X | | | | X | | |

Impact Discussion:

6a and 6b. The proposed project is not located in a Scenic Resource Protection overlay zone. No scenic resources exist onsite and the subject site is not considered a scenic vista or within a scenic vista or viewshed. The project site is not visible from Grimes Canyon Road. Also, there are no residences within 1,000 feet of the view shed of playfield areas. Some of the temporary structures (air filled bunkers, hay bales, wooden spools, wooden walls, dirt mounds, sandbag walls, building facades) located in playfield areas nos. 1 to 4 would be visible from Shekell Road. However, this impact would be less than significant, as the temporary structures would be less than eight feet in height and painted dark or earth tone colors. The three proposed sea cargo containers and parking areas would be visible from Shekell Road. To ensure that visual impacts are less than significant, the project will be conditioned to require that the sea cargo containers be painted a light tan color so as to blend with the surrounding landscape. Therefore, based on the design and location of the proposed project, project-specific and cumulative impacts related to visual resources would be less than significant.

6c. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 6 of the Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No mitigation measures are required. Residual impacts would be less than significant.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|--|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 7. Paleontological Resources | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| a) For the area of the property that is disturbed by or during the construction of the proposed project, result in a direct or indirect impact to areas of paleontological significance? | | X | | | | X | | |
| b) Contribute to the progressive loss of exposed rock in Ventura County that can be studied and prospected for fossil remains? | | X | | | | X | | |
| c) Be consistent with the applicable General Plan Goals and Policies for Item 7 of the Initial Study Assessment Guidelines? | | X | | | | X | | |

Impact Discussion:

7a and 7b. The subject property is underlain by the Saugus formation. According to the VCISAG, the Saugus formation is given a paleontological importance ranking of “high”. According to the Guidelines, a Paleontological Phase 1 Study would be required for the proposed project. A Paleontological Phase 1 study was prepared by Bruce Landers of Engineering Sciences in July 1988 for Tentative Tract Map No. 5277 (approved in January 2005). This study concluded that the tract map would not create any adverse impacts to paleontological resources. As no permanent structures are proposed with the subject project, and portions of the site would only require compaction and contouring of the land to allow for dirt and asphalt to be installed in the parking and playfield areas, project-specific and cumulative impacts to paleontological resources would be less than significant.

7c. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 7 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No mitigation measures are required. Residual impacts would be less than significant.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|--|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 8A. Cultural Resources - Archaeological | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| 1) Demolish or materially alter in an adverse manner those physical characteristics that account for the inclusion of the resource in a local register of historical resources pursuant to Section 5020.1(k) requirements of Section 5024.1(g) of the Public Resources Code? | X | | | | X | | | |
| 2) Demolish or materially alter in an adverse manner those physical characteristics of an archaeological resource that convey its archaeological significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for the purposes of CEQA? | X | | | | X | | | |
| 3) Be consistent with the applicable General Plan Goals and Policies for Item 8A of the Initial Study Assessment Guidelines? | X | | | | X | | | |

Impact Discussion:

8A-1 and -2. The proposed project does not include any ground-disturbing activities and would not demolish or materially alter in an adverse manner any physical characteristics of the project site that account for the inclusion of the resource in a local register of historical resources. Therefore, the proposed project will have no impact on archaeological resources and will not make a cumulatively considerable contribution to a significant cumulative impact related to archaeological resources.

8A-3. The proposed project would be consistent with the applicable 2040 General Plan policies for Item 8A of the Initial Study Assessment Guidelines

Mitigation/Residual Impact(s)

No impact identified. No mitigation measures are required.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|--|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 8B. Cultural Resources – Historic (PInG.) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| 1) Demolish or materially alter in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources? | X | | | | X | | | |
| 2) Demolish or materially alter in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the Public Resources Code or its identification in a historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code? | X | | | | X | | | |
| 3) Demolish or materially alter in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA? | X | | | | X | | | |
| 4) Demolish, relocate, or alter an historical resource such that the significance of the historical resource will be impaired [Public Resources Code, Sec. 5020(q)]? | X | | | | X | | | |

Impact Discussion:

8B-1 through -4. The project site is a lot that previously contained a commercial egg processing facility. The proposed project does not include ground disturbing activities or the construction of permanent structures. Therefore, the proposed project will have no impact on historical resources and will not make a cumulatively considerable contribution to a significant cumulative impact to historical resources.

Mitigation/Residual Impact(s)

No impact identified. No mitigation measures are required

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|---|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 9. Coastal Beaches and Sand Dunes | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| a) Cause a direct or indirect adverse physical change to a coastal beach or sand dune, which is inconsistent with any of the coastal beaches and coastal sand dunes policies of the California Coastal Act, corresponding Coastal Act regulations, Ventura County Coastal Area Plan, or the Ventura County General Plan Goals, Policies and Programs? | X | | | | X | | | |
| b) When considered together with one or more recently approved, current, and reasonably foreseeable probable future projects, result in a direct or indirect, adverse physical change to a coastal beach or sand dune? | | | | | X | | | |
| c) Be consistent with the applicable General Plan Goals and Policies for Item 9 of the Initial Study Assessment Guidelines? | X | | | | X | | | |

Impact Discussion:

9a and 9b. The proposed project site is located in the Ventura County unincorporated area of Moorpark, more than 10 miles away from the coast. Thus, the proposed project would not be located near or on a coastal beach or sand dune. Therefore, based on the location of the proposed project, there would be no project-specific or cumulative impacts to coastal beaches and sand dunes.

9c. The proposed project would be consistent with the applicable 2040 General Plan policies for Item 9 of the Initial Study Assessment Guidelines

Mitigation/Residual Impact(s)

No impact identified. No mitigation measures are required

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|--|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 10. Fault Rupture Hazard (PWA) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| a) Be at risk with respect to fault rupture in its location within a State of California designated Alquist-Priolo Special Fault Study Zone? | X | | | | | | | |
| b) Be at risk with respect to fault rupture in its location within a County of Ventura designated Fault Hazard Area? | X | | | | | | | |
| c) Be consistent with the applicable General Plan Goals and Policies for Item 10 of the Initial Study Assessment Guidelines? | X | | | | X | | | |

Impact Discussion:

10a and 10b. There are no known active or potentially active faults extending through the proposed lot based on State of California Earthquake Fault Zones in accordance with the Alquist-Priolo Earthquake Fault Zoning Act, and Ventura County General Plan Hazards Appendix –Figure 2.2.3b. Therefore, there would be no project-specific or cumulative impacts to fault rupture hazards.

There is no known cumulative fault rupture hazard impact that will occur as a result of other approved, proposed, or probable projects.

10c. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 10 of the Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No impact identified. No mitigation measures are required

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|--|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 11. Ground Shaking Hazard (PWA) | | | | | | | | |
| Will the proposed project: | | | | | | | | |

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|--|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| a) Be built in accordance with all applicable requirements of the Ventura County Building Code? | X | | | | X | | | |
| b) Be consistent with the applicable General Plan Goals and Policies for Item 11 of the Initial Study Assessment Guidelines? | X | | | | X | | | |

Impact Discussion:

11a. The hazards from ground shaking will affect each project individually; and no cumulative ground shaking hazard will occur as a result of other approved, proposed, or probable projects.

11b. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 11 of the Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No impact identified. No mitigation measures are required

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|---|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 12. Liquefaction Hazards (PWA) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| a) Expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving liquefaction because it is located within a Seismic Hazards Zone? | | X | | | | | | |
| b) Be consistent with the applicable General Plan Goals and Policies for Item 12 of the Initial Study Assessment Guidelines? | | X | | | | X | | |

Impact Discussion:

The hazards from liquefaction will affect each project individually. No cumulative liquefaction hazard would occur as a result of other projects.

12a and 12b. Any discussion of potential impacts of seismic and geologic hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements. The property is located within a potential liquefaction zone based on the Ventura County General Plan Hazards Appendix – Figure 2.4b. This map is a compilation of the State of California Seismic Hazards Maps for the County of Ventura and was used as the basis for delineating the potential liquefaction hazards within the county. There are no structures proposed as part of this application and any future proposed structure will require a geotechnical report to be submitted as part of the building permit, must address and mitigate any potential hazards resulting from liquefaction as part of the building permit process. In this regard the potential hazards resulting from liquefaction are considered to be less than significant.

Mitigation/Residual Impact(s)

No mitigation measures are required. Residual impacts would be less than significant.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|--|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 13. Seiche and Tsunami Hazards (PWA) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| a) Be located within about 10 to 20 feet of vertical elevation from an enclosed body of water such as a lake or reservoir? | X | | | | | | | |
| b) Be located in a mapped area of tsunami hazard as shown on the County General Plan maps? | X | | | | | | | |
| c) Be consistent with the applicable General Plan Goals and Policies for Item 13 of the Initial Study Assessment Guidelines? | X | | | | X | | | |

Impact Discussion:

13a. Any discussion of potential impacts of seismic and geologic hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements. The site is not located adjacent to a closed or restricted body of water based on aerial imagery review (photos dated November 3, 2016, aerial imagery is under the copyrights of Pictometry, Source: Pictometry©,

November 3, 2016) and is not subject to seiche hazard. There is no hazard from potential seiche and no impact to the proposed project.

13b. Any discussion of potential impacts of seismic and geologic hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements. The project is not mapped within a tsunami inundation zone based on the Ventura County General Plan, Hazards Appendix, Figure 2.6, dated October 22, 2013. There is no impact from potential hazards from tsunami. The hazards from seiche and tsunami will affect each project individually; and no cumulative seiche and tsunami hazard will occur as a result of other approved, proposed, or probable projects.

13c. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 13 of the Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No impact identified. No mitigation measures are required

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|---|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 14. Landslide/Mudflow Hazard (PWA) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| a) Result in a landslide/mudflow hazard, as determined by the Public Works Agency Certified Engineering Geologist, based on the location of the site or project within, or outside of mapped landslides, potential earthquake induced landslide zones, and geomorphology of hillside terrain? | X | | | | | | | |
| b) Be consistent with the applicable General Plan Goals and Policies for Item 14 of the Initial Study Assessment Guidelines? | X | | | | X | | | |

Impact Discussion:

14a and 14b. Any discussion of potential impacts of seismic and geologic hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements. The site is located in a hillside area of Ventura County. No cumulative landslide/mudslide hazard would occur as a result of other projects. The site is not located in a mapped landslide, not located within a hillside area,

and is not located in a potential seismically induced landslide zone, based on analysis conducted by the California Geological Survey as part of California Seismic Hazards Mapping Act, 1991, Public Resources Code Sections 2690-2699.6. The project does not include any excavations into a hillside. There are no impacts to the project resulting from landslide hazard.

The hazards from landslides/mudslides would affect each project individually; and no cumulative landslide/mudslide hazard would occur as a result of other approved, proposed, or probable projects.

Mitigation/Residual Impact(s)

No impact identified. No mitigation measures are required

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|---|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 15. Expansive Soils Hazards (PWA) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| a) Expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving soil expansion because it is located within a soils expansive hazard zone or where soils with an expansion index greater than 20 are present? | X | | | | | | | |
| b) Be consistent with the applicable General Plan Goals and Policies for Item 15 of the Initial Study Assessment Guidelines? | X | | | | X | | | |

Impact Discussion:

15a. and 15b. No permanent development is proposed as part of this project. Future development at the site will be subject to the requirements of the County of Ventura Building Code adopted from the California Building Code, in effect at the time of construction that requires mitigation of potential adverse effects of expansive soils. There is no impact from potential hazards from expansive soils.

The hazards from expansive soils will affect each project individually; and no cumulative expansive soils hazard will occur as a result of other approved, proposed, or probable projects.

Mitigation/Residual Impact(s)

No impact identified. No mitigation measures are required.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|---|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 16. Subsidence Hazard (PWA) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| a) Expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving subsidence because it is located within a subsidence hazard zone? | X | | | | | | | |
| b) Be consistent with the applicable General Plan Goals and Policies for Item 16 of the Initial Study Assessment Guidelines? | X | | | | X | | | |

Impact Discussion:

16a and 16b. The subject property is not within the probable subsidence hazard zone as delineated on the Ventura County General Plan Hazards Appendix, Figure 2.8. In addition, the project is not for oil, gas or groundwater withdrawal; therefore, the project is considered to have no impact on the hazard of subsidence.

The hazards from subsidence will affect each project individually; and no cumulative subsidence hazard will occur as a result of other approved, proposed, or probable projects.

Mitigation/Residual Impact(s)

No impact identified. No mitigation measures are required.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|--|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 17a. Hydraulic Hazards – Non-FEMA (PWA) | | | | | | | | |
| Will the proposed project: | | | | | | | | |

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|--|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 1) Result in a potential erosion/siltation hazard and flooding hazard pursuant to any of the following documents (individually, collectively, or in combination with one another): <ul style="list-style-type: none"> • 2007 Ventura County Building Code Ordinance No.4369 • Ventura County Land Development Manual • Ventura County Subdivision Ordinance • Ventura County Coastal Zoning Ordinance • Ventura County Non-Coastal Zoning Ordinance • Ventura County Standard Land Development Specifications • Ventura County Road Standards • Ventura County Watershed Protection District Hydrology Manual • County of Ventura Stormwater Quality Ordinance, Ordinance No. 4142 • Ventura County Hillside Erosion Control Ordinance, Ordinance No. 3539 and Ordinance No. 3683 • Ventura County Municipal Storm Water NPDES Permit • State General Construction Permit • State General Industrial Permit • National Pollutant Discharge Elimination System (NPDES)? | X | | | | X | | | |
| 2) Be consistent with the applicable General Plan Goals and Policies for Item 17A of the Initial Study Assessment Guidelines? | X | | | | X | | | |

Impact Discussion:

17A-1. There is not an increase in impervious area proposed. No increase in flooding hazard or potential for erosion or siltation will occur as a result of the proposed project.

17A-2. There is not an increase in impervious area proposed. No increase in flooding hazard or potential for erosion or siltation will occur as a result of the proposed project. No new impervious area will be added as part of the project. Therefore, the project is consistent with the applicable General Plan Goals and Policies for Item 17a of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s)

No impact identified. No mitigation measures are required.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|--|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 17b. Hydraulic Hazards – FEMA (WPD) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| 1) Be located outside of the boundaries of a Special Flood Hazard Area and entirely within a FEMA-determined 'X-Unshaded' flood zone (beyond the 0.2% annual chance floodplain: beyond the 500-year floodplain)? | | X | | | | X | | |
| 2) Be located outside of the boundaries of a Special Flood Hazard Area and entirely within a FEMA-determined 'X-Shaded' flood zone (within the 0.2% annual chance floodplain: within the 500-year floodplain)? | | X | | | | X | | |
| 3) Be located, in part or in whole, within the boundaries of a Special Flood Hazard Area (1% annual chance floodplain: 100-year), but located entirely outside of the boundaries of the Regulatory Floodway? | | X | | | | X | | |
| 4) Be located, in part or in whole, within the boundaries of the Regulatory Floodway, as determined using the 'Effective' and latest available DFIRMs provided by FEMA? | | X | | | | X | | |
| 5) Be consistent with the applicable General Plan Goals and Policies for Item 17B of the Initial Study Assessment Guidelines? | | X | | | | X | | |

Impact Discussion:

17B-1 through -4. The project site is in a location identified by the Federal Emergency Management Agency (FEMA) as an area of minimal flood hazard Zone X unshaded. This is evidenced on FEMA Map Panel 06111C0810E effective January 20, 2010. The proposed development is therefore deemed to be less than significant (LS).

17B-5. The proposed project would be consistent with the applicable 2040 General Plan policies for Item 17b of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s)

Residual impacts would be less than significant. No mitigation measures are required.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|--|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 18. Fire Hazards (VCFPD) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| a) Be located within High Fire Hazard Areas/Fire Hazard Severity Zones or Hazardous Watershed Fire Areas? | | X | | | | X | | |
| b) Be consistent with the applicable General Plan Goals and Policies for Item 18 of the Initial Study Assessment Guidelines? | X | | | | X | | | |

Impact Discussion:

18a. Although the project is in a high fire hazard area, there are no structures proposed that would require protection in the event of a brush fire. In addition, the design (a large play field area with no permanent structures) and nature of the proposed project does not involve any hazardous operations that could lead to a fire and could spread to the brush area. Therefore, project-specific and cumulative impacts to fire hazards would be less than significant.

18b. The proposed project would be consistent with the applicable 2040 General Plan policies for Item 17b of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s)

Residual impacts would be less than significant. No mitigation measures are required.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|--|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 19. Aviation Hazards (Airports) | | | | | | | | |
| Will the proposed project: | | | | | | | | |

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|--|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| a) Comply with the County's Airport Comprehensive Land Use Plan and pre-established federal criteria set forth in Federal Aviation Regulation Part 77 (Obstruction Standards)? | X | | | | X | | | |
| b) Will the proposed project result in residential development, a church, a school, or high commercial business located within a sphere of influence of a County airport? | X | | | | X | | | |
| c) Be consistent with the applicable General Plan Goals and Policies for Item 19 of the Initial Study Assessment Guidelines? | X | | | | X | | | |

Impact Discussion:

19a, 19b and 19c. The proposed project site is not located within an Airport Safety Zone or Airport Sphere of Influence. County policies related to aviation hazards do not apply.

Mitigation/Residual Impact(s)

No impacts identified. No mitigation measures are required.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|---|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 20a. Hazardous Materials/Waste – Materials (EHD/Fire) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| 1) Utilize hazardous materials in compliance with applicable state and local requirements as set forth in Section 20a of the Initial Study Assessment Guidelines? | X | | | | X | | | |
| 2) Be consistent with the applicable General Plan Goals and Policies for Item 20a of the Initial Study Assessment Guidelines? | X | | | | X | | | |

Impact Discussion:

20A-1. Proposed project will not store hazardous materials which require permitting or inspection from Ventura County Environmental Health Division/Certified Unified Program Agency.

20A-2. The proposed project will be consistent with the General Plan for Item 20a of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s)

No impacts identified. No mitigation measures are required.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|--|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 20b. Hazardous Materials/Waste – Waste (EHD) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| 1) Comply with applicable state and local requirements as set forth in Section 20b of the Initial Study Assessment Guidelines? | X | | | | X | | | |
| 2) Be consistent with the applicable General Plan Goals and Policies for Item 20b of the Initial Study Assessment Guidelines? | X | | | | X | | | |

Impact Discussion:

20b-1. The proposed project is not considered an activity that generates hazardous waste. Therefore, the project will not have any project-specific or cumulative impacts relative to hazardous wastes.

20b-2. The proposed project will be consistent with the General Plan for Item 20b of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s)

No impacts identified. No mitigation measures are required.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|-----------------------------------|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 21. Noise and Vibration | | | | | | | | |
| Will the proposed project: | | | | | | | | |

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|---|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| a) Either individually or when combined with other recently approved, pending, and probable future projects, produce noise in excess of the standards for noise in the Ventura County General Plan Goals, Policies and Programs (Section 2.16) or the applicable Area Plan? | | X | | | | X | | |
| b) Either individually or when combined with other recently approved, pending, and probable future projects, include construction activities involving blasting, pile-driving, vibratory compaction, demolition, and drilling or excavation which exceed the threshold criteria provided in the Transit Noise and Vibration Impact Assessment (Section 12.2)? | | X | | | | X | | |
| c) Result in a transit use located within any of the critical distances of the vibration-sensitive uses listed in Table 1 (Initial Study Assessment Guidelines, Section 21)? | | X | | | | X | | |
| d) Generate new heavy vehicle (e.g., semi-truck or bus) trips on uneven roadways located within proximity to sensitive uses that have the potential to either individually or when combined with other recently approved, pending, and probable future projects, exceed the threshold criteria of the Transit Use Thresholds for rubber-tire heavy vehicle uses (Initial Study Assessment Guidelines, Section 21-D, Table 1, Item No. 3)? | | X | | | | X | | |
| e) Involve blasting, pile-driving, vibratory compaction, demolition, drilling, excavation, or other similar types of vibration-generating activities which have the potential to either individually or when combined with other recently approved, pending, and probable future projects, exceed the threshold criteria provided in the Transit Noise and Vibration Impact Assessment [Hanson, Carl E., David A. Towers, and Lance D. Meister. (May 2006) Section 12.2]? | | X | | | | X | | |

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|--|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| f) Be consistent with the applicable General Plan Goals and Policies for Item 21 of the Initial Study Assessment Guidelines? | | X | | | | X | | |

Impact Discussion:

21a-21e. The Ventura County Initial Study Assessment Guidelines define noise as “any unwanted sound that is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying.” The Ventura County Initial Study Assessment Guidelines require an analysis of noise impacts, based on whether the project is a “Noise Sensitive Use” or a “Noise Generator.” Noise sensitive uses are dwellings, schools, hospitals, nursing homes, churches and libraries; since the project does not include the construction or use of these types of uses, the proposed project does not involve a “noise sensitive use.” However, the project has the potential to generate noise and, therefore, is subject to evaluation as a “noise generator.”

In order for a project to be a noise generator, the Ventura County Initial Study Assessment Guidelines state that the project must generate noise at the nearest noise sensitive use/residential district that exceeds:

- 55 dB(A) between 6:00 a.m. and 7:00 p.m.,
- 50 dB(A) between 7:00 p.m. and 10:00 p.m., or
- 45 dB(A) between 10:00 p.m. and 6:00 a.m.

The airsoft and paintball facility is expected to produce some noise during scheduled paintball games. However, the firing of a paintball gun does not create the level of noise as that of a firearm. In addition, the nearest sensitive receptor to the proposed playfield areas of the paintball facility consist of a single family dwelling located more than 1,700 feet south of the project site. Several accessory buildings are located approximately 995 feet east of the project site (APN No. 500-0-090-310). However, a search of the permit history for this parcel revealed that these buildings were not permitted for habitable use and were associated with the former Egg City agricultural facility. Therefore, as the nearest noise sensitive receptor is located more than 1,700 feet away from the proposed playfield area, and the noise created by the firing of the paintball gun would be lower than that of a firearm, the noise generated by the paintball facility will not produce noise levels that exceed the noise levels noted above. Therefore, project-specific and cumulative impacts to noise would be less than significant.

21f. The proposed project will be consistent with the General Plan for Item 21 of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s)

Residual impacts would be less than significant. No mitigation measures are required.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|---|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 22. Daytime Glare | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| a) Create a new source of disability glare or discomfort glare for motorists travelling along any road of the County Regional Road Network? | X | | | | X | | | |
| b) Be consistent with the applicable General Plan Goals and Policies for Item 22 of the Initial Study Assessment Guidelines? | X | | | | X | | | |

Impact Discussion:

22a. The proposed project would not create a new source of glare for motorists or persons travelling along any road of the County Regional Road Network, such as Shekell Road and Grimes Canyon Road. In addition, no exterior lighting is proposed for the project, as the facility proposes to operate only during daylight hours. Therefore, the project will not have any project-specific or cumulative impacts relative to daytime glare.

22b. The proposed project would be consistent with the applicable General Plan Goals and Policies for Item 22 of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s)

No impacts identified. No mitigation measures are required.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|-----------------------------------|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 23. Public Health (EHD) | | | | | | | | |
| Will the proposed project: | | | | | | | | |

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|---|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| a) Result in impacts to public health from environmental factors as set forth in Section 23 of the Initial Study Assessment Guidelines? | | X | | | | X | | |
| b) Be consistent with the applicable General Plan Goals and Policies for Item 23 of the Initial Study Assessment Guidelines? | | X | | | | X | | |

Impact Discussion:

23a. The proposed project may have impacts to public health from hazardous materials. Compliance with applicable state regulations enforced by the Environmental Health Division will reduce potential project-specific and cumulative impacts to a less than significant level.

23b. The proposed project would be consistent with the applicable General Plan Goals and Policies for Item 23 of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s)

Residual impacts would be less than significant. No mitigation measures are required.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|---|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 24. Greenhouse Gases (VCAPCD) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| a) Result in environmental impacts from greenhouse gas emissions, either project specifically or cumulatively, as set forth in CEQA Guidelines §§ 15064(h)(3), 15064.4, 15130(b)(1)(B) and -(d), and 15183.5? | | X | | | | X | | |

Impact Discussion:

24a. Greenhouse gases (GHG) are gases that trap heat in the atmosphere, including, but not limited to carbon dioxide (CO2), methane (CH4), nitrous oxide (N2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF6).

Water vapor, although it is a gas that traps heat, is excluded from the list of GHGs because it is short-lived in the atmosphere and its atmospheric concentrations are largely determined by natural processes, such as oceanic evaporation. GHGs are emitted both naturally and anthropogenically (human-caused). Of these GHGs, CO2 and CH4 are emitted in the largest amounts from anthropogenic activities, such as the combustion of fossil fuel resources and organic processing and storage operations, respectively.

Neither APCD nor the County has adopted a threshold of significance applicable to Greenhouse Gas (GHG) emissions from projects subject to the County’s discretionary land use permitting authority. The County has, however, routinely applied a 10,000 metric tons carbon dioxide equivalent per year (MTCO2e/Yr) threshold of significance to industrial projects, in accordance with CEQA Guidelines Section 15064.4(a)(2). APCD has concurred with the County’s approach. APCD supports the application of this numeric threshold as stated in the GHG Threshold Report APCD published in 2011 at the request of the APCD Board, which concludes “Unless directed otherwise, District staff will continue to evaluate and develop suitable interim GHG threshold options for Ventura County with preference for GHG threshold consistency with the South Coast AQMD and the SCAG region”. The South Coast AQMD at the same time proposed an interim screening threshold of 3,000 MTCO2e/Yr for commercial/residential projects. Industrial projects or facilities are defined as stationary emission sources that have or are required to have an APCD Permit to Operate.

Based on information provided by the applicant, greenhouse gas impacts will be less than significant. Air emissions were estimated based on the ATE Revised Traffic Study’s Table 1 (Attachment), by subtracting the existing daily max trips from the proposed daily max trips (worst case scenario includes the proposed weekend-only Mud Run Events). There are no proposed construction operations that would emit quantifiable air pollutants (no grading, no demolition, no building construction, no painting buildings) and no proposed energy (natural gas, electricity) or area (landscaping, solvent use, painting buildings for maintenance). The CalEEMod Version 2020.4.0 air emissions model was used using a recreational land use which included increase in daily max trips (1493-271=1222). The model estimated 272.3 MT CO2e/Yr, which is below the more conservative 3,000 MT CO2e/Yr recommended threshold for commercial projects. A copy of the GHG emissions report is attached to this initial study as Attachment .

Mitigation/Residual Impact(s)

Residual impacts would be less than significant. No mitigation measures are required.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|--|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 25. Community Character (Plng.) | | | | | | | | |

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|---|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| Will the proposed project: | | | | | | | | |
| a) Either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable probable future projects, introduce physical development that is incompatible with existing land uses, architectural form or style, site design/layout, or density/parcel sizes within the community in which the project site is located? | | X | | | | X | | |
| b) Be consistent with the applicable General Plan Goals and Policies for Item 25 of the Initial Study Assessment Guidelines? | | X | | | | X | | |

Impact Discussion:

25a. The project site is located at 8463 Shekell Road within the unincorporated Moorpark area of Ventura County, west of State Route 23/Grimes Canyon Road. The proposed project site is currently not in use and contains patches of concrete from the former Egg City agricultural facility. Orchards are present adjacent to the western boundary of the project site. The Grimes Canyon mining operation abuts the project site to the north and open space/agricultural uses surround the project site to the south, west and east. The nearest single-family residence is located more than 1,700 feet south of the proposed project site. The proposed project will not be out of character with the agricultural and open space uses surrounding the site, as each of the temporary structures (e.g., air filled bunkers, hay bales, wooden spools, wooden walls, dirt mounds, sandbag walls, building facades) will not be more than 8 feet in height. The three proposed sea cargo containers would be 400 square feet each and located south of the parking area. Although the roll off containers would be visible from Shekell Road, the project will be conditioned to require that the containers be painted a light tan color.

Due to the location and design of the proposed project, it will not be out of character with the surrounding lots and uses. Therefore, project-specific and cumulative impacts to community character would be less than significant.

25b. The proposed project would be consistent with the applicable General Plan Goals and Policies for Item 25 of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s)

Residual impacts would be less than significant. No mitigation measures are required.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|--|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 26. Housing (PIng.) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| a) Eliminate three or more dwelling units that are affordable to: <ul style="list-style-type: none"> • moderate-income households that are located within the Coastal Zone; and/or, • lower-income households? | X | | | | X | | | |
| b) Involve construction which has an impact on the demand for additional housing due to potential housing demand created by construction workers? | X | | | | X | | | |
| c) Result in 30 or more new full-time-equivalent lower-income employees? | X | | | | X | | | |
| d) Be consistent with the applicable General Plan Goals and Policies for Item 26 of the Initial Study Assessment Guidelines? | X | | | | X | | | |

Impact Discussion:

26a. The proposed project will not eliminate any existing dwelling units. Therefore, the project would not result in an impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related to the elimination of existing housing stock.

26b. The proposed project does not involve any permanent construction activities. Therefore, the proposed project will not have any project-specific impacts, or make a contribution to cumulative impacts, related to the demand for construction worker housing.

26c. The proposed project will not result in 30 or more new full-time-equivalent lower-income employees, as the project would not require that number of employees. Therefore, the proposed project would not result in an impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related to the demand for housing for employees associated with commercial or industrial development.

26d. The proposed project would be consistent with the applicable General Plan Goals and Policies for Item 26 of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s)

No impacts identified. No mitigation measures are required.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|--|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 27a(1). Transportation & Circulation - Roads and Highways – Vehicle Miles Traveled (VMT) (PWA) | | | | | | | | |
| Would the proposed project: | | | | | | | | |
| a) Meet a screening criterion or be below the applicable VMT significance threshold in the County’s <i>Transportation & Circulation—Vehicle Miles Traveled</i> document? | | x | | | | x | | |

27a(1)-a. The proposed project would generate additional traffic on the Regional Road Network and local public roads. According to the traffic study prepared by Associated Traffic Engineers dated April 28, 2022, the ADT (average daily trips) generated by this project is less than 76, and therefore the adverse impacts on traffic are considered less than significant by the County of Ventura’s current VMT Administrative Guidance.

Mitigation/Residual Impact(s)

Residual impacts would be less than significant. No mitigation measures are required.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|--|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 27a(2). Transportation & Circulation - Roads and Highways - Safety and Design of Public Roads (PWA) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| a) Have an Adverse, Significant Project-Specific or Cumulative Impact to the Safety and Design of Roads or Intersections within the Regional Road Network (RRN) or Local Road Network (LRN)? | | | x | | | x | | |

Impact Discussion:

27a(2)-a. The project, as proposed, does have the potential to alter the level of safety of roadways and intersections near the project. Therefore, impacts related to safety/design of County roads would be potentially significant; and mitigation, as described below, would reduce the impact to below a level of significance.

Mitigation/Residual Impact(s)

Traffic Control Plan

Purpose: In order to ensure public safety during the Mud Run Events, the applicant/permittee shall have an approved Traffic Control Plan (TCP) and Encroachment Permit (EP).

Requirement: The Mud Run Events have the potential to temporarily cause a substantial increase in the traffic on adjacent roads near the Mud Run Events; therefore, the TCP and EP are required.

- a. Contact the VCPWA-RT Permits Section, by phone at (805) 654-2055 or by e-mail at pwa.transpermits@ventura.org, for the requirements of the TCP and EP. The application shall be submitted to the VCPWA-RT.
- b. The applicant/permittee shall provide adequate parking on-site. No parking shall be allowed on any local county public road.
- c. The applicant/permittee shall post temporary "No Parking" signs on Shekell Road two (2) hours before the event, during the event, and two (2) hours after the event.
- d. The maximum number of Mud Run Events is 3 per year.
- e. The maximum number of attendees is 1000 per event. The maximum number of employees is 10 employees per event. The maximum number of service trucks is 1 service truck per event.
- f. The applicant as part of the TCP requirements, the applicant/permittee shall keep a log of the total number of vehicles for each event. The annual average along with all logs shall be included for the following year's renewal of the TCP.
- g. The Traffic Control Plan shall be updated every year and brought up to current standards and safety requirements.
 - I. The Traffic Control Plan shall be prepared by a License Civil Engineer in the State of California, signed, and stamped.

- II. The TCP shall state the maximum number of people at the site
- III. Use trained and qualified traffic control officers and/or off-duty safety officers.
- IV. Use advance warning signs and Changeable Message Signs (CMS).
- V. Provide each officer with communication devices to control traffic volumes exiting the parking lot on to Shekell Road, Grimes Canyon (SR23), and Broadway Road, creating gaps in traffic to allow for local circulation.
- VI. The traffic control plan shall include the encroachment permit from both the County of Ventura and Caltrans.
- VII. Other appropriate measures required by the County Permits Engineer, County Traffic Engineer, and the engineer preparing the TCP.

Documentation: The TCP shall be prepared by a License Civil Engineer in the State of California, signed, and stamped. Annual logs of the total number of vehicles for each event.

Timing: The first TCP shall be completed and approved by VCPWA-RT prior to zoning clearance and issuance of the CUP. Each year the TCP shall be renewed through VCPWA-RT.

Monitoring and Reporting: The VCPWA-RT will review the TCP, and EP application, and supporting documentation.

Encroachment Permit

Purpose: The current right-of-way width on Shekell Road ranges from 40 to 67 feet wide. An Encroachment Permit is required for any work conducted within the County Road right-of-way, for example but not limited to, signage and material for traffic control, people directing traffic, driveways improvements, road improvements, utility installation, planter walls, and landscaping and any construction related storage in the County Road right-of-way.

Requirement: The applicant/permittee shall contact the Permits Division at (805) 654-2055 for requirements of the permit.

An Encroachment Permit (EP) is required for the traffic control and any work and construction related storage conducted within the County right-of-way. Contact the VCPWA-RT Permits Section, by phone at (805) 654-2055 or by e-mail at pwa.transpermits@ventura.org, for the requirements of the EP. The application shall be submitted to the VCPWA-RT.

An Encroachment Permit with Caltrans is required for the traffic control on Grimes Canyon, SR 23. The applicant/permittee shall contact Caltrans and obtain an encroachment permit for at least the needs for the traffic control plan.

Documentation: The application shall be submitted to the VCPWA-RT. When applying for the permit, the applicant/permittee shall provide sufficient documentation, including, but not limited to, a (1) Resource Management Agency (RMA) Project Number (for discretionary projects), (2) a copy of the Roads & Transportation Conditions of Approval, (3) a sketch or map showing the work to be accomplished, project, project parcel, Assessor Parcel Number (APN), address and street name. Permit applications without sufficient documentation for processing may not be accepted for processing.

Timing: This condition shall be met prior to the issuance of the approval of the Traffic Control Plan.

Monitoring and Reporting: The VCPWA-RT will review the application and supporting documentation. The VCPWA-RT Inspectors the traffic control and verify that the plan is performed, and completed, in accordance with the Traffic Control Plan and Encroachment Permit.

Mitigation/Residual Impact(s)

With implementation of the above measures, impacts would be less than significant.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|--|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 27a(3). Transportation & Circulation - Roads & Highways – Safety & Design of Private Access (VCFPD) | | | | | | | | |
| a) If a private road or private access is proposed, will the design of the private road meet the adopted Private Road Guidelines and access standards of the VCFPD as listed in the Initial Study Assessment Guidelines? | | X | | | | X | | |
| b) Will the project be consistent with the applicable General Plan Goals and Policies for Item 27a(3) of the Initial Study Assessment Guidelines? | | X | | | | X | | |

Impact Discussion:

27a(3)-a. The Ventura County Fire Protection District comments that the transportation and circulation system is adequate without any required improvements. Shekell Road and Grimes Canyon Road provide access to the project site. The roads in the vicinity of the project site are in full compliance with the County Public Roads Standards and Ventura County Fire Protection District Private Road Guidelines. Therefore, there are no project-specific and cumulative impacts relating tactical access

27a(3)-b. The proposed project would be consistent with the applicable General Plan Goals and Policies for Item 27a(3) of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s)

Residual impacts would be less than significant. No mitigation measures are required.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|--|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 27a(4). Transportation & Circulation - Roads & Highways - Tactical Access (VCFPD) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| a) Involve a road or access, public or private, that complies with VCFPD adopted Private Road Guidelines? | | X | | | | X | | |
| b) Be consistent with the applicable General Plan Goals and Policies for Item 27a(4) of the Initial Study Assessment Guidelines? | | X | | | | X | | |

Impact Discussion:

27a(4)-a. The Ventura County Fire Protection District comments that the transportation and circulation system is adequate without any required improvements. Shekell Road and Grimes Canyon Road provide access to the project site. The roads in the vicinity of the project site are in full compliance with the County Public Roads Standards and Ventura County Fire Protection District Private Road Guidelines. Therefore, there are no project-specific and cumulative impacts relating tactical access.

27a(4)-b. The proposed project would be consistent with the applicable General Plan Goals and Policies for Item 27a(4) of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s)

Residual impacts would be less than significant. No mitigation measures are required.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|---|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 27b. Transportation & Circulation - Pedestrian/Bicycle Facilities (PWA/PIng.) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| 1) Will the Project have an Adverse, Significant Project-Specific or Cumulative Impact to Pedestrian and Bicycle Facilities within the Regional Road Network (RRN) or Local Road Network (LRN)? | | X | | | | X | | |
| 2) Generate or attract pedestrian/bicycle traffic volumes meeting requirements for protected highway crossings or pedestrian and bicycle facilities? | | X | | | | X | | |
| 3) Be consistent with the applicable General Plan Goals and Policies for Item 27b of the Initial Study Assessment Guidelines? | | X | | | | X | | |

Impact Discussion:

27b-1 and 27b-2. The project, as proposed, will not generate significant pedestrian or bicycle traffic.

27b-3. The proposed project would be consistent with the applicable General Plan Goals and Policies for Item 27b of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s)

Residual impacts would be less than significant. No mitigation measures are required.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|--|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 27c. Transportation & Circulation - Bus Transit | | | | | | | | |

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|--|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| Will the proposed project: | | | | | | | | |
| 1) Substantially interfere with existing bus transit facilities or routes, or create a substantial increase in demand for additional or new bus transit facilities/services? | X | | | | X | | | |
| 2) Be consistent with the applicable General Plan Goals and Policies for Item 27c of the Initial Study Assessment Guidelines? | X | | | | X | | | |

Impact Discussion:

27c-1. The project site is not located near any bus transit facilities. In addition, the proposed airsoft and paintball facility is not a use that will generate new demand for bus transit. Therefore, the proposed project will not have project-specific and cumulative impacts related to bus transit.

27c-2. The proposed project would be consistent with the applicable General Plan Goals and Policies for Item 27c of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s)

No impacts identified. No mitigation measures are required.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|---|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 27d. Transportation & Circulation – Railroads | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| 1) Individually or cumulatively, substantially interfere with an existing railroad's facilities or operations? | X | | | | X | | | |
| 2) Be consistent with the applicable General Plan Goals and Policies for Item 27d of the Initial Study Assessment Guidelines? | X | | | | X | | | |

Impact Discussion:

27d-1. The project site is not located near any railroads. In addition, the proposed airsoft and paintball facility is not a use that will generate new demand for railroads. Therefore, the proposed project will not have any project-specific or cumulative impacts to railroads.

27d-2. The proposed project would be consistent with the applicable General Plan Goals and Policies for Item 27d of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s)

No impacts identified. No mitigation measures are required.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|---|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 27e. Transportation & Circulation – Airports (Airports) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| 1) Have the potential to generate complaints and concerns regarding interference with airports? | X | | | | X | | | |
| 2) Be located within the sphere of influence of either County operated airport? | X | | | | X | | | |
| 3) Be consistent with the applicable General Plan Goals and Policies for Item 27e of the Initial Study Assessment Guidelines? | X | | | | X | | | |

Impact Discussion:

27e-1, -2 and -3. The proposed project is located 8.5 miles from the nearest airport, Santa Paula, and is not located within the sphere of influence of any County-operated airport. County policies related to airports do not apply.

Mitigation/Residual Impact(s)

No impacts identified. No mitigation measures are required.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | Cumulative Impact Degree Of Effect** |
|---------------------------------|-----------------------------------|--------------------------------------|
| | | |

| | N | LS | PS-M | PS | N | LS | PS-M | PS |
|---|---|----|------|----|---|----|------|----|
| 27f. Transportation & Circulation - Harbor Facilities (Harbors) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| 1) Involve construction or an operation that will increase the demand for commercial boat traffic and/or adjacent commercial boat facilities? | X | | | | X | | | |
| 2) Be consistent with the applicable General Plan Goals and Policies for Item 27f of the Initial Study Assessment Guidelines? | X | | | | X | | | |

Impact Discussion:

27f-1 and -2. The proposed project is located over 20 miles from the nearest harbor, Oxnard Harbor. Additionally, the use of the paintball and mud run facility would not increase commercial boat traffic in the nearest harbor facilities. The proposed project would have no adverse impacts to harbor facilities. County policies related to harbor facilities do not apply.

Mitigation/Residual Impact(s)

No impacts identified. No mitigation measures are required.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|---|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 27g. Transportation & Circulation – Pipelines | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| 1) Substantially interfere with, or compromise the integrity or affect the operation of, an existing pipeline? | X | | | | X | | | |
| 2) Be consistent with the applicable General Plan Goals and Policies for Item 27g of the Initial Study Assessment Guidelines? | X | | | | X | | | |

Impact Discussion:

27g-1 and -2 The proposed project is located 8 miles from the nearest major and minor pipelines. Due to the distance to the nearest major or minor pipelines, the proposed project would not interfere with, or compromise the integrity or affect the operation of, an existing pipeline. County policies related to pipelines do not apply.

Mitigation/Residual Impact(s)

No impact identified. No mitigation measures are required.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|--|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 28a. Water Supply – Quality (EHD) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| 1) Comply with applicable state and local requirements as set forth in Section 28a of the Initial Study Assessment Guidelines? | X | | | | X | | | |
| 2) Be consistent with the applicable General Plan Goals and Policies for Item 28a of the Initial Study Assessment Guidelines? | X | | | | X | | | |

Impact Discussion:

28a-1. Domestic water supply for the proposed project will be provided via an existing connection to Ventura River Water District. The proposed project will not have any project-specific or cumulative impacts to the domestic water supply.

28a-2. The proposed project is consistent with the General Plan for Item 28a of the Initial Study Assessment Guidelines regarding permanent domestic water supply.

Mitigation/Residual Impact(s)

No impact identified. No mitigation measures are required.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|---|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 28b. Water Supply – Quantity (WPD) | | | | | | | | |

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|---|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| Will the proposed project: | | | | | | | | |
| 1) Have a permanent supply of water? | | X | | | | X | | |
| 2) Either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable probable future projects, introduce physical development that will adversely affect the water supply - quantity of the hydrologic unit in which the project site is located? | | X | | | | X | | |
| 3) Be consistent with the applicable General Plan Goals and Policies for Item 28b of the Initial Study Assessment Guidelines? | | X | | | | X | | |

Impact Discussion:

28b-1. Water will continue to be provided by Ventura County Waterworks District 1 (VCWWD-1). Per the *2020 Urban Water Management Plan for Ventura County Waterworks District 1* (2020 UWMP) VCWWD-1 distributes potable water as a blend of imported SWP water supplied CMWD from the Metropolitan Water District (MWD) and groundwater from VCWWD-1 wells in the East Las Posas Management Area (ELPMA). Imported water constitutes 80% of the total supply with groundwater and recycled water comprising the remaining 20% (UWMP 2020). The applicant reported that the proposed mud run events will consume an estimated additional 0.110 acre-feet per year (AFY) (6,000 gallons per event, for six events). The site operations currently use 0.055 AFY and the total site water use is anticipated to be 0.166 AFY.

28b-2. The proposed project will not, either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable probable future projects, introduce physical development that would adversely affect the water supply – quantity.

28b-3. The proposed project will be consistent with the applicable General Plan Goals and Policies for Item 28b of the Initial Study Assessment Guidelines and is considered **less than significant**.

Mitigation/Residual Impact(s)

Residual impacts would be less than significant. No mitigation measures are required.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|---|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 28c. Water Supply - Fire Flow Requirements (VCFPD) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| 1) Meet the required fire flow? | | X | | | | X | | |
| 2) Be consistent with the applicable General Plan Goals and Policies for Item 28c of the Initial Study Assessment Guidelines? | X | | | | X | | | |

Impact Discussion:

28c-1. This project will be required to satisfy VC Fire Protection District regulations for fire flow and water in storage. The Conditions of Approval of the requested CUP will include the requirement for the Permittee to demonstrate prior to the onset of operations to the satisfaction of the VCFPD that adequate fire flow is available to serve the facility.

28c-2. This project meets the goals and policies of the general plan.

Mitigation/Residual Impact(s)

Residual impacts would be less than significant. No mitigation measures are required.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|--|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 29a. Waste Treatment & Disposal Facilities - Individual Sewage Disposal Systems (EHD) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| 1) Comply with applicable state and local requirements as set forth in Section 29a of the Initial Study Assessment Guidelines? | X | | | | X | | | |
| 2) Be consistent with the applicable General Plan Goals and Policies for Item 29a of the Initial Study Assessment Guidelines? | X | | | | X | | | |

Impact Discussion:

29a-1. The proposed project will not utilize an onsite wastewater treatment system. The project will not have any project-specific or cumulative impacts related to an onsite wastewater treatment system. Standard conditions will be included in the CUP to ensure portable toilets are operated and serviced in a safe and sanitary manner.

29a-2. Proposed project is consistent with the General Plan for Item 29a of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s)

No impact identified. No mitigation measures are required.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|--|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 29b. Waste Treatment & Disposal Facilities - Sewage Collection/Treatment Facilities (EHD) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| 1) Comply with applicable state and local requirements as set forth in Section 29b of the Initial Study Assessment Guidelines? | X | | | | X | | | |
| 2) Be consistent with the applicable General Plan Goals and Policies for Item 29b of the Initial Study Assessment Guidelines? | X | | | | X | | | |

Impact Discussion:

29b-1. The proposed project will not require a connection to a sewer collection facility. The project will not have any project-specific or cumulative impacts to a sewage collection facility. Standard conditions will be included in the CUP to ensure portable toilet are operated and serviced in a safe and sanitary manner.

29b-2. The proposed project will not require connection to a sewage collection facility and is consistent with the General Plan for Item 29b of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s)

No impact identified. No mitigation measures are required.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|--|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 29c. Waste Treatment & Disposal Facilities - Solid Waste Management (PWA) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| 1) Have a direct or indirect adverse effect on a landfill such that the project impairs the landfill's disposal capacity in terms of reducing its useful life to less than 15 years? | X | | | | X | | | |
| 2) Be consistent with the applicable General Plan Goals and Policies for Item 29c of the Initial Study Assessment Guidelines? | X | | | | X | | | |

Impact Discussion:

29c-1. The proposed paintball and mud run event facility would not have a direct or indirect adverse effect on the landfills. The minimal waste associated with attendees at these temporary events will not reduce the useful life of the landfill to less than 15 years.

29c-2. Proposed project is consistent with the General Plan for Item 29c of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s)

No impact identified. No mitigation measures are required.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|--|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 29d. Waste Treatment & Disposal Facilities - Solid Waste Facilities (EHD) | | | | | | | | |
| Will the proposed project: | | | | | | | | |

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|--|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 1) Comply with applicable state and local requirements as set forth in Section 29d of the Initial Study Assessment Guidelines? | X | | | | X | | | |
| 2) Be consistent with the applicable General Plan Goals and Policies for Item 29d of the Initial Study Assessment Guidelines? | X | | | | X | | | |

Impact Discussion:

29d-1. Pursuant to the IWMD’s factors determining the significance of project impacts to solid waste facilities within Ventura County, any discretionary development project generating solid waste will impact the County’s remaining solid waste disposal capacity. Additionally, as required by California Public Resources Code (PRC) 41701, Ventura County’s Countywide Siting Element (CSE), adopted in June of 2001 and updated annually, confirms Ventura County has at least 15 years of disposal capacity available for waste generated by in-County projects. Therefore, because the County currently exceeds the minimum disposal capacity required by state PRC, no individual project should have a significant impact upon remaining Ventura County solid waste disposal capacity.

29d-2. Proposed project is consistent with the General Plan for Item 29d of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s)

No impact identified. No mitigation measures are required.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|-----------------------------------|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 30. Utilities | | | | | | | | |
| Will the proposed project: | | | | | | | | |

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|---|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| a) Individually or cumulatively cause a disruption or re-routing of an existing utility facility? | X | | | | X | | | |
| b) Individually or cumulatively increase demand on a utility that results in expansion of an existing utility facility which has the potential for secondary environmental impacts? | X | | | | X | | | |
| c) Be consistent with the applicable General Plan Goals and Policies for Item 30 of the Initial Study Assessment Guidelines? | X | | | | X | | | |

Impact Discussion:

30a. 30a., 30b., and 30c. Electrical service would be provided by Southern California Edison. The proposed project would not increase demand on the electrical utility that results in expansion of an existing electric utility facility. The proposed project would not have adverse impacts on utility facilities, and it would be consistent with the General Plan Goals and Policies that pertain to item 30.

Mitigation/Residual Impact(s)

Residual impacts would be less than significant. No mitigation measures are required.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|---|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 31a. Flood Control Facilities/Watercourses - Watershed Protection District (WPD) | | | | | | | | |
| Will the proposed project: | | | | | | | | |

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|---|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 1) Either directly or indirectly, impact flood control facilities and watercourses by obstructing, impairing, diverting, impeding, or altering the characteristics of the flow of water, resulting in exposing adjacent property and the community to increased risk for flood hazards? | | X | | | | X | | |
| 2) Be consistent with the applicable General Plan Goals and Policies for Item 31a of the Initial Study Assessment Guidelines? | | X | | | | X | | |

Impact Discussion:

31a-1. The proposed project is situated immediately Northwest of South Grimes Canyon Wash, which is a Watershed Protection jurisdictional redline channel. No direct connections to the WP channel appear to be proposed or indicated on the applicant's submitted materials.

This proposed project would not increase the amount of impervious surface which is beneficial for stormwater infiltration and peak flow to South Grimes Canyon Wash. However, site development, must be implemented in conformance with County of Ventura Public Works Agency, Engineering Services Division, Land Development Services requirements, which state that runoff from the project site will be released at no greater than the existing flow rate and in such manner as to not cause an adverse impact downstream in peak discharge, velocity, or duration.

The proposed project design with the would reduce the direct and indirect project-specific and cumulative impacts to flood control facilities and watercourses. Therefore, the impacts would be less than significant.

31a-2. Proposed project is consistent with the General Plan for Item 31a of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s)

Residual impacts would be less than significant. No mitigation measures are required.

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

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|--|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 31b. Flood Control Facilities/Watercourses - Other Facilities (PWA) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| 1) Result in the possibility of deposition of sediment and debris materials within existing channels and allied obstruction of flow? | | X | | | | X | | |
| 2) Impact the capacity of the channel and the potential for overflow during design storm conditions? | | X | | | | X | | |
| 3) Result in the potential for increased runoff and the effects on Areas of Special Flood Hazard and regulatory channels both on and off site? | | X | | | | X | | |
| 4) Involve an increase in flow to and from natural and man-made drainage channels and facilities? | | X | | | | X | | |
| 5) Be consistent with the applicable General Plan Goals and Policies for Item 31b of the Initial Study Assessment Guidelines? | | X | | | | X | | |

Impact Discussion:

31b-1 through 31b-4. The proposed project is situated immediately Northwest of South Grimes Canyon Wash, which is a Watershed Protection jurisdictional redline channel. No direct connections to the WP channel appear to be proposed or indicated on the applicant's submitted materials.

This proposed project would not increase the amount of impervious surface which is beneficial for stormwater infiltration and peak flow to South Grimes Canyon Wash. However, site development, must be implemented in conformance with the County of Ventura Public Works Agency, Engineering Services Division, Land Development Services requirements, which state that runoff from the project site will be released at no greater than the existing flow rate and in such manner as to not cause an adverse impact downstream in peak discharge, velocity, or duration.

The proposed project design reduces the direct and indirect project-specific and cumulative impacts to flood control facilities and watercourses. Therefore, the impacts would be less than significant.

31b-5. Proposed project is consistent with the General Plan for Item 31b of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s)

Residual impacts would be less than significant. No mitigation measures are required.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|--|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 32. Law Enforcement/Emergency Services (Sheriff) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| a) Have the potential to increase demand for law enforcement or emergency services? | X | | | | X | | | |
| b) Be consistent with the applicable General Plan Goals and Policies for Item 32 of the Initial Study Assessment Guidelines? | X | | | | X | | | |

Impact Discussion:

32a. According to the Ventura County Initial Study Assessment Guidelines, the project is not a use that could generate a potentially significant increase in demand for law enforcement or emergency services. Therefore, the proposed project has no project-specific or cumulative impacts related to law enforcement and emergency services.

32b. Proposed project is consistent with the General Plan for Item 32 of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s)

No impact identified. No mitigation measures are required.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|--|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 33a. Fire Protection Services - Distance and Response (VCFPD) | | | | | | | | |

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|--|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| Will the proposed project: | | | | | | | | |
| 1) Be located in excess of five miles, measured from the apron of the fire station to the structure or pad of the proposed structure, from a full-time paid fire department? | | X | | | | X | | |
| 2) Require additional fire stations and personnel, given the estimated response time from the nearest full-time paid fire department to the project site? | | X | | | | X | | |
| 3) Be consistent with the applicable General Plan Goals and Policies for Item 33a of the Initial Study Assessment Guidelines? | | X | | | | X | | |

Impact Discussion:

33a-1. The proposed project would have a less than significant impact on response time. Distance from full time, paid fire station is within a reasonable distance for response within acceptable time frame. Therefore, the project is expected to have less than significant project-specific and cumulative impacts on distance and response time.

33a-2. The proposed project would not require additional fire stations or personnel. The nearest Fire Station to the project site is Ventura County Fire station #42 and response time and personnel are adequate.

33a-3. Proposed project is consistent with the General Plan for Item 33a of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s)

Residual impacts would be less than significant. No mitigation measures are required.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|---|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 33b. Fire Protection Services – Personnel, Equipment, and Facilities (VCFPD) | | | | | | | | |
| Will the proposed project: | | | | | | | | |

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|---|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 1) Result in the need for additional personnel? | | X | | | | X | | |
| 2) Magnitude or the distance from existing facilities indicate that a new facility or additional equipment will be required? | | X | | | | X | | |
| 3) Be consistent with the applicable General Plan Goals and Policies for Item 33b of the Initial Study Assessment Guidelines? | | X | | | | X | | |

Impact Discussion:

33b-1 and 33b-2. The Ventura County Fire Protection District determined that the proposed project does not require additional personnel or equipment. There are no proposed structures and the project site is essentially a large playfield area. A significant rise in call volume to this site is not anticipated based upon the type of business proposed. Therefore, the project is expected to have less than significant project-specific and cumulative impacts on personnel and equipment.

33b-3. Proposed project is consistent with the General Plan for Item 33b of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s)

Residual impacts would be less than significant. No mitigation measures are required.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|---|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 34a. Education – Schools | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| 1) Substantially interfere with the operations of an existing school facility? | X | | | | X | | | |
| 2) Be consistent with the applicable General Plan Goals and Policies for Item 34a of the Initial Study Assessment Guidelines? | X | | | | X | | | |

Impact Discussion:

34a-1. and 34a-2. The proposed paintball and mud run event facility is non-residential in nature. According to the ISAGs, non-residential projects would not have an impact on the demand for schools. In addition, because the proposed non-residential project is not located adjacent to a school (no school is located within one mile of the proposed project), it would not interfere with the operations of an existing school. County policies related to schools do not apply. The project is located within the Moorpark Unified School District (MUSD). Furthermore, the proposed project is not located adjacent to any school facilities and will not have any impact on school facilities or operations. Therefore, the proposed project will not have project-specific or cumulative impacts on schools.

Mitigation/Residual Impact(s)

No impact identified. No mitigation measures are required.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|---|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 34b. Education - Public Libraries (Lib. Agency) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| 1) Substantially interfere with the operations of an existing public library facility? | X | | | | | | | |
| 2) Put additional demands on a public library facility which is currently deemed overcrowded? | X | | | | | | | |
| 3) Limit the ability of individuals to access public library facilities by private vehicle or alternative transportation modes? | X | | | | | | | |
| 4) In combination with other approved projects in its vicinity, cause a public library facility to become overcrowded? | | | | | X | | | |
| 5) Be consistent with the applicable General Plan Goals and Policies for Item 34b of the Initial Study Assessment Guidelines? | X | | | | X | | | |

Impact Discussion:

34b-1., 34b-2., 34b-3., 34b-4., and 34b-5. The proposed paintball and mud run event facility project is non-residential in nature. According to the ISAGs, non-residential projects would not have an impact on the demand for public libraries. In addition, the proposed project would not be located adjacent to a public library facility (no libraries are located within one mile of the project). The proposed project would not substantially interfere with the operations of an existing public library facility, put additional demands on a public library facility which is currently deemed overcrowded, or limit the ability of individuals to access public library facilities. County policies related to public libraries do not apply.

Mitigation/Residual Impact(s)

No impact identified. No mitigation measures are required.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|--|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 35. Recreation Facilities (GSA) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| a) Cause an increase in the demand for recreation, parks, and/or trails and corridors? | X | | | | X | | | |
| b) Cause a decrease in recreation, parks, and/or trails or corridors when measured against the following standards: <ul style="list-style-type: none"> Local Parks/Facilities - 5 acres of developable land (less than 15% slope) per 1,000 population; Regional Parks/Facilities - 5 acres of developable land per 1,000 population; or, Regional Trails/Corridors - 2.5 miles per 1,000 population? | X | | | | X | | | |
| c) Impede future development of Recreation Parks/Facilities and/or Regional Trails/Corridors? | X | | | | X | | | |
| d) Be consistent with the applicable General Plan Goals and Policies for Item 35 of the Initial Study Assessment Guidelines? | X | | | | X | | | |

Impact Discussion:

35a-35c. The proposed project would not result in an increase in population within the Moorpark area, thereby creating a new demand for parks, trails, or other recreational facilities. Although Happy Camp Canyon Park is located within five miles of the project site, the proposed project does not involve development that could adversely interfere with the use or development of the park. Finally, there are no trails located within the vicinity of the project site with which the proposed project could interfere. Therefore, the proposed project would not have any project-specific or cumulative impacts to local or regional parks, trails, or other recreational facilities.

35d. The proposed project would be consistent with the applicable General Plan Goals and Policies for Item 35.

Mitigation/Residual Impact(s)

No impact identified. No mitigation measures are required.

Topics Not Covered by County Initial Study Assessment Guidelines: State CEQA Guidelines Topics

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|---|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 37. Energy | | | | | | | | |
| Would the project: | | | | | | | | |
| a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | X | | | | X | | | |
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | X | | | | X | | | |

Impact Discussion:

37a and 37b. The proposed project is a request for the continued operation and expansion of a paintball/airsoft facility and the addition of a periodic mud run event area. The project does not include any permanent construction or development and would be used during daylight hours only. The proposed project would not result in significant energy useage.

The policies and programs of the Ventura County 2040 General Plan do not compel privately-initiated discretionary development to comply with specific renewable energy or energy efficiency standards or requirements. Therefore, the proposed project would not result in potentially significant environmental effects due to the wasteful, inefficient, or unnecessary consumption of energy or conflict with a known local renewable or energy efficiency plan. Impacts are considered to be less than significant.

Mitigation/Residual Impact(s)

No impact identified. No mitigation measures are required.

| Issue (Responsible Department) * | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|--|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 38. Wildfire | | | | | | | | |
| If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project: | | | | | | | | |

| Issue (Responsible Department) * | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|--|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan? | X | | | | X | | | |
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? | X | | | | X | | | |
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | X | | | | X | | | |
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | X | | | | X | | | |

Impact Discussion:

38a. through 38d. The proposed project site is not located within any State Responsibility Areas or Fire Hazard Severity Zones. The VCFPD has reviewed the project and determined that it is not located within a high fire hazard area and that the project would be located within five miles of the nearest fire station. In addition, the project will be conditioned to have adequate fire flow at the project site and adequate access for emergency vehicles. Furthermore, the VCFPD determined that the proposed project would not cause adverse fire-related impacts and that it would be consistent with the applicable 2040 General Plan fire-related goals and policies. Finally, the project would not expose people or structures to risk related to downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

Mitigation/Residual Impact(s)

No impact identified. No mitigation measures are required.

***Key to the agencies/departments that are responsible for the analysis of the items above:**

| | | |
|-------------------------------------|---------------------------------------|---|
| Airports - Department Of Airports | AG. - Agricultural Department | VCAPCD - Air Pollution Control District |
| EHD - Environmental Health Division | VCFPD - Fire Protection District | GSA - General Services Agency |
| Harbors - Harbor Department | Lib. Agency - Library Services Agency | Plng. - Planning Division |
| PWA - Public Works Agency | Sheriff - Sheriff's Department | WPD – Watershed Protection District |

****Key to Impact Degree of Effect:**

N – No Impact
LS – Less than Significant Impact
PS-M – Potentially Significant but Mitigable Impact
PS – Potentially Significant Impact

Section C – Mandatory Findings of Significance

| Based on the information contained within Section B: | | |
|--|-----|----------|
| | Yes | No |
| 1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? | | X |
| 2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future). | | X |
| 3. Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effect of other current projects, and the effect of probable future projects. (Several projects may have relatively small individual impacts on two or more resources, but the total of those impacts on the environment is significant.) | | X |
| 4. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? | | X |

Findings Discussion:

1. As stated in Section B, above, the proposed project would be located in an area that is heavily altered from natural conditions due to previous authorized use of a commercial egg processing facility and there is no suitable habitat for special status plants or wildlife species to occur. No historical or archaeological resources have been identified on the project site. Therefore, the proposed project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.
2. As stated in Section B, above, the proposed project has the potential to result in impacts related to safety/design of roads or intersections. In response, the Permittee must prepare and implement a Traffic Control Plan and Encroachment

Permit as approved by the County Public Works Agency and Caltrans. With the implementation of this mitigation measure, the proposed project would not be incompatible with Transportation & Circulation-Roads and Highways-Safety and Design of Public Roads. No other significant impacts to long-term environmental goals were identified by County staff.

3. For applicable environmental issues in Section B, Planning staff utilized the list method to evaluate the combined effects of the proposed project with related effects of pending and recently approved projects (Table 1 of Section A, above).

Planning staff also utilized the plan approach by relying on the Program EIR for the Ventura County 2040 General Plan, which was certified in September of 2020. As described throughout this Initial Study, the proposed project would be consistent with the County's General Plan. Thus, the proposed development has already been reviewed for potential cumulative impacts at a programmatic level.

Staff determined that when considered with other past, present, or probable future projects, the proposed project would not have any cumulatively considerable effects.

4. No environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly have been identified that would result from project implementation.

Section D – Determination of Environmental Document

Based on this initial evaluation:

| | |
|-----|--|
| [] | I find the proposed project could not have a significant effect on the environment, and a Negative Declaration should be prepared. |
| [X] | I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measure(s) described in Section B of the Initial Study will be applied to the project. A Mitigated Negative Declaration should be prepared. |
| [] | I find the proposed project, individually and/or cumulatively, MAY have a significant effect on the environment and an Environmental Impact Report (EIR) is required.* |
| [] | I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An Environmental Impact Report is required, but it must analyze only the effects that remain to be addressed.* |
| [] | I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or Negative Declaration pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required. |

Thomas Chaffee

9/29/2022

Thomas Chaffee, Planner

Date

Attachments:

Attachment 1 – Aerial Location Maps

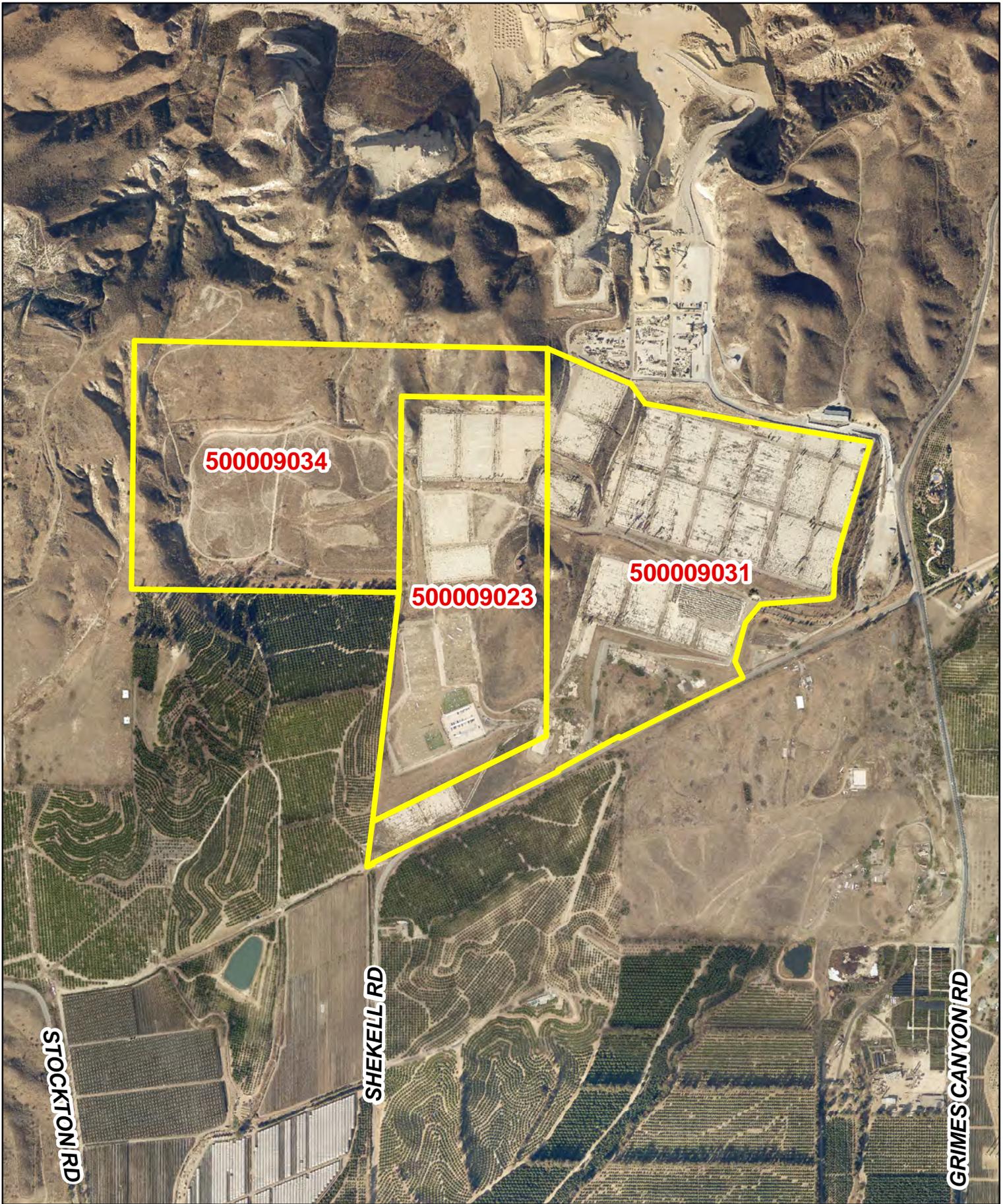
Attachment 2 – Project Plans

Attachment 3 – Map of Pending and Recently Approved Projects Used in the Cumulative Impacts Analysis

Attachment 4 – Works Cited

Attachment 5 – Previous ND adopted by BOS 11.20.12

Attachment 6 – Traffic Study prepared 04.28.22



500009034

500009023

500009031

STOCKTON RD

SHEKELL RD

GRIMES CANYON RD





Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map created on 09-21-2022

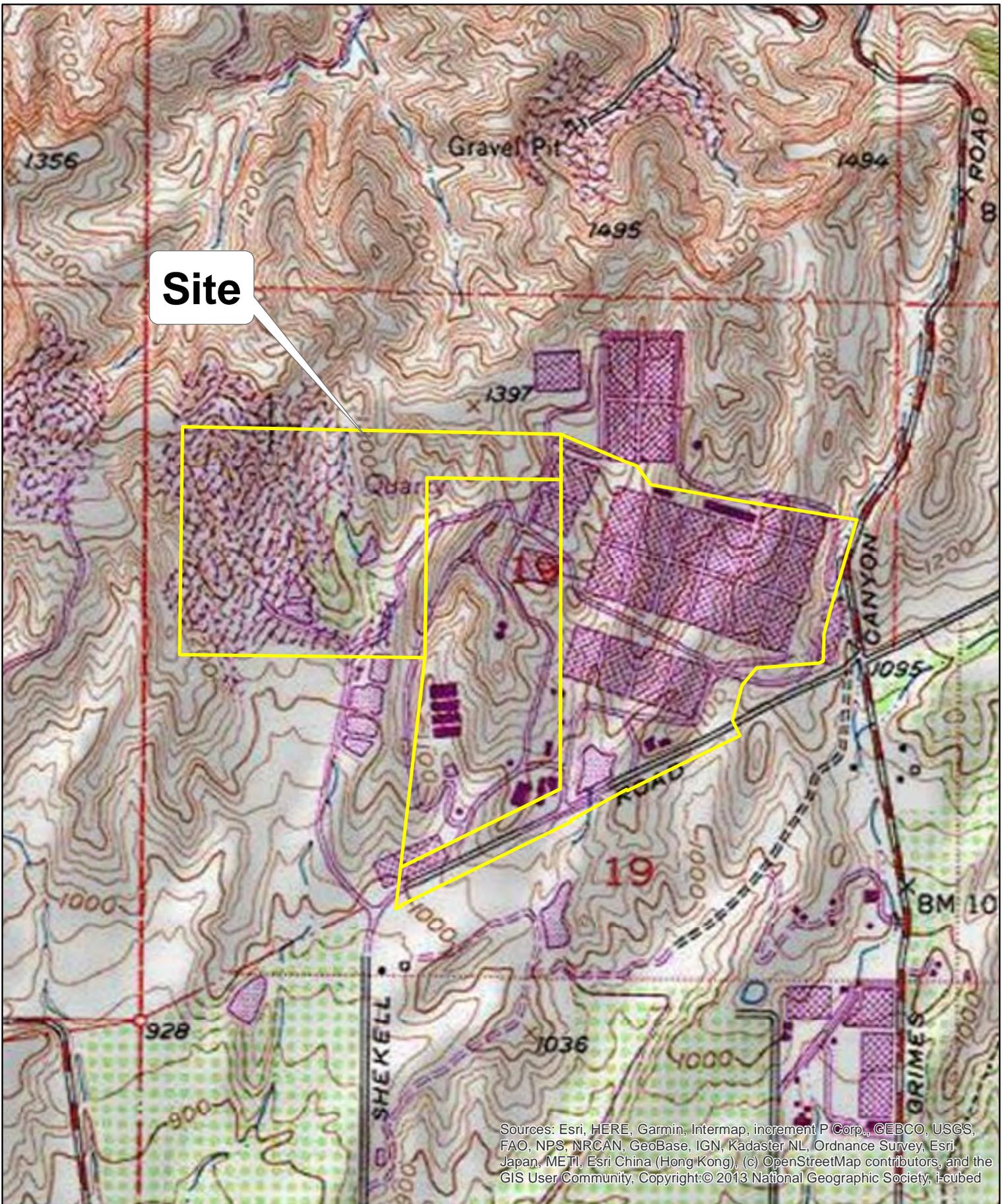


**County of Ventura
Planning Director Hearing
PL21-0091
Location Map**



Disclaimer: This Map was created by the Ventura County Resource Management Agency, Mapping Services - GIS which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.





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County of Ventura
Resource Management Agency
GIS Development & Mapping Services
Map created on 09-21-2022
Source: Moorpark U.S.G.S.
7.5 Minutes Quadrangle
Contour Interval = 20 ft



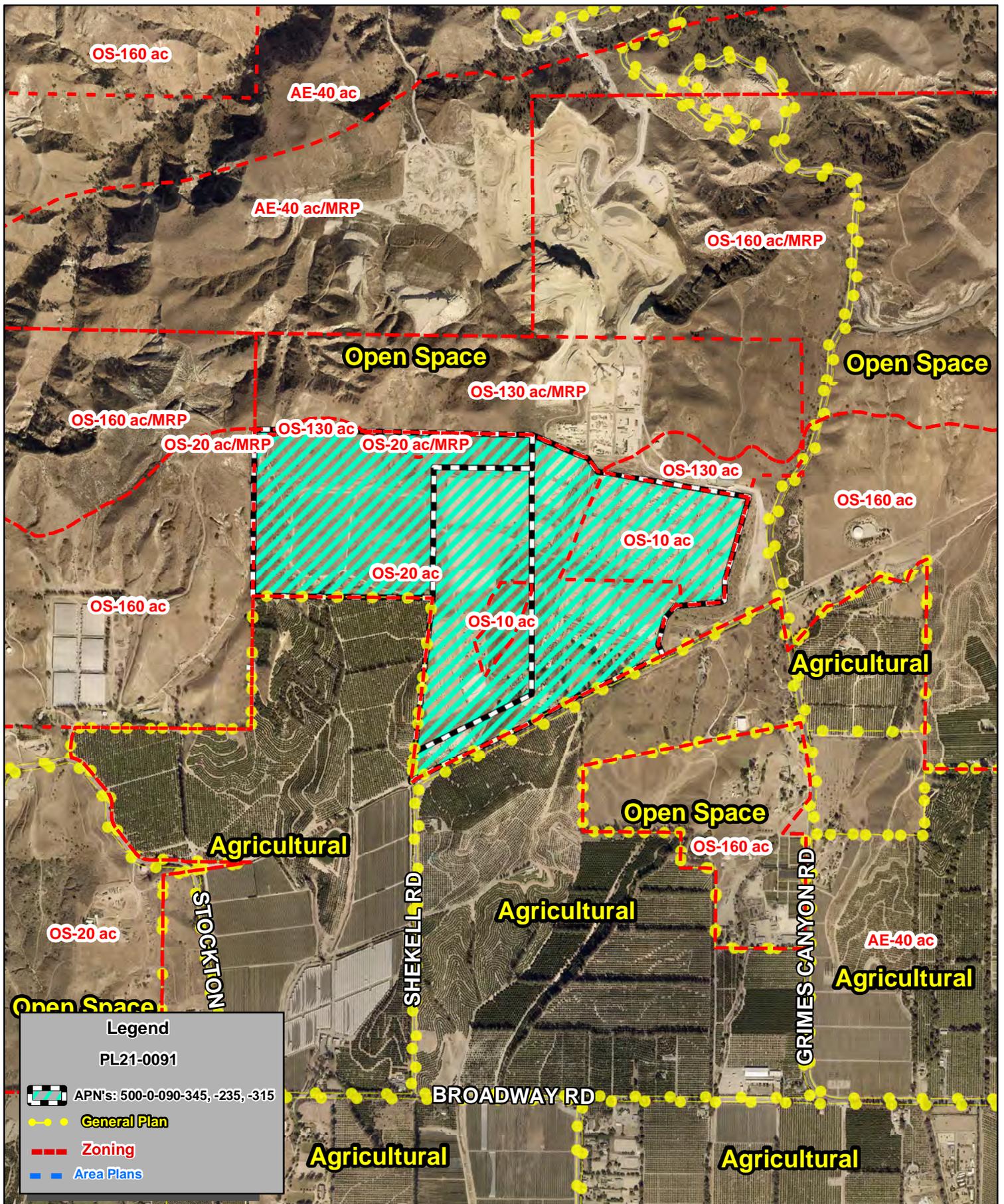
County of Ventura
Planning Director Hearing
PL21-0091
Topo Map

0 500 1,000 Feet



Disclaimer: This Map was created by the Ventura County Resource Management Agency, Mapping Services - GIS which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.





Ventura County, California
 Resource Management Agency
 GIS Development & Mapping Services
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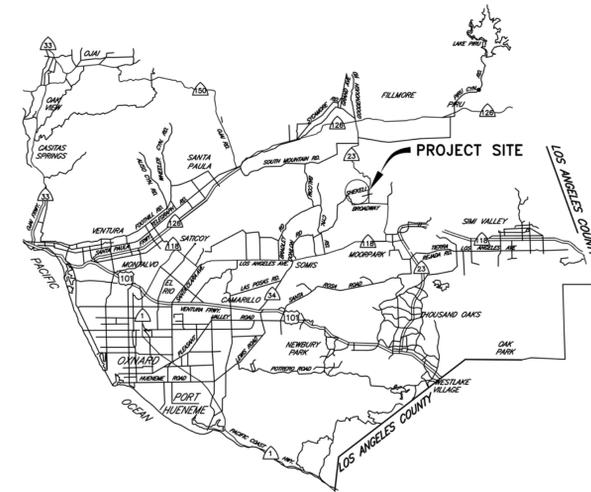
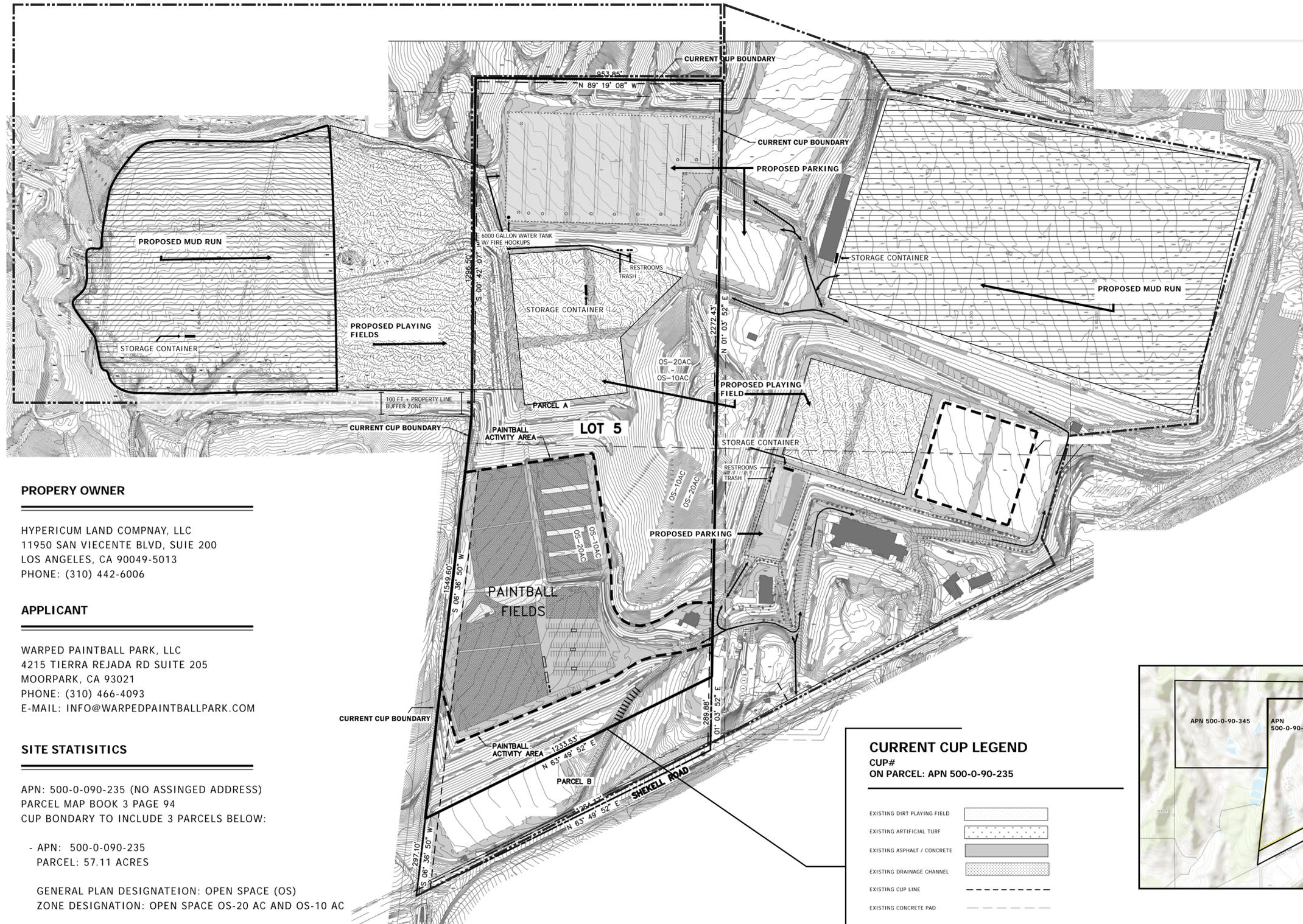


County of Ventura
 Planning Director Hearing
 PL21-0091
 General Plan & Zoning Map

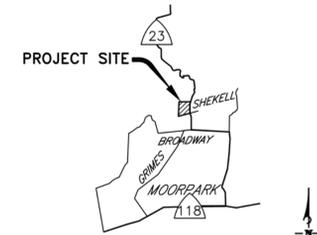


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LOCATION MAP
N.T.S.



VICINITY MAP
N.T.S.

PROPERTY OWNER

HYPERICUM LAND COMPNY, LLC
11950 SAN VICENTE BLVD, SUITE 200
LOS ANGELES, CA 90049-5013
PHONE: (310) 442-6006

APPLICANT

WARPED PAINTBALL PARK, LLC
4215 TIERRA REJADA RD SUITE 205
MOORPARK, CA 93021
PHONE: (310) 466-4093
E-MAIL: INFO@WARPEDPAINTBALLPARK.COM

SITE STATISTICS

APN: 500-0-090-235 (NO ASSINGED ADDRESS)
PARCEL MAP BOOK 3 PAGE 94
CUP BONDARY TO INCLUDE 3 PARCELS BELOW:

- APN: 500-0-090-235
PARCEL: 57.11 ACRES

GENERAL PLAN DESIGNATEION: OPEN SPACE (OS)
ZONE DESIGNATION: OPEN SPACE OS-20 AC AND OS-10 AC

- APN: 500-0-090-315
PARCEL AREA: 90.73 ACRES

GENERAL PLAN DESIGNATEION: OPEN SPACE (OS)
ZONE DESIGNATION: OPEN SPACE OS-20 AC AND OS-10 AC

- APN: 500-0-090-345
PARCEL AREA: 79 ACRES

GENERAL PLAN DESIGNATEION: OPEN SPACE (OS)
ZONE DESIGNATION: OPEN SPACE OS-20 AC AND OS-10 AC

PROPOSED CUP LEGEND

| | |
|------------------------------|--|
| PROPOSED DIRT MUD RUN COURSE | |
| PROPOSED PARKING | |
| PROPOSED PLAYING FIELD | |

CURRENT CUP LEGEND

CUP#
ON PARCEL: APN 500-0-90-235

| | |
|-----------------------------|--|
| EXISTING DIRT PLAYING FIELD | |
| EXISTING ARTIFICIAL TURF | |
| EXISTING ASPHALT / CONCRETE | |
| EXISTING DRAINAGE CHANNEL | |
| EXISTING CUP LINE | |
| EXISTING CONCRETE PAD | |
| EXISTING PROPERTY LINE | |
| EXISTING SETBACK LINE | |
| EXISTING FLOWLINE | |

SETBACKS

FRONT: 20 FEET
SIDE: 10 FEET
REAR: 15 FEET

MAXIMUM PERCENTAGE OF BUILDING COVERAGE: 5% OF LOT AREA

EXISTING THREE (3) STORAGE CONTAINERS (40'X10')
PROPOSED THREE (3) ADDITIONAL STORAGE CONTAINERS (40'X10')

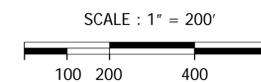
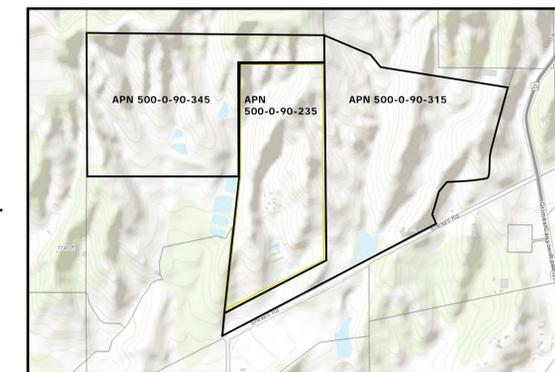
PERMITTED USES IN OPEN SPACE

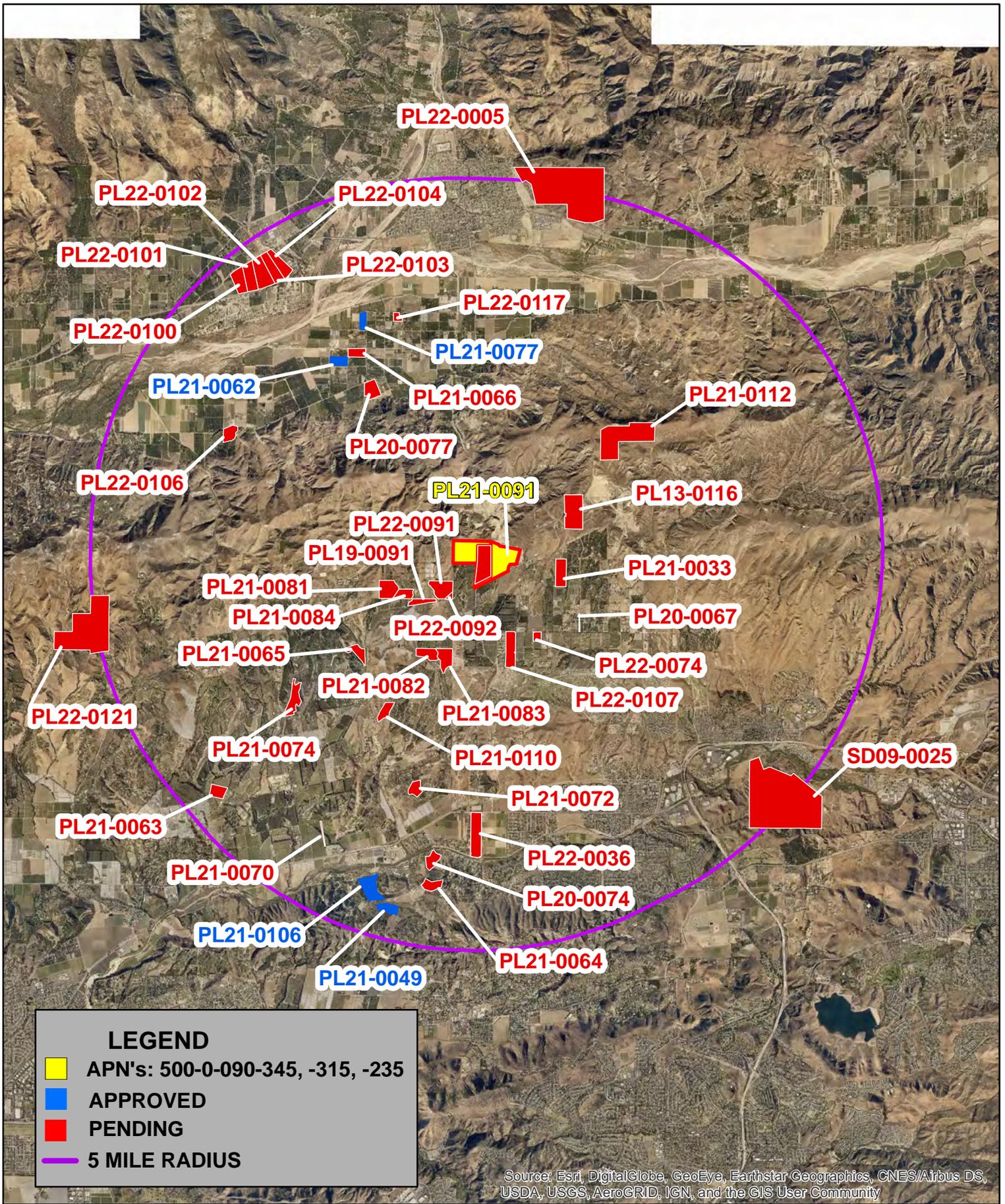
VENTRUA COUNTY NON-COSTAL ORDINANCE SECTION 8105-4 PERMITTED USE IN OPEN SPACE:

PERIODIC OUTDOOR SPORTING EVENTS IS AN APPROVED USE WITH A DIRECTOR-APPROVED CONDITIONAL USE PERMIT.

TEMPORARY (WEEKEND USE) PARKING AREA:

EXISTING NUMBER OF PARKING SPACES: 130
PROPOSED ADDITIONAL PARKING SPACES: 675





LEGEND

- APN's: 500-0-090-345, -315, -235
- APPROVED
- PENDING
- 5 MILE RADIUS

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Attachment 4 – Works Cited

Conditional Use Permit, Case No. PL21-0091

Ventura County Resource Management Agency (2022). Geographic Information System Viewer.

Ventura County Resource Management Agency, Planning Division (February 2022). Ventura County Non-Coastal Zoning Ordinance.

Ventura County Resource Management Agency, Planning Division (February 2022). Ventura County 2040 General Plan.

Ventura County Resource Management Agency, Environmental Health Division (December 2021). Environmental health review by Ashley Kennedy.

Ventura County Resource Management Agency, Planning Division (April 26, 2011). Initial Study Assessment Guidelines.

Ventura County Agricultural Commissioner (December 2021). Agricultural resource review by Alec Thille.

Ventura County Air Pollution Control District (December 2021). Air quality review by Nicole Collazo.

Ventura County Fire Protection District (August 2021). Fire Protection review by Sydney Molinar.

Ventura County Public Works Agency, Development and Inspection Services Division (July 2021). Grading review by Ben Fischetti.

Ventura County Public Works Agency, Development and Inspection Services Division (July 2021). Geology review by Jim O'Tousa.

Ventura County Public Works Agency, Integrated Waste Management Division (November 2021). Waste management review by Tobie Mitchell

Ventura County Public Works Agency, Roads and Transportation Department (September 2020). Roads and transportation review by Darren Arrieta.

Ventura County Public Works Agency, Watershed Protection District (September 2020). Jurisdictional drainage and floodplain drainage review by Dawn Stidham-Husted.

**Ventura County Public Works Agency, Watershed Protection District,
Groundwater Section (October 2021).** Groundwater review by James Maxwell.

**Ventura County Public Works Agency, Watershed Protection District, Surface
Water Quality Section (September 2020).** Surface water quality review by Ewelina
Mutkowska.



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Since 1978

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Scott A. Schell

April 28, 2022

21037L04

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Warped Paintball Park
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Moorpark, CA 930021

TRAFFIC STUDY FOR THE WARPED PAINTBALL PARK CONDITIONAL USE PERMIT MODIFICATION APPLICATION - VENTURA COUNTY

Associated Transportation Engineers (ATE) has prepared the following traffic study for the Warped Paintball Park Conditional Use Permit (CUP) Modification Application Permit (the "Project"), located in the unincorporated Ventura County area north of the City of Moorpark. Comments made by Ventura County staff have been incorporated into the revised traffic study.

PROJECT DESCRIPTION

Warped Paintball Park is located at 8643 Shekell Road. The Park is currently allowed to host 104 events (days) per year (92 events on weekends and the remaining 12 events on holidays and or weekdays by reservation only) with a maximum guest occupancy of 250 persons and 10 employees between the hours of 9:00 AM to 4:00 PM on Saturday and Sunday. Warped Paintball Park is seeking approval to increase the event guest occupancy to 450 persons (including vendors). In addition to the increased Park guest occupancy, a new event ("Mud Run") with a maximum of 1,000 guests (including 100 vendors) held 12 days per year on Saturday and Sunday between the hours of 7:00 AM to 4:00 PM is proposed as part of the modification request. The Mud Run events will be slotted over three time periods; Morning 7:00 - 10:00 AM; Mid-morning 10:00 - 1:00 PM; and Afternoon 1:00 PM - 4:00 PM); with a maximum of 300 attendees per each time slot. Note that



the Mud Run events would not occur concurrent with the typical weekend Park events. A total of 675 parking space will be provided on-site. Currently, site access is via an existing driveway connection to Shekell Road. The attached Figure 1 illustrates the Project site plan. The applicant no longer describes the operation by stating the number of fields. The reason for is field size changes daily based on the number of players in a group. Example: a smaller group of 10 may only use only 10,000 square-feet, while larger groups may use 10 acres for one game. All playing area can be sectioned off by a rope to make it larger or smaller.

PROJECT TRIP GENERATION ESTIMATE

Since the proposed Project is not consistent with any land use categories contained in the Institute of Transportation Engineers (ITE), Trip Generation, 11th Edition or the San Diego Association of Governments (SANDAG), San Diego Traffic Generators, trip generation estimates were developed for the Project based on operational data provided by the applicant for the Project. The data provided for the site operations is summarized below.

Existing Park Operations:

Employees. The Park is staffed by 10 employees who work Saturday and Sunday, holidays and limited weekdays between the hours of 9:00 AM till the close of business.

Park Guests and Vendors. The park hosts 104 events with 250 guests and vendors per day on weekends (Saturday and Sunday), holidays or weekdays by reservation only. The park guests arrive and depart between the hours of 9:00 AM - 4:00 PM on weekends and holidays. On limited weekdays with reservations, guests arrive and depart between the hours of 10:00 AM and 3:00 PM outside the peak hour commute periods on State Routes 23 and 118. In addition to guests and vendors, there are service deliveries.

Proposed Park Operations:

Employees. The Park will be staffed by 10 employees who work Saturday and Sunday, holidays and limited weekdays between the hours of 9:00 AM till the close of business. *The CUP Modification would result in no change in the number of Park employees or event days.*

Park Guest and Vendors. The Park will host 92 events days with 450 guests and vendors per day on weekends (Saturday and Sunday only) holidays or weekdays by reservation only. The park guests arrive and depart between the hours of 9:00 AM - 4:00 PM on weekends. On limited weekdays with reservations, guest arrive and depart between the hours of 10:00 AM and 3:00 PM outside the weekday AM and PM peak hour commute periods on State Routes 23 and 118. In addition to guest and vendors, there are service deliveries. EMT's will be on site for each Mud Run Event. They are part of the 1000 per day head count. *The CUP Modification would result in an increase in the number of Park guests.*

Mud Run Employees. The Park will be staffed by 10 employees who work weekends between the hours of 7:00 AM till the close of business. Employee commute trips would occur on weekends and holidays. *The CUP Modification would result in no change in the*

number of Park employees or event days.

Mud Run Park Guests and Vendors. The Park will host 12 events days with 1,000 guests and vendors per day Saturday and Sunday only. The Park guests arrive and depart between the hours of 7:00 AM - 4:00 PM on weekends and holidays The Mud Run will be slotted over three time periods; Morning 7:00 - 10:00 AM; Mid-morning 10:00 - 1:00 PM; and Afternoon 1:00 PM - 4:00 PM); with a maximum of 300 attendees per each time slot. In addition to guests and vendors, there are service deliveries. *The CUP Modification would result in 1,000 guest and vendors hosted by the Park for 12 event days a year.*

ATE utilized following methodology to determine the annual average daily trips (AADT) for the CUP. This is the same methodology utilized for the Project’s current CUP and is attached for reference. The methodology assumes a vehicle occupancy of 2 persons per vehicle. The Park’s CUP required an annual log documenting the number of trips including employee, customer, and truck deliveries. However, the data was not collected. The Park has started collecting data and will submit the data to Ventura County moving forward. Recently collected data is attached.

- **AADT = Vehicles per Event X 2 Trips per Vehicle X # of Events per Year/365 Days per Year**

Table 1 presents the trip generation estimates developed for the existing and the proposed Warped Paintball Park based on the operational data presented above.

**Table 1
Project Trip Generation Estimates**

| Land Use | Number | Vehicles Per Event Day | Trips Per Day | Trips Per Year | AADT |
|---|--------------------------------|------------------------|---------------|----------------|--------|
| Existing Park Operation: | | | | | |
| (104 Event Days) | (104 Event Days) | | | | |
| - Employees | 10 per event | 10 | 20 | 2,080 | |
| - Guest and Vendors | 250 per event ^(a) | 125 | 250 | 26,000 | |
| - Service Truck | 1 per 2 events | <u>0.50</u> | <u>1</u> | <u>104</u> | |
| | | 135.5 | 271 | 28,184 | 77.21 |
| Proposed Park Operation: | | | | | |
| (92 Event Days) | (92 Event Days) | | | | |
| - Employees | 10 per event | 10 | 20 | 1,840 | |
| - Guest and Vendors | 450 per event ^(a) | 225 | 450 | 41,400 | |
| - Service Truck | 1 per 2 events | <u>0.50</u> | <u>1</u> | <u>92</u> | |
| | | 235.5 | 471 | 43,332 | 118.71 |
| (12 Mud Run Event Days) | (12 Event Days) | | | | |
| - Employees | 10 per event | 10 | 20 | 240 | |
| - Guest and Vendors | 1,000 per event ^(a) | 500 | 1,000 | 12,000 | |
| - Service Truck | 1 per event | <u>1.0</u> | <u>2</u> | <u>24</u> | |
| | | 511 | 1,022 | 12,264 | 33.60 |
| Total Proposed Park Operation Trip Generation: | | 746 | 1,493 | 55,596 | 152.31 |
| Net Trip Generation Increase: | | | | | 75.10 |

(a) Assumes an average vehicle occupancy of 2.0.

The data presented in Table 1 indicate that the Warped Paintball Park existing operation generates 77.21 AADT. The proposed Warped Paintball Park operation is estimated to generate 152.31 AADT. The CUP Modification will therefore result in a net increase of 75.10 AADT.

SITE ACCESS

As shown on Figure 1, the main entrance to the Park is provided by an existing driveway connection on Shekell Road. Given the existing and forecasted traffic volumes, the Shekell Road/Project driveway intersection will operate acceptably with normal Park event traffic. The Mud Run event will use the existing Park driveway connection on Shekell Road. The Shekell Road driveway will be monitored and controlled by Park staff during Mud Run event days. Mud Run participants will be given directions/map to the Park. On Mud Run event days there will be signage directing participants to the Shekell Road driveway. Signage shall be incorporated into traffic control plan which is pending review/approval for an annual road encroachment permit. With proper traffic control and monitoring by event staff, the Shekell Road driveway would provide adequate site access for Mud Run event traffic.

TRANSPORTATION POLICIES

County of Ventura General Plan Policies

The County's 2040 General Plan Update includes the following policy regarding potential traffic inconsistencies for Project's located within unincorporated areas in the County.

Policy 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 Travels (VMY) under the California Environmental Quality Act pursuant to the methodology and thresholds of significance criteria set forth in the County Initial Study Assessment Guidelines.

Policy CTM-1.2: Projects with Significant Transportation Impacts

County General Plan land use designation changes, zone changes and discretionary development that would cause an individual (i.e. project-specific) or cumulative significant transportation impacts based on Vehicle Miles Travels (VMY) under the California Environmental Quality Act (CEQA) shall be prohibited unless:

1. There are no feasible mitigation measures available that would reduce the impact to a less than significant level; and
2. The County's decision-making body, after balancing as applicable, the economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits of the project against its unavailable transportation impact and other environmental risk, determines that the benefits of the project outweigh the unavoidable adverse environmental impacts and adopt a statement of overriding considerations pursuant to CEQA.

Policy CTM-1.4: Levels of Service (LOS) Evaluation

County General Plan land use designation changes, zone changes shall be evaluated for their individual (i.e. project-specific) or 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 acceptable LOS to function below an acceptable LOS;
- b. Would add traffic to existing roadways within the Regional Road Network or County-maintained roadways that are currently functioning below acceptable LOS; and
- c. Could cause future roads planned for addition within the Regional Road Network or County-maintained roadways to function below and acceptable LOS.
- d. The Level of Service (LOS) evaluation shall be conducted based on methods established by the County.

POTENTIAL CEQA VMT IMPACTS

Recent legislation, Senate Bill 743, requires that a project's potential traffic impacts under the California Environmental Quality Act (CEQA) be evaluated based on a new metric that assesses a project's change in "Vehicle Miles Travelled", rather than the Level of Service metrics used in the past. Vehicle Miles Travelled (VMT) refers to the amount and distance of automobile travel attributable to a project. Other relevant considerations may include the effects of the project on transit and non-motorized travel. For land use projects, vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Cities and counties were required to implement Senate Bill 743 by July 1, 2020. The County of Ventura has adopted VMT thresholds of significance that are consistent with the guidelines published by the State of California, as reviewed below.

CEQA Guidelines. The California Governor's Office of Planning and Research (OPR) published a Technical Advisory on Transportation that includes recommendations regarding assessment of VMT, thresholds of significance, and mitigation measures.¹ The Technical Advisory provides screening tools to determine when a project may have a significant VMT impacts, as follows:

"Many agencies use "screening thresholds" to quickly identify when a project should be expected to cause a less-than-significant impact without conducting a detailed study. (See e.g., CEQA Guidelines, §§ 15063(c)(3)(C), 15128, and Appendix G.) As explained below, this technical advisory suggests that lead agencies may screen out VMT impacts using project size, maps, transit availability, and provision of affordable housing.

Screening Threshold for Small Projects

¹ Technical Advisory on Evaluating Transportation Impacts in CEQA, Governor's Office of Planning and Research, December 2018.

Many local agencies have developed screening thresholds to indicate when detailed analysis is needed. Absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than significant transportation impact."

As shown in Table 1, the Warped Paintball Park CUP Modification is forecast to generate a net increase of 75.10 AADT. Thus, the Project would have a less-than-significant VMT impact based on the new CEQA guidelines (Project would generate less traffic than 110 ADT screening impact threshold for small projects).

POTENTIAL PROJECT TRAFFIC IMPACTS

EXISTING CONDITIONS

Street Network

The project study area is served by a network of freeways, arterial streets and collector streets, as illustrated in Figure 1. The following text provides a brief discussion of the primary components of the study-area street network.

Grimes Canyon Road (State Route 23), located east of the Project site, is a 2-lane Class II/III roadway in the study-area. State Route 23 serves as the primary north-south route between the Cities of Moorpark and Fillmore. Grimes Canyon Road is uncontrolled at Shekell Road. Regional access to the Project site is provided via State Route 23.



Broadway Road (State Route 23), located south of the Project site, is a 2-lane Class II roadway that extends from Stockton Road becoming State Route 23 east of Grimes Canyon Road. Broadway Road serves primarily agricultural and residential land uses. Broadway Road is uncontrolled at Shekell Road. Regional access to the Project site is provided via Broadway Road.

Shekell Road, located adjacent to the Project site, is a 2-lane Class II roadway that extends west from Grimes Canyon Road to Broadway east of Stockton Road. Shekell Road provides direct access to the Project site via an existing driveway connection. Shekell Road serves primarily agricultural land uses. Shekell Road is STOP-sign controlled at Broadway and Grimes Canyon Road (State Route 23).



Existing Traffic Volumes

Figure 2 illustrates the study-area intersections, existing traffic controls and the intersection geometries. Existing Saturday peak hour turning volumes for the two study-area intersections are illustrated on Figure 3. The peak hour turning volumes were collected by ATE in January 22, 2022 in conjunction with this study. The peak hour at the Broadway Road/Shekell Road intersection occurred between 11:00 AM and Noon and at the Grimes Canyon Road/Shekell Road intersection between 3:00 PM and 4:00 PM. Traffic count data is attached for reference. Note that trips generated by the existing Park Saturday operation are contained in the existing traffic volumes collected by ATE. Park vehicle counts are attached for reference.

Existing Baseline Intersection Levels of Service

Because traffic flow on urban arterials is most restricted at intersections, a detailed analysis of traffic flow must examine the operating conditions of critical intersections during peak flow periods. "Levels of Service" (LOS) A through F are used to rate intersection operations.

Intersection levels of service for the study-area intersections were calculated assuming the Existing Saturday traffic volumes illustrated on Figure 3. Worksheets illustrating the calculations are provided in the Technical Appendix. Table 2 list the results of the calculations and existing baseline level of service.

Table 2
Existing Intersection Levels of Service

| Intersection | Jurisdiction | Control | Saturday Peak Hour | |
|---|-----------------|-----------|--------------------|-----|
| | | | Vehicle Delay | LOS |
| Grimes Canyon Rd./Shekell Rd. Northbound Approach Southbound Approach Eastbound Approach Westbound Approach | County/Caltrans | STOP-Sign | 9.4 sec. | A |
| | | | 7.7 sec. | A |
| | | | 8.0 sec. | A |
| | | | 10.0 sec. | A |
| | | | 0.0 sec. | A |
| Broadway Rd./Shekell Rd. Southbound Approach Eastbound Left-Turn | County | STOP-Sign | 8.6 sec. | A |
| | | | 8.9 sec. | A |
| | | | 7.4 sec. | A |

The data presented in Table 3 show that the study-area intersections operate acceptably at LOS A with existing Saturday traffic volumes. In May of 2012, as part of Ventura County Public Works staff review of the existing CUP, staff determined that Park traffic would not have a significant impact on the regional roadway network (Ventura County staff findings attached).

Project Traffic Impacts

The trip generation analysis completed for the Park indicated that the proposed CUP Modification would generate 152.31 AADT. The existing Warped Paintball Park generates 77.21 AADT. The Park CUP Modification would therefore result in a net increase of 75.10 AADT. In addition, the Park CUP Modification would result in 0 AM and 0 PM peak hour trips on weekdays. Because the Park trips occur on weekends and holidays outside the weekday AM and PM peak hour periods, the Park would therefore not impact State Route 23 or 118 during the AM and PM weekday peak hour periods, and thus would not generate significant traffic impacts based on the County's current General Plan policies. During the weekends the estimated peak hour trip generation is 32 peak hour trips (225 vehicles per day/7 hours). The worst-case, due to the overlap of attendees entering and exiting (300 attendees per time slot with an AVO of 2 attendees per vehicle) during the Mud Run event, the estimated peak hour trip generation is 300 peak hour trips (150 vehicles inbound/150 vehicles outbound).

Existing Saturday + Mud Run Event Analysis

As a worst-case analyses ATE evaluated the addition of Mud Run event traffic added to the regional street system. Mud Run event traffic was distributed and assigned to the Grimes Canyon Road/Shekell Road and Broadway Road/Shekell Road based the traffic patterns exhibited on a typical Saturday operational day. Figure 4 illustrates the Mud Run event trip distribution and assignment. Intersection levels of service for the study-area intersections were calculated assuming the Existing Saturday + Mud Run event (Worst-Case) traffic volumes illustrated on Figure 5. Worksheets illustrating the calculations are provided in the Technical Appendix. Table 3 list the results of the calculations and Existing + Mud Run Event level of service.

Table 3
Existing + Mud Run Event Intersection Levels of Service

| Intersection | Jurisdiction | Control | Saturday Peak Hour | | | |
|---|-----------------|-----------|--------------------|-----|--------------------|-----|
| | | | Existing | | Existing + Mud Run | |
| | | | Vehicle Delay | LOS | Vehicle Delay | LOS |
| Grimes Canyon Rd./Shekell Rd. Northbound Approach Southbound Approach Eastbound Approach Westbound Approach | County/Caltrans | STOP-Sign | 9.4 sec. | A | 9.6 sec. | A |
| | | | 7.7 sec. | A | 8.0 sec. | A |
| | | | 8.0 sec. | A | 8.0 sec. | A |
| | | | 10.0 sec. | A | 11.0 sec. | B |
| | | | 0.0 sec. | A | 0.0 sec. | A |
| Broadway Rd./Shekell Rd. Southbound Approach Eastbound Left-Turn | County | STOP-Sign | 8.6 sec. | A | 8.2 sec. | A |
| | | | 8.9 sec. | A | 9.0 sec. | A |
| | | | 7.4 sec. | A | 7.5 sec. | A |

The data presented in Table 3 show that the study-area intersections would operate acceptably at LOS A with addition of Mud Run event traffic volumes.

COLLISION ANALYSIS

ATE conducted a collision analysis for Grimes Canyon Road (State Route 23) and Broadway Road in order to consider potential safety implications related to the roadway design.

Collision data for the 2 study-area intersections and the Shekell Road and Broadway Road roadway segments were received from the Ventura County. No collision data for the Shekell Road/Project driveway entrance intersection provided. The collision data covers a 5-year period from January 1, 2015 to December 31, 2020 and is attached for review. The following summarizes the collision data for the Broadway Road/Shekell Road intersection, the Grimes Canyon Road (State Route 23)/Shekell Road intersection and the segments of Shekell Road from Broadway Road to Grimes Canyon Road and Broadway from Broadway Road from Stockton Road to Grimes Canyon Road.

Broadway Road/Shekell Road (2-Way STOP-Sign controlled): A total of 1 collision occurred at this intersection during the 5-year period. No collisions occurred on a Saturday during hours when the Park was operational. The collision type by frequency was 1 hit object collision. The contributing factor was unsafe speed.

Grimes Canyon Road/Shekell Road (2-Way STOP-Sign controlled): A total of 2 collisions occurred at this intersection during the 5-year period. One collision occurred on a Saturday during hours when the Park was operational. The collision type by frequency was 1 sideswipe collision and 1 overturned vehicle collision. The contributing factors by frequency were wrong side of road and improper turning.

Shekell Road from Broadway Road to Grimes Canyon Road: A total of 6 collisions occurred along this roadway segment during the 5-year period. Two collisions occurred on a Saturday during hours when the Park was operational. Many of the reported collisions occurred in the vicinity of the intersections at Broadway Road and Grimes Canyon Road. The collision type by

frequency was 4 hit object collisions, 1 overturn vehicle collision, and 1 sideswipe collision. The contributing factors by frequency were 2 unsafe speed, 2 improper turning, 1 driving under the influence, and 1 wrong side of the road.

Broadway Road from Stockton Road to Grimes Canyon Road: A total of 19 collisions (including 1 bicycle) occurred along this roadway segment during the 5-year period. Four collisions occurred on a Saturday, 2 occurred during hours when the Park was operational. Many of the reported collisions occur at the intersections at Grimes Canyon Road, Shekell Road and Stockton Road. The collision type by frequency was 10 hit object collisions, 3 broadside collisions, 3 sideswipe collision, 1 head on collision, 3 hit object collisions, 1 bicycle collision, and 1 overturn vehicle collision. The contributing factors by frequency were 7 improper turning, 6 unsafe speed, 5 right-of-way violations and 1 driving under the influence.

ATE’s review of the collision data determined that the primary causes of the collisions were aggressive (i.e. speeding, improper turning, right-of-way violations) or inattentive driving and driving under the influence. Geometric improvements would not reduce the type of collisions (rear ends, broadsides, sideswipes) reported at the intersections or the roadway segments. A Traffic Control Plan would help reduce potential collisions during event days.

RADAR SPEED SURVEY

An engineering and traffic survey per California Vehicle Code (CVC) Section 627 and as set forth in Chapter 2 of the Caltrans Manual on Uniform Traffic Control Devices (MUTCD) was conducted by Associated Transportation Engineers (ATE). Speed data for traffic traveling (both directions) along Broadway Road at Shekell Road and Grimes Canyon Road at Shekell Road was gathered on January 22, 2022 between 10:00 AM and 12:00 PM and 12:10 PM to 2:10 PM. The speed measurements were made using a calibrated radar unit as noted in the data collection procedures. No unusual conditions were observed during the collection of the radar speed survey. The posted speed limit for Grimes Canyon Road is 45 mph. The speed survey results are summarized in Table 4 below.

**Table 4
Speed Survey Results**

| Roadway Segment | 85 th Percentile Speed | Posted Speed |
|--------------------|-----------------------------------|-----------------|
| Broadway Road | 54 MPH | Unposted 55 MPH |
| Grimes Canyon Road | 56 MPH | 45 MPH |

As shown in Table 4, the 85th percentile speeds on Broadway Road and Grimes Canyon Road are above 45 MPH. Speed can be a contributing factor in collisions. No speed survey data was collected for Shekell Road. The collision data showed that of the 6 collisions reported for Shekell Road only 2 were related to speed and they occurred in 2015 and 2018. No speed related collisions were reported in the past 3 years.

SIGHT DISTANCE ANALYSIS

Sight distances were evaluated to determine if the sight lines along Broadway Road and Grimes Canyon Road (State Route 23) are adequate for turning from Shekell Road. Sight distances were evaluated using the sight distance standards outlined under Topic 405.1(2)(a) in the Caltrans Highway Design Manual (HDM).

Broadway Road/Shekell Road. The intersection is controlled by a Stop-Sign for traffic outbound from Shekell Road. Broadway Road is relatively flat and straight in both directions adjacent to Shekell Road. The unposted speed and floating car surveys found that most vehicles travel at or below 55 MPH adjacent to Shekell Road. The 54 MPH vehicle speeds on Broadway Road requires a Caltrans corner sight distance of 605 feet for drivers turning from Shekell Road. The required stopping sight distance is 500 feet.

Figure 6 (attached) illustrates the driver's view along Broadway Road looking to the east from Shekell Road and Figure 7 (attached) illustrates the driver's view along Broadway Road looking to the west from Shekell Road. The corner sight distance looking west is limited by a bank with vegetation along the north side of Broadway Road and west side of Shekell Road. Thus, the sight distances looking to the west from Shekell Road does not satisfy the Caltrans minimum requirement for 605 feet of corner sight distance. It is recommended that tree limbs and shrubs be maintained so that growth does not block the sight distance looking to the west from Shekel Road. Stopping sight distance east bound and west bound is adequate to satisfy the Caltrans minimum requirement of 500 feet. However, County Public Works staff reviewed the sight distance at the intersection and found it to be adequate (Ventura County staff findings attached).

Grimes Canyon Road/Shekell Road. The intersection is controlled by a Stop-Sign for traffic outbound from Shekell Road. Grimes Canyon Road (State Route 23) is relatively flat and straight in both directions adjacent to Shekell Road. The posted speed limit on Grimes Canyon Road is 45 MPH and the radar surveys found that most vehicles travel at or below 56 MPH adjacent to Shekell Road. The 56 MPH vehicle speeds on Grimes Canyon Road requires a Caltrans corner sight distance of 605 feet for drivers turning from Shekell Road. The required stopping sight distance is 500 feet.

Figure 8 (attached) illustrates the driver's view along Grimes Canon Road looking to the north from Shekell Road and Figure 9 (attached) illustrates the driver's view along Grimes Canyon Road looking to the south from Shekell Road.

The corner sight distance looking to the north is limited by a vertical curve about 650 feet from Shekell Road and the corner sight distance looking to the south is limited by a horizontal curve about 1,600 feet from Shekell Road. Thus, the sight distances looking to the north and south from Shekell Road far exceed the Caltrans minimum requirement for 605 feet of corner sight distance. Stopping sight distance north bound and south bound is adequate to satisfy the Caltrans minimum requirement of 500 feet. As shown on Figures 8 and 9, there is a trees and shrubs located on the west side of Grimes Canyon Road north and south of Shekell Road. It is recommended that the tree limbs and shrubs be maintained so that growth does not block the sight distance looking from Shekell Road. County Public Works staff reviewed the sight distance at the intersection and found it to be adequate (Ventura County staff findings attached).

MUD RUN EVENT TRAFFIC CONTROL

The Project would develop a Traffic Control Plan (TCP) to be approved by Ventura County Public Works staff to manage Mud Run event day traffic. Prior to arrival, Mud Run event participants will be given directions/map to the Park. A field review by ATE staff determined that existing street signs at the intersections of Grimes Canyon Road/Shekell Road and Broadway Road/Shekell Road are small, worn, and hard to read by drivers unfamiliar with the area. Event day signage would help drivers unfamiliar with the Park location. As part of the TCP, advance event day signage would be placed along Grimes Canyon Road and Broadway Road that will alert drivers to approaching turns at Shekell Road from Grimes Canyon Road or Broadway Road depending on the direction of travel. This will require a Caltrans encroachment permit. The Shekell Road driveway will be monitored and controlled by Park staff during the Mud Run event. Inbound and outbound traffic will be directed to/from event parking or event staging areas to/from Shekell Road. With proper traffic control and monitoring by Mud Run event staff, the Shekell Road driveway would provide adequate site access for Mud Run event traffic.



SUMMARY

In May of 2012, as part of Ventura County Public Works staff review of the existing CUP, staff determined that traffic generated by the Warped Paintball Park would not have a significant impact on the regional roadway network. The Park's existing operation under the current CUP generates 77.21 AADT. The proposed Park operation is estimated to generate 152.31 AADT. The CUP Modification will therefore result in a net increase of 75.10 AADT. In addition, the Park would result in 0 AM and 0 PM peak hour trips on weekdays. Because the Park trips occur on weekends and holidays outside the weekday AM and PM peak hour periods, the Park would therefore not impact State Route 23 or 118 during the AM and PM weekday peak hour periods, and thus would not generate significant traffic impacts based on the County's current General Plan policies. During the weekends, the estimated peak hour trip generation is 32 peak hour trips (225 vehicles per day/7 hours). Due to the overlap of attendees (300 attendees per time slot with an AVO of 2 attendees per vehicle) during the Mud Run event, the estimated peak hour trip generation is 300 peak hour trips (150 vehicles inbound/150 vehicles outbound).

ATE's review of the collision data determined that the primary causes of the collisions were aggressive or inattentive driving and driving under the influence. Geometric improvements would not reduce the type of collisions (rear ends, broadsides, sideswipes) reported at the intersections or the roadway segments. The intent of the Traffic Control Plan is to help reduce collisions during event days. The majority of the reported collisions occurred during the weekday when the Park was closed. The corner sight distance looking west at the Broadway Road/Shekell

Road intersection is limited by a bank with vegetation along the north side of Broadway Road and west side of Shekell Road. Thus, the sight distances looking to the west from Shekell Road does not satisfy the Caltrans minimum requirement for 605 feet of corner sight distance. Stopping sight distance east bound and west bound is adequate to satisfy the Caltrans minimum requirement of 500 feet. The corner sight distance at the Grimes Canyon Road/Shekell Road intersection looking to the north is limited by a horizontal curve about 650 feet from Shekell Road and the corner sight distance looking to the south is limited by a vertical curve about 1,600 feet from Shekell Road. Thus, the sight distances looking to the north and south from Shekell Road far exceed the Caltrans minimum requirement for 605 feet of corner sight distance. Stopping sight distance north bound and south bound is adequate to satisfy the Caltrans minimum requirement of 500 feet. It is recommended that the tree limbs and shrubs be maintained at both intersections so that growth does not block the sight distance looking from Shekell Road. County Public Works staff reviewed the sight distance at both intersections and found it to be adequate. The Project would develop a Traffic Control Plan (TCP) to be approved by Ventura County Public Works staff to manage Mud Run event day traffic. As part of the TCP, advance event day signage would be placed along Grimes Canyon Road and Broadway Road that will alert drivers to approaching turns at Shekell Road. This will require a Caltrans encroachment permit.

Associated Transportation Engineers

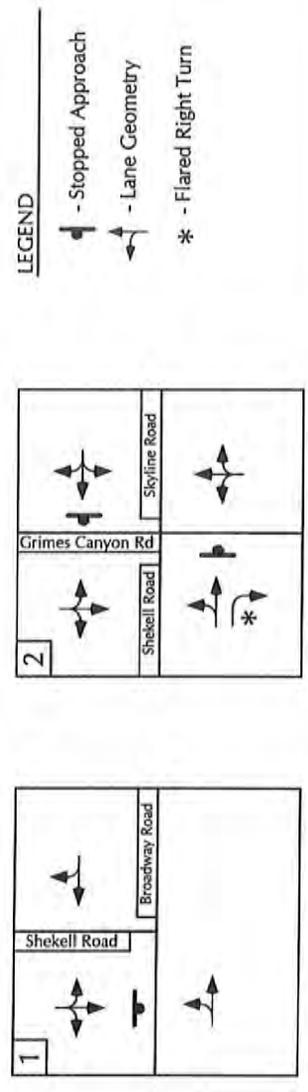
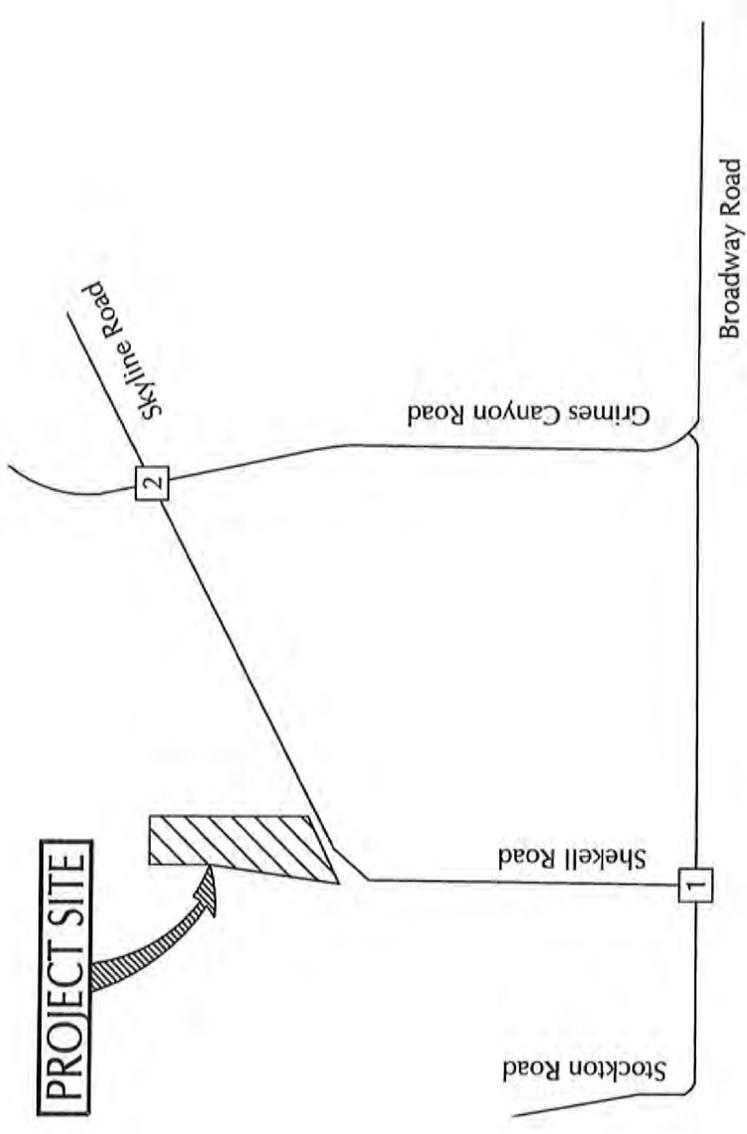


By: Richard L. Pool, P.E.
Principal Engineer



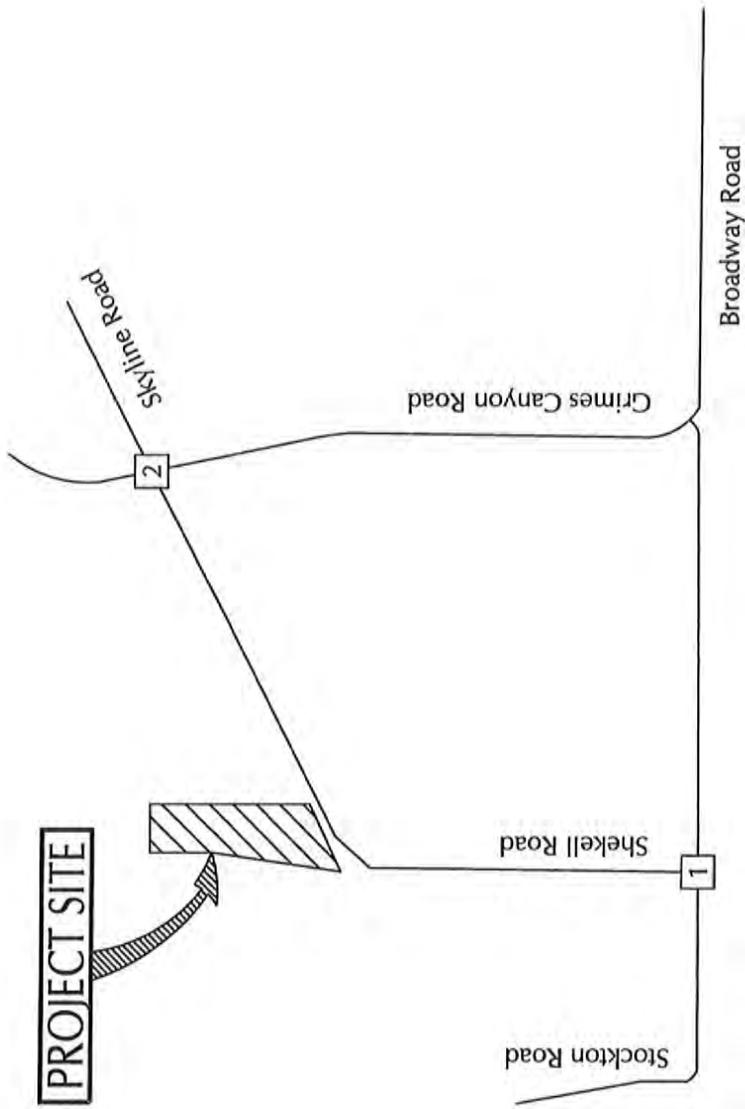
RLP/SAS/DFN

Attachments: Figure 1- Project Site Plan
 Figure 2 - Existing Lane Geometry and Traffic Control
 Figure 3 - Existing Saturday Peak Hour Traffic Volumes
 Figure 4 - Mud Run Event Trip Distribution and Assignment
 Figure 5 - Existing Saturday + Mud Run Event Peak Hour Traffic Volumes
 Figure 6 - Driver's View Looking East on Broadway Road
 Figure 7 - Driver's View Looking West on Broadway Road
 Figure 8 - Driver's View Looking North on Grimes Canyon Road
 Figure 9 - Driver's View Looking South on Grimes Canyon Road
 Existing CUP ADT Calculation Methodology
 LOS Worksheets
 Ventura County Public Works Memorandum May 16, 2012
 January 22, 2022 Park Attendance Data
 Month of April 2022 Park Attendance and Vehicle Count Data
 December 12, 2021 Castaic Mud Run Attendance and Vehicle Count Data
 Traffic Count Data
 Radar Speed Survey Data
 Collision History



EXISTING LANE GEOMETRY AND TRAFFIC CONTROL

FIGURE 2



2

| | | | |
|-----|---|----|---|
| 215 | 0 | 0 | 0 |
| 2 | 0 | 0 | 0 |
| 2 | 0 | 20 | 0 |

Peak Hour 3:00 PM - 4:00 PM

1

| | | | |
|---|----|---|----|
| 6 | 4 | 3 | 60 |
| 3 | 40 | | |

Peak Hour 11:00 AM - 12:00 PM

LEGEND

LXX - Peak Hour Volume

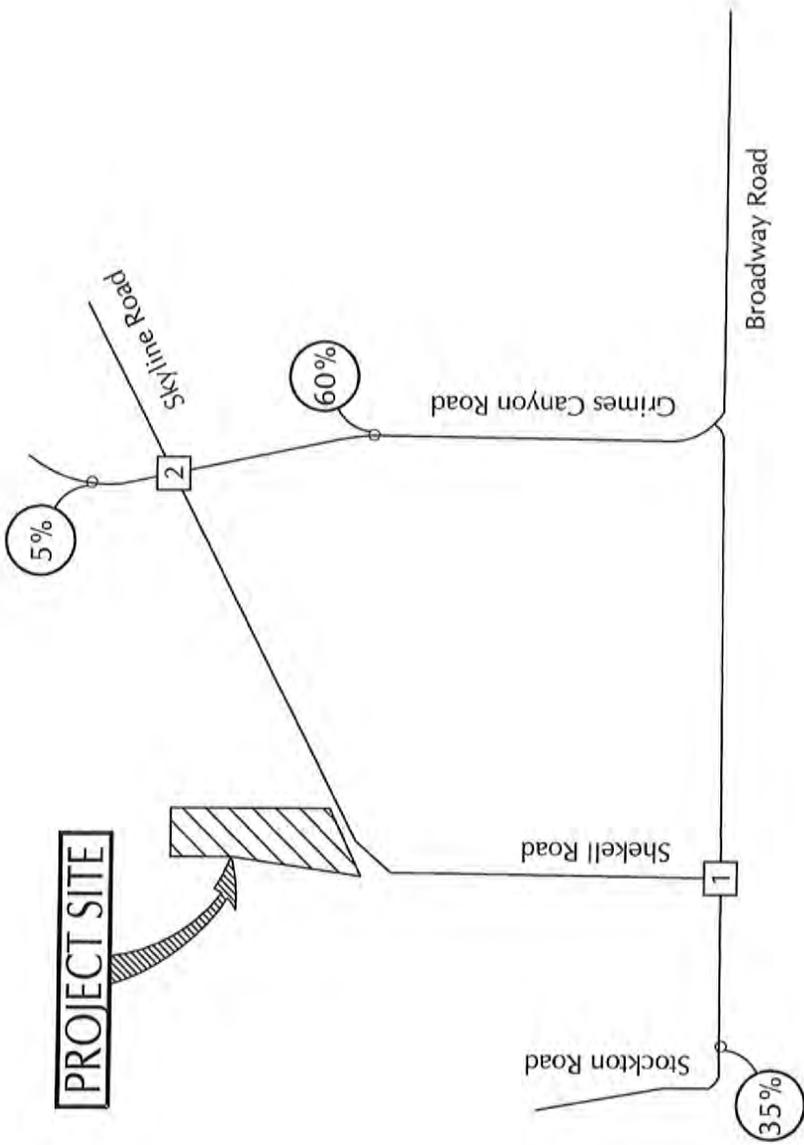


NOT TO SCALE

ASSOCIATED
TRANSPORTATION
ENGINEERS



EXISTING SATURDAY PEAK HOUR TRAFFIC VOLUMES



| | | | |
|---|----|----|----|
| 1 | 52 | 52 | |
| | | | |
| 2 | 8 | 8 | 90 |
| | | | |

LEGEND

- └─XX - Peak Hour Volume
- % - Distribution Percentage



NOT TO SCALE

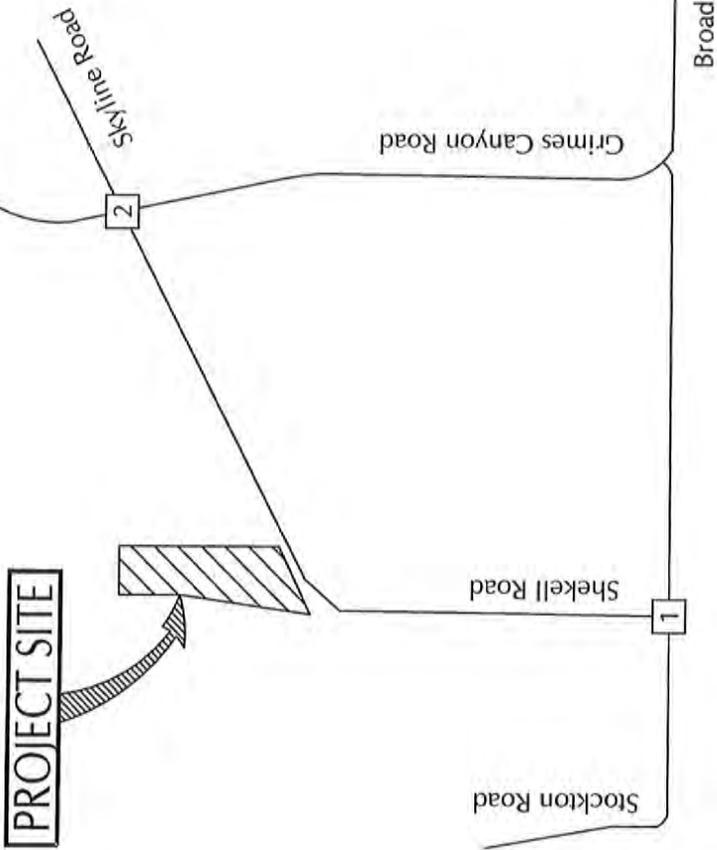


ASSOCIATED
TRANSPORTATION
ENGINEERS

MUD RUN EVENT TRIP DISTRIBUTION AND ASSIGNMENT

FIGURE 4

CM-ATE#21037



| | | | | | | |
|---|----------|---------|---------|----------|----------|---------|
| 2 | 0 ↓ | 0 ↑ | 0 ← | 0 → | 306 ↑ | 97 ↓ |
| | 215 ↓ | 10 ↓ | 10 ↓ | 110 ↓ | | |

| | | | | | | |
|---|---------|--------|--------|---------|---------|---------|
| 1 | 58 ↓ | 4 ↓ | 3 ↓ | 60 ↓ | 55 ↓ | 40 ↓ |
| | | | | | | |

LEGEND

XX - Peak Hour Volume



NOT TO SCALE



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ENGINEERS

EXISTING SATURDAY + MUD RUN EVENT PEAK HOUR TRAFFIC VOLUMES

FIGURE 5

CM-ATE#21037



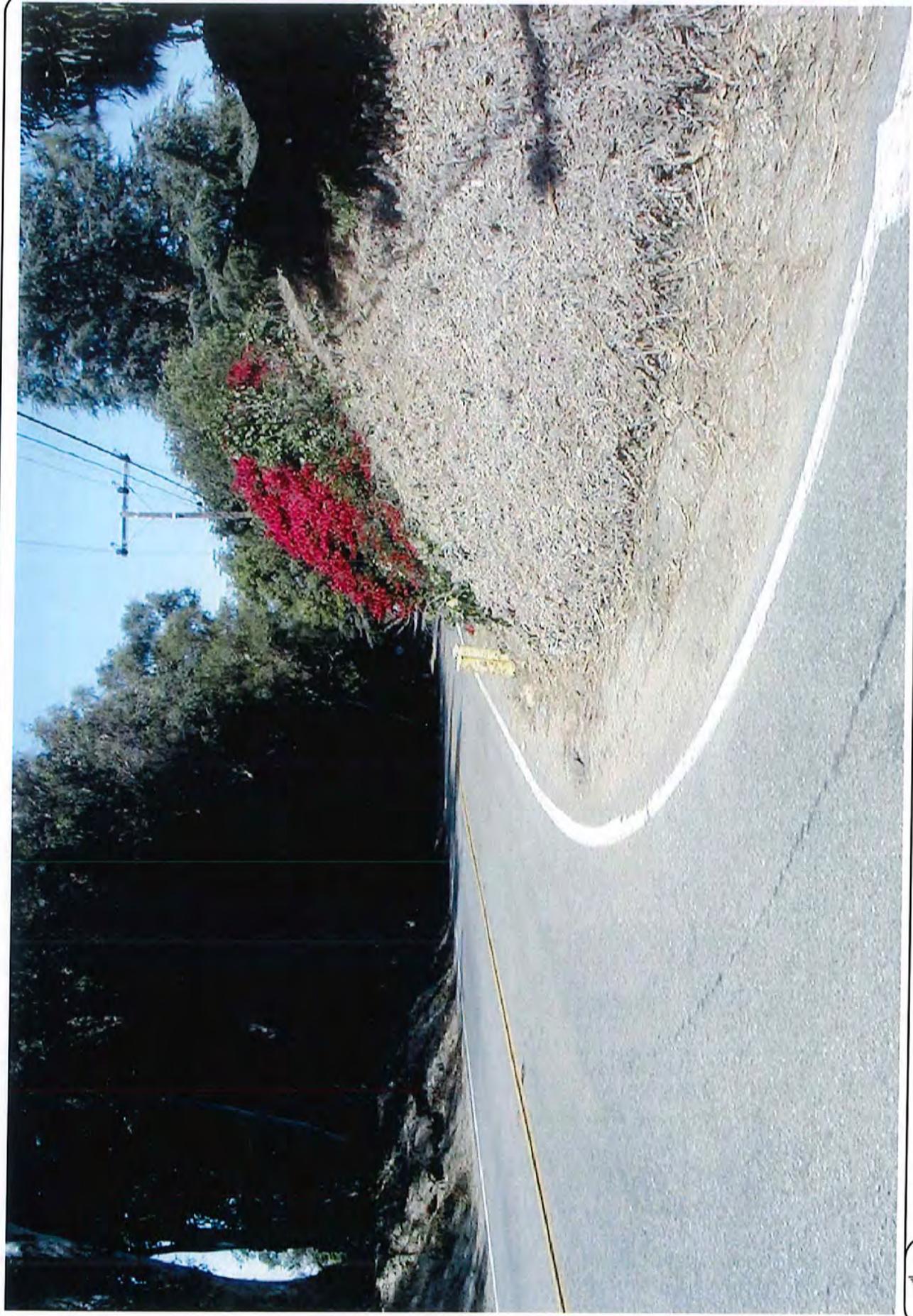
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ENGINEERS



DRIVER'S VIEW LOOKING EAST ON BROADWAY ROAD

FIGURE 6

CM-ATE#21037



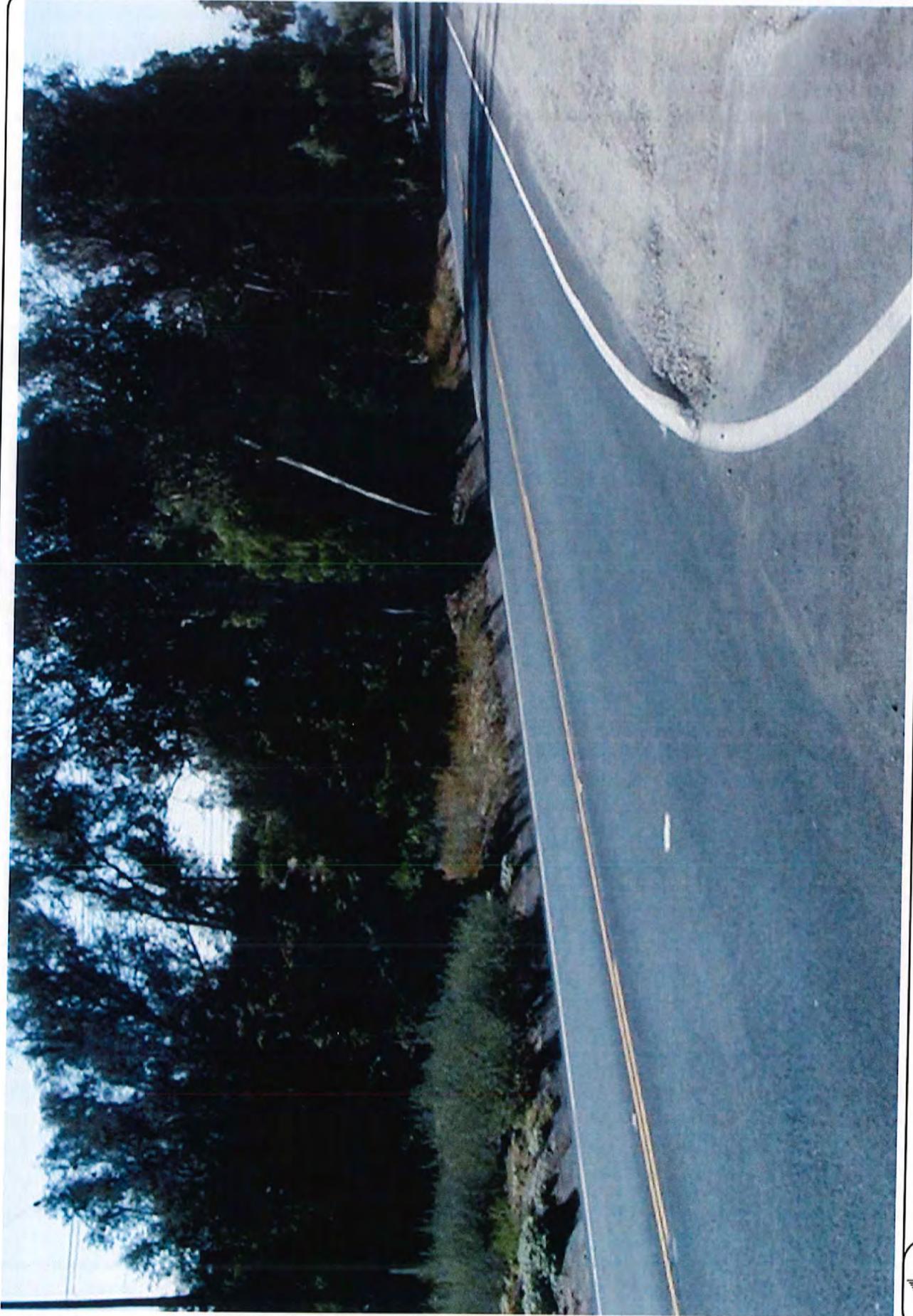
DRIVER'S VIEW LOOKING WEST ON BROADWAY ROAD



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DRIVER'S VIEW LOOKING NORTH ON GRIMES CANYON ROAD



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ENGINEERS



DRIVER'S VIEW LOOKING SOUTH ON GRIMES CANYON ROAD

FIGURE 9

GM-ATE#21037

Documentation: If a grading permit is required, all materials, as detailed on Public Works Agency Form DS-37 and/or DS-44, must be submitted to Development and Inspection Services Division for review and approval.

Timing: All applicable documentation, as specified above, must be approved prior to issuance of a zoning clearance for use inauguration, or issuance of a Building Permit.

Monitoring and Reporting: Public Works Agency engineers will review grading plans and reports for compliance with Ventura County codes, ordinances and standards, as well as state and federal laws. Public Works Agency inspectors will monitor the proposed grading to verify that the work is done in compliance with the approved plans and reports.

Transportation Department (TD) Conditions

29. Traffic Impact Mitigation Fee:

Purpose: To address the cumulative adverse impacts of traffic on the Regional Road Network, Traffic Impact Mitigation Fee Ordinance 4246 and County General Plan (GP) 4.2.2 require that the Transportation Department collect a Traffic Impact Mitigation Fee (TIMF).

Description of Requirement: The Permittee shall deposit with the Transportation Department a TIMF. The trip generation rate and TIMF will be calculated based on the applicant's information. The Permittee may choose to submit additional information or provide a Traffic Study to supplement the information currently provided to establish the trip generation rate. The TIMF may be adjusted for inflation at the time of deposit in accordance with the latest version of the Engineering News Record Construction Cost Index. Based on the applicant's information:

- A. The fee due to the County is \$1,312.67.

$$77.21 \text{ ADT} \times \$17.00^1 / \text{ADT} = \underline{\$1,312.67}$$

$$77.21 \text{ ADT} = [135.5 \text{ Vehicles/Event} \times 2 \text{ Trips/Vehicle} \times 104 \text{ Events}^2/\text{Year}] / 365^6 \text{ Days/Year}$$

$$\frac{135.5 \text{ Vehicles}}{\text{Event}} = \frac{250 \text{ Guests/Event}^2}{2 \text{ Guests/Vehicle}^4} + \frac{10 \text{ Employee Vehicles}^2}{\text{Event}} + \frac{1 \text{ Service Truck}^3}{2 \text{ Events}}$$

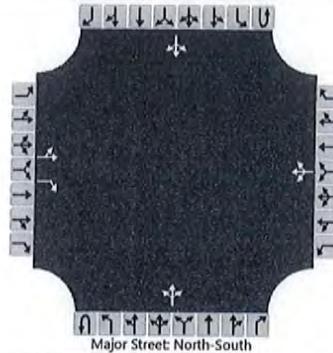
Assumptions/Notes:

1. 2011 TIMF in Moorpark Traffic Impact District #4.
2. Per applicant, up to 250 guests per event, 10 employees per event, and 104 events per year.
3. Assume 1 delivery truck to service portable toilets for every two events.
4. Assume 2 guests per vehicle.
5. Each vehicle makes two trips, one going and one coming from project site.

HCS7 Two-Way Stop-Control Report

| General Information | | | | Site Information | | | |
|--------------------------|-----------------------|--|--|----------------------------|-----------------------|--|--|
| Analyst | Darryl F. Nelson | | | Intersection | Grimes Canyon/Shekell | | |
| Agency/Co. | ATE | | | Jurisdiction | Ventura County | | |
| Date Performed | 2/20/2022 | | | East/West Street | Shekell Road | | |
| Analysis Year | 2022 | | | North/South Street | Grimes Canyon Road | | |
| Time Analyzed | Existing Peak Hour | | | Peak Hour Factor | 0.92 | | |
| Intersection Orientation | North-South | | | Analysis Time Period (hrs) | 0.25 | | |
| Project Description | Warped Paintball Park | | | | | | |

Lanes



Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | |
|----------------------------|-----------|----|----|----|-----------|---|-----|---|------------|---|-----|---|------------|---|-----|---|
| | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R |
| Movement | | | | | | | | | | | | | | | | |
| Priority | | 10 | 11 | 12 | | 7 | 8 | 9 | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 |
| Number of Lanes | | 0 | 1 | 1 | | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 0 |
| Configuration | | LT | | R | | | LTR | | | | LTR | | | | LTR | |
| Volume (veh/h) | | 2 | 0 | 20 | | 0 | 0 | 0 | | 7 | 306 | 1 | | 0 | 215 | 2 |
| Percent Heavy Vehicles (%) | | 3 | 3 | 3 | | 3 | 3 | 3 | | 3 | | | | 3 | | |
| Proportion Time Blocked | | | | | | | | | | | | | | | | |
| Percent Grade (%) | 0 | | | | 0 | | | | | | | | | | | |
| Right Turn Channelized | No | | | | | | | | | | | | | | | |
| Median Type Storage | Undivided | | | | | | | | | | | | | | | |

Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|------------------------------|--|------|------|------|--|------|------|------|--|------|--|--|--|------|--|--|
| Base Critical Headway (sec) | | 7.1 | 6.5 | 6.2 | | 7.1 | 6.5 | 6.2 | | 4.1 | | | | 4.1 | | |
| Critical Headway (sec) | | 7.13 | 6.53 | 6.23 | | 7.13 | 6.53 | 6.23 | | 4.13 | | | | 4.13 | | |
| Base Follow-Up Headway (sec) | | 3.5 | 4.0 | 3.3 | | 3.5 | 4.0 | 3.3 | | 2.2 | | | | 2.2 | | |
| Follow-Up Headway (sec) | | 3.53 | 4.03 | 3.33 | | 3.53 | 4.03 | 3.33 | | 2.23 | | | | 2.23 | | |

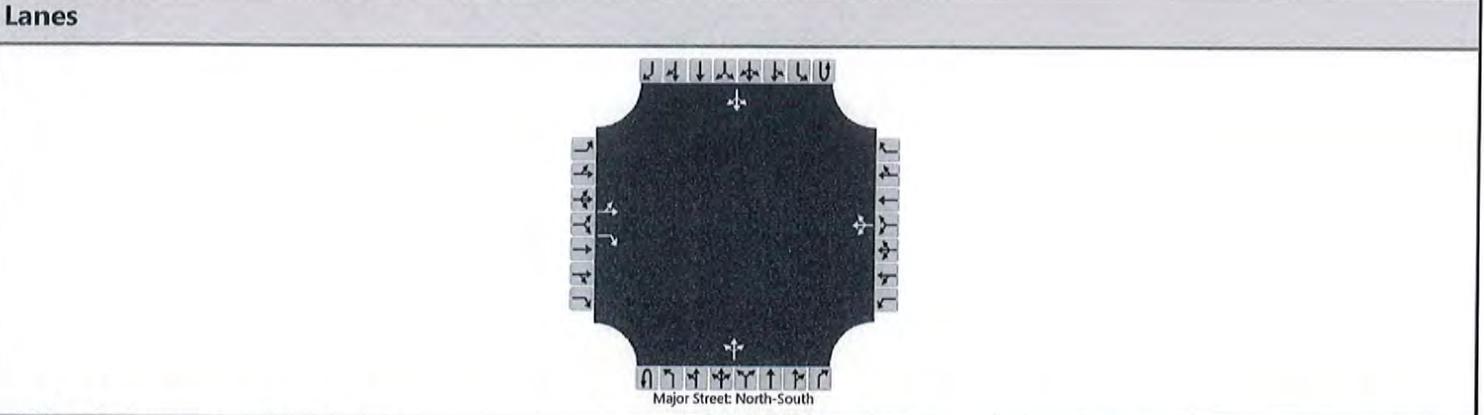
Delay, Queue Length, and Level of Service

| | | | | | | | | | | | | | | | | |
|---|------|------|--|------|--|--|---|--|-----|------|--|--|-----|------|--|--|
| Flow Rate, v (veh/h) | | 2 | | 22 | | | 0 | | | 8 | | | | 0 | | |
| Capacity, c (veh/h) | | 420 | | 802 | | | | | | 1325 | | | | 1220 | | |
| v/c Ratio | | 0.01 | | 0.03 | | | | | | 0.01 | | | | 0.00 | | |
| 95% Queue Length, Q ₉₅ (veh) | | 0.0 | | 0.1 | | | | | | 0.0 | | | | 0.0 | | |
| Control Delay (s/veh) | | 13.6 | | 9.6 | | | | | | 7.7 | | | | 8.0 | | |
| Level of Service (LOS) | | B | | A | | | | | | A | | | | A | | |
| Approach Delay (s/veh) | 10.0 | | | | | | | | 0.2 | | | | 0.0 | | | |
| Approach LOS | A | | | | | | | | | | | | | | | |

Average Weighted Delay = 9.4 sec. [LOSA]

HCS7 Two-Way Stop-Control Report

| General Information | | Site Information | |
|--------------------------|-------------------------------------|----------------------------|-----------------------|
| Analyst | Darryl F. Nelson | Intersection | Grimes Canyon/Shekell |
| Agency/Co. | ATE | Jurisdiction | Ventura County |
| Date Performed | 2/20/2022 | East/West Street | Shekell Road |
| Analysis Year | 2022 | North/South Street | Grimes Canyon Road |
| Time Analyzed | Existing Peak Hour <i>+ Project</i> | Peak Hour Factor | 0.92 |
| Intersection Orientation | North-South | Analysis Time Period (hrs) | 0.25 |
| Project Description | Warped Paintball Park | | |



Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | | |
|----------------------------|-----------|-----------|----|-----|-----------|---|-----|---|------------|----|-----|---|------------|---|-----|----|--|
| | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R | |
| Movement | | | | | | | | | | | | | | | | | |
| Priority | | 10 | 11 | 12 | | 7 | 8 | 9 | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 | |
| Number of Lanes | | 0 | 1 | 1 | | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 0 | |
| Configuration | | LT | | R | | | LTR | | | | LTR | | | | LTR | | |
| Volume (veh/h) | | 10 | 0 | 110 | | 0 | 0 | 0 | | 97 | 306 | 1 | | 0 | 215 | 10 | |
| Percent Heavy Vehicles (%) | | 3 | 3 | 3 | | 3 | 3 | 3 | | 3 | | | | 3 | | | |
| Proportion Time Blocked | | | | | | | | | | | | | | | | | |
| Percent Grade (%) | | 0 | | | | 0 | | | | | | | | | | | |
| Right Turn Channelized | | No | | | | | | | | | | | | | | | |
| Median Type Storage | | Undivided | | | | | | | | | | | | | | | |

Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|------------------------------|--|------|------|------|--|------|------|------|--|------|--|--|--|------|--|--|
| Base Critical Headway (sec) | | 7.1 | 6.5 | 6.2 | | 7.1 | 6.5 | 6.2 | | 4.1 | | | | 4.1 | | |
| Critical Headway (sec) | | 7.13 | 6.53 | 6.23 | | 7.13 | 6.53 | 6.23 | | 4.13 | | | | 4.13 | | |
| Base Follow-Up Headway (sec) | | 3.5 | 4.0 | 3.3 | | 3.5 | 4.0 | 3.3 | | 2.2 | | | | 2.2 | | |
| Follow-Up Headway (sec) | | 3.53 | 4.03 | 3.33 | | 3.53 | 4.03 | 3.33 | | 2.23 | | | | 2.23 | | |

Delay, Queue Length, and Level of Service

| | | | | | | | | | | | | | | | | | | | |
|---|--|------|--|------|--|--|---|--|--|------|-----|--|--|------|--|-----|--|--|--|
| Flow Rate, v (veh/h) | | 11 | | 120 | | | 0 | | | 105 | | | | 0 | | | | | |
| Capacity, c (veh/h) | | 287 | | 797 | | | | | | 1316 | | | | 1220 | | | | | |
| v/c Ratio | | 0.04 | | 0.15 | | | | | | 0.08 | | | | 0.00 | | | | | |
| 95% Queue Length, Q ₉₅ (veh) | | 0.1 | | 0.5 | | | | | | 0.3 | | | | 0.0 | | | | | |
| Control Delay (s/veh) | | 18.1 | | 10.3 | | | | | | 8.0 | | | | 8.0 | | | | | |
| Level of Service (LOS) | | C | | B | | | | | | A | | | | A | | | | | |
| Approach Delay (s/veh) | | 11.0 | | | | | | | | | 2.5 | | | | | 0.0 | | | |
| Approach LOS | | B | | | | | | | | | | | | | | | | | |

Average Weighted Delay = 9.6 sec. [LOS A]

HCS7 Two-Way Stop-Control Report

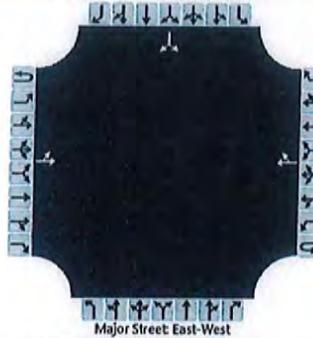
General Information

| | |
|--------------------------|-----------------------|
| Analyst | Darryl F Nelson |
| Agency/Co. | ATE |
| Date Performed | 2/20/2022 |
| Analysis Year | 2022 |
| Time Analyzed | Existing Peak Hour |
| Intersection Orientation | East-West |
| Project Description | Warped Paintball Park |

Site Information

| | |
|----------------------------|---------------------------|
| Intersection | Broadway/Road/Shekell Roa |
| Jurisdiction | Ventura County |
| East/West Street | Broadway Road |
| North/South Street | Shekell Road |
| Peak Hour Factor | 0.92 |
| Analysis Time Period (hrs) | 0.25 |

Lanes



Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | |
|----------------------------|-----------|----|----|---|-----------|---|----|---|------------|---|---|---|------------|----|----|----|
| | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R |
| Movement | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 | | 7 | 8 | 9 | | 10 | 11 | 12 |
| Priority | | | | | | | | | | | | | | | | |
| Number of Lanes | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 0 | | 0 | 0 | 0 | | 0 | 1 | 0 |
| Configuration | | LT | | | | | TR | | | | | | | | LR | |
| Volume (veh/h) | | 3 | 40 | | | | 60 | 3 | | | | | | 4 | | 6 |
| Percent Heavy Vehicles (%) | | 3 | | | | | | | | | | | | 3 | | 3 |
| Proportion Time Blocked | | | | | | | | | | | | | | | | |
| Percent Grade (%) | | | | | | | | | | | | | | | 0 | |
| Right Turn Channelized | | | | | | | | | | | | | | | | |
| Median Type Storage | Undivided | | | | | | | | | | | | | | | |

Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|------------------------------|--|------|--|--|--|--|--|--|--|--|--|--|--|------|--|------|
| Base Critical Headway (sec) | | 4.1 | | | | | | | | | | | | 7.1 | | 6.2 |
| Critical Headway (sec) | | 4.13 | | | | | | | | | | | | 6.43 | | 6.23 |
| Base Follow-Up Headway (sec) | | 2.2 | | | | | | | | | | | | 3.5 | | 3.3 |
| Follow-Up Headway (sec) | | 2.23 | | | | | | | | | | | | 3.53 | | 3.33 |

Delay, Queue Length, and Level of Service

| | | | | | | | | | | | | | | | | | |
|---|--|------|--|--|--|--|--|--|--|--|--|--|---|-----|--|------|--|
| Flow Rate, v (veh/h) | | 3 | | | | | | | | | | | | | | 11 | |
| Capacity, c (veh/h) | | 1526 | | | | | | | | | | | | | | 943 | |
| v/c Ratio | | 0.00 | | | | | | | | | | | | | | 0.01 | |
| 95% Queue Length, Q ₉₅ (veh) | | 0.0 | | | | | | | | | | | | | | 0.0 | |
| Control Delay (s/veh) | | 7.4 | | | | | | | | | | | | | | 8.9 | |
| Level of Service (LOS) | | A | | | | | | | | | | | | | | A | |
| Approach Delay (s/veh) | | 0.5 | | | | | | | | | | | | 8.9 | | | |
| Approach LOS | | | | | | | | | | | | | A | | | | |

Average Weighted Delay = 8.6 sec. (LOS A)

HCS7 Two-Way Stop-Control Report

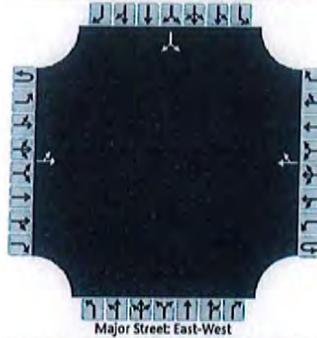
General Information

| | |
|--------------------------|------------------------------|
| Analyst | Darryl F Nelson |
| Agency/Co. | ATE |
| Date Performed | 2/20/2022 |
| Analysis Year | 2022 |
| Time Analyzed | Existing Peak Hour + Project |
| Intersection Orientation | East-West |
| Project Description | Warped Paintball Park |

Site Information

| | |
|----------------------------|---------------------------|
| Intersection | Broadway/Road/Shekell Roa |
| Jurisdiction | Ventura County |
| East/West Street | Broadway Road |
| North/South Street | Shekell Road |
| Peak Hour Factor | 0.92 |
| Analysis Time Period (hrs) | 0.25 |

Lanes



Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | |
|----------------------------|-----------|----|----|---|-----------|---|----|----|------------|---|---|---|------------|----|----|----|
| | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R |
| Movement | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 | | 7 | 8 | 9 | | 10 | 11 | 12 |
| Priority | | | | | | | | | | | | | | | | |
| Number of Lanes | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 0 | | 0 | 0 | 0 | | 0 | 1 | 0 |
| Configuration | | LT | | | | | | TR | | | | | | | LR | |
| Volume (veh/h) | | 55 | 40 | | | | 60 | 3 | | | | | | 4 | | 50 |
| Percent Heavy Vehicles (%) | | 3 | | | | | | | | | | | | 3 | | 3 |
| Proportion Time Blocked | | | | | | | | | | | | | | | | |
| Percent Grade (%) | | | | | | | | | | | | | | 0 | | |
| Right Turn Channelized | | | | | | | | | | | | | | | | |
| Median Type Storage | Undivided | | | | | | | | | | | | | | | |

Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|------------------------------|--|------|--|--|--|--|--|--|--|--|--|--|--|------|--|------|
| Base Critical Headway (sec) | | 4.1 | | | | | | | | | | | | 7.1 | | 6.2 |
| Critical Headway (sec) | | 4.13 | | | | | | | | | | | | 6.43 | | 6.23 |
| Base Follow-Up Headway (sec) | | 2.2 | | | | | | | | | | | | 3.5 | | 3.3 |
| Follow-Up Headway (sec) | | 2.23 | | | | | | | | | | | | 3.53 | | 3.33 |

Delay, Queue Length, and Level of Service

| | | | | | | | | | | | | | | | | | |
|---|--|------|--|--|--|--|--|--|--|--|--|--|--|-----|--|------|--|
| Flow Rate, v (veh/h) | | 60 | | | | | | | | | | | | | | 59 | |
| Capacity, c (veh/h) | | 1526 | | | | | | | | | | | | | | 967 | |
| v/c Ratio | | 0.04 | | | | | | | | | | | | | | 0.06 | |
| 95% Queue Length, Q ₉₅ (veh) | | 0.1 | | | | | | | | | | | | | | 0.2 | |
| Control Delay (s/veh) | | 7.5 | | | | | | | | | | | | | | 9.0 | |
| Level of Service (LOS) | | A | | | | | | | | | | | | | | A | |
| Approach Delay (s/veh) | | 4.4 | | | | | | | | | | | | 9.0 | | | |
| Approach LOS | | | | | | | | | | | | | | A | | | |

Average-Weighted Delay = 8.2 sec. LOS A



PUBLIC WORKS AGENCY
TRANSPORTATION DEPARTMENT
Traffic, Advance Planning & Permits Division

MEMORANDUM

DATE: May 16, 2012

TO: RMA - Planning Division
Attention: Kristina Roodsari

FROM: Behnam Emami, Engineering Manager II *Ben*

SUBJECT: APPLICATION COMPLETENESS (Clarification)

PROJECT NO: LU 11-0030 (CUP)

PERMITTEE: Glen Forester

Conditional Use Permit (CUP) for Outdoor Periodic Sporting
Events for a paintball and air-soft sports center.

8643 Shekell Road (MPK)

APN 500-0-090-23

Pursuant to your request, the Public Works Agency - Transportation Department has reviewed the citizen's attorney letter and discussed the comments reportedly made during the recent public hearing on April 19, 2012, with regard to turning movements at the three intersections near the project site. This Response Memorandum is being written to clarify and reiterate our views after the meeting with RMA Staff on April 23rd at 2:30 p.m.

This project is a CUP for Outdoor Periodic Sporting Events for a paintball and air-soft sports center to be open from 9 a.m. to 4 p.m. no more than 116 days per year. The sports center will have the games/matches for 104 weekend days per year (any Saturday or Sunday of the year) with an additional 12 days available for games/matches on any weekday or holiday (Monday through Friday). No more than 250 persons will participate in the paintball games in any one day. The facility is restricted from allowing more than 250 persons enter the facility in any one event day. There will be 10 employees. The project is located at 8643 Shekell Road near the City of Moorpark on the property formerly known as Egg City.

Given our understanding of the project, it is our view that the project would have very minimal impact on intersections near the project which are: (1) Shekell Road at Broadway Road (southwest of the project site); (2) Shekell Road at Grimes Canyon Road (State Route 23) (northeast); and (3) Grimes Canyon Road (State Route 23) at Broadway Road (southeast).

We offer the following comments:

1. According to the project description, most project generated traffic will occur on Saturdays or Sundays during off-peak hours. Consequently, the traffic generated by the project will contribute minimal traffic during the peak periods of congestion on State Route 23 which would occur Monday through Friday in the mornings and afternoons.
2. Although unlikely, on event days where the maximum number of guests would use the facility, we estimate that the 250 guests would generate approximately 125 vehicles at a conservative occupancy rate of two persons per vehicle. This is the worst-case scenario. It is likely that larger groups would carpool with more than two persons per vehicle.
3. In addition, the project-related trips, whether occurring on a weekend or weekday, will be distributed over a seven-hour period during the operational hours. Therefore, the worst scenario of 125 vehicles coming to the facility would arrive and leave at 18 per hour. Any temporary spike in traffic over this estimated rate would occur infrequently with a duration of a few minutes.
4. And lastly, based on our observations of traffic at the three intersections near the project, visibility is adequate for making right or left turns.

Our review is limited to the impacts this project may have on the County's Regional Road Network.

Please contact me at 654-2087 if you have questions.

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Ambush Paintball Park Schedule for 01/22/22

Print

| | |
|---|--|
| LG Cheese Pizza : 3 LG Pepperoni Pizza : 7 | Player Count : 107 50 Caliber Low Impact Gun : 10 Air soft Rental M4 (Mask included if needed) : 14 Full Rental Kit : 82 |
|---|--|

Super Party Package : 500 rds pp

| | ArrivalTime | Players | Rentals | Disc | Per | Paid | FinalCost | Due | Promo |
|--|-------------|---------|---------|--------|---------|----------|------------|----------|-------|
| Athletes First Travis Allen - 5178981726 tallen@athletesfirst.net <i>Customer Note: may be north of 20 ppl</i> <i>Admin Note: Might have some cameras with them. This group trains potential NFL players for the draft.</i> | 12:00 PM | 20 | 20 | \$0.00 | \$50.00 | \$100.00 | \$1,000.00 | \$900.00 | |
| Jameson, Zac Lora Guerrero - 8059148141 loraanguerrero@gmail.com <i>Customer Note: Jameson (turning 10) & Zac's (turning 11) Birthday Party</i> Waivers Lora Guerrero (Jameson Guerrero - Andre Guerrero -) / Kolbe Del toro / Brian Kelley (Thomas Kelley -) / Natalie Guvlekjian (Audrey Sims -) / 1 - LG Cheese Pizza 3 - LG Pepperoni Pizza | 11:30 AM | 10 | 10 | \$0.00 | \$55.00 | \$100.00 | \$610.00 | \$510.00 | |
| Karma Karma - 8056163736 Karmasantiago88@gmail.com <i>Admin Note: Requesting john Robinson as ref</i> Waivers Michael Dueñas / Eric Vasquez / German Vasquez / Felix Santos / Fabian Hernandez / Abel Morales / Martin Morales / Adrian Villegas-perez / Nick Hoyle / Karma Santiago / Francisco Morales / Freddy Vasquez / Elvia Hernandez (Osvaldo Morales -) / Alex Dobbs / Roberto Arreola / Martin Morales (Osvaldo Morales -) / | 9:00 AM | 15 | 15 | \$0.00 | \$55.00 | \$100.00 | \$825.00 | \$725.00 | |
| OAKS CHRISTIAN SCHOOL - RES LIFE Dina Castillo - 8188249429 dcastillo@oakschristian.org <i>Customer Note: 8188249429</i> Waivers Dina Castillo (Yuxing Ji - Xiaohua Chen - Boyu Yang -) / Dina Castillo (Yulin Liu - Shihan Zhang -) / Dina Castillo (YuanHao Qj -) / Dina Castillo (Yung-lun Chen - Yanbo Hou - Jiazheng Huang - Zhen Li - Jia Qjan Ye - Zhan Zhang - Junqi Zhou - Patipharn Udomphornvirat -) / Katina Beach (Stephan Beach -) / Danil Nezhdanov (Konstantin Nezhdanov -) / Amber Nungester (Joshua Nungester -) / Rui Chen / Mike Mcdowell / Andrew DeCarolis / Mike Mcdowell (Ziheng Zhuang -) / | 1:00 PM | 20 | 20 | \$0.00 | \$50.00 | \$100.00 | \$1,000.00 | \$900.00 | |
| Yosef Chason Yosef Chason - 3109759995 ychason@yahoo.com <i>Customer Note: 3109759995</i> Waivers Yosef Chason (Simone Chason - Ariye Chason - Asher Chason -) / Yael Shakked (Yoav Shakked - Yuval Shakked - Yonatan Shakked - Yossi Shakked -) / 3 - LG Pepperoni Pizza | 10:00 AM | 10 | 10 | \$0.00 | \$55.00 | \$100.00 | \$595.00 | \$495.00 | |

Deluxe Walk-On: 1000 rds pp

| | ArrivalTime | Players | Rentals | Disc | Per | Paid | FinalCost | Due | Promo |
|---|-------------|---------|---------|--------|---------|--------|-----------|----------|-------|
| Savage Angel Hernandez - 8057416642 a.hernandez805@hotmail.com Waivers Danny Morgan / Angel Hernandez / Roberto Estrada / Fabian DeLeon / Jacob Dean / Ben Carreno / | 12:00 PM | 6 | 6 | \$0.00 | \$60.00 | \$0.00 | \$360.00 | \$360.00 | |
| Savage 2 Angel Hernandez - 8057416642 a.hernandez805@hotmail.com | 12:00 PM | 1 | 1 | \$0.00 | \$60.00 | \$0.00 | \$60.00 | \$60.00 | |

Airsoft Private

| | ArrivalTime | Players | Rentals | Disc | Per | Paid | FinalCost | Due | Promo |
|---|-------------|---------|---------|--------|---------|----------|-----------|----------|-------|
| Taleen Chahmelikian Taleen Chahmelikian - 8186057834 tchahmelikian@gmail.com | 11:00 AM | 15 | 14 | \$0.00 | \$65.00 | \$100.00 | \$975.00 | \$875.00 | |

Waivers Nayiri Demir (Allen Demir -) / Taleen Chahmelikian (Antranig Chahmelikian -) / Abraham Mitilian (Harout Mitilian -) / Lena Berghoudian (Sako Arimian -) / Shane Shakarentz (Aren Shakarentz -) / Maral Tarpinian (Harut Tarpinian -) / Maral Bulanikian (Ara Bulanikian -) / Nela Kedikian (Julian Kedikian -) / Talar Ohannessian (Paul Ohannessian -) / Candice Titzian (Tony Titzian -) / Nora Markarian (Aren Markarian -) /

Kids Low-Impact Party : 4000 rds to share

| | ArrivalTime | Players | Rentals | Disc | Per | Paid | FinalCost | Due | Promo |
|---|-------------|---------|---------|--------|---------|----------|-----------|----------|-------|
| Graham's 9th Birthday Party Melanie Justice - 3107016922 melajust@gmail.com | 12:30 PM | 10 | 10 | \$0.00 | \$50.00 | \$100.00 | \$545.00 | \$445.00 | |

Customer Note: We will come early and bring pizza.

Waivers Heather Donley (Nathan Donley -) / Andrea Iranpour (Joaquin Iranpour -) / Rose Lockwood (Vinny Lockwood - Joseph Lockwood -) / Sarah Schwendimann / Sarah Schwendimann (Zach Schwendimann -) / Melanie Justice (Graham Justice -) / Greg Shaffer (Travis Shaffer -) / London Sanders / London Sanders (Liam Bond -) / Megan Leark (Owen Leark - Henry Leark -) / Jennifer Steinert (Griffin Steinert -) /

2 - LG Cheese Pizza
1 - LG Pepperoni Pizza

Unattached Waivers

Brian Belmontez - 8056572730

Zaid Cruz - 8059069573

Diana Vazquez - 8052317266 (Minors - Giovanni Navarrete,)

4/18/22

TO : Thomas Chaffee
Gianfranco Laurie, P.E.,T.E.

Subject: **PROJECT NO: PL21-0091**

Addressing questions raised by Gianfranco Laurie, regarding the average # of participants that travel together, per-vehicle, to a typical paintball & Airsoft park vs. The average # of participants that travel together, per-vehicle, to a typical Mud Run event.

This past Saturday 4/16/22. I counted all vehicles and participants at both of my locations.
Moorpark CA and Castaic CA

I did not count Sunday because this was Easter and I had very few participants.

This is the data I compiled:

Castaic location:

| | | |
|--------------|-------|---------------|
| Participants | - 116 | Vehicles – 55 |
| Staff | - 8 | Vehicles – 5 |

Moorpark location:

| | | |
|--------------|-------|---------------|
| Participants | - 199 | Vehicles – 84 |
| Staff | - 10 | Vehicles – 8 |

After combining my Participants and staff together, I calculate at average vehicle occupancy of
(333 participants / 152 vehicles = 2.2)

I also walked into the administration office at Castaic Lake and talked to Tanya at the front desk.

She shared with me her compiled data report that she filed with the State of CA on their last Mud Run event hosted by "Spartan Inc" on 12/12/21

The report she shared with is attached for your reference.

I hope this Data helps answers your questions.

Sincerely,

Glenn Forster

Castaic location

| Date | 16-Apr | 17-Apr | 23-Apr | 24-Apr | Total | Total people | total vehicles | Average # per vehicle |
|-----------------------|--------|--------|--------|--------|-------|--------------|----------------|-----------------------|
| participants | 116 | 33 | 117 | 215 | 481 | 507 | 228 | 2.223684211 |
| participants vehicles | 55 | 15 | 52 | 85 | 207 | | | |
| staff | 8 | 2 | 8 | 8 | 26 | | | |
| staff vehicles | 5 | 2 | 7 | 7 | 21 | | | |

Moorpark Location

| Date | 16-Apr | 17-Apr | 23-Apr | 24-Apr | Total | Total people | total vehicles | Average # per vehicle |
|-----------------------|--------|--------|--------|--------|-------|--------------|----------------|-----------------------|
| participants | 199 | 64 | 127 | 230 | 620 | 649 | 291 | 2.23024055 |
| participants vehicles | 84 | 28 | 49 | 105 | 266 | | | |
| staff | 10 | 4 | 7 | 8 | 29 | | | |
| staff vehicles | 8 | 4 | 6 | 7 | 25 | | | |

DATE: 12-12-21

PLEASE DON'T ENTER VALUES IN HIGHLIGHTED SECTIONS!

| | SATURDAY VEHICLE SALES | | ESTIMATED # OF PEOPLE |
|------------------------|---------------------------|-------|--------------------------|
| | | TOTAL | |
| VEHICLES | 803 | 803 | 3533.2 |
| SENIOR VEHICLES | 36 | 36 | 158 |
| RV'S | 1 | 1 | 4.4 |
| Veh. Annuals Reg & Snr | | 0 | 0 |

| | SUNDAY VEHICLE SALES | | ESTIMATED # OF PEOPLE |
|------------------------|-------------------------|-------|--------------------------|
| | | TOTAL | |
| VEHICLES | 596 | 596 | 2622 |
| SENIOR VEHICLES | 20 | 20 | 88 |
| RV'S | | 0 | 0 |
| Veh. Annuals Reg & Snr | 2 | 2 | 9 |

| | WEEKEND VEHICLE TOTALS | | ESTIMATED # OF PEOPLE |
|------------------------|---------------------------|-------|--------------------------|
| | | TOTAL | |
| VEHICLES | 1399 | 1399 | 6156 |
| SENIOR VEHICLES | 56 | 56 | 246 |
| RV'S | 1 | 1 | 4.4 |
| Veh. Annuals Reg & Snr | 2 | 2 | 9 |

| | # OF CAMPSITES OCCUPIED | ESTIMATED # OF PEOPLE |
|----------------------------------|----------------------------|--------------------------|
| # OF OCCUPIED CAMPSITES SATURDAY | 6 | 36 |
| # OF OCCUPIED CAMPSITES SUNDAY | 9 | 54 |

| | |
|--|-------------|
| SATURDAY'S TOTAL (VEHICLES + CAMPSITES) | 3732 |
| SUNDAY'S TOTAL (VEHICLES + CAMPSITES) | 2773 |

National Data & Surveying Services Intersection Turning Movement Count

Location: Grimes Canyon Rd & Shekell Rd
 City: Moorpark
 Control: 1-Way Stop(EB)

Project ID: 22-050001-001
 Date: 1/22/2022

Data - Totals

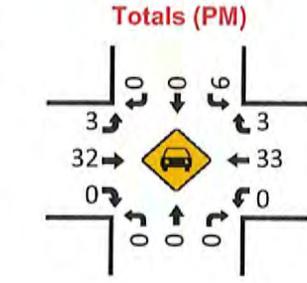
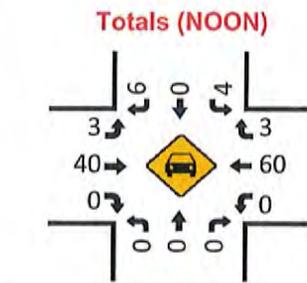
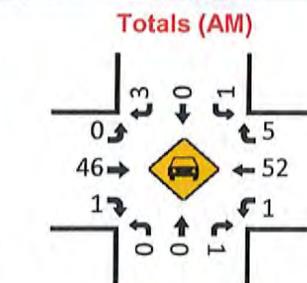
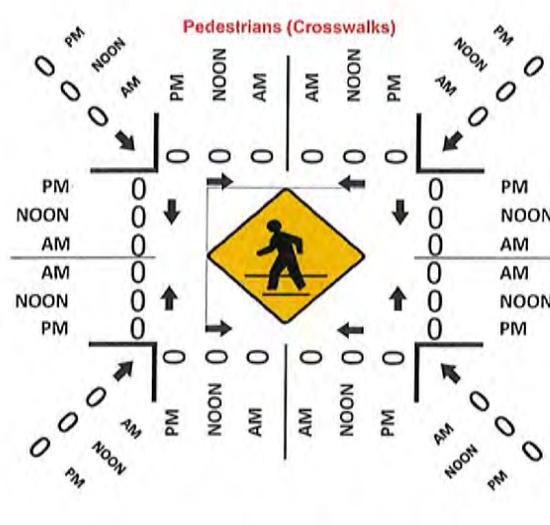
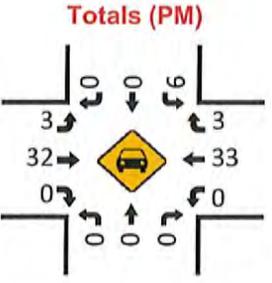
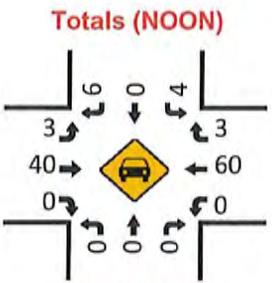
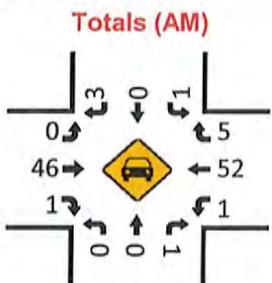
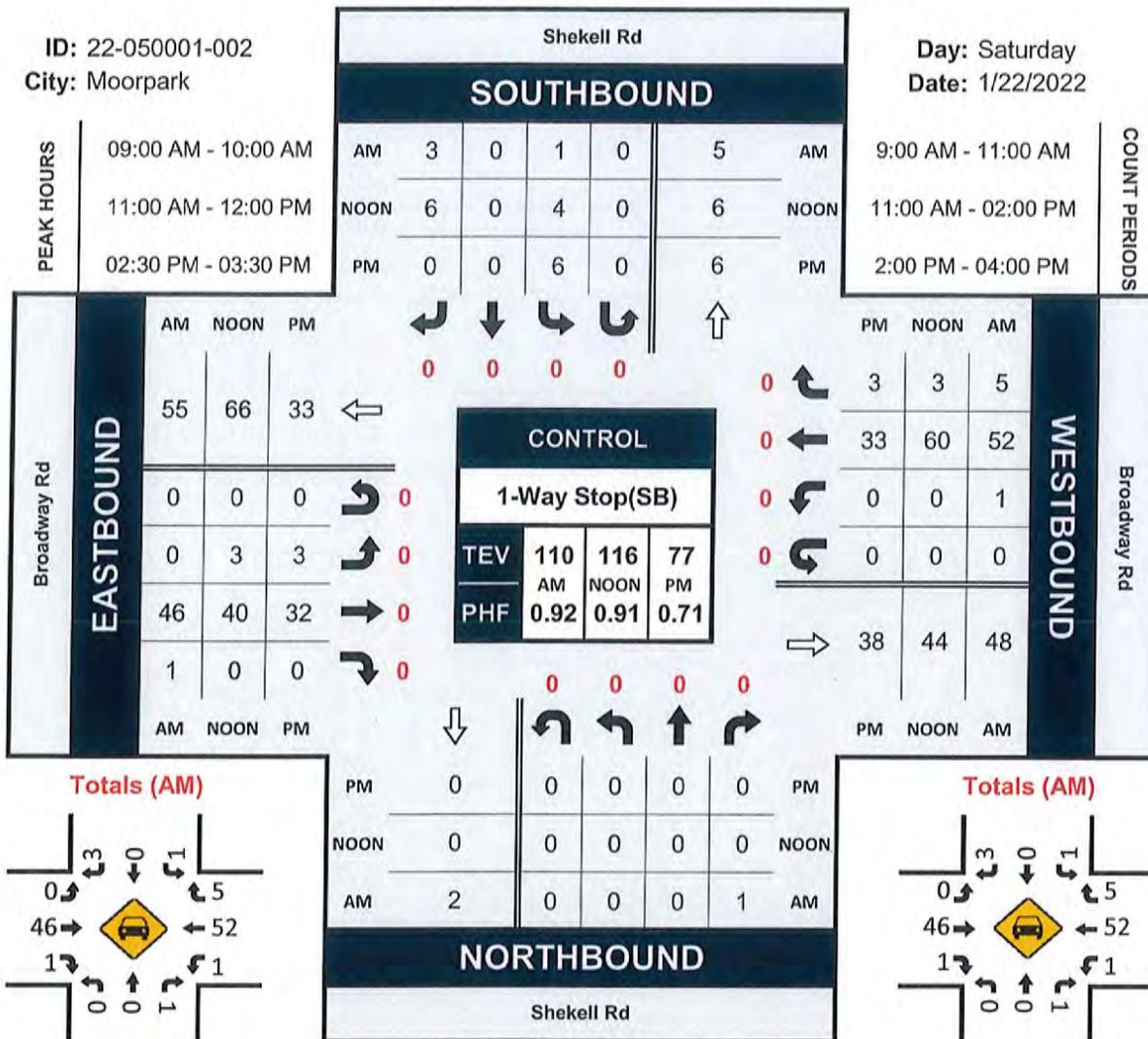
| NS/EW Streets: | Grimes Canyon Rd | | | | | | Shekell Rd | | | | | | Shekell Rd | | | | | |
|-------------------------|------------------|--------|-------|------------|-------|--------|------------|-------|--------|-----------|--------|-------|------------|--------|-------|-----------|-------|---|
| | NORTHBOUND | | | SOUTHBOUND | | | EASTBOUND | | | WESTBOUND | | | EASTBOUND | | | WESTBOUND | | |
| | NL | NT | NR | NU | SL | ST | SR | SU | EL | ET | ER | EU | WL | WT | WR | WU | TOTAL | |
| AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9:00 AM | 1 | 36 | 0 | 0 | 0 | 15 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 53 | |
| 9:15 AM | 1 | 33 | 0 | 0 | 0 | 13 | 3 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 51 | |
| 9:30 AM | 3 | 30 | 1 | 0 | 0 | 58 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 94 | |
| 9:45 AM | 5 | 35 | 0 | 0 | 0 | 69 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 110 | |
| 10:00 AM | 2 | 41 | 0 | 0 | 0 | 50 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 95 | |
| 10:15 AM | 1 | 38 | 0 | 0 | 0 | 53 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 94 | |
| 10:30 AM | 0 | 33 | 0 | 0 | 0 | 43 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 78 | |
| 10:45 AM | 2 | 46 | 0 | 0 | 0 | 44 | 0 | 0 | 1 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 96 | |
| TOTAL VOLUMES : | 15 | 292 | 1 | 0 | 0 | 345 | 8 | 0 | 1 | 1 | 5 | 0 | 2 | 1 | 1 | 0 | 671 | |
| APPROACH %'s : | 4.87% | 94.81% | 0.32% | 0.00% | 0.00% | 97.73% | 2.27% | 0.00% | 14.29% | 14.29% | 71.43% | 0.00% | 66.67% | 33.33% | 0.00% | 0.00% | | |
| PEAK HR : | 11 | 144 | 1 | 0 | 0 | 230 | 5 | 0 | 0 | 0 | 1 | 0 | 1 | 0 | 0 | 0 | 393 | |
| PEAK HR VOL : | 0.550 | 0.878 | 0.250 | 0.000 | 0.000 | 0.833 | 0.625 | 0.000 | 0.000 | 0.000 | 0.250 | 0.000 | 0.250 | 0.000 | 0.000 | 0.000 | 0.893 | |
| PEAK HR FACTOR : | 0.750 | 0.897 | 0.250 | 0.000 | 0.000 | 0.917 | 0.333 | 0.000 | 0.750 | 0.000 | 0.500 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.920 | |
| | 0.907 | | | 0.851 | | | 0.583 | | | 0.250 | | | 0.250 | | | 0.893 | | |
| NOON | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 11:00 AM | 0 | 42 | 2 | 0 | 0 | 40 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 85 | |
| 11:15 AM | 1 | 46 | 0 | 0 | 0 | 64 | 5 | 0 | 0 | 0 | 3 | 0 | 1 | 0 | 0 | 0 | 120 | |
| 11:30 AM | 1 | 63 | 0 | 0 | 0 | 49 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 113 | |
| 11:45 AM | 1 | 67 | 0 | 0 | 0 | 47 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 125 | |
| 12:00 PM | 12 | 40 | 0 | 0 | 0 | 51 | 3 | 0 | 2 | 0 | 3 | 0 | 1 | 0 | 0 | 0 | 112 | |
| 12:15 PM | 6 | 58 | 0 | 0 | 0 | 58 | 0 | 0 | 0 | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 130 | |
| 12:30 PM | 3 | 48 | 0 | 0 | 0 | 46 | 1 | 0 | 0 | 0 | 1 | 0 | 2 | 0 | 0 | 0 | 101 | |
| 12:45 PM | 2 | 57 | 0 | 0 | 0 | 66 | 0 | 0 | 1 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 131 | |
| 1:00 PM | 1 | 62 | 0 | 0 | 0 | 58 | 3 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 126 | |
| 1:15 PM | 0 | 56 | 0 | 0 | 0 | 66 | 0 | 0 | 1 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 125 | |
| 1:30 PM | 1 | 73 | 0 | 0 | 0 | 69 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 144 | |
| 1:45 PM | 1 | 71 | 1 | 0 | 0 | 60 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 135 | |
| TOTAL VOLUMES : | 39 | 683 | 3 | 0 | 0 | 674 | 14 | 0 | 6 | 0 | 24 | 0 | 4 | 0 | 0 | 0 | 1447 | |
| APPROACH %'s : | 5.38% | 94.21% | 0.41% | 0.00% | 0.00% | 97.97% | 2.03% | 0.00% | 20.00% | 0.00% | 80.00% | 0.00% | 100.00% | 0.00% | 0.00% | 0.00% | | |
| PEAK HR : | 3 | 262 | 1 | 0 | 0 | 253 | 4 | 0 | 3 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 530 | |
| PEAK HR VOL : | 0.750 | 0.897 | 0.250 | 0.000 | 0.000 | 0.917 | 0.333 | 0.000 | 0.750 | 0.000 | 0.500 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.920 | |
| | 0.899 | | | 0.931 | | | 0.583 | | | 0.250 | | | 0.250 | | | 0.893 | | |
| PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 2:00 PM | 1 | 56 | 0 | 0 | 0 | 50 | 1 | 0 | 0 | 0 | 9 | 0 | 0 | 0 | 0 | 0 | 117 | |
| 2:15 PM | 2 | 68 | 0 | 0 | 0 | 57 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 127 | |
| 2:30 PM | 0 | 64 | 0 | 0 | 0 | 45 | 0 | 0 | 1 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 113 | |
| 2:45 PM | 3 | 72 | 0 | 0 | 0 | 33 | 0 | 0 | 1 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 112 | |
| 3:00 PM | 0 | 88 | 0 | 0 | 0 | 58 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 148 | |
| 3:15 PM | 4 | 80 | 0 | 0 | 0 | 58 | 0 | 0 | 1 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 146 | |
| 3:30 PM | 1 | 73 | 1 | 1 | 0 | 56 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 135 | |
| 3:45 PM | 1 | 65 | 0 | 0 | 0 | 43 | 1 | 0 | 0 | 0 | 14 | 0 | 0 | 0 | 0 | 0 | 124 | |
| TOTAL VOLUMES : | 12 | 566 | 1 | 1 | 0 | 400 | 3 | 0 | 4 | 0 | 35 | 0 | 0 | 0 | 0 | 0 | 1022 | |
| APPROACH %'s : | 2.07% | 97.59% | 0.17% | 0.17% | 0.00% | 99.26% | 0.74% | 0.00% | 10.26% | 0.00% | 89.74% | 0.00% | 100.00% | 0.00% | 0.00% | 0.00% | | |
| PEAK HR : | 6 | 306 | 1 | 1 | 0 | 215 | 2 | 0 | 2 | 0 | 20 | 0 | 0 | 0 | 0 | 0 | 553 | |
| PEAK HR VOL : | 0.375 | 0.869 | 0.250 | 0.250 | 0.000 | 0.927 | 0.500 | 0.000 | 0.500 | 0.000 | 0.357 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.934 | |
| | 0.892 | | | 0.919 | | | 0.919 | | | 0.357 | | | 0.000 | | | 0.934 | | |

Shekell Rd & Broadway Rd

Peak Hour Turning Movement Count

ID: 22-050001-002
City: Moorpark

Day: Saturday
Date: 1/22/2022



National Data & Surveying Services Intersection Turning Movement Count

Location: Shekell Rd & Broadway Rd
 City: Moorpark
 Control: 1-Way Stop(SB)

Project ID: 22-050001-002
 Date: 1/22/2022

Data - Totals

| NS/EW Streets: | Shekell Rd | | | | | | Broadway Rd | | | | | | Broadway Rd | | | | | |
|-------------------------|---------------------|-------|--------|------------|--------|-------|-------------|-------|-------|-----------|-------|-------|-------------|--------|-------|-----------|-------|----|
| | NORTHBOUND | | | SOUTHBOUND | | | EASTBOUND | | | WESTBOUND | | | EASTBOUND | | | WESTBOUND | | |
| | NL | NT | NR | NU | SL | ST | SR | SU | EL | ET | ER | EU | WL | WT | WR | WU | TOTAL | |
| AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9:00 AM | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 18 | 1 | 0 | 29 |
| 9:15 AM | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15 | 0 | 0 | 27 |
| 9:30 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 3 | 0 | 24 | |
| 9:45 AM | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 0 | 0 | 18 | 1 | 0 | 1 | 7 | 1 | 0 | 30 | |
| 10:00 AM | 1 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 9 | 0 | 0 | 0 | 7 | 0 | 0 | 20 | |
| 10:15 AM | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 11 | 0 | 0 | 0 | 3 | 0 | 0 | 16 | |
| 10:30 AM | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 8 | 0 | 0 | 0 | 11 | 0 | 0 | 20 | |
| 10:45 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 8 | 0 | 0 | 0 | 17 | 2 | 0 | 28 | |
| TOTAL VOLUMES : | 2 | 0 | 2 | 0 | 4 | 0 | 4 | 0 | 1 | 82 | 1 | 0 | 1 | 90 | 7 | 0 | 194 | |
| APPROACH %'s : | 50.00% | 0.00% | 50.00% | 0.00% | 50.00% | 0.00% | 50.00% | 0.00% | 1.19% | 97.82% | 1.19% | 0.00% | 1.02% | 91.84% | 7.14% | 0.00% | | |
| PEAK HR : | 09:00 AM - 10:00 AM | | | | | | | | | | | | | | | | | |
| PEAK HR VOL : | 0 | 0 | 1 | 0 | 0 | 0 | 3 | 0 | 0 | 46 | 1 | 0 | 1 | 52 | 5 | 0 | 110 | |
| PEAK HR FACTOR : | 0.000 | 0.000 | 0.250 | 0.000 | 0.250 | 0.000 | 0.375 | 0.000 | 0.000 | 0.639 | 0.250 | 0.000 | 0.250 | 0.772 | 0.417 | 0.000 | 0.917 | |
| | 0.500 | | | | | | | | | | | | | | | | | |
| | 0.618 | | | | | | | | | | | | | | | | | |
| | 0.763 | | | | | | | | | | | | | | | | | |

| NS/EW Streets: | Shekell Rd | | | | | | Broadway Rd | | | | | | Broadway Rd | | | | | |
|-------------------------|---------------------|-------|-------|------------|--------|-------|-------------|-------|-------|-----------|-------|-------|-------------|--------|-------|-----------|-------|---|
| | NORTHBOUND | | | SOUTHBOUND | | | EASTBOUND | | | WESTBOUND | | | EASTBOUND | | | WESTBOUND | | |
| | NL | NT | NR | NU | SL | ST | SR | SU | EL | ET | ER | EU | WL | WT | WR | WU | TOTAL | |
| NOON | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:00 AM | 0 | 0 | 0 | 0 | 2 | 0 | 1 | 0 | 2 | 13 | 0 | 0 | 0 | 13 | 0 | 0 | 31 | |
| 11:15 AM | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | 1 | 7 | 0 | 0 | 0 | 17 | 2 | 0 | 32 | |
| 11:30 AM | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15 | 1 | 0 | 25 | |
| 11:45 AM | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 8 | 0 | 0 | 0 | 15 | 0 | 0 | 28 | |
| 12:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 15 | 0 | 0 | 0 | 7 | 1 | 0 | 24 | |
| 12:15 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 17 | 0 | 0 | 0 | 13 | 2 | 0 | 32 | |
| 12:30 PM | 0 | 0 | 0 | 0 | 2 | 0 | 1 | 0 | 0 | 10 | 0 | 0 | 0 | 9 | 1 | 0 | 23 | |
| 12:45 PM | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 0 | 11 | 1 | 0 | 16 | |
| 1:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 18 | 0 | 0 | 0 | 6 | 0 | 0 | 25 | |
| 1:15 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 8 | 0 | 0 | 0 | 13 | 1 | 0 | 22 | |
| 1:30 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 5 | 0 | 0 | 0 | 10 | 0 | 0 | 16 | |
| 1:45 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 12 | 0 | 0 | 0 | 8 | 1 | 0 | 22 | |
| TOTAL VOLUMES : | 0 | 0 | 0 | 0 | 7 | 0 | 9 | 0 | 5 | 128 | 0 | 0 | 0 | 137 | 10 | 0 | 296 | |
| APPROACH %'s : | 0.000 | 0.000 | 0.000 | 0.000 | 43.75% | 0.00% | 56.25% | 0.00% | 3.76% | 96.24% | 0.00% | 0.00% | 0.00% | 93.20% | 6.80% | 0.00% | | |
| PEAK HR : | 11:00 AM - 12:00 PM | | | | | | | | | | | | | | | | | |
| PEAK HR VOL : | 0 | 0 | 0 | 0 | 4 | 0 | 6 | 0 | 3 | 40 | 0 | 0 | 0 | 60 | 3 | 0 | 116 | |
| PEAK HR FACTOR : | 0.000 | 0.000 | 0.000 | 0.000 | 0.500 | 0.000 | 0.300 | 0.000 | 0.375 | 0.769 | 0.000 | 0.000 | 0.000 | 0.882 | 0.375 | 0.000 | 0.906 | |
| | 0.500 | | | | | | | | | | | | | | | | | |
| | 0.717 | | | | | | | | | | | | | | | | | |
| | 0.829 | | | | | | | | | | | | | | | | | |

| NS/EW Streets: | Shekell Rd | | | | | | Broadway Rd | | | | | | Broadway Rd | | | | | |
|-------------------------|---------------------|-------|-------|------------|--------|-------|-------------|-------|-------|-----------|-------|-------|-------------|--------|-------|-----------|-------|---|
| | NORTHBOUND | | | SOUTHBOUND | | | EASTBOUND | | | WESTBOUND | | | EASTBOUND | | | WESTBOUND | | |
| | NL | NT | NR | NU | SL | ST | SR | SU | EL | ET | ER | EU | WL | WT | WR | WU | TOTAL | |
| PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2:00 PM | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 0 | 0 | 6 | 0 | 0 | 0 | 18 | 0 | 0 | 26 | |
| 2:15 PM | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 6 | 0 | 1 | 12 | |
| 2:30 PM | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 1 | 12 | 0 | 0 | 0 | 7 | 0 | 0 | 22 | |
| 2:45 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 0 | 3 | 1 | 0 | 10 | |
| 3:00 PM | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 2 | 6 | 0 | 0 | 0 | 8 | 0 | 0 | 18 | |
| 3:15 PM | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 8 | 0 | 0 | 0 | 15 | 2 | 0 | 27 | |
| 3:30 PM | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 9 | 0 | 0 | 0 | 4 | 1 | 0 | 18 | |
| 3:45 PM | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 5 | 0 | 0 | 0 | 5 | 0 | 0 | 11 | |
| TOTAL VOLUMES : | 0 | 0 | 0 | 0 | 13 | 0 | 1 | 0 | 3 | 56 | 0 | 0 | 0 | 66 | 4 | 1 | 144 | |
| APPROACH %'s : | 0.000 | 0.000 | 0.000 | 0.000 | 92.86% | 0.00% | 7.14% | 0.00% | 5.08% | 94.92% | 0.00% | 0.00% | 0.00% | 92.96% | 5.63% | 1.41% | | |
| PEAK HR : | 02:30 PM - 03:30 PM | | | | | | | | | | | | | | | | | |
| PEAK HR VOL : | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 0 | 3 | 32 | 0 | 0 | 0 | 33 | 3 | 0 | 77 | |
| PEAK HR FACTOR : | 0.000 | 0.000 | 0.000 | 0.000 | 0.750 | 0.000 | 0.000 | 0.000 | 0.375 | 0.667 | 0.000 | 0.000 | 0.000 | 0.550 | 0.375 | 0.000 | 0.713 | |
| | 0.750 | | | | | | | | | | | | | | | | | |
| | 0.673 | | | | | | | | | | | | | | | | | |
| | 0.529 | | | | | | | | | | | | | | | | | |

Spot Speed Study

Prepared by: National Data & Surveying Services

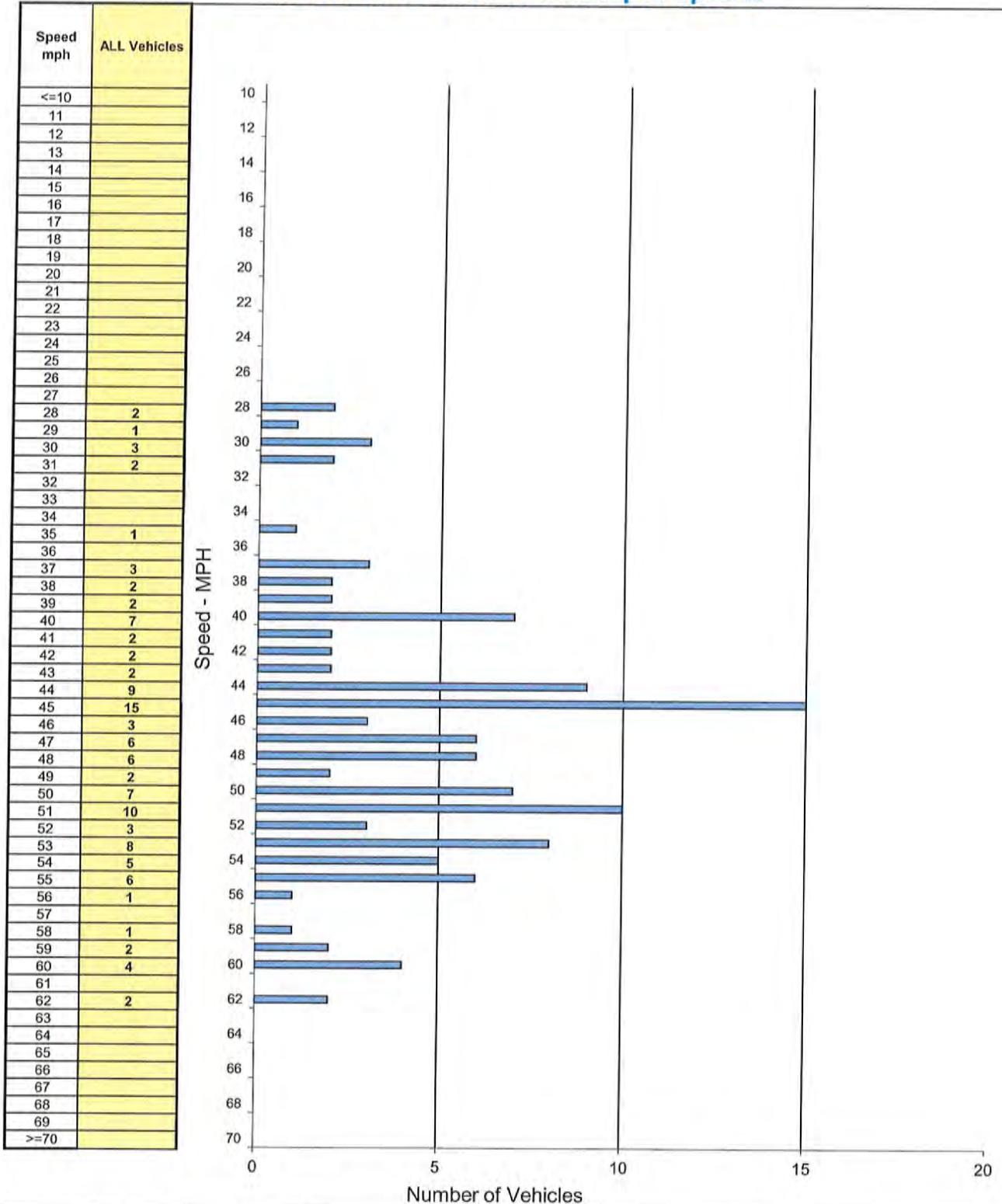
City of Moorpark

DATE: 1/22/2022
TIME: 12:10-14:10

Location: 11070 Broadway Rd
Posted Speed: None Clear/Dry

Project #: 22-050003-002

Eastbound & Westbound Spot Speeds



| SPEED PARAMETERS | | | | | | | | | |
|------------------|-------|---------|-----------------|-----------------|-------------|-----------|-----------------|------------------|------------------|
| Class | Count | Range | 50th Percentile | 85th Percentile | 10 MPH Pace | # in Pace | Percent in Pace | % / # Below Pace | % / # Above Pace |
| ALL | 119 | 28 - 62 | 47 mph | 54 mph | 44 - 53 | 69 | 58% | 24% / 29 | 18% / 21 |

Spot Speed Study

Prepared by: National Data & Surveying Services

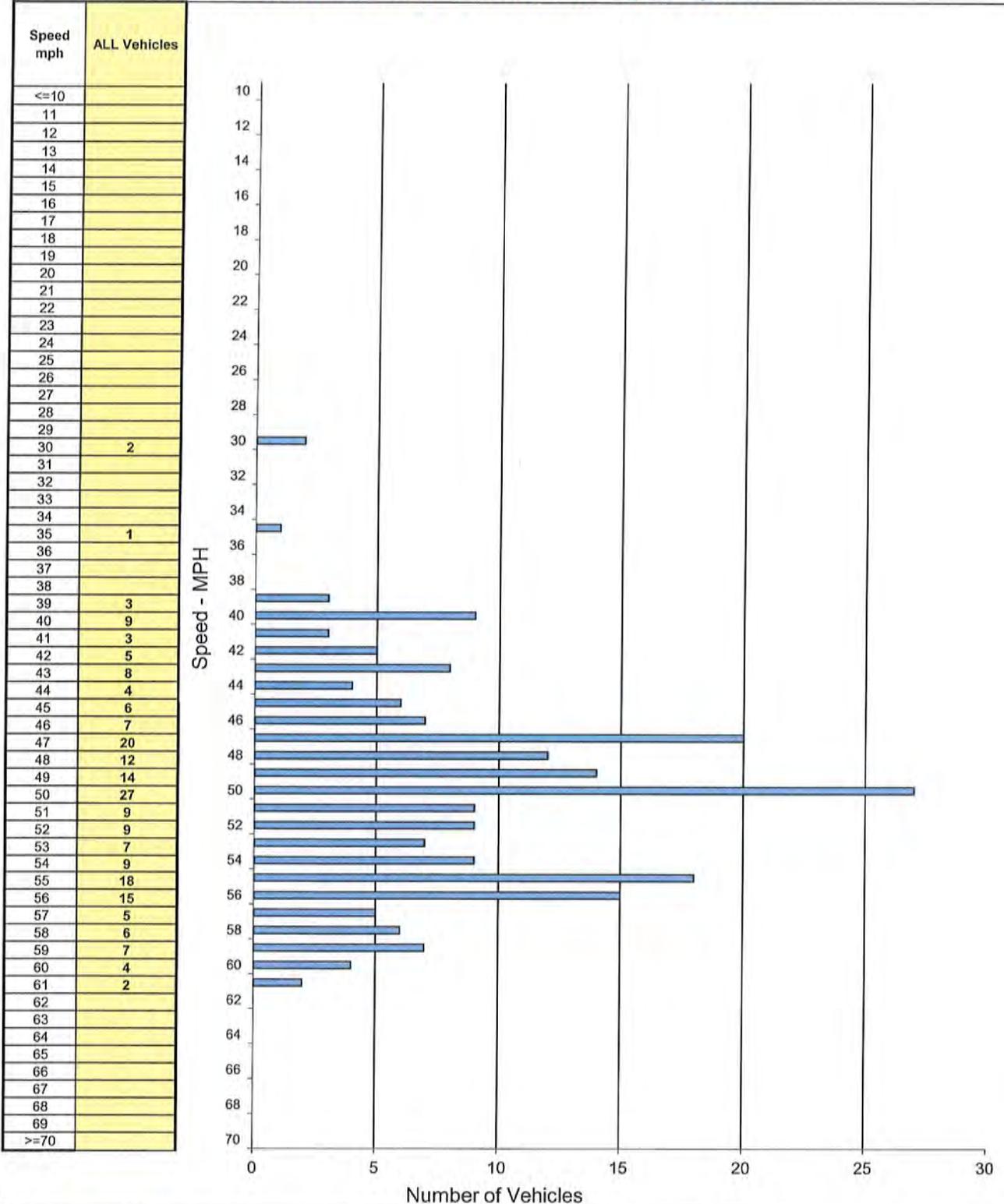
City of Moorpark

DATE: 1/22/2022
TIME: 10:00-12:00

Location: 8800 Grimes Canyon Rd
Posted Speed: 45 MPH Clear/Dry

Project #: 22-050003-001

Northbound & Southbound Spot Speeds



| SPEED PARAMETERS | | | | | | | | | |
|------------------|-------|---------|-----------------|-----------------|-------------|-----------|-----------------|------------------|------------------|
| Class | Count | Range | 50th Percentile | 85th Percentile | 10 MPH Pace | # in Pace | Percent in Pace | % / # Below Pace | % / # Above Pace |
| ALL | 212 | 30 - 61 | 50 mph | 56 mph | 47 - 56 | 140 | 66% | 22% / 48 | 12% / 24 |

County of Ventura-PWA
Traffic Engineering Section

1/18/22

Page 1 of 1

From 1/1/2015 to 12/31/2020

Total Collisions: 2

Injury Collisions: 2

Fatal Collisions: 0

Collision Summary Report

GRIMES CANYON RD & SHEKELL RD

| 90631786 | 12/23/2017 | 10:10 | Saturday | GRIMES CANYON RD - SHEKELL RD | 0' | Direction: Not Stated | Daylight | Clear | Pty at Fault: 1 |
|-------------------------|------------|----------------------|-----------------------------|-------------------------------|----------------------|-----------------------|--|-------|----------------------|
| | Sideswipe | North | Traveling Wrong Way | Other Motor Vehicle | Wrong Side of Road | Hit & Run: No | Severe Injury | | # Inj: 1 # Killed: 0 |
| Party 1 Driver | North | Traveling Wrong Way | Female Age: 24 | 2017 NISS | | | | | No Injury |
| Veh Type: Passenger Car | | Sobriety: HNBD | Assoc Factor: Not Stated | | Air Bag Deployed | | Not Stated | | No Injury |
| Party 2 Driver | North | Making Left Turn | Female Age: 53 | 2007 KIA | | | | | No Injury |
| Veh Type: Passenger Car | | Sobriety: HNBD | Assoc Factor: Not Stated | | Air Bag Not Deployed | | Not Stated | | No Injury |
| 20-03-0211 | 3/2/2020 | 10:30 | Monday | SHEKELL RD - GRIMES CANYON RD | 50' | Direction: West | Daylight <td>Clear</td> <td>Pty at Fault: 1</td> | Clear | Pty at Fault: 1 |
| | Overturned | Non-Collision | Improper Turning | | 22107 | Hit & Run: No | Complaint of Pain | | # Inj: 2 # Killed: 0 |
| Party 1 Driver | West | Other Unsafe Turning | Age: | | | | Passenger Car, Station Wagon, Jeep | | No Injury |
| Veh Type: Passenger Car | | Sobriety: HNBD | Assoc Factor: None Apparent | | | | Cell Phone Not In Use | | No Injury |

Settings for Query:

Street: GRIMES CANYON RD
Cross Street: SHEKELL RD
Intersection Related: True
Sorted By: Date and Time

County of Ventura-PWA
Traffic Engineering Section

1/18/22

Collision Summary Report

From 1/1/2015 to 12/31/2020

Total Collisions: 1

Injury Collisions: 0

Fatal Collisions: 0

BROADWAY RD & SHEKELL RD

| 15-02-048 | 2/12/2015 | 19:37 | Thursday | BROADWAY RD - SHEKELL RD | 0' | Direction: Not Stated | Dark - No Street | Clear | Property Damage Only | # Inj: 0 | # Killed: 0 |
|----------------|------------|----------------|--------------|--------------------------|-------|-----------------------|------------------|-------|----------------------|----------|-------------|
| Party 1 Driver | Hit Object | South | Fixed Object | Unsafe Speed | 22350 | Hit & Run: No | | | | | |
| Veh Type: | | Ran Off Road | | Age: | | | | | | | No Injury |
| | | Sobriety: HNBD | | Assoc Factor: | | | | | | | |

Page 1 of 1

Settings for Query:

Street: BROADWAY RD
Cross Street: SHEKELL RD
Intersection Related: True
Sorted By: Date and Time

County of Ventura-PWA
Traffic Engineering Section

1/18/22

Page 1 of 2

From 1/1/2015 to 12/31/2020

Total Collisions: 6

Injury Collisions: 3

Fatal Collisions: 0

Collision Summary Report

SHEKELL RD from GRIMES CANYON RD to BROADWAY RD

| Party 1 Veh Type: | Party 1 Date/Time | Party 1 Direction | Party 1 Object | Party 1 Speed | Party 2 Date/Time | Party 2 Direction | Party 2 Object | Party 2 Speed | Weather | Damage | Injury | Killed |
|--|-------------------|-------------------|---------------------|-------------------------|-------------------|-------------------|------------------|---------------|----------------------|----------|-------------|--------|
| 15-02-048 | 2/12/2015 19:37 | South | Fixed Object | Unsafe Speed | 0' | Not Stated | Dark - No Street | Clear | Property Damage Only | # Inj: 0 | # Killed: 0 | |
| Party 1 Driver: Ran Off Road Veh Type: Passenger Car Sobriety: HNBD Assoc Factor: None Apparent Age: 26 | | | | | | | | | | | | |
| 15-07-028 | 7/8/2015 06:00 | West | Fixed Object | Improper Turning | 4224' | West | Daylight | Cloudy | Property Damage Only | # Inj: 0 | # Killed: 0 | |
| Party 1 Driver: Other Unsafe Turning Veh Type: Passenger Car Sobriety: HNBD Assoc Factor: None Apparent Age: 26 | | | | | | | | | | | | |
| 90283566 | 9/26/2016 16:40 | Monday | Fixed Object | Driving Under Influence | 1700' | North | Daylight | Clear | Other Visible Injury | # Inj: 1 | # Killed: 0 | |
| Party 1 Driver: Ran Off Road Veh Type: Pickup Truck Sobriety: HBD Under Influence Assoc Factor: Not Stated Age: 26 | | | | | | | | | | | | |
| 90631786 | 12/23/2017 10:10 | Saturday | Other Motor Vehicle | Wrong Side of Road | 21650 | Not Stated | Daylight | Clear | Severe Injury | # Inj: 1 | # Killed: 0 | |
| Party 1 Driver: Traveling Wrong Way Veh Type: Passenger Car Sobriety: HNBD Assoc Factor: Not Stated Age: 24 | | | | | | | | | | | | |
| 18-11-1258 | 11/10/2018 10:30 | Saturday | Fixed Object | Unsafe Speed | 65' | West | Daylight | Clear | Property Damage Only | # Inj: 0 | # Killed: 0 | |
| Party 1 Driver: Making Right Turn Veh Type: Passenger Car Sobriety: HNBD Assoc Factor: None Apparent Age: 53 | | | | | | | | | | | | |
| 20-03-0211 | 3/2/2020 10:30 | Monday | Non-Collision | Improper Turning | 22107 | West | Daylight | Clear | Complaint of Pain | # Inj: 2 | # Killed: 0 | |
| Party 1 Driver: Other Unsafe Turning Veh Type: Passenger Car Sobriety: HNBD Assoc Factor: None Apparent Age: 53 | | | | | | | | | | | | |

SHEKELL RD from GRIMES CANYON RD to BROADWAY RD

Segment Length: 1.35 miles (7,129')

Collisions per mile: 4.44

Settings for Query:

Segment: SHEKELL RD between GRIMES CANYON RD and BROADWAY RD

Include Intersection Related at Limit 1 (GRIMES CANYON RD): True

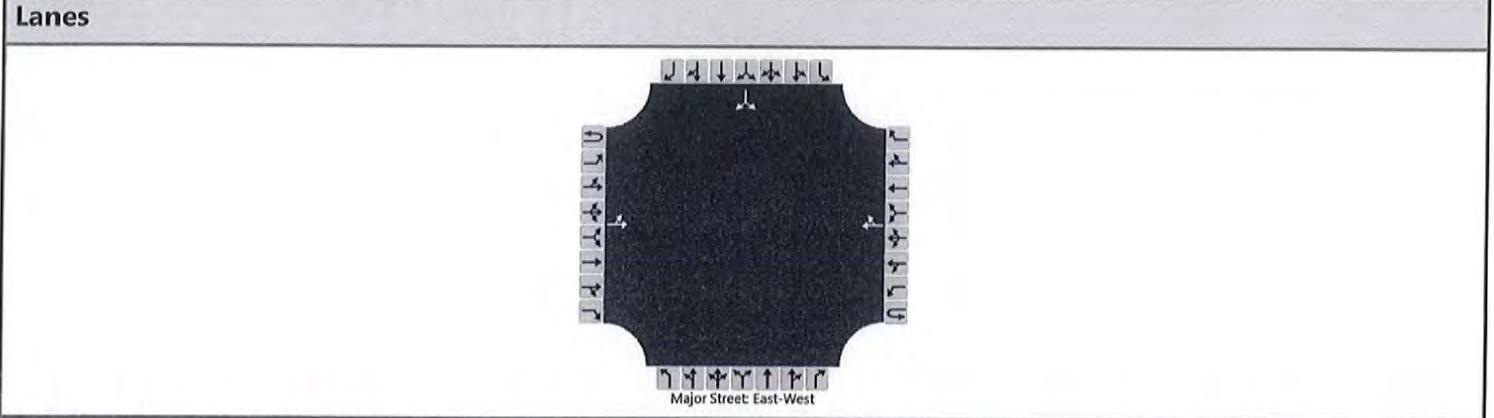
Include Intersection Related at Limit 2 (BROADWAY RD): True

Include Intersection Related at Intermediate Intersections: True

Sorted By: Date and Time

HCS7 Two-Way Stop-Control Report

| General Information | | | | Site Information | | | |
|--------------------------|-----------------------|--|--|----------------------------|---------------------------|--|--|
| Analyst | Darryl F Nelson | | | Intersection | Broadway/Road/Shekell Roa | | |
| Agency/Co. | ATE | | | Jurisdiction | Ventura County | | |
| Date Performed | 2/20/2022 | | | East/West Street | Broadway Road | | |
| Analysis Year | 2022 | | | North/South Street | Shekell Road | | |
| Time Analyzed | Existing Peak Hour | | | Peak Hour Factor | 0.92 | | |
| Intersection Orientation | East-West | | | Analysis Time Period (hrs) | 0.25 | | |
| Project Description | Warped Paintball Park | | | | | | |



Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | |
|----------------------------|-----------|-----------|----|---|-----------|---|----|----|------------|---|---|---|------------|----|----|----|
| | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R |
| Movement | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 | | 7 | 8 | 9 | | 10 | 11 | 12 |
| Priority | | | | | | | | | | | | | | | | |
| Number of Lanes | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| Configuration | | LT | | | | | | TR | | | | | | | LR | |
| Volume (veh/h) | | 3 | 40 | | | | 60 | 3 | | | | | | 4 | | 6 |
| Percent Heavy Vehicles (%) | | 3 | | | | | | | | | | | | 3 | | 3 |
| Proportion Time Blocked | | | | | | | | | | | | | | | | |
| Percent Grade (%) | | | | | | | | | | | | | | 0 | | |
| Right Turn Channelized | | | | | | | | | | | | | | | | |
| Median Type Storage | | Undivided | | | | | | | | | | | | | | |

Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|------------------------------|--|------|--|--|--|--|--|--|--|--|--|--|--|------|--|------|
| Base Critical Headway (sec) | | 4.1 | | | | | | | | | | | | 7.1 | | 6.2 |
| Critical Headway (sec) | | 4.13 | | | | | | | | | | | | 6.43 | | 6.23 |
| Base Follow-Up Headway (sec) | | 2.2 | | | | | | | | | | | | 3.5 | | 3.3 |
| Follow-Up Headway (sec) | | 2.23 | | | | | | | | | | | | 3.53 | | 3.33 |

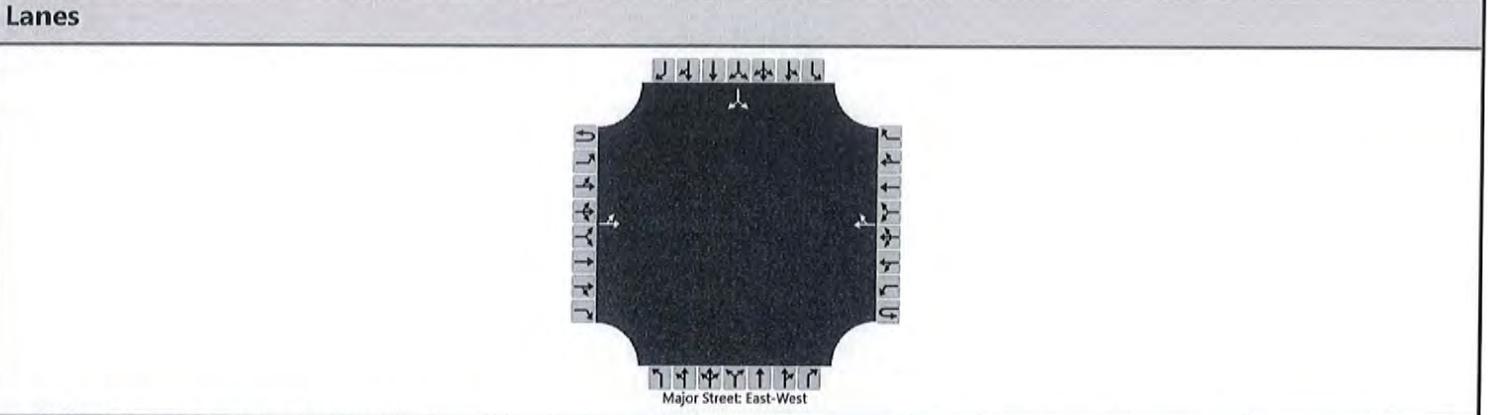
Delay, Queue Length, and Level of Service

| | | | | | | | | | | | | | | | | | |
|---|--|------|--|--|--|--|--|--|--|--|--|--|--|-----|------|--|--|
| Flow Rate, v (veh/h) | | 3 | | | | | | | | | | | | | 11 | | |
| Capacity, c (veh/h) | | 1526 | | | | | | | | | | | | | 943 | | |
| v/c Ratio | | 0.00 | | | | | | | | | | | | | 0.01 | | |
| 95% Queue Length, Q ₉₅ (veh) | | 0.0 | | | | | | | | | | | | | 0.0 | | |
| Control Delay (s/veh) | | 7.4 | | | | | | | | | | | | | 8.9 | | |
| Level of Service (LOS) | | A | | | | | | | | | | | | | A | | |
| Approach Delay (s/veh) | | 0.5 | | | | | | | | | | | | 8.9 | | | |
| Approach LOS | | A | | | | | | | | | | | | A | | | |

Average Weighted Delay = 8.6 sec. (LOS A)

HCS7 Two-Way Stop-Control Report

| General Information | | Site Information | |
|--------------------------|-------------------------------------|----------------------------|---------------------------|
| Analyst | Darryl F Nelson | Intersection | Broadway/Road/Shekell Roa |
| Agency/Co. | ATE | Jurisdiction | Ventura County |
| Date Performed | 2/20/2022 | East/West Street | Broadway Road |
| Analysis Year | 2022 | North/South Street | Shekell Road |
| Time Analyzed | Existing Peak Hour <i>+ Project</i> | Peak Hour Factor | 0.92 |
| Intersection Orientation | East-West | Analysis Time Period (hrs) | 0.25 |
| Project Description | Warped Paintball Park | | |



Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | |
|----------------------------|-----------|-----------|----|---|-----------|---|----|----|------------|---|---|---|------------|----|----|----|
| | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R |
| Movement | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 | | 7 | 8 | 9 | | 10 | 11 | 12 |
| Priority | | | | | | | | | | | | | | | | |
| Number of Lanes | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| Configuration | | LT | | | | | | TR | | | | | | | LR | |
| Volume (veh/h) | | 55 | 40 | | | | 60 | 3 | | | | | | 4 | | 50 |
| Percent Heavy Vehicles (%) | | 3 | | | | | | | | | | | | 3 | | 3 |
| Proportion Time Blocked | | | | | | | | | | | | | | | | |
| Percent Grade (%) | | | | | | | | | | | | | | 0 | | |
| Right Turn Channelized | | | | | | | | | | | | | | | | |
| Median Type Storage | | Undivided | | | | | | | | | | | | | | |

Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|------------------------------|--|------|--|--|--|--|--|--|--|--|--|--|--|------|--|------|
| Base Critical Headway (sec) | | 4.1 | | | | | | | | | | | | 7.1 | | 6.2 |
| Critical Headway (sec) | | 4.13 | | | | | | | | | | | | 6.43 | | 6.23 |
| Base Follow-Up Headway (sec) | | 2.2 | | | | | | | | | | | | 3.5 | | 3.3 |
| Follow-Up Headway (sec) | | 2.23 | | | | | | | | | | | | 3.53 | | 3.33 |

Delay, Queue Length, and Level of Service

| | | | | | | | | | | | | | | | | | |
|---|--|------|--|--|--|--|--|--|--|--|--|--|---|-----|--|------|--|
| Flow Rate, v (veh/h) | | 60 | | | | | | | | | | | | | | 59 | |
| Capacity, c (veh/h) | | 1526 | | | | | | | | | | | | | | 967 | |
| v/c Ratio | | 0.04 | | | | | | | | | | | | | | 0.06 | |
| 95% Queue Length, Q ₉₅ (veh) | | 0.1 | | | | | | | | | | | | | | 0.2 | |
| Control Delay (s/veh) | | 7.5 | | | | | | | | | | | | | | 9.0 | |
| Level of Service (LOS) | | A | | | | | | | | | | | | | | A | |
| Approach Delay (s/veh) | | 4.4 | | | | | | | | | | | | 9.0 | | | |
| Approach LOS | | | | | | | | | | | | | A | | | | |

Average-Weighted Delay = 8.2 sec. LOS A

Spot Speed Study

Prepared by: National Data & Surveying Services

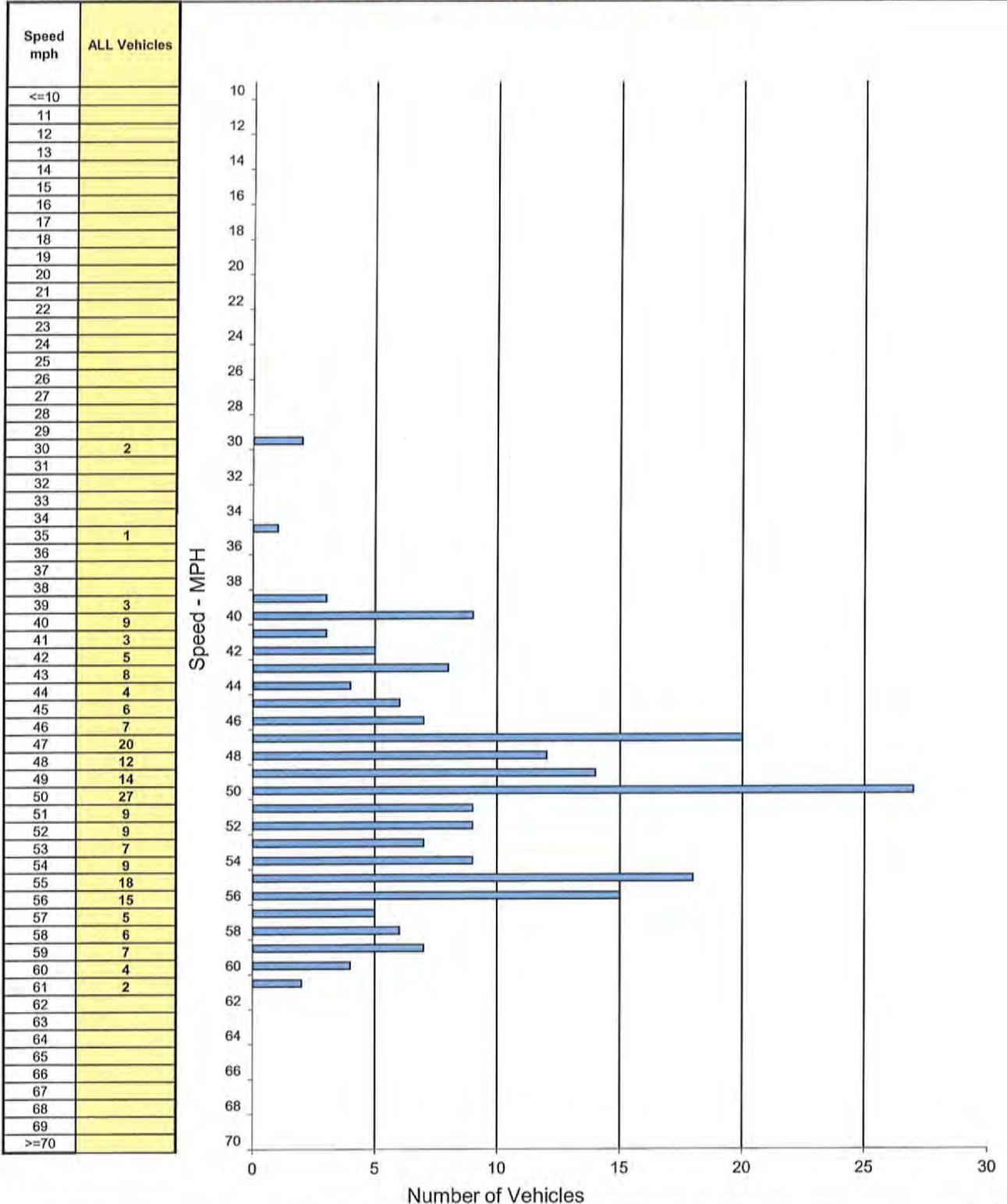
City of Moorpark

DATE: 1/22/2022
TIME: 10:00-12:00

Location: 8800 Grimes Canyon Rd
Posted Speed: 45 MPH Clear/Dry

Project #: 22-050003-001

Northbound & Southbound Spot Speeds



| SPEED PARAMETERS | | | | | | | | | |
|------------------|-------|---------|-----------------|-----------------|-------------|-----------|-----------------|------------------|------------------|
| Class | Count | Range | 50th Percentile | 85th Percentile | 10 MPH Pace | # in Pace | Percent in Pace | % / # Below Pace | % / # Above Pace |
| ALL | 212 | 30 - 61 | 50 mph | 56 mph | 47 - 56 | 140 | 66% | 22% / 48 | 12% / 24 |

Spot Speed Study

Prepared by: National Data & Surveying Services

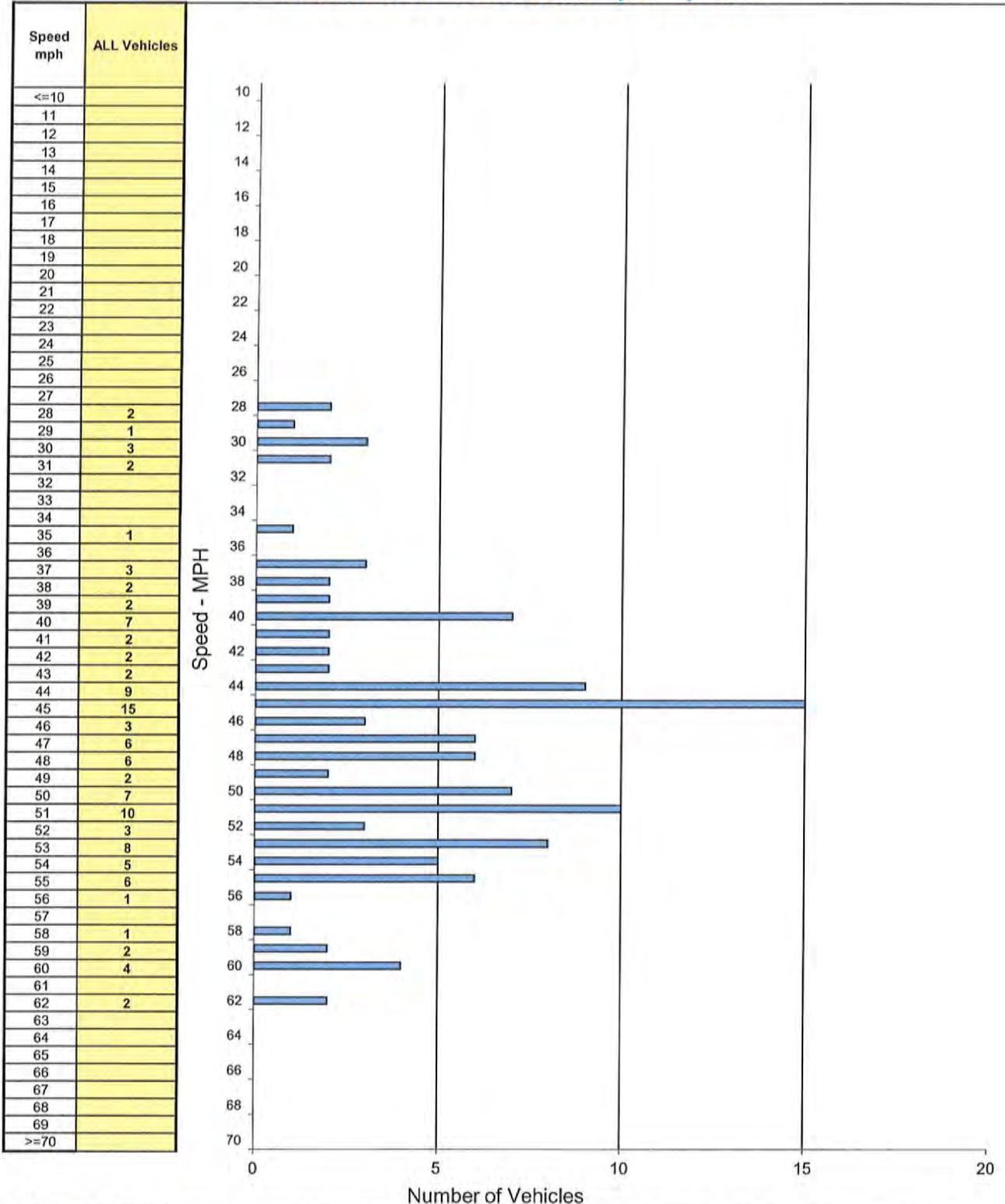
City of Moorpark

DATE: 1/22/2022
TIME: 12:10-14:10

Location: 11070 Broadway Rd
Posted Speed: None Clear/Dry

Project #: 22-050003-002

Eastbound & Westbound Spot Speeds



| SPEED PARAMETERS | | | | | | | | | |
|------------------|-------|---------|-----------------|-----------------|-------------|-----------|-----------------|------------------|------------------|
| Class | Count | Range | 50th Percentile | 85th Percentile | 10 MPH Pace | # in Pace | Percent in Pace | % / # Below Pace | % / # Above Pace |
| ALL | 119 | 28 - 62 | 47 mph | 54 mph | 44 - 53 | 69 | 58% | 24% / 29 | 18% / 21 |

county of ventura

NOTICE OF AVAILABILITY AND INTENT TO ADOPT A NEGATIVE DECLARATION

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

1. **Entitlement:** Conditional Use Permit No. LU11-0030
2. **Applicant:** Glenn Forster of Warped Paintball, LLC
3. **Location:** 8643 Shekell Road, in the unincorporated area of Moorpark
4. **Assessor Parcel No(s):** 500-0-090-235 & portion of 500-0-090-315
5. **Parcel Size:** 57.11 acres
6. **General Plan Designation:** Open Space
7. **Existing Zoning:** OS 20 ac (Open Space 20 acres minimum lot size) and OS 10 ac (Open Space 10 acres minimum lot size).
8. **Responsible and/or Trustee Agencies:** None
9. **Project Description:** The applicant requests the issuance of a conditional use permit (CUP) to authorize the operation and maintenance of a paintball and airsoft sports facility. The proposed paintball and airsoft sporting facility would be located at 8643 Shekell Road in the Moorpark Area. Onsite development includes the:

- removal of 267,073 sq. ft. (square feet) or 6.13 acres of existing concrete paving in order to install dirt fields and parking;
- removal of 74,593 sq. ft. or 1.71 acres of existing asphalt in order to install dirt fields and parking; and,
- installation of 24,000 sq. ft. of un-engineered artificial turf in the play area.

The sporting events are proposed to occur on weekends and on occasional holidays and weekdays for a maximum of 116 days a year. Weekend events would occur on all 104 weekend days per year. The remaining 12 operational days would occur on weekdays and holidays through reservation only. A maximum total of 250 participants and up to 10 employees would be on site each business day. (On any operational day, the facility would close to further business when the 250th customer of the day arrives at the facility regardless of the time of day.) The maximum hours of operation would be from 9 am to 4 pm on Saturday and Sunday. The maximum hours of operation for weekday and holiday events would be through reservation only between 9 am and 4 pm.

POSTED

DEC 15 2011

MARK A. LUNN
Ventura County Clerk and Recorder

By: _____, Deputy



Referees would be present to ensure safety during the games. Participants will be required to wear safety goggles and face masks. Each player will have a paintball marker that fires a small biodegradable paintball propelled by compressed air or CO₂.

No noise amplification or air horns are proposed. A total of 130 parking spaces would be provided for the participants. Three sea cargo containers would be installed on the site to store supplies. Public access to the site is provided by an existing 20-foot wide asphalt driveway connected to Shekell Road. Secondary access for emergency purposes will be provided by a second driveway connected to Shekell Road. No water service will be connected to the site. The operator will use a water truck for dust control. Bottled drinking water will be supplied by the operator to the customers. Wastewater disposal will be accomplished through the use of portable toilets. No native vegetation or specimen trees would be impacted by the proposed development. Trash dumpsters would be provided for trash collection.

Temporary structures will be placed in the designated playfield areas and consist of: air filled bunkers, hay bales, wooden spools, wooden walls, dirt mounds, sandbag walls, building facades. These structures will each be less than eight feet in height. Air filled bunkers will be painted a dark blue & red. The other barriers and structures will be all earth tone colors.

The project also includes a 3.50 acre stockpile area north of playfield Nos. 1 and 2. This area will be used during construction to temporarily store the concrete and asphalt that would be removed, and the artificial turf and dirt that would be installed.

In accordance with Section 15070 of the California Code of Regulations, the Ventura County Planning Department has determined that this proposed project will not have a significant effect on the environment, and a Negative Declaration has been prepared.

The public review period is from December 16, 2011 to January 14, 2012. The Initial Study/Negative Declaration is available for public review on-line at www.ventura.org/planning (select "CEQA Environmental Review") or at the County of Ventura, Resource Management Agency, Planning Department, 800 South Victoria Avenue, Ventura, California from 8:00 am to 5:00 pm Monday through Friday. The public is encouraged to submit written comments to Kristina Roodsari, no later than 5:00 p.m. on January 14, 2012 to the address listed above. In the alternative, you may fax your comments to (805) 654-2509 or e-mail the case planner at kristina.roodsari@ventura.org.

Following the review period, consideration of the project will be given at a Planning Director public hearing to be held **Thursday, February 2, 2012, at 10:00 A.M.** in the Room 311, 800 South Victoria Avenue, Ventura, CA 93009.



Brian R. Baca, Manager
Commercial & Industrial Permits Section

12-12-11

Date

NEGATIVE DECLARATION

A. PROJECT DESCRIPTION:

Entitlement: Conditional Use Permit (CUP) Case No. LU11-0030

Applicant: Glenn Forster of Warped Paintball, LLC

Location: 8643 Shekell Road, in the unincorporated area of Moorpark

Assessor Parcel Nos: 500-0-090-235 & portion of 500-0-090-315

Parcel Size: 57.11 acres

General Plan Designation: Open Space

Existing Zoning: OS 20 ac (Open Space 20 acres minimum lot size) and OS 10 ac (Open Space 10 acres minimum lot size).

Responsible and/or Trustee Agencies: None

Project Description: The applicant requests the issuance of a conditional use permit (CUP) to authorize the operation and maintenance of a paintball and airsoft sports facility. The proposed paintball and airsoft sporting facility would be located at 8643 Shekell Road in the Moorpark Area. Onsite development includes the:

- removal of 267,073 sq. ft. (square feet) or 6.13 acres of existing concrete paving in order to install dirt fields and parking;
- removal of 74,593 sq. ft. or 1.71 acres of existing asphalt in order to install dirt fields and parking; and,
- installation of 24,000 sq. ft. of un-engineered artificial turf in the play area.

The sporting events are proposed to occur on weekends and on occasional holidays and weekdays for a maximum of 116 days a year. Weekend events would occur on all 104 weekend days per year. The remaining 12 operational days would occur on weekdays and holidays through reservation only. A maximum total of 250 participants and up to 10 employees would be on site each business day. (On any operational day, the facility would close to further business when the 250th customer of the day arrives at the facility regardless of the time of day.) The maximum hours of operation would be from 9 am to 4 pm on Saturday and Sunday. The maximum hours of operation for weekday and holiday events would be through reservation only between 9 am and 4 pm.



Referees would be present to ensure safety during the games. Participants will be required to wear safety goggles and face masks. Each player will have a paintball marker that fires a small biodegradable paintball propelled by compressed air or CO₂.

No noise amplification or air horns are proposed. A total of 130 parking spaces would be provided for the participants. Three sea cargo containers would be installed on the site to store supplies. Public access to the site is provided by an existing 20-foot wide asphalt driveway connected to Shekell Road. Secondary access for emergency purposes will be provided by a second driveway connected to Shekell Road. No water service will be connected to the site. The operator will use a water truck for dust control. Bottled drinking water will be supplied by the operator to the customers. Wastewater disposal will be accomplished through the use of portable toilets. No native vegetation or specimen trees would be impacted by the proposed development. Trash dumpsters would be provided for trash collection.

Temporary structures will be placed in the designated playfield areas and consist of: air filled bunkers, hay bales, wooden spools, wooden walls, dirt mounds, sandbag walls, building facades. These structures will each be less than eight feet in height. Air filled bunkers will be painted a dark blue & red. The other barriers and structures will be all earth tone colors.

The project also includes a 3.50 acre stockpile area north of playfield Nos. 1 and 2. This area will be used during construction to temporarily store the concrete and asphalt that would be removed, and the artificial turf and dirt that would be installed.

B. STATEMENT OF ENVIRONMENTAL FINDINGS:

State law requires that an Initial Study (environmental analysis) be conducted to determine if this project could significantly affect the environment. Based on the findings contained in the attached Initial Study, it has been determined that this project will not have a significant effect on the environment, and a Negative Declaration has been prepared.

C. PUBLIC REVIEW:

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

Document Posting Period: December 16, 2011 through January 14, 2012

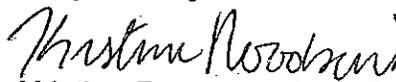
Public Review: The Initial Study prepared for this proposed project has determined that the project will not have adverse environmental impacts. The Initial Study/Negative Declaration is available for public review on-line at www.ventura.org/planning (select "CEQA Environmental Review") or at the County of Ventura, Resource Management Agency, Planning Department, 800 South Victoria Avenue, Ventura, California from 8:00 am to 5:00 pm Monday through Friday.

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

D. CONSIDERATION AND APPROVAL OF THE NEGATIVE DECLARATION:

Prior to approving the project, the decision-making body of the Lead Agency must consider this Negative Declaration and all comments received during public review. That body shall approve the Negative Declaration if it finds that the project will not have a significant effect on the environment.

Prepared by:


Kristina Roodsari, Case Planner
(805) 654-2467

Reviewed for Release to the Public by:


Brian R. Baca, Manager
Commercial & Industrial Permits Section

**Recommended for Approval by
Lead Agency by:**

Kim L. Prillhart, Director
Ventura County Planning Division



**Conditional Use Permit Case No. LU11-0030
Warped Paintball, LLC**

Section A. Project Description

1. **Project Number(s):** Conditional Use Permit ("CUP") Case No. LU11-0030
2. **Name of Applicant:** Glenn Forster of Warped Paintball, LLC
3. **Project Location:** 8643 Shekell Road, in the Ventura County unincorporated area of Moorpark
4. **Specific Description of the Nature and Purpose of the Project:**

The applicant requests the issuance of a conditional use permit (CUP) to authorize the operation and maintenance of a paintball and airsoft sports facility. The proposed paintball and airsoft sporting facility would be located at 8643 Shekell Road in the Moorpark Area. Onsite development includes the:

- removal of 267,073 sq. ft. (square feet) or 6.13 acres of existing concrete paving in order to install dirt fields and parking;
- removal of 74,593 sq. ft. or 1.71 acres of existing asphalt in order to install dirt fields and parking; and,
- installation of 24,000 sq. ft. of un-engineered artificial turf in the play area.

The sporting events are proposed to occur on weekends and on occasional holidays and weekdays for a maximum of 116 days a year. Weekend events would occur on all 104 weekend days per year. The remaining 12 operational days would occur on weekdays and holidays through reservation only. A maximum total of 250 participants and up to 10 employees would be on site each business day. (On any operational day, the facility would close to further business when the 250th customer of the day arrives at the facility regardless of the time of day.) The maximum hours of operation would be from 9 am to 4 pm on Saturday and Sunday. The maximum hours of operation for weekday and holiday events would be through reservation only between 9 am and 4 pm.

Referees would be present to ensure safety during the games. Participants will be required to wear safety goggles and face masks. Each player will have a paintball marker that fires a small biodegradable paintball propelled by compressed air or CO₂.

No noise amplification or air horns are proposed. A total of 130 parking spaces would be provided for the participants. Three sea cargo containers would be installed on the site to store supplies. Public access to the site is provided by an existing 20-foot wide asphalt driveway connected to Shekell Road. Secondary access for emergency purposes will be provided by a second driveway connected to Shekell Road. No water service will be connected to the site. The operator will use a water truck for dust control. Bottled drinking water will be supplied by the operator to the customers. Wastewater disposal will be accomplished through the use of portable toilets. No native vegetation or specimen trees would be impacted by the proposed development. Trash dumpsters would be provided for trash collection.

Temporary structures will be placed in the designated playfield areas and consist of: air filled bunkers, hay bales, wooden spools, wooden walls, dirt mounds, sandbag walls, building facades. These structures will each be less than eight feet in height. Air filled bunkers will be painted a dark blue & red. The other barriers and structures will be all earth tone colors.

The project also includes a 3.50 acre stockpile area north of playfield Nos. 1 and 2. This area will be used during construction to temporarily store the concrete and asphalt that would be removed, and the artificial turf and dirt that would be installed.

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

| | |
|---|--|
| APN | 500-0-090-235 and a portion of 500-0-090-315 (access to site via Shekell) |
| Acreage of Parcel | 57.11 acres |
| Acreage of CUP Area | 18.30 acres (21.97 acres includes for access to paintball park and temporary stockpile area) |
| Ventura County General Plan Land Use Designation | Open Space |
| Zoning Designation: | OS 20 ac (Open Space 20 acres minimum lot size) and OS 10 ac (Open Space 10 acres minimum lot size). |

6. Description of the Physical Alterations/Improvements Caused by the Project (including site plan, elevations, off-site improvements, etc):

Development includes the:

- removal of 267,073 sq. ft. (square feet) or 6.13 acres of concrete in order to install dirt fields and parking;

- removal of 74,593 sq. ft. or 1.71 acres of asphalt in order to install dirt fields and parking; and,
- installation of 24,000 sq. ft. of artificial turf in the play area.

7. Description of the Public Facilities (e.g., roads, water supply, sewers, utilities) that must be Extended or Expanded to Serve the Project:

Access to the playfields would be provided by two existing driveways connected to Shekell Road.

No water is proposed to be onsite though the developer has access to a water truck for dust control. Portable toilets are proposed to provide waste water disposal. No native vegetation or specimen trees would be impacted by the proposed development. Trash dumpsters would be provided for trash control.

No public facilities and/or services would be extended or expanded as a result of this project.

8. List of Responsible Agencies: None

Exhibits:

Exhibit A- Location, Zoning & Aerial Map

Exhibit B- Plans

Section B
Initial Study Checklist and Discussion of Responses
Conditional Use Permit Case No. LU11-0030
Warped Paintball, LLC

| Issue (Responsible Department) | Project Impact Degree Of Effect* | | | | Cumulative Impact Degree Of Effect* | | | |
|--------------------------------|----------------------------------|----|------|----|-------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 1. Air Quality Impacts (APCD) | | X | | | | X | | |

Regional Air Quality Impacts: The Ventura County Air Pollution Control District reviewed the proposed project. This District stated that based on information provided by the applicant, air quality impacts will be below the 25 pounds per day threshold for reactive organic compounds and oxides of nitrogen as described in the Ventura County Air Quality Assessment Guidelines. Therefore, the project will have less than significant project-specific and cumulative impacts on regional air quality.

Local Air Quality Impacts: Based on information in the project application, the District stated that the subject project will generate local air quality impacts but those impacts are not likely to be significant. Although the project is not expected to result in any significant local air quality impacts, the District recommends the following conditions be placed on the permit to help minimize fugitive dust and particulate matter that may result from site preparation (short-term) vehicles parking on the site (long-term) activities:

1. All project construction and site preparation operations shall comply with all applicable VCAPCD Rules and Regulations which include but are not limited to Rule 10 (Permits Required), Rule 50 (Opacity), Rule 51 (Nuisance), and Rule 55 (Fugitive Dust).
2. The Permittee shall comply with the provisions of applicable VCAPCD ROC and NOx Construction Mitigation Measures, which include but are not limited to, provisions of Section 7.4.3 of the Ventura County Air Quality Assessment Guidelines.
3. The Permittee shall obtain an Authority to Construct prior to installation and a Permit to Operate prior to operation, if needed, for concrete and asphalt demolition. To help prevent project delays, the Permittee or their representative should contact the VCAPCD Engineering Division at the earliest practicable date to determine any air permit requirements.

Source Documents: Ventura County Initial Study Assessment Guidelines of April 2011, and Memo from Alicia Stratton of the Ventura County Air Pollution Control District, dated April 13, 2011.

| Issue (Responsible Department) | Project Impact Degree Of Effect* | | | | Cumulative Impact Degree Of Effect* | | | |
|---|----------------------------------|----|------|----|-------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 2. Water Resources a. Groundwater Quantity | | X | | | | X | | |

Only bottled water would be used as part of the operation of the project. There would be no increase in annual groundwater usage with the approval of the proposed project. Therefore, the proposed project would result in less than significant project-specific and cumulative impacts related to groundwater quantity

Source Documents: Ventura County Initial Study Assessment Guidelines of April 2011, and Memo from Ewelina Mutkowska of the Ventura County Watershed Protection District, Water and Environmental Resources Division, dated April 18, 2011.

| Issue (Responsible Department) | Project Impact Degree Of Effect* | | | | Cumulative Impact Degree Of Effect* | | | |
|--------------------------------|----------------------------------|----|------|----|-------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 2b. Groundwater Quality | | X | | | | X | | |

The Ventura County Watershed Protection district reviewed the proposed project and deemed groundwater quality impacts as less than significant. No septic systems are proposed to be installed to serve the proposed use. Portable toilets would be used by patrons during event days. Therefore, the proposed project would result in less than significant project-specific and cumulative impacts related to groundwater quality.

Source Documents: Ventura County Initial Study Assessment Guidelines of April 2011, and Memo from Ewelina Mutkowska of the Ventura County Watershed Protection District, Water and Environmental Resources Division, dated April 18, 2011.

| Issue (Responsible Department) | Project Impact Degree Of Effect* | | | | Cumulative Impact Degree Of Effect* | | | |
|--------------------------------|----------------------------------|----|------|----|-------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 2c. Surface Water Quantity | | X | | | | X | | |

The Ventura County Watershed Protection district reviewed the proposed project and deemed impacts to surface water quantity as less than significant. No surface water is proposed to be used in the operation of the proposed facility. Therefore, the proposed project would result in less than significant project-specific and cumulative impacts related to surface water quantity.

Source Documents: Ventura County Initial Study Assessment Guidelines of April 2011, and Memo from Ewelina Mutkowska of the Ventura County Watershed Protection District, Water and Environmental Resources Division, dated April 18, 2011.

| Issue (Responsible Department) | Project Impact Degree Of Effect* | | | | Cumulative Impact Degree Of Effect* | | | |
|--------------------------------|----------------------------------|----|------|----|-------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 2d. Surface Water Quality | | X | | | | X | | |

The Ventura County Watershed Protection district reviewed the proposed project and deemed impacts surface water quality as less than significant. The proposed project is not expected to result in a violation of any surface water quality standards as defined in the Los Angeles Basin Plan. In accordance with the Ventura Countywide Municipal Stormwater National Pollutant Discharge Elimination System (NPDES) Permit CAS004002, "Development Construction Program" Subpart 4.F and the California NPDES General Construction Stormwater Permit (No. CAS000002), the applicant will be required to include Best Management Practices (BMPs) designed to ensure compliance and implementation of an effective combination of erosion and sediment control measures to protect surface water quality during construction. The Ventura County Stormwater Quality Management Ordinance (Ordinance No. 4142) includes standard requirements prohibiting the deposition of any litter into any watercourse during ongoing operations of the proposed use. Therefore, neither the individual project nor the cumulative threshold for significance is being exceeded and the project is expected to have less than significant impact on surface water quality.

Source Documents: Ventura County Initial Study Assessment Guidelines of April 2011, and Memo from Ewelina Mutkowska of the Ventura County Watershed Protection District, Water and Environmental Resources Division, dated April 18, 2011.

| Issue (Responsible Department) | Project Impact Degree Of Effect* | | | | Cumulative Impact Degree Of Effect* | | | |
|---|----------------------------------|----|------|----|-------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 3 Mineral Resources a. Aggregate Resources | | X | | | | X | | |

The Ventura County Initial Study Assessment Guidelines ("VCISAG") states that aggregate resources consist of sand, gravel, and crushed rock used in the construction industry. The Ventura County Non-coastal Zoning Ordinance includes a Mineral Resource Protection (MRP) overlay zone for areas that maintain or may maintain important mineral resources and the extraction of these resources may be a compatible land use. The MRP zone is located approximately 335 feet north of the project parcel boundary. The nearest proposed play areas (areas nos. 1 & 2) are located approximately 1,900 feet south of the MRP overlay zone boundary area. The temporary stockpile area is located approximately 1,050 feet south of the MRP overlay zone

boundary area. Due to the location and the nature of the proposed use, the proposed project would not have the potential to hamper or preclude extraction of or access to the aggregate resources located north of the project site. Therefore, the proposed project would have less than significant project-specific and cumulative impacts on aggregate resources.

Source Documents: Ventura County Initial Study Assessment Guidelines of April 2011, Ventura County Non-Coastal Zoning Ordinance (2011: §8104), and Planning GIS data layers (Overlay Zone).

| Issue (Responsible Department) | Project Impact Degree Of Effect* | | | | Cumulative Impact Degree Of Effect* | | | |
|--------------------------------|----------------------------------|----|------|----|-------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 3b. Petroleum Resources | | X | | | | X | | |

The VCISAG states that any land use that is proposed to be located on or immediately adjacent to any known petroleum resource area, or adjacent to a principal access road to an existing petroleum CUP, has the potential to hamper or preclude access to petroleum resources. The proposed project is not located within a petroleum resource area, or within or adjacent to the boundary of an oil extraction CUP. Therefore, the proposed project would have less than significant project-specific and cumulative impacts on petroleum.

Source Documents: Ventura County Initial Study Assessment Guidelines of April 2011, and Planning GIS data layers (Oil & Gas Resources).

| Issue (Responsible Department) | Project Impact Degree Of Effect* | | | | Cumulative Impact Degree Of Effect* | | | |
|--------------------------------|----------------------------------|----|------|----|-------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 4. Biological Resources | | X | | | | X | | |

This analysis of the potential impacts on biological resources is based on maps of biological resources, including watercourses, wetlands, regional wildlife corridors, critical habitat, and the California Natural Diversity Database; aerial imagery; and a site visit conducted on November 28, 2011.

Species: The majority of the project site (i.e., the lease area) is covered with concrete slabs from the previous agricultural facility. The only vegetation occurring on the project site is growing in between the concrete slabs and is composed of mostly non-native species and a few scattered common native species (including California sagebrush, mulefat, and telegraph weed) that typically inhabit disturbed areas. Given that the project site is highly disturbed by previous development and is mostly covered with concrete, there is no suitable habitat for special status species. Therefore the project would not impact special status species.

Ecological Communities: Ruderal vegetation (i.e., vegetation that grows on highly disturbed land) occurs on the project site within crevices and in between the concrete slabs. These patches of ruderal vegetation among the concrete do not constitute a sensitive ecological community. No natural watercourses or wetlands exist on the site. A concrete channel that was constructed as part of the previous agricultural facility carries runoff flows from the existing concrete slabs. No natural communities are associated with this concrete channel. The removal of concrete to create dirt playing fields could result in increased sediments being carried with stormwater flows to sensitive ecological communities downstream. However, as described in the evaluation of potential surface water quality impacts, the applicant is required to implement erosion and sediment control measures to protect surface water quality during construction as well as meet County standard requirements prohibiting the deposition of any litter into any watercourse during ongoing operations of the proposed use. Therefore, the project would have less than significant impacts on sensitive ecological communities.

Habitat Connectivity

The project site is not located within a known habitat connectivity feature, such as a regional linkage, local riparian corridor, or other identified important feature for wildlife movement. The project site, in its existing condition with the concrete slabs, does not contain significant wildlife habitat, but it also does not pose a significant barrier to wildlife movement, and therefore wildlife likely moves through the site. The project does not involve construction of any new permanent structures or other barriers to wildlife movement. The sporting events would take place between the hours of 8 am and 4 pm, which avoids the peak times of day of animal activity during dawn and dusk and at night. Because the location proposed for the periodic sporting events is a highly disturbed site that is not within a habitat connectivity feature, the project would not impact habitat connectivity.

Therefore, based on the applicant's project description and observations made in the field by the Planning Biologist, project-specific and cumulative impacts relating to biological resources are less than significant.

Source Document: Memo from Christina Danko, Planning Biologist, dated November 28, 2011.

| Issue (Responsible Department) | Project Impact Degree Of Effect* | | | | Cumulative Impact Degree Of Effect* | | | |
|---------------------------------------|----------------------------------|----|------|----|-------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 5. Agricultural Resources a. Soils | X | | | | X | | | |

According to the Important Farmland Inventory Map, the project site does not include soil designated as prime, unique, or of statewide importance. Therefore, as the proposed project would not result in the removal or covering of these important soil

classifications, there would be no project-specific or cumulative impacts to agricultural soils.

Source Documents: Ventura County Initial Study Assessment Guidelines of April 2011, and Planning GIS data layers (Important Farmland Inventory Map).

| Issue (Responsible Department) | Project Impact Degree Of Effect* | | | | Cumulative Impact Degree Of Effect* | | | |
|--------------------------------|----------------------------------|----|------|----|-------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 5b. Land Use Incompatibility | | X | | | | X | | |

The evaluation pertains to the introduction of incompatible land uses in proximity of off-site agricultural lands and off-site crop production. The threshold of significance is a distance (setback) of 300 feet between new non-agricultural structures or use areas and offsite areas that are used or classified as Important Farmland on the Ventura County Important Farmland Inventory Map (2008).

There are a variety of Important Farmland soils located adjacent to the project site. Prime, statewide and unique soils are located east, west and south of the parcel boundary. Crops are under production on lands immediately east, southwest and southeast of the parcel boundary.

The proposed project involves the operation of a recreational paintball facility. The subject property would be segregated into a series of playfields used for various contests. Some of the paintball activities would occur less than 300 feet from the adjacent agricultural lands. Thus, at first look, impacts on agricultural resources would potentially result for the operation of this facility. However, the Initial Study Guidelines for topic 5.b provide a list of criteria for a waiver or deviation from the 300 foot setback threshold. Criterion "H" and is applicable here:

h. Individuals are not continuously present in the proposed structures or use areas

Although the proposed project is non-agricultural, individuals will not be continuously present in the playfield areas that are within 300 feet of the common boundary lines shared with off-site Important Farmlands. Approximately half of the playfield areas are located less than 300 feet from off site adjacent agriculture. Additionally, the facility would operate on a limited schedule with a maximum of 116 days per year. Eighty percent (80%) of the proposed event days are planned through private group reservation i.e. birthday parties, church groups, corporate team building. To assure that potential conflicts are minimized, the following condition will be imposed on the project:

Purpose: In order to minimize potential conflicts between a non-agricultural event use and adjacent agricultural operations, the Permittee shall provide notification of all temporary events.

Requirement: The Permittee shall notify the owner(s) of each agriculturally-zoned property located within 300 feet of the project parcel of all temporary events to be held at the proposed facility.

Documentation: The Permittee shall provide a written schedule of planned temporary events to the owners of all adjacent agriculturally-zoned land. This schedule shall specify the date, time, type and attendance of each event. The Permittee shall maintain a record of all events held at the facility to be made available to the County Planning Division upon request.

Timing: The required schedule shall be regularly updated such that notice is provided a minimum of 30 days prior to each event.

Monitoring: In accordance with the Non-Coastal Zoning Ordinance, the Planning Division will periodically review the operation of the permitted facility for compliance with the terms and conditions of the conditional use permit. The Planning Division has the authority to initiate enforcement actions if a lack of compliance is identified through public complaints or discovered during required periodic review.

Given the temporary nature of the events and implementation of the condition of approval noted above, project-specific and cumulative impacts to agricultural land use incompatibility would be less than significant.

Source Documents: Memo from Brian Baca of the Ventura County Planning Division, dated July 13, 2011 and email from Rudy Martel of the Ventura County Agricultural Commissioner's Office, dated August 19, 2011.

| Issue (Responsible Department) | Project Impact Degree Of Effect* | | | | Cumulative Impact Degree Of Effect* | | | |
|--------------------------------|----------------------------------|----|------|----|-------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 6. Scenic Resources | | X | | | | X | | |

Planning staff evaluated visual impacts during a site visit on April 7, 2011 and November 28, 2011. The proposed project is not located in a Scenic Resource Protection overlay zone. No scenic resource exist onsite and the subject site is not considered a scenic vista or within a scenic vista or viewshed. Four of the proposed playfields (Playfield nos. 1 to 4) are located at the on a plateau overlooking Shekell Road and SR 118. The project site is not visible from Grimes Canyon Road. Also, there are no residences within 1,000 feet of the view shed of playfield areas nos. 1 through 4. In addition, some of the temporary structures (air filled bunkers, hay bales, wooden spools, wooden walls, dirt mounds, sandbag walls, building facades) located in playfield areas nos. 1 to 4 would be visible from Shekell Road. However, this impact would be less than significant, as the temporary structures would be less than eight feet in height and painted dark or earth tone colors. The three proposed sea cargo containers and

parking areas would be visible from Shekell Road. To ensure that visual impacts are less than significant, the project will be conditioned to require that the sea cargo containers be painted a light tan color so as to blend with the surrounding landscape. Therefore, based on the design and location of the proposed project, project-specific and cumulative impacts related to visual resources would be less than significant.

Source Documents: Ventura County Initial Study Assessment Guidelines of April 2011, applicant's site plan and Planning GIS data layers (aerial imagery).

| Issue (Responsible Department) | Project Impact Degree Of Effect* | | | | Cumulative Impact Degree Of Effect* | | | |
|---|----------------------------------|----|------|----|-------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 7. Resources Paleontological Resources | | X | | | | X | | |

The subject property is underlain by the Saugus formation. According to the VCISAG, the Saugus formation is given a paleontological importance ranking of "high". According to the Guidelines, a Paleontological Phase 1 Study would be required for the proposed project. A Paleontological Phase 1 study was prepared by Bruce Landers of Engineering Sciences in July 1988 for Tentative Tract Map No. 5277 (approved in January 2005). This study concluded that the tract map would not create any adverse impacts to paleontological resources. As no permanent structures are proposed with the subject project, and portions of the site would only require compaction and contouring of the land to allow for dirt and asphalt to be installed in the parking and playfield areas, project-specific and cumulative impacts to paleontological resources would be less than significant.

In the unlikely event that paleontological resources would be uncovered by ground disturbance activities, the proposed project would be conditioned to require that construction be suspended until the find can be evaluated and recovered. This condition would cause a temporary cessation of all ground disturbances, notification of the Planning Director, and assessment of the find by a paleontological consultant or professional geologist. The Planning Director would review the recommendations of the consultant and decide on the disposition of the resources encountered. Therefore, the proposed project would create less than significant project-specific and cumulative impacts related to paleontological resources.

Source Documents: Ventura County Initial Study Assessment Guidelines of April 2011, and Paleontological Phase 1 study prepared by Bruce Landers of Engineering Sciences in July 1988 for Tentative Tract Map No. 5277.

| Issue (Responsible Department) | Project Impact Degree Of Effect* | | | | Cumulative Impact Degree Of Effect* | | | |
|---------------------------------------|----------------------------------|----|------|----|-------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 8. Resources a. Cultural Resources | X | | | | X | | | |

Planning Staff determined that the project would not require a Phase I archeological study, as no permanent structures are proposed with the subject project, and portions of the site would only require compaction and contouring of the land to allow for dirt and asphalt to be installed in the parking and playfield areas. Moreover, a search of the County's Archeological Report database found that there are no archeologically important sites within 1/2 mile of the proposed project site. Therefore, based on the location and nature of the proposed project, there would be no project-specific or cumulative impacts to archeological resources.

Source Documents: Ventura County Initial Study Assessment Guidelines of April 2011, Planning GIS data layers (Archeological Reports).

| Issue (Responsible Department) | Project Impact Degree Of Effect* | | | | Cumulative Impact Degree Of Effect* | | | |
|--------------------------------|----------------------------------|----|------|----|-------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 8b. Historical Resources | | X | | | | X | | |

Planning staff conducted a site visit on April 7, 2011 and November 28, 2011. The proposed project site is located at the former Egg City agricultural facility which operated onsite from the early 1960's to the 1980's. Remnants of the former Egg City observed during the site visit included, concrete pads and partially paved roads throughout the parcel. There are no buildings onsite. Staff researched the parcel history for the subject site and surrounding sites in the County's Permits Plus database system, and found that the buildings associated with the former Egg City facility were considered historic buildings (although the site was never designated an historical landmark or place of interest). As these buildings no longer exist onsite, the historical use of the parcel is no longer present. Therefore, the project-specific and cumulative impacts of the project on historical resources would be less than significant.

Source Documents: Ventura County Initial Study Assessment Guidelines of April 2011, Planning GIS data layers (historical aerial maps) and Permits Plus database system.

| Issue (Responsible Department) | Project Impact Degree Of Effect* | | | | Cumulative Impact Degree Of Effect* | | | |
|-----------------------------------|----------------------------------|----|------|----|-------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 9. Coastal Beaches and Sand Dunes | X | | | | X | | | |

The proposed project site is located in the Ventura County unincorporated area of Moorpark, more than 10 miles away from the coast. Thus, the proposed project would not be located near or on a coastal beach or sand dune. Therefore, based on the location of the proposed project, there would be no project-specific or cumulative impacts to coastal beaches and sand dunes.

Source Document: Planning GIS data layers (2011 aerial imagery).

| Issue (Responsible Department) | Project Impact Degree Of Effect* | | | | Cumulative Impact Degree Of Effect* | | | |
|--------------------------------|----------------------------------|----|------|----|-------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| Hazards 10. Fault Rupture | X | | | | X | | | |

There are no known active or potentially active faults extending through the proposed lot based on State of California Earthquake Fault Zones in accordance with the Alquist-Priolo Earthquake Fault Zoning Act, and Ventura County General Plan Hazards Appendix –Figure 2.2.3b. Therefore, there would be no project-specific or cumulative impacts to fault rupture hazards.

Source Documents: Ventura County Initial Study Assessment Guidelines of April 2011, and Memo from James O'Tousa of the Ventura County Public Works Agency, Engineering Services Division, dated April 19, 2011.

| Issue (Responsible Department) | Project Impact Degree Of Effect* | | | | Cumulative Impact Degree Of Effect* | | | |
|--------------------------------|----------------------------------|----|------|----|-------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 11. Ground Shaking | | X | | | | X | | |

The property would be subject to moderate to strong ground shaking from seismic events on local and regional fault systems. The County of Ventura Building code, adopted from the California Building Code, dated 2010, Chapter 16, Division IV, requires the structures be designed to withstand this ground shaking. As there are no structures associated with the proposed project, the effects of ground shaking are considered to be less than significant. Therefore, the proposed project would create less than significant project-specific and cumulative impacts related to ground shaking.

Source Documents: Ventura County Initial Study Assessment Guidelines of April 2011, and Memo from James O'Tousa of the Ventura County Public Works Agency, Engineering Services Division, dated April 19, 2011.

| Issue (Responsible Department) | Project Impact Degree Of Effect* | | | | Cumulative Impact Degree Of Effect* | | | |
|--------------------------------|----------------------------------|----|------|----|-------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 12. Liquefaction | X | | | | X | | | |

The site is not located within a potential liquefaction zone based on the Ventura County General Plan Hazards Appendix – Figure 2.4b. This map is a compilation of the State of California Seismic Hazards Maps for the County of Ventura and is used as the basis for delineating the potential liquefaction hazards within the county. Therefore, there would be no project-specific or cumulative impacts to liquefaction.

Source Documents: Ventura County Initial Study Assessment Guidelines of April 2011, and Memo from James O'Tousa of the Ventura County Public Works Agency, Engineering Services Division, dated April 19, 2011.

| Issue (Responsible Department) | Project Impact Degree Of Effect* | | | | Cumulative Impact Degree Of Effect* | | | |
|--------------------------------|----------------------------------|----|------|----|-------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 13. Seiche & Tsunami | X | | | | X | | | |

The site is not located adjacent to a closed or restricted body of water based on aerial photograph review (photos dated January 2011) and would not be subject to seiche hazard. The project is also not located within a tsunami inundation zone based on the Ventura County General Plan, Hazards Appendix Figure 2.6. Therefore, there would be no project-specific or cumulative impacts to seiche & tsunami.

Source Documents: Ventura County Initial Study Assessment Guidelines of April 2011, and Memo from James O'Tousa of the Ventura County Public Works Agency, Engineering Services Division, dated April 19, 2011.

| Issue (Responsible Department) | Project Impact Degree Of Effect* | | | | Cumulative Impact Degree Of Effect* | | | |
|--------------------------------|----------------------------------|----|------|----|-------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 14. Landslide and Mudslide | X | | | | X | | | |

The site is not located in a mapped landslide area, located within a hillside, and is not located in a potential seismically induced landslide zone, based on analysis conducted by the California Geological Survey. Therefore, there would be no project-specific or cumulative impacts to landslides/mudslides.

Source Documents: Ventura County Initial Study Assessment Guidelines of April 2011, and Memo from James O'Tousa of the Ventura County Public Works Agency, Engineering Services Division, dated April 19, 2011.

| Issue (Responsible Department) | Project Impact Degree Of Effect* | | | | Cumulative Impact Degree Of Effect* | | | |
|--------------------------------|----------------------------------|----|------|----|-------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 15. Expansive Soils | X | | | | X | | | |

This project does not involve the design or construction of any structures. Therefore, there would be no project-specific or cumulative impacts to expansive soils.

Source Documents: Ventura County Initial Study Assessment Guidelines of April 2011, and Memo from James O'Tousa of the Ventura County Public Works Agency, Engineering Services Division, dated April 19, 2011.

| Issue (Responsible Department) | Project Impact Degree Of Effect* | | | | Cumulative Impact Degree Of Effect* | | | |
|--------------------------------|----------------------------------|----|------|----|-------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 16. Subsidence | X | | | | X | | | |

The subject property is not within the probable subsidence hazard zone as delineated on the Ventura County General Plan Hazards Appendix Figure 2.8 (January 27, 2004) and the project does not relate to oil, gas or groundwater withdrawal. Therefore, there would be no project-specific or cumulative impacts to subsidence.

Source Documents: Ventura County Initial Study Assessment Guidelines of April 2011, and Memo from James O'Tousa of the Ventura County Public Works Agency, Engineering Services Division, dated April 19, 2011.

| Issue (Responsible Department) | Project Impact Degree Of Effect* | | | | Cumulative Impact Degree Of Effect* | | | |
|--|----------------------------------|----|------|----|-------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 17. Hydraulic Hazards a. Non-FEMA (PWA) | | X | | | X | | | |

The project proposes the removal of almost 8 acres of impervious paving. No grading or permanent structures are proposed. According to the drainage study for the project dated March 11, 2011, and prepared by Penfield and Smith, there will be a net reduction in runoff from the site. Therefore, there would be no project-specific or cumulative impacts to hydraulic hazards.

Source Documents: Ventura County Initial Study Assessment Guidelines of April 2011, and Memo from Jim Myers of the Ventura County Public Works Agency, Engineering Services Division, dated March 30, 2011.

| Issue (Responsible Department) | Project Impact Degree Of Effect* | | | | Cumulative Impact Degree Of Effect* | | | |
|--------------------------------|----------------------------------|----|------|----|-------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 17b. FEMA | | X | | | | X | | |

The subject property is located out of a 1% annual chance floodplain as evidenced on the latest "Effective" Digital Flood Insurance Rate Map (DFIRM) issued by FEMA (January 20, 2010) (Panel 810 of 1275, Map # 06111C0810E). Mitigation of the flood risk can be achieved through the issuance of a Floodplain Clearance. The property is mapped in an 'X Unshaded Zone' on the DFIRM Rate Map (outside the 100-year but within the 500-year floodplain). A Floodplain Development Permit is not required. However, a Floodplain Clearance will be required prior to the issuance of a Building Permit and/or a Grading Permit. Therefore, the proposed project would create less than significant project-specific and cumulative impacts related to FEMA flood hazards.

Source Documents: Ventura County Initial Study Assessment Guidelines of April 2011, and Memo from Brian Trushinski of the Ventura County Watershed Protection District, Advanced Planning Section, dated April 14, 2011.

| Issue (Responsible Department) | Project Impact Degree Of Effect* | | | | Cumulative Impact Degree Of Effect* | | | |
|----------------------------------|----------------------------------|----|------|----|-------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| Fire Hazards 18. Fire Hazards | | X | | | | X | | |

Although the project is in a high fire hazard area, there are no significant structures proposed that would require protection in the event of a brush fire. In addition, the design (a large play field area with no permanent structures) and nature of the proposed project does not involve any hazardous operations that could lead to a fire and could spread to the brush area. Therefore, project-specific and cumulative impacts to fire hazards would be less than significant.

Source Document: Memo from Richard Martinez of the Ventura County Fire Protection District, dated July 22, 2011.

| Issue (Responsible Department) | Project Impact Degree Of Effect* | | | | Cumulative Impact Degree Of Effect* | | | |
|--------------------------------|----------------------------------|----|------|----|-------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 19. Aviation Hazards | X | | | | X | | | |

The proposed is not located within the sphere of influence of Oxnard, Camarillo, Santa Paula or Naval Base Ventura County airports. Therefore, there would be no project-specific or cumulative impacts to aviation hazards.

Source Documents: Planning GIS data layers (Airport Sphere of Influence).

| Issue (Responsible Department) | Project Impact Degree Of Effect* | | | | Cumulative Impact Degree Of Effect* | | | |
|--|----------------------------------|----|------|----|-------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 20a. Hazardous Materials and Waste (EH/FIRE) | | X | | | | X | | |

The Environmental Health Division comments that the proposed project includes the use of hazardous materials. Improper storage, handling, and disposal of these material(s) could result in the creation of adverse impacts to public health. However, the project's compliance with existing state regulations will reduce potential project-specific and cumulative impacts to a less than significant level.

The Ventura County Fire Protection District comments that any hazardous materials used onsite will be regulated and permitted according to the Ventura County Fire Code. Therefore, project-specific and cumulative impacts related to hazardous materials and waste would be reduced to a less than significant level.

Source Document: Memo from Melinda Talent of the Environmental Health Division, dated July 14, 2011 and Memo from Richard Martinez of the Ventura County Fire Protection District, dated July 22, 2011.

| Issue (Responsible Department) | Project Impact Degree Of Effect* | | | | Cumulative Impact Degree Of Effect* | | | |
|--------------------------------|----------------------------------|----|------|----|-------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 20b. Hazardous Waste (EH) | X | | | | X | | | |

The proposed project is not considered an activity that generates hazardous waste. Therefore, the project will not have any project-specific or cumulative impacts relative to hazardous wastes.

Source Document: Memo from Melinda Talent of the Environmental Health Division, dated July 14, 2011.

| Issue (Responsible Department) | Project Impact Degree Of Effect* | | | | Cumulative Impact Degree Of Effect* | | | |
|--------------------------------|----------------------------------|----|------|----|-------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 21. Noise and Vibration | | X | | | | X | | |

The Ventura County Initial Study Assessment Guidelines define noise as “any unwanted sound that is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying.” The Ventura County Initial Study Assessment Guidelines require an analysis of noise impacts, based on whether the project is a “Noise Sensitive Use” or a “Noise Generator.” Noise sensitive uses are dwellings, schools, hospitals, nursing homes, churches and libraries; since the project does not include the construction or use of these types of uses, the proposed project does not involve a “noise sensitive use.” However, the project has the potential to generate noise and, therefore, is subject to evaluation as a “noise generator.”

In order for a project to be a noise generator, the Ventura County Initial Study Assessment Guidelines state that the project must generate noise at the nearest noise sensitive use/residential district that exceeds:

- 55 dB(A) between 6:00 a.m. and 7:00 p.m.,
- 50 dB(A) between 7:00 p.m. and 10:00 p.m., or
- 45 dB(A) between 10:00 p.m. and 6:00 a.m.

The airsoft and paintball facility is expected to produce some noise during scheduled paintball games. However, the firing of a paintball gun does not create the level of noise as that of a firearm. In addition, the nearest sensitive receptor to the proposed playfield areas of the paintball facility consist of a single family dwelling located more than 1,700 feet south of the project site. In addition, several accessory buildings are located approximately 995 feet east of the project site (APN No. 500-0-090-310). However, a search of the permit history for this parcel revealed that these buildings were not permitted for habitable use and were associated with the former Egg City agricultural facility. Therefore, as the nearest noise sensitive receptor is located more than 1,700 feet away from the proposed playfield area, and the noise created by the firing of the paintball gun would be lower than that of a firearm, the noise generated by the paintball facility will not produce noise levels that exceed the noise levels noted above. Therefore, project-specific and cumulative impacts to noise would be less than significant.

Source Documents: Ventura County Initial Study Assessment Guidelines of April 2011, Applicant’s project description, dated July 6, 2011, Permits Plus and Planning GIS data layers (aerial imagery).

| Issue (Responsible Department) | Project Impact Degree Of Effect* | | | | Cumulative Impact Degree Of Effect* | | | |
|--------------------------------|----------------------------------|----|------|----|-------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 22. Daytime Glare | X | | | | X | | | |

The proposed project would not create a new source of glare for motorists or persons travelling along any road of the County Regional Road Network, such as Shekell Road and Grimes Canyon Road. In addition, no exterior lighting is proposed for the project, as the facility proposes to operate only during daylight hours. Therefore, the project will not have any project-specific or cumulative impacts relative to daytime glare.

Source Document: Ventura County Initial Study Assessment Guidelines of April 2011.

| Issue (Responsible Department) | Project Impact Degree Of Effect* | | | | Cumulative Impact Degree Of Effect* | | | |
|--------------------------------|----------------------------------|----|------|----|-------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 23. Public Health | | X | | | | X | | |

The proposed project may have impacts to public health from hazardous materials. Compliance with applicable state regulations enforced by the Environmental Health Division will reduce potential project-specific and cumulative impacts to a less than significant level.

Source Document: Memo from Melinda Talent of the Environmental Health Division, dated July 14, 2011.

| Issue (Responsible Department) | Project Impact Degree Of Effect* | | | | Cumulative Impact Degree Of Effect* | | | |
|--------------------------------|----------------------------------|----|------|----|-------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 24. Greenhouse Gases | | X | | | | X | | |

The Ventura County Air Pollution Control District has not yet adopted any approach to setting a threshold of significance for land use development projects in the area of project greenhouse gas emissions. The project will generate less than significant impacts to regional and local air quality and the project will be subject to a condition of approval to ensure that all project construction and operations shall be conducted in compliance with all APCD Rules and Regulations. Furthermore, the amount of greenhouse gases anticipated from the project will be a small fraction of the levels being considered by the APCD for greenhouse gas significance thresholds and far below those adopted to date by any air district in the state. Therefore, project-specific and cumulative impacts to greenhouse gases would be less than significant.

Source Documents: Ventura County Initial Study Assessment Guidelines of April 2011, and Memo from Ventura County Air Pollution Control District, dated April 13, 2011.

| Issue (Responsible Department) | Project Impact Degree Of Effect* | | | | Cumulative Impact Degree Of Effect* | | | |
|--------------------------------|----------------------------------|----|------|----|-------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 25. Community Character | | X | | | | X | | |

The project site is located at 8463 Shekell Road within the unincorporated Moorpark area of Ventura County, west of State Route 23/Grimes Canyon Road. The proposed project site is currently not in use and contains patches of concrete from the former Egg City agricultural facility. Orchards are present adjacent to the western boundary of the project site. The Grimes Canyon mining operation abuts the project site to the north and open space/agricultural uses surround the project site to the south, west and east. The nearest single family residence is located more than 1,700 feet south of the proposed project site. The proposed project will not be out of character with the agricultural and open space uses surrounding the site, as each of the temporary structures (e.g., air filled bunkers, hay bales, wooden spools, wooden walls, dirt mounds, sandbag walls, building facades) will not be more than 8 feet in height. The three proposed sea cargo containers would be 400 square feet each and located south of the parking area. Although the roll off containers would be visible from Shekell Road, the project will be conditioned to require that the containers be painted a light tan color. Therefore, due to the location and design of the proposed project, it will not be out of character with the surrounding lots and uses. Therefore, project-specific and cumulative impacts to community character would be less than significant.

Source Documents: Ventura County Initial Study Assessment Guidelines of April 2011, and Planning GIS data layers (2011 aerial maps and land use layers).

| Issue (Responsible Department) | Project Impact Degree Of Effect* | | | | Cumulative Impact Degree Of Effect* | | | |
|--------------------------------|----------------------------------|----|------|----|-------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 26. Housing | X | | | | X | | | |

The project does not include the elimination of any existing dwelling units, as the project is a request to operate an airsoft and paintball facility. The project will not create a demand for new housing, as the airsoft and paintball events would occur a maximum of 116 days per year. There is expected to be no project specific or cumulative impact on housing demand in order to accommodate the proposed employees of the airsoft and paintball facility, as only 10 employees are proposed to work at the facility during designated hours of operation. Therefore, the project will not have any project-specific or cumulative impacts related to housing.

Source Document: Ventura County initial Study Assessment Guidelines of April 2011.

| Issue (Responsible Department) | Project Impact Degree Of Effect* | | | | Cumulative Impact Degree Of Effect* | | | |
|--|----------------------------------|----|------|----|-------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 27. Public Facilities & Services a. Transportation & Circulation (1). Level of Service | | X | | | | X | | |

The Transportation Department comments that the proposed project will generate additional traffic on the local public roads and the Regional Road Network. The rural county road (Shekell Road) to be used to access the project site currently has a very low traffic volume per day and the highest level of safety (LOS A). The anticipated maximum of 130 vehicles that would arrive at the site per day would not substantially burden Shekel Road or other nearby roadways in the vicinity. These vehicle arrivals would generally be spread out over a 7-hour operational day in non-peak traffic hours. Even if the total 250-person customers were to arrive at one time, the temporary spike in traffic would be of short duration. In addition, 104 of the total 116 operational days would occur on weekends. Impacts on level of service would be less than significant.

To address the cumulative adverse impacts of traffic on the Regional Road Network, Ventura County Traffic Impact Mitigation Fee (TIMF) Ordinance 4246 and General Plan (GP) Policy 4.2.2 require that the Transportation Department of the Public Works Agency collect a TIMF from developments. This project is subject to this Ordinance. With payment of the TIMF, the level of service (LOS) and safety of the existing roads would remain consistent with the County's GP.

Therefore, project-specific and cumulative impacts to level of service on public roads would be less than significant.

Source Documents: Ventura County Initial Study Assessment Guidelines of April 2011, and Memo from Behnam Emami of the Ventura County Public Works Agency, Transportation Division, dated April 26, 2011.

| Issue (Responsible Department) | Project Impact Degree Of Effect* | | | | Cumulative Impact Degree Of Effect* | | | |
|---|----------------------------------|----|------|----|-------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 27a. Transportation & Circulation (2). Safety & Design of Public Roads | | X | | | | X | | |

The Transportation Department comments that the anticipated low volume of traffic generated by this project would not warrant improvements to the rural county road (Shekell Road) that will be used to access the project. The proposed project does not have the potential to alter the level of safety of this road. Furthermore, the proposed

project parcel does not have frontage along this road. Main access to the play areas will be provided by an existing driveway on an adjacent parcel southeast of the project parcel. Therefore, project-specific and cumulative impacts to the safety and design of public roads would be less than significant.

Source Documents: Ventura County Initial Study Assessment Guidelines of April 2011, and Memo from Behnam Emami of the Ventura County Public Works Agency, Transportation Division, dated April 26, 2011.

| Issue (Responsible Department) | Project Impact Degree Of Effect* | | | | Cumulative Impact Degree Of Effect* | | | |
|---|----------------------------------|----|------|----|-------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 27a. Transportation & Circulation (3). Safety & Design of Private Access | | X | | | | X | | |

The Ventura County Fire Protection District comments that private roads and highways surrounding the project site meet fire department minimum requirements for safety and design. In addition, the nature of the proposed airsoft and paintball facility will not generate enough additional traffic to negatively impact the existing system. Therefore, project-specific and cumulative impacts relating to the safety and design of private roads would be less than significant. Therefore, project-specific and cumulative impacts to the safety and design of private access would be less than significant.

Source Document: Memo from Richard Martinez of the Ventura County Fire Protection District, dated July 22, 2011.

| Issue (Responsible Department) | Project Impact Degree Of Effect* | | | | Cumulative Impact Degree Of Effect* | | | |
|---|----------------------------------|----|------|----|-------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 27a. Transportation & Circulation (4). Tactical Access | X | | | | X | | | |

The Ventura County Fire Protection District comments that the transportation and circulation system is adequate without any required improvements. Shekell Road and Grimes Canyon Road provide access to the project site. The roads in the vicinity of the project site are in full compliance with the County Public Roads Standards and Ventura County Fire Protection District Private Road Guidelines. Therefore, there are no project-specific and cumulative impacts relating tactical access.

Source Document: Memo from Richard Martinez of the Ventura County Fire Protection District, dated July 22, 2011.

| Issue (Responsible Department) | Project Impact Degree Of Effect* | | | | Cumulative Impact Degree Of Effect* | | | |
|--------------------------------|----------------------------------|----|------|----|-------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 27b. Pedestrian/Bicycle | | X | | | | X | | |

The Transportation Department comments that the guests will arrive via motorized transport. Thus, the project will not generate significant pedestrian and bicycle traffic. Furthermore, the county road (Shekell Road) to be accessed by the project is of a rural nature and this road would not be required to have pedestrian or bicycle facilities per the applicable county road standard for rural roads. Therefore, project-specific and cumulative impacts to pedestrian/bicycle access would be less than significant.

Source Documents: Ventura County Initial Study Assessment Guidelines of April 2011, and Memo from Behnam Emami of the Ventura County Public Works Agency, Transportation Division, dated April 26, 2011.

| Issue (Responsible Department) | Project Impact Degree Of Effect* | | | | Cumulative Impact Degree Of Effect* | | | |
|--------------------------------|----------------------------------|----|------|----|-------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 27c. Bus Transit | X | | | | X | | | |

The project site is not located near any bus transit facilities. In addition, the proposed airsoft and paintball facility is not a use that will generate new demand for bus transit. Therefore, the proposed project will not have project-specific and cumulative impacts related to bus transit.

Source Document: Ventura County Initial Study Assessment Guidelines of April 2011.

| Issue (Responsible Department) | Project Impact Degree Of Effect* | | | | Cumulative Impact Degree Of Effect* | | | |
|--------------------------------|----------------------------------|----|------|----|-------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 27d. Railroads | X | | | | X | | | |

The project site is not located near any railroads. In addition, the proposed airsoft and paintball facility is not a use that will generate new demand for railroads. Therefore, the proposed project will not have any project-specific or cumulative impacts to railroads.

Source Document: Ventura County Initial Study Assessment Guidelines of April 2011.

| Issue (Responsible Department) | Project Impact Degree Of Effect* | | | | Cumulative Impact Degree Of Effect* | | | |
|--------------------------------|----------------------------------|----|------|----|-------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 27e. Airports | X | | | | X | | | |

The proposed project is not located within two miles of any public airport. In addition, the proposed airsoft and paintball facility is not a use that will generate new demand for airports. Therefore, the proposed project will not have any project-specific or cumulative impacts to air traffic safety.

Source Document: Ventura County Initial Study Assessment Guidelines of April 2011.

| Issue (Responsible Department) | Project Impact Degree Of Effect* | | | | Cumulative Impact Degree Of Effect* | | | |
|--------------------------------|----------------------------------|----|------|----|-------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 27f. Harbors | X | | | | X | | | |

The proposed project is not adjacent to any harbor, will not affect the operations of a harbor, and will not increase the demands on harbor facilities. Therefore, the proposed project will not have any project-specific or cumulative impacts related to harbors.

Source Document: Ventura County Initial Study Assessment Guidelines of April 2011.

| Issue (Responsible Department) | Project Impact Degree Of Effect* | | | | Cumulative Impact Degree Of Effect* | | | |
|--------------------------------|----------------------------------|----|------|----|-------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 27g. Pipelines | X | | | | X | | | |

The proposed project is not located on, or within the vicinity of, a pipeline facility or route. Therefore, the proposed project will not have any project-specific or cumulative impacts related to pipelines.

Source Document: Ventura County Initial Study Assessment Guidelines of April 2011.

| Issue (Responsible Department) | Project Impact Degree Of Effect* | | | | Cumulative Impact Degree Of Effect* | | | |
|---|----------------------------------|----|------|----|-------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 28. Water Supply a. Water Supply Quality | X | | | | X | | | |

The proposed project will include the use of bottled water for consumption by customers and employees, and use a water truck for dust control. . No new water facilities will be constructed to serve the site. Therefore, the project will not have any project-specific or cumulative impacts to water quality.

Source Document: Memo from Melinda Talent of the Environmental Health Division, dated July 14, 2011.

| Issue (Responsible Department) | Project Impact Degree Of Effect* | | | | Cumulative Impact Degree Of Effect* | | | |
|--------------------------------|----------------------------------|----|------|----|-------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 28b. Water Supply Quantity | | X | | | | X | | |

The proposed project does not require a permanent supply of water. Therefore, the project will have less than significant project-specific and cumulative impacts to water supply quantity.

Source Documents: Ventura County Initial Study Assessment Guidelines of April 2011, and Memo from Ewelina Mutkowska of the Ventura County Watershed Protection District, Water and Environmental Resources Division, dated April 18, 2011.

| Issue (Responsible Department) | Project Impact Degree Of Effect* | | | | Cumulative Impact Degree Of Effect* | | | |
|--------------------------------|----------------------------------|----|------|----|-------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 28c. Fire Flow | X | | | | X | | | |

The proposed project will include the use of bottled water for consumption by customers and employees, and use a water truck for dust control. . No new water facilities will be constructed to serve the site. However, if any permanent structures are proposed, water supply shall be evaluated as part of the building permit process. Therefore, based on the design of the proposed project, the project will not have any project-specific or cumulative impacts on fire flow.

Source Document: Memo from Richard Martinez of the Ventura County Fire Protection District, dated July 22, 2011.

| Issue (Responsible Department) | Project Impact Degree Of Effect* | | | | Cumulative Impact Degree Of Effect* | | | |
|--|----------------------------------|----|------|----|-------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 29. Waste Treatment/Disposal a. Individual Sewage Disposal System | X | | | | X | | | |

Wastewater disposal will be accomplished through the use of portable toilets. The proposed project will not require the use of an on-site sewage disposal system. Therefore, the project will not have any project-specific or cumulative impacts to on-site sewage disposal.

Source Document: Memo from Melinda Talent of the Environmental Health Division, dated July 14, 2011.

| Issue (Responsible Department) | Project Impact Degree Of Effect* | | | | Cumulative Impact Degree Of Effect* | | | |
|------------------------------------|----------------------------------|----|------|----|-------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 29b. Sewage Collection & Treatment | X | | | | X | | | |

Wastewater disposal will be accomplished through the use of portable toilets. Therefore, the project will not have any project-specific or cumulative impacts to a sewage collection facility.

Source Document: Memo from Melinda Talent of the Environmental Health Division, dated July 14, 2011.

| Issue (Responsible Department) | Project Impact Degree Of Effect* | | | | Cumulative Impact Degree Of Effect* | | | |
|--------------------------------|----------------------------------|----|------|----|-------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 29c. Solid Waste Management | | X | | | | X | | |

Pursuant to the IWMD's factors determining the significance of project impacts to solid waste facilities within Ventura County, any discretionary development project generating solid waste will impact the County's remaining solid waste disposal capacity. Additionally, as required by California Public Resources Code (PRC) 41701, Ventura County's Countywide Siting Element (CSE), adopted in June of 2001 and updated annually, confirms Ventura County has at least 15 years of disposal capacity available for waste generated by in-County projects. Therefore, because the County currently exceeds the minimum disposal capacity required by state PRC, no individual project should have a significant impact upon remaining Ventura County solid waste disposal capacity. Therefore, the project will have less than significant project-specific and cumulative impacts to solid waste management.

Source Documents: Ventura County Initial Study Assessment Guidelines of April 2011, and Memo from Derrick Wilson of the Ventura County Public Works Agency, Integrated Waste Management Division, dated April 1, 2011.

| Issue (Responsible Department) | Project Impact Degree Of Effect* | | | | Cumulative Impact Degree Of Effect* | | | |
|--------------------------------|----------------------------------|----|------|----|-------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 29d. Solid Waste Facilities | X | | | | X | | | |

The proposed project does not include a solid waste facility. Therefore, the project will not have any project-specific or cumulative impacts relating to solid waste facilities.

Source Document: Memo from Melinda Talent of the Environmental Health Division, dated July 14, 2011.

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

The VCISAG states that any proposed project that would cause a disruption or re-routing of an existing utility facility, or increase demand on a utility that results in the expansion of an existing utility facility which has the potential for secondary environmental impacts has the potential for significant impacts. The proposed project is an airsoft and paintball facility and would not utilize any natural gas or electric heaters, and would not involve a wireless communications facility. In addition, the project site is currently served by electrical facilities. Therefore, the proposed project will not have any project-specific or cumulative impacts related to utilities.

Source Documents: Ventura County Initial Study Assessment Guidelines of April 2011.

| Issue (Responsible Department) | Project Impact Degree Of Effect* | | | | Cumulative Impact Degree Of Effect* | | | |
|---|----------------------------------|----|------|----|-------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 31. Flood Control/ Drainage a. WPD Facilities & Watercourses | | X | | | | X | | |

The Watershed Protection District, Planning and Regulatory Division reviewed the hydrology report (prepared by Penfield & Smith, dated March 17, 2011), which was submitted with the CUP application. The District comments that the site imperviousness will be reduced from approximately 50% to 32% through the removal of a portion of the

existing concrete pads. The project is not adjacent to District red line jurisdictional channels.

District staff further comments that no additional improvements are required beyond those already included in the project design. Also, the project design mitigates the direct and indirect project-specific and cumulative impacts to flood control facilities and watercourses. Therefore, project-specific and cumulative impacts are considered less than significant on red line channels under the jurisdiction of the Watershed Protection District.

Source Document: Memo from Tom Wolfington of the Ventura County Watershed Protection District, Planning and Regulatory Division, dated April 15, 2011.

| Issue (Responsible Department) | Project Impact Degree Of Effect* | | | | Cumulative Impact Degree Of Effect* | | | |
|--------------------------------------|----------------------------------|----|------|----|-------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 31b. Other Facilities & Watercourses | | X | | | | X | | |

The project is not adjacent to County Watershed Protection District red line jurisdictional channels. The hydrology report submitted for the proposed project, states that the site imperviousness will be reduced from approximately 50% to 32% through the removal of a portion of the existing concrete pads.

District staff further comments that no additional improvements are required beyond those already included in the project design. Also, the project design mitigates the direct and indirect project-specific and cumulative impacts to flood control facilities and watercourses. Therefore the environmental assessment is less than significant on red line channels under the jurisdiction of the Watershed Protection District. Therefore, the project is expected to have less than significant project-specific and cumulative impacts on Watershed Protection District facilities.

Source Documents: Ventura County Initial Study Assessment Guidelines of April 2011, and Memo from Tom Wolfington of the Ventura County Watershed Protection District, Planning and Regulatory Division, dated April 15, 2011.

| Issue (Responsible Department) | Project Impact Degree Of Effect* | | | | Cumulative Impact Degree Of Effect* | | | |
|--|----------------------------------|----|------|----|-------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 32. Law Enforcement & Emergency Services | X | | | | X | | | |

The proposed project is an airsoft and paintball facility. According to the VCISAG, the project is not a use that could generate a potentially significant increase in demand for law enforcement or emergency services.. Therefore, the proposed project has no project-specific or cumulative impacts related to law enforcement and emergency services.

Source Documents: Ventura County Initial Study Assessment Guidelines of April 2011.

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

The proposed project will have a less than significant impact on response time. Distance from full time, paid fire station is within a reasonable distance for response within acceptable time frame. Therefore, the project is expected to have less than significant project-specific and cumulative impacts on distance and response time.

Source Document: Memo from Richard Martinez of the Ventura County Fire Protection District, dated July 22, 2011.

| Issue (Responsible Department) | Project Impact Degree Of Effect* | | | | Cumulative Impact Degree Of Effect* | | | |
|--------------------------------|----------------------------------|----|------|----|-------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 33b. Personnel and Equipment | | X | | | | X | | |

The Ventura County Fire Protection District comments that the proposed project does not require additional personnel or equipment. There are no proposed significant structures and the project site is essentially a large playfield area. The District comments that they do not anticipate a significant rise in call volume to this site based upon the type of business proposed. Therefore, the project is expected to have less than significant project-specific and cumulative impacts on personnel and equipment.

Source Document: Memo from Richard Martinez of the Ventura County Fire Protection District, dated July 22, 2011.

| Issue (Responsible Department) | Project Impact Degree Of Effect* | | | | Cumulative Impact Degree Of Effect* | | | |
|--------------------------------|----------------------------------|----|------|----|-------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 34. Education a. Schools | X | | | | X | | | |

The project is located within the Moorpark Unified School District (MUSD). The proposed project does not involve a residential use. Furthermore, the proposed project is not located adjacent to any school facilities and will not have any impact on school facilities or operations. Therefore, the proposed project will not have project-specific or cumulative impacts on schools.

Source Documents: Ventura County Initial Study Assessment Guidelines of April 2011 and Planning GIS data layer (schools).

| Issue (Responsible Department) | Project Impact Degree Of Effect* | | | | Cumulative Impact Degree Of Effect* | | | |
|--------------------------------|----------------------------------|----|------|----|-------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 34b. Libraries | X | | | | X | | | |

The closest library is the Moorpark Library, which is approximately 7.5 miles from the project site. The proposed project does not involve a residential use that could result in an increase in population and a corresponding increase in demand for libraries. Furthermore, the proposed project is not located adjacent to any library facilities and will not have any impact on library facilities or operations. Therefore, the proposed project will not have project-specific or cumulative impacts on schools.

Source Documents: Ventura County Initial Study Assessment Guidelines of April 2011 and Planning GIS data layer (libraries).

| Issue (Responsible Department) | Project Impact Degree Of Effect* | | | | Cumulative Impact Degree Of Effect* | | | |
|--------------------------------|----------------------------------|----|------|----|-------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 35. Recreation | X | | | | X | | | |

The proposed paintball and airsoft facility would not result in an increase in population within the Moorpark area, thereby creating a new demand for parks, trails, or other recreational facilities. Although Happy Camp Canyon Park is located within 5 miles of the project site, the proposed paintball and airsoft facility does not involve development that could adversely interfere with the use or development of the park. Finally, there are no trails located within the vicinity of the project site with which the proposed project could interfere. Therefore, the proposed project would not have any project-specific or cumulative impacts to local or regional parks, trails, or other recreational facilities.

Source Documents: Ventura County Initial Study Assessment Guidelines of April 2011 and Planning GIS data layer (trails).

Degree of Effect:

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

Agencies:

Airports - Department Of Airports
 Ag. Dept. - Agricultural Department
 APCD - Air Pollution Control District
 EH - Environmental Health Division
 Fire - Fire Protection District
 GSA - General Services Agency

Harbors - Harbor Department
 Lib. Agency - Library Services Agency
 Plng. - Planning Division
 PWA - Public Works Agency
 Sheriff - Sheriff's Department
 WPD - Watershed Protection District

Section C- Mandatory Findings of Significance

| Based on the information contained within Sections B and C: | Yes/ Maybe | No |
|--|---------------|----|
| 1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? | | X |
| 2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future). | | X |
| 3. Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effect of other current projects, and the effect of probable future projects. (Several projects may have relatively small individual impacts on two or more resources, but the total of those impacts on the environment is significant). | | X |
| 4. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? | | X |

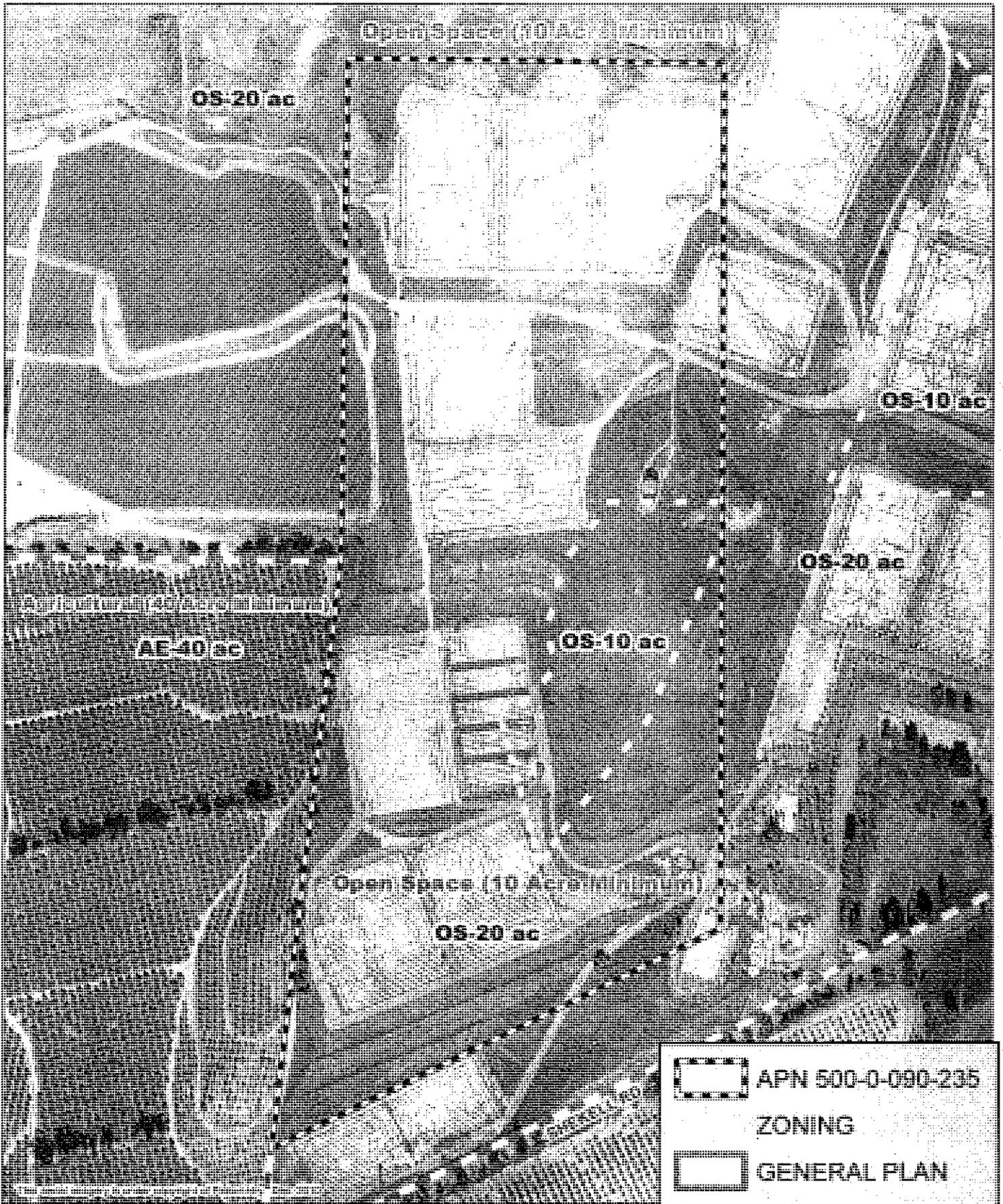
Section D. - Determination of Environmental Document

| | |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <p>On the basis of this initial evaluation:</p> <p>1. I find the proposed project could not have a significant effect on the environment, and a Negative Declaration should be prepared.</p> |
| <input type="checkbox"/> | <p>2. I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measure(s) described in section C of the Initial Study will be applied to the project. A Mitigated Negative Declaration should be prepared.</p> |
| <input type="checkbox"/> | <p>3. I find the proposed project, individually and/or cumulatively, MAY have a significant effect on the environment and an Environmental Impact Report is required.*</p> |
| <input type="checkbox"/> | <p>4. I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An Environmental Impact Report is required, but it must analyze only the effects that remain to be addressed.</p> |
| <input type="checkbox"/> | <p>5. I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or Negative Declaration pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.</p> |

Christina Woodman
 Signature of Person Responsible for Administering the Project

12/12/11
 Date

*EIR Issues of Focus:



Ventura County
Resource Management Agency
Information Systems

Date Printed: 12/09/2011

**Conditional Use Permit
Case No. LU11-0030
Exhibit A - Aerial, General Plan
and Zoning Map**

0 250 500
Feet

Disclaimer: this map was created by the Ventura County Resource Management Agency, Mapping Services - GIS, which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance therein



GH

October 28, 2022

Dear Thomas,

As landowners next to the Ambush Paintball Field requesting the new conditional use permit, we would like to submit comments on the latest Environmental Impact Report. After reading the document, we believe there are several issues that we would like to address.

Traffic

Our property is located all along Shekell Road, and under the current CUP, we encounter cars and trucks speeding up and down the road. It is extremely dangerous, especially when trying to pull out of our property onto Shekell Road. There have been 2 traffic accidents after events this year along Shekell Road. Along with the speeding, there comes dust. The surrounding parcels around the Paintball Field are for agricultural purposes, and dust damages crops.

Before the events, there has been a buildup of cars on Shekell Road that spill onto Grimes Canyon Road. This is very dangerous for cars travelling on these roads, and if there are any emergency vehicles that need to get through.

We have had cars block our driveway and park on our private property who are waiting to attend an event or are lost trying to locate the paintball fields. It's bad now, it will only get worse if the capacity is increased.

Fire Hazard

There is an extreme fire hazard where our property is located. We pay a high premium on our property insurance because we are classified as owning property in an extremely high fire danger area. As property owners, we are very concerned about the risk of fires. Between the paintball guns, generators, air compressors and attendees (smoking, etc), there is a high risk for fire. We operate a business AND live on our property. This isn't just our livelihood, it's our home and we don't want an elevated risk of fire that comes with granting this conditional use permit.

Water

We are in the middle of a horrible drought, including a lengthy water lawsuit where all farmers are getting major cut backs and the water that will be utilized for the business operation is extra water that this County doesn't have. We also challenge the claim that only 6,000 gallons per mud run will be used. That amount of water will not be nearly enough to put on a mud run. Is there a way to oversee that?

Trash

We constantly see people either lined up to enter the paintball fields or exiting the fields and littering. We are always picking up trash and paintball pods on our property. We grow fruit and are audited based on what is on our property (trash wise) and we are having to clean up after attendees. Environmentally speaking, it isn't the best to have trash and paintball pods with paint residue on them being thrown all over agricultural property.

Accountability

County of Ventura
Planning Director Hearing
Case No. PL21-0091
Exhibit 4d - Public Comments on
PL21-0091

There was an event at the paintball fields in August 2022, and we counted 500 cars and the employee working estimated that there were 800-1000 attendees. There wasn't an approved CUP with the increased capacity at that time. My question is how is the CUP applicant going to be held accountable for the mitigation measures stated in the environmental impact report? They are already violating their current CUP, we don't have faith that new guidelines will be followed if the new conditional use permit is approved.

We aren't just landowners, we live on our property along with our two young kids. We have a much higher stake as property owners and residents of this area. Because of the points listed above, we urge the County to not pass the environmental impact report for the requested conditional use permit.

Please don't hesitate to contact us if you have any questions about our comments.

Thank you,

Chaffee, Thomas

Subject: RE: CUP application for 500-0-090-345, 500-0-090-235, 500-0-090-315, 8643 Sheckell Road, Somis.

From: [REDACTED]
Sent: Friday, October 28, 2022 4:12 PM
To: Chaffee, Thomas <Thomas.Chaffee@ventura.org>
Subject: CUP application for 500-0-090-345, 500-0-090-235, 500-0-090-315, 8643 Sheckell Road, Somis.

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Dear Mr. Chaffee,

Regarding CUP application for Ambush Paintball and Airsoft Park, 500-0-090-345, 500-0-090-235, 500-0-090-315, 8643 Sheckell Road, Somis:

We are concerned about the extension of this CUP.

We are a 20 acre farm to the south west of these parcels [REDACTED] and we have noticed that following large paintball events at Ambush Paintball and Airsoft Park, we see spot fires popping up in our immediate area. As an example, last Saturday the 22nd of October, fires popped up on Stockton Road at 4:14 PM, and then another on Grimes Canyon at 7:51 PM. From what I have heard from neighbors, there was a very large paintball event that afternoon/evening. I have attached screen shots of these Pulse Point notifications. I have been receiving Pulse Point notifications regarding vegetation fires for years and it is uncommon to have more than one fire pop up on a normal day here. While we can't prove these fires were started by clients of this business, the correlation is concerning and perhaps requires more due diligence regarding the effect of this business in our neighborhood.

During Santa Ana events, we are downwind from this location. Imagine spot fires being started during Santa Ana's following paintball events? Fire is our largest threat here and this is gravely concerning. I'm all for businesses succeeding in our county, but not if they are bringing in a client base that jeopardizes the community at large.

Thank you for considering our concerns.

Kind regards,

[REDACTED]

Chaffee, Thomas

Subject: RE: PL21-0091 Paintball park

From: [REDACTED]
Sent: Friday, October 28, 2022 4:13 PM
To: Chaffee, Thomas <Thomas.Chaffee@ventura.org>
Subject: PL21-0091 Paintball park

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Mr Chaffee

I am in opposition to this CUP for many reasons, much too many to list here quickly. But one concern is traffic, the traffic study bought by the applicant is flawed with mistruths especially collision data of Shekell Rd and Hwy 23 of which I have first hand knowledge of since my property was damaged. Other concerns are fires, crime, pollution, etc.etc.. Not only the increased expansions but the length of the proposed CUP is unacceptable to many property owners in this production agricultural area.

Thanks in advance

[REDACTED]

CONDITIONS OF APPROVAL AND MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) FOR MAJOR MODIFICATION TO CONDITIONAL USE PERMIT (CUP) LU11-0030 (CASE NO. PL21-0091)

RESOURCE MANAGEMENT AGENCY (RMA)

Planning Division Conditions

1. Project Description

This Major Modification Conditional Use Permit (CUP) is based on and limited to compliance with the project description stated in this condition below, Exhibits 2 through 6 of the Planning Director hearing on July 13, 2023, and conditions of approval set forth below. Together, these conditions and documents describe the “Project.” Any deviations from the Project must first be reviewed and approved by the County in order to determine if the Project deviations conform to the Project as approved. Project deviations may require Planning Director approval for changes to the permit or further California Environmental Quality Act (CEQA) environmental review, or both. Any Project deviation that is implemented without requisite County review and approval(s) may constitute a violation of the conditions of this permit and applicable law.

The Project description is as follows:

Major Modification to a Conditional Use Permit to extend the life of the existing CUP for an additional 20-year time period, expand the current paintball and airsoft operations previously approved, and add a mud run event area.

Airsoft and Paintball Operations: Expand CUP boundary and parking facilities to increase maximum occupancy from 250 people per day to 450 people per day. Paintball/Airsoft events would not take place on days when mud run events would also be taking place. Hours of operation for Airsoft/Paintball operations would be Saturday and Sunday, 9:00 AM to 4:00 PM. People would be allowed to enter the facility after 8:00 AM and required to vacate the premises by 5:00 PM. This would ensure vehicles arriving earlier than the operation times can park in the parking area as opposed to on the street or circling the neighborhood.

Mud Run Events: Proposed addition of a mud run event area. Mud run events would be limited to a maximum of 1000 people per day, which include staff and vendors. Participants for the mud run events would choose between 3 time slots per day. Each time slot would be limited to a maximum of 300 participants each day. Ten employees would staff mud run events. Two Emergency Medical Technicians (EMT’s) would be on site to provide medical assistance if needed. Vendors, media, and spectators would be limited to 88 per day. Hours of operation for mud run events would be Saturday and

Sunday, 7:00 AM to 4:00 PM. Mud run events would be limited to a maximum of 3 per year for a total of 6 days per calendar year.

The development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, and parking areas, shall conform to the project description above and all approved County land use hearing exhibits in support of the Project and conditions of approval below.

2. Days and Hours of Operation

Purpose: In order to for the proposed use to be compatible with the surrounding agricultural operations and residential dwellings in the area of the project site, it is necessary to limit the days and hours of operation of the approved use.

Requirement: The operation of the approved use shall be limited to:

| Paintball/Airsoft Operations | Hours |
|--|------------------------------------|
| Saturday & Sunday | 9:00 am to 4:00 pm |
| Participant Entry/Exit Hours | 8:00 am to 5:00 pm |
| Mud Run Events | Hours |
| Saturday and Sunday | 7:00 am to 4:00 pm |
| Participant Entry/Exit Hours | 6:00 am to 5:00 pm |

The Permittee shall post the hours of operation in an obvious location that can be seen by customers and the general public. The signage must be made of weatherproof and permanent material and comply with the *Ventura County Non-Coastal Zoning Ordinance* (Article 10).

Documentation: The Permittee shall provide the Planning Division with photographic documentation that the hours of operation have been posted as required pursuant to this condition.

Timing: The Permittee shall post the hours of operation prior to the issuance of Zoning Clearance for use inauguration and the Permittee shall maintain the posted hours of operation for the life of the permit.

Monitoring and Reporting: The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance by the Permittee with this condition consistent with the requirements of § 8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

3. Site Maintenance

Purpose: To ensure that the modified CUP area is maintained in a neat and orderly manner so as not to create any hazardous conditions or unsightly conditions which are

visible from outside the CUP area, the Permittee shall maintain the site in compliance with the CUP conditions of approval.

Requirement: The Permittee shall maintain the project site in compliance with the described uses outlined in Condition No. 1 (Permitted Land Uses). Only equipment and/or materials which the Planning Director determines to substantially comply with Condition No. 1 (Permitted Land Uses), or which are authorized by any subsequent amendments to this CUP, shall be stored on the property during the life of this CUP.

Meshing and Chain Link Fence: The Permittee shall ensure that all paintballs remain on site so that damage on offsite properties will not occur. This shall be accomplished by the installation of mesh material along the 6-foot-high chain link fence that is located on the western property line. Twelve-foot-high meshing shall also be installed and maintained around the parking area. The Permittee shall maintain the meshing around the parking area and the mesh fencing on the chain link fence throughout the life of the permit.

Setback Area: A 50-foot setback area from the western property line shall be maintained throughout the life of the permit. All activities related to the paintball facility shall not occur within the setback area.

Graffiti: All structures, walls and fences open to public view shall remain free of any markings, drawings or signage that does not directly relate to the airsoft and paintball facility, or any markings that do not provide pertinent information about the facility. In the event that any markings, drawings or signage occur onsite that does not directly relate to the facility, the Permittee shall remove or cover the markings, drawings or signage within 24 hours of such occurrence. Paint used to cover the markings shall be of a color that matches adjacent surfaces.

Documentation: The Permittee shall maintain the Project site in compliance with Condition No. 1 and the approved plans for the Project.

Timing: The Permittee shall maintain the Project site in a neat and orderly manner and in compliance with Condition No. 1 throughout the life of the Project.

Monitoring and Reporting: The County Building Inspector, Public Works Agency Grading Inspector, Fire Marshall, and/or Planning Division staff has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

4. CUP Modification

Prior to undertaking any operational or construction-related activity which is not expressly described in these conditions, the Permittee shall first contact the Planning Director to determine if the proposed activity requires a modification of this CUP. The Planning Director may, at the Planning Director's sole discretion, require the Permittee to file a written and/or mapped description of the proposed activity in order to determine if a CUP modification is required. If a CUP modification is required, the modification shall be subject to:

- a. The modification approval standards of the Ventura County Ordinance Code in effect at the time the modification application is acted on by the Planning Director; and
- b. Environmental review, as required pursuant to the California Environmental Quality Act (CEQA; California Public Resources Code, §§ 21000-21178) and the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, §§ 15000-15387), as amended from time to time.

5. Construction Activities

Prior to any construction, the Permittee shall obtain a Zoning Clearance for construction from the Planning Division, and a Building Permit from the Building and Safety Division. Prior to any grading, the Permittee shall obtain a Grading Permit from the Public Works Agency.

6. Acceptance of Conditions and Schedule of Enforcement Responses

The Permittee's acceptance of this CUP and/or commencement of construction and/or operations under this CUP shall constitute the Permittee's formal agreement to comply with all conditions of this CUP. Failure to abide by and comply with any condition of this CUP shall constitute grounds for enforcement action provided in the Ventura County Non-Coastal Zoning Ordinance (Article 14), which shall include, but is not limited to, the following:

- a. Public reporting of violations to the Planning Commission and/or Board of Supervisors;
- b. Suspension of the permitted land uses (Condition No. 1);
- c. Modification of the CUP conditions listed herein;
- d. Recordation of a "Notice of Noncompliance" on the deed to the subject property;
- e. The imposition of civil administrative penalties; and/or
- f. Revocation of this CUP.

The Permittee is responsible for being aware of and complying with the CUP conditions and all applicable federal, state, and local laws and regulations.

7. Time Limits

a. Use inauguration:

- (1) The approval decision for this CUP becomes effective upon the expiration of the 10-day appeal period following the approval date on which the Planning Director rendered the decision on the Project, or when any appeals of the decision are finally resolved. Once the approval decision becomes effective, the Permittee must obtain a Zoning Clearance for Use Inauguration in order to initiate the land uses set forth in Condition No. 1.
- (2) This CUP shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for Use Inauguration within one year from the date the approval decision of this CUP becomes effective. The Planning Director may grant a one year extension of time to the Permittee in order to obtain the Zoning Clearance for Use Inauguration if the Permittee can demonstrate to the satisfaction of the Planning Director that the Permittee has made a diligent effort to implement the Project, and the Permittee has requested the time extension in writing at least 30 days prior to the one year expiration date.
- (3) Prior to the issuance of the Zoning Clearance for Use Inauguration, all fees and charges billed to that date by any County agency, as well as any fines, penalties, and sureties, must be paid in full. After issuance of the Zoning Clearance for Use Inauguration, any final billed processing fees must be paid within 30 days of the billing date or the County may revoke this CUP.

b. Permit Life or Operations Period: This CUP will expire on ~~January 12, 2043~~[July 13, 2043](#). The lack of additional notification of the expiration date provided by the County to the Permittee shall not constitute grounds to continue the uses that are authorized by this CUP after the CUP expiration date. The uses authorized by this CUP may continue after the CUP expiration date if:

- (1) The Permittee has filed a permit modification application pursuant to § 8111-6 of the Ventura County Non-Coastal Zoning Ordinance prior to January 12, 2043; and
- (2) The County decision-maker grants the requested modification.

The uses authorized by this CUP may continue during processing of a timely-filed modification application in accordance with § 8111-2.10 of the Ventura County Non-Coastal Zoning Ordinance.

8. Documentation Verifying Compliance with Other Agencies' Requirements Related to this CUP

Purpose: To ensure compliance with, and notification of, federal, state, and/or local government regulatory agencies that have requirements that pertain to the Project (Condition No. 1, above) that is the subject of this CUP and the completion of Mitigation and Monitoring Reporting Program.

Requirement: Upon the request of the Planning Director, the Permittee shall provide the Planning Division with documentation (e.g., copies of permits or agreements from other agencies, which are required pursuant to a condition of this CUP) to verify that the Permittee has obtained or satisfied all applicable federal, state, and local entitlements and conditions that pertain to the Project.

Documentation: The Permittee shall provide this documentation to Planning Division staff in the form that is acceptable to the agency issuing the entitlement or clearance, to be included in the Planning Division Project file.

Timing: The documentation shall be submitted to the Planning Division prior to the issuance of the Zoning Clearance for Use Inauguration or as dictated by the respective agency.

Monitoring and Reporting: The Planning Division maintains the documentation provided by the Permittee in the respective Project file. In the event that the federal, state, or local government regulatory agency prepares new documentation due to changes in the Project or the other agency's requirements, the Permittee shall submit the new documentation within 30 days of receipt of the documentation from the other agency.

9. Notice of CUP Requirements and Retention of CUP Conditions On Site

Purpose: To ensure full and proper notice of these CUP conditions affecting the use of the subject property.

Requirement: Unless otherwise required by the Planning Director, the Permittee shall notify, in writing, the Property Owner(s) of record, contractors, and all other parties and vendors who regularly conduct activities associated with the Project, of the pertinent conditions of this CUP.

Documentation: The Permittee shall present to the Planning Division staff copies of the conditions, upon Planning Division staff's request.

Timing: Prior to issuance of a Zoning Clearance for Use Inauguration and throughout the life of the Project.

Monitoring and Reporting: The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

10. Recorded Notice of Land Use Entitlement

Purpose: The Permittee shall record a “Notice of Land Use Entitlement” form and the conditions of this CUP with the deed for the subject property that notifies the current and future Property Owner(s) of the conditions of this CUP.

Requirement: The Permittee shall sign, have notarized, and record with the Office of the County Recorder, a “Notice of Land Use Entitlement” form furnished by the Planning Division and the conditions of this CUP, with the deed of the property that is subject to this CUP.

Documentation: Recorded “Notice of Land Use Entitlement” form and conditions of this CUP.

Timing: The Permittee shall record the “Notice of Land use Entitlement” form and conditions of this CUP, prior to issuance of the Zoning Clearance for Use Inauguration.

Monitoring and Reporting: The Permittee shall return a copy of the recorded “Notice of Land Use Entitlement” form and conditions of this CUP to Planning Division staff to be included in the Project file.

11. Financial Responsibility for Compliance Monitoring and Enforcement

- a. **Cost Responsibilities:** The Permittee shall bear the full costs of all County staff time, materials, and County-retained consultants associated with condition compliance review and monitoring, CEQA mitigation monitoring, other permit monitoring programs, and enforcement activities, actions, and processes conducted pursuant to the Ventura County Non-Coastal Zoning Ordinance (§ 8114-3) related to this CUP. Such condition compliance review, monitoring and enforcement activities may include (but are not limited to): periodic site inspections; preparation, review, and approval of studies and reports; review of permit conditions and related records; enforcement hearings and processes; drafting and implementing compliance agreements; and attending to the modification, suspension, or revocation of permits. Costs will be billed at the rates set forth in the Planning Division or other applicable County Fee Schedule, and at the contract rates of County-retained consultants, in effect at the time the costs are incurred.
- b. **Establishment of Revolving Compliance Account:** Pursuant to the requirements of CUP Case No. LU11-0030, the Resource Management Agency created

Condition Compliance Case No. CC12-0053 to cover the costs associated with condition compliance review, monitoring, and enforcement activities, and any duly-imposed civil administrative penalties, regarding CUP Case No. LU11-0030. The Planning Division will continue to use Condition Compliance Case No. CC12-0053 to cover the costs associated with condition compliance review, monitoring, and enforcement activities described in subsection 11.a (above), and any duly-imposed civil administrative penalties regarding this CUP Case No. PL21-0091.

Within 10 calendar days of the effective date of the final decision approving this CUP, the Permittee shall submit a new, updated, and completed reimbursement agreement for Condition Compliance Case No. CC12-0053, in a form provided by the Planning Division, obligating the Permittee to pay all condition compliance review, monitoring, and enforcement costs, and any civil administrative penalties, subject to the Permittee's right to challenge all such charges and penalties prior to payment.

- c. Billing Process: The Permittee shall pay all Planning Division invoices within 30 days of receipt thereof. Failure to timely pay an invoice shall subject the Permittee to late fees and charges set forth in the Planning Division Fee Schedule, and shall be grounds for suspension, modification, or revocation of this CUP. The Permittee shall have the right to challenge any charge or penalty prior to payment.
- d. Inspections: The Permittee, in accepting this Conditional Use Permit, grants permission for County Staff to make unannounced inspections of all, or any, events for condition compliance purposes.

12. Defense and Indemnification

- a. The Permittee shall defend, at the Permittee's sole expense with legal counsel acceptable to the County, against any and all claims, actions, or proceedings against the County, any other public agency with a governing body consisting of the members of the County Board of Supervisors, or any of their respective board members, officials, employees and agents (collectively, "Indemnified Parties") arising out of or in any way related to the County's issuance, administration, or enforcement of this CUP. The County shall promptly notify the Permittee of any such claim, action or proceeding and shall cooperate fully in the defense.
- b. The Permittee shall also indemnify and hold harmless the Indemnified Parties from and against any and all losses, damages, awards, fines, expenses, penalties, judgments, settlements, or liabilities of whatever nature, including but not limited to court costs and attorney fees (collectively, "Liabilities"), arising out of or in any way related to any claim, action or proceeding subject to subpart (a)

above, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties.

- c. Except with respect to claims, actions, proceedings, and Liabilities resulting from an Indemnified Party's sole active negligence or intentional misconduct, the Permittee shall also indemnify, defend (at Permittee's sole expense with legal counsel acceptable to County), and hold harmless the Indemnified Parties from and against any and all claims, actions, proceedings, and Liabilities arising out of, or in any way related to, the construction, maintenance, land use, or operations conducted pursuant to this CUP, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties. The County shall promptly notify the Permittee of any such claim, action, or proceeding and shall cooperate fully in the defense.
- d. Neither the issuance of this CUP, nor compliance with the conditions hereof, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property; nor shall the issuance of this CUP serve to impose any liability upon the Indemnified Parties for injury or damage to persons or property.

13. Invalidation of Condition(s)

If any of the conditions or limitations of this CUP are held to be invalid in whole or in part by a court of competent jurisdiction, that holding shall not invalidate any of the remaining CUP conditions or limitations. In the event that any condition imposing a fee, exaction, dedication, or other mitigation measure is challenged by the Permittee in an action filed in a court of competent jurisdiction, or threatened to be filed therein, the Permittee shall be required to fully comply with this CUP, including without limitation, by remitting the fee, exaction, dedication, and/or by otherwise performing all mitigation measures being challenged. This CUP shall continue in full force unless, until, and only to the extent invalidated by a final, binding judgment issued in such action.

If a court of competent jurisdiction invalidates any condition in whole or in part, and the invalidation would change the findings and/or the mitigation measures associated with the approval of this CUP, the Planning Director may review the project and impose substitute feasible conditions/mitigation measures to adequately address the subject matter of the invalidated condition. The Planning Director shall make the determination of adequacy. If the Planning Director cannot identify substitute feasible conditions/mitigation measures to replace the invalidated condition, and cannot identify overriding considerations for the significant impacts that are not mitigated to a level of insignificance as a result of the invalidation of the condition, then this CUP may be revoked.

14. Consultant Review of Information and Consultant Work

The County and all other County permitting agencies for the Project have the option of referring any and all special studies that these conditions require to an independent and qualified consultant for review and evaluation of issues beyond the expertise or resources of County staff.

Prior to the County engaging any independent consultants or contractors pursuant to the conditions of this CUP, the County shall confer in writing with the Permittee regarding the necessary work to be contracted, as well as the estimated costs of such work. Whenever feasible, the County will use the lowest responsible bidder or proposer. Any decisions made by County staff in reliance on consultant or contractor work may be appealed pursuant to the appeal procedures contained in the Ventura County Zoning Ordinance Code then in effect.

The Permittee may hire private consultants to conduct work required by the County, but only if the consultant and the consultant's proposed scope-of-work are first reviewed and approved by the County. The County retains the right to hire its own consultants to evaluate any work that the Permittee or a contractor of the Permittee undertakes. In accordance with Condition No. 14 below, if the County hires a consultant to review any work undertaken by the Permittee, or hires a consultant to review the work undertaken by a contractor of the Permittee, the hiring of the consultant will be at the Permittee's expense.

15. Relationship of CUP Conditions, Laws, and Other Entitlements

The Permittee shall implement the Project in compliance with all applicable requirements and enactments of federal, state, and local authorities. In the event of conflict between various requirements, the more restrictive requirements shall apply. In the event the Planning Director determines that any CUP condition contained herein is in conflict with any other CUP condition contained herein, when principles of law do not provide to the contrary, the CUP condition most protective of public health and safety and environmental resources shall prevail to the extent feasible.

No condition of this CUP for uses allowed by the Ventura County Ordinance Code shall be interpreted as permitting or requiring any violation of law, lawful rules, or regulations, or orders of an authorized governmental agency. Neither the approval of this CUP, nor compliance with the conditions of this CUP, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property.

The Permittee shall obtain a business tax certificate and regulatory licenses for the operation of the paintball, airsoft, and mud run event center.

16. Contact Person

Purpose: To designate a person responsible for responding to complaints.

Requirement: The Permittee shall designate a contact person(s) to respond to complaints from citizens and the County which are related to the permitted uses of this CUP.

Documentation: The Permittee shall provide the Planning Director with the contact information (e.g., name and/or position title, address, business and cell phone numbers, and email addresses) of the Permittee's field agent who receives all orders, notices, and communications regarding matters of condition and code compliance at the Project site.

Timing: Prior to the issuance of a Zoning Clearance for Use Inauguration, the Permittee shall provide the Planning Division the contact information of the Permittee's field agent(s) for the Project file. If the address or phone number of the Permittee's field agent(s) should change, or the responsibility is assigned to another person, the Permittee shall provide Planning Division staff with the new information in writing within three calendar days of the change in the Permittee's field agent.

Monitoring and Reporting: The Planning Division maintains the contact information provided by the Permittee in the Project file. The Planning Division has the authority to periodically confirm the contact information consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

17. Change of Permittee

Purpose: To ensure that the Planning Division is properly and promptly notified of any change of Permittee.

Requirement: The Permittee shall file, as an initial notice with the Planning Director, the new name(s), address(es), telephone/FAX number(s), and email addresses of the new owner(s), lessee(s), operator(s) of the permitted uses, and the company officer(s). The Permittee shall provide the Planning Director with a final notice once the transfer of ownership and/or operational control has occurred.

Documentation: The initial notice must be submitted with the new Permittee's contact information. The final notice of transfer must include the effective date and time of the transfer and a letter signed by the new Property Owner(s), lessee(s), and/or operator(s) of the permitted uses acknowledging and agreeing to comply with all conditions of this CUP.

Timing: The Permittee shall provide written notice to the Planning Director 10 calendar days prior to the change of ownership or change of Permittee. The Permittee shall provide the final notice to the Planning Director within 15 calendar days of the effective date of the transfer.

Monitoring and Reporting: The Planning Division maintains notices submitted by the Permittee in the Project file and has the authority to periodically confirm the information consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

18. Construction Noise

Purpose: In order for this project to comply with the *County of Ventura Construction Noise Threshold Criteria*, the Permittee shall limit the hours of construction noise.

Requirement: The Permittee shall limit construction activity for site preparation to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday, and from 9:00 a.m. to 7:00 p.m. Saturday, Sunday and State holidays. Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions.

Documentation: The Permittee shall post a sign stating these restrictions in a conspicuous on-site location visible to the general public. The sign must provide a telephone number of the site foreman, or other responsibly person that controls activities on the jobsite, for use for complaints from the affected public.

Timing: The sign shall be installed prior to, and throughout site preparation activities. The Permittee shall maintain a "Complaint Log," noting date, time, complainant's name, nature of the complaint, and any corrective action taken.

Monitoring and Reporting: The Permittee shall provide photo documentation showing posting of the required signage to the Planning Division prior to the commencement of site preparation activities.

19. Removal of Facility for Abandonment of Use and/or Expiration of Permit

Purpose: In compliance with §8111-2.8 and §8111-6.2 of the *Ventura County Non-Coastal Zoning Ordinance* and in order to ensure that the use of the subject property remains compatible with existing and potential uses of other property within the general area, the paintball facility shall be removed if this CUP expires or if the facility is abandoned.

Requirement: Upon the expiration of this permit, or abandonment of the use¹, the Permittee shall:

- a. notify the County that the Permittee has discontinued the use of the facility;
- b. remove the facility and all appurtenant structures;

¹ The facility shall be considered to be abandoned if it has not been in use for 12 continuous months.

- c. restore the premises to the conditions existing prior to the issuance of the permit, as nearly as practicable, as determined by the Planning Director;
- d. provide an estimate for the removal cost of the facility, prepared by a licensed contractor; and,
- e. file a financial security in an amount equal to the removal of the facility with the Resource Management Agency's Operations Division.

Documentation: The estimate for the removal cost of the facility and the financial security to remove the facility.

Timing: Prior to the issuance of a Zoning Clearance for construction, the Permittee shall post a financial security with the County in an amount commensurate with the cost of facility removal. The financial security may be released by the County once the facility is removed. The Permittee shall complete the notification, removal, and restoration activities within 30 days of the expiration of this permit, or abandonment of the use, unless the Permittee requests, and the Planning Director grants (in writing), additional time to do so.

Monitoring and Reporting: Evidence of the payment of the financial security shall be provided to the Planning Division for the project file. The Planning Division has the authority to conduct periodic site inspections to ensure compliance with this condition consistent with the requirements of §8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*. The Planning Division will release the financial security upon receipt of evidence acceptable to the Planning Director that the facility has been removed.

20. Availability of Parking

Purpose: To ensure compliance with all applicable provisions in §8108-3 of the *Ventura County Non-Coastal Zoning Ordinance*, the Permittee shall provide onsite parking for the paintball/airsoft facility and mud run events.

Requirement: The Permittee shall ensure that the required motor vehicle parking spaces (including accessible spaces), remain continuously available for their intended parking use and are not used for merchandise display, storage, vehicle repair, or any other unauthorized use. The Permittee and Property Owner shall maintain the required parking area as illustrated on the approved site plan. This maintenance requirement includes, but is not limited to; the number of parking spaces, curbs, directional markings, accessible parking symbols, screening, sight distance, surfaces, signs, striping, lighting fixtures, landscaping, and trash and recyclables enclosures.

Documentation: The Permittee shall provide photo documentation of the condition of the parking area upon request of the Planning Director.

Timing: The Permittee shall provide the photo documentation upon request of the Planning Director at any time during the effective term of this permit.

Monitoring and Reporting: The Planning Division maintains a stamped copy of the approved site plan provided by the Permittee in the project file. The Building and Safety Inspector and Planning Division have the authority to inspect the site to ensure compliance with the approved site plan prior to occupancy. The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of §8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

21. Maximum Daily Customer Volume Monitoring

Purpose: In order to ensure that the number of customers of the facility do not exceed 450 people in any one day for paintball/airsoft operations or 300 per time slot for mud run events, (consistent with Condition of Approval No. 1 (Project Description), additional record keeping and compliance monitoring is required.

Requirement: The Permittee shall monitor and record the number of customers that arrive at or use the facility. The Permittee shall also fund up to three (0 to 3) compliance monitoring inspections per year. These inspections include the periodic inspection mandated by the County Non-Coastal Zoning Ordinance. These monitoring inspections may be unannounced, conducted by County staff or County-managed consultant, and shall assess compliance through an independent count of all customer arrivals and departures on the day of the inspection. Should a disagreement arise, the definition of the term “customer” shall be determined by the Planning Director. The inspections shall be funded by the Permittee through the deposit account established under Condition 11 (Condition Compliance, Enforcement, and Other Responsibilities) of this CUP.

Documentation: The Permittee shall maintain the record of customer counts as a public document available for inspection or copying upon request. A complete copy of this record shall be provided annually to the County Planning Division. The results of the compliance monitoring inspections shall be maintained in the project file.

Timing: Prior to the Zoning Clearance for use inauguration, the Permittee shall submit the compliance review deposit and reimbursement agreement to the Planning Division.

Monitoring and Reporting: County staff shall monitor compliance of this facility with the conditions of approval through site inspections and in response to public complaints. County staff shall maintain a record of the monitoring inspections of the subject facility in the project file.

22. Maximum Daily Customer Volume Notification

Purpose: In order to inform the public that the subject facility is limited to maximum of 450 customers in any one day for paintball/airsoft operations and 300 per time slot for

mud run events, (consistent with Condition of Approval No. 1 (Project Description), the Permittee shall post this limitation on the project site and on any advertising for the facility.

Requirement: The Permittee shall take the following actions to notify the public of the person limit on customers of this facility:

- a. A sign shall be erected at the facility entrance that states: ***“This facility is limited to a maximum number of customers in any one day. Regardless of the time of day or the number of people currently on the site, this facility shall close to new customers once the maximum number has arrived. Advance reservations are encouraged.”***
- b. A notification similar to the sign required in “a” above, shall be affixed to the desk or kiosk or other station where money is collected from customers.
- c. The facility website or any other advertising associated with the subject facility shall prominently display the language specified for the sign in “a” above.

Documentation: The Permittee shall submit a proposed sign design (i.e. size, location and graphics) to the Planning Director for review and approval. The Permittee shall provide photographic documentation that demonstrates the approved sign has been installed and that the other actions listed above have been taken.

Timing: The Permittee shall submit the photographic documentation to the Planning Division prior to the issuance of the Zoning Clearance for Use Inauguration. The above requirements shall remain in effect for the effective term of the Conditional Use Permit.

Monitoring and Reporting: County staff shall monitor compliance of this facility with the conditions of approval through site inspections and in response to public complaints. County staff shall maintain a record of the submitted documentation in the project file.

23. Trash and Recycling Storage Area

Purpose: In order to comply with §8106-8.7 and §8108-5.13 of the *Ventura County Non-Coastal Zoning Ordinance*.

Requirement: The Permittee shall ensure that trash and waste diversion (e.g., recyclables and yard waste) enclosures are constructed and maintained on the project site in accordance with the County of Ventura’s adopted *“Space Allocation for Recycling and Refuse Collection Design Criteria and Specifications Guidelines.”*

Documentation: A copy of the approved site plan.

Timing: Prior to the issuance of a Zoning Clearance for construction, the Permittee shall illustrate the enclosures on all development plans for review and approval by the Planning Division. The Permittee shall install the trash enclosures prior to occupancy.

Monitoring and Reporting: The Planning Division maintains a copy of the approved site plan in the project file. The Planning Division has the authority to inspect the site to ensure that the enclosures are constructed as illustrated on the approved plans prior to occupancy. The Planning Division has the authority to periodically inspecting the site to ensure that the trash enclosures are maintained consistent with the requirements of §8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

Environmental Health Division (EHD) Conditions

24. The storage, handling, and disposal of any potentially hazardous material must be in compliance with applicable state regulations.

PUBLIC WORKS AGENCY (PWA)

Transportation Department Conditions

25. **Mitigation Measure Traffic Control Plan**

Purpose: In order to ensure public safety during the Mud Run Events, the applicant/permittee shall have an approved Traffic Control Plan (TCP) and Encroachment Permit (EP).

Requirement: The Mud Run Events have the potential to temporarily cause a substantial increase in the traffic on adjacent roads near the Mud Run Events; therefore, the TCP and EP are required.

- a. Contact the VCPWA-RT Permits Section, by phone at (805) 654-2055 or by e-mail at pwa.transpermits@ventura.org, for the requirements of the TCP and EP. The application shall be submitted to the VCPWA-RT.
- b. The applicant/permittee shall provide adequate parking on-site. No parking shall be allowed on any local county public road.
- c. The applicant/permittee shall post temporary “No Parking” signs on Shekell Road two (2) hours before the event, during the event, and two (2) hours after the event.
- d. The maximum number of Mud Run Events is 3 per year (6 days total).
- e. The maximum number of attendees is 1000 per event. The maximum number of employees is 10 employees per event. The maximum number of service trucks is 1 service truck per event.

- f. The applicant as part of the TCP requirements, the applicant/permittee shall keep a log of the total number of vehicles for each event. The annual average along with all logs shall be included for the following year's renewal of the TCP.
- g. The Traffic Control Plan shall be updated every year and brought up to current standards and safety requirements.
 - I. The Traffic Control Plan shall be prepared by a License Civil Engineer in the State of California, signed, and stamped.
 - II. The TCP shall state the maximum number of people at the site
 - III. Use trained and qualified traffic control officers and/or off-duty safety officers.
 - IV. Use advance warning signs and Changeable Message Signs (CMS).
 - V. Provide each officer with communication devices to control traffic volumes exiting the parking lot on to Shekell Road, Grimes Canyon (SR23), and Broadway Road, creating gaps in traffic to allow for local circulation.
 - VI. The traffic control plan shall include the encroachment permit from both the County of Ventura and Caltrans.
 - VII. Other appropriate measures required by the County Permits Engineer, County Traffic Engineer, and the engineer preparing the TCP.

Documentation: The TCP shall be prepared by a License Civil Engineer in the State of California, signed, and stamped. Annual logs of the total number of vehicles for each event.

Timing: The first TCP shall be completed and approved by VCPWA-RT prior to zoning clearance and issuance of the CUP. Each year the TCP shall be renewed through VCPWA-RT.

Monitoring and Reporting: The VCPWA-RT will review the TCP, and EP application, and supporting documentation. (TD-3, RMA-137)

26. Mitigation Measure Encroachment Permit

Purpose: The current right-of-way width on Shekell Road ranges from 40 to 67 feet wide. An Encroachment Permit is required for any work conducted within the County Road right-of-way, for example but not limited to, signage and material for traffic control, people directing traffic, driveways improvements, road improvements, utility installation,

planter walls, and landscaping and any construction related storage in the County Road right-of-way.

Requirement: The applicant/permittee shall contact the Permits Division at (805) 654-2055 for requirements of the permit.

An Encroachment Permit (EP) is required for the traffic control and any work and construction related storage conducted within the County right-of-way. Contact the VCPWA-RT Permits Section, by phone at (805) 654-2055 or by e-mail at pwa.transpermits@ventura.org, for the requirements of the EP. The application shall be submitted to the VCPWA-RT. (TD – 9, RMA – 143)

An Encroachment Permit with Caltrans is required for the traffic control on Grimes Canyon, SR 23. The applicant/permittee shall contact Caltrans and obtain an encroachment permit for at least the needs for the traffic control plan.

Documentation: The application shall be submitted to the VCPWA-RT. When applying for the permit, the applicant/permittee shall provide sufficient documentation, including, but not limited to, a (1) Resource Management Agency (RMA) Project Number (for discretionary projects), (2) a copy of the Roads & Transportation Conditions of Approval, (3) a sketch or map showing the work to be accomplished, project, project parcel, Assessor Parcel Number (APN), address and street name. Permit applications without sufficient documentation for processing may not be accepted for processing.

Timing: This condition shall be met prior to the issuance of the approval of the Traffic Control Plan.

Monitoring and Reporting: The VCPWA-RT will review the application and supporting documentation. The VCPWA-RT Inspectors the traffic control and verify that the plan is performed, and completed, in accordance with the Traffic Control Plan and Encroachment Permit. (TD – 9, RMA – 143)

27. Traffic Impact Mitigation Fee:

Purpose: To address the cumulative adverse impacts of traffic on the Regional Road Network, Ventura County Area Plan Goals and Policies, and Ventura County Ordinance Code, Division 8, Chapter 6, require that the VCPRA-RT collect a Traffic Impact Mitigation Fee (TIMF).

Description of Requirement: The Permittee shall deposit with the VCPRA-RT a TIMF. The TIMF is calculated based on the applicant's information and traffic study. The TIMF may be adjusted for inflation at the time of deposit in accordance with the latest version of the Engineering News Record Construction Cost Index. Based on the applicant's information:

The TIMF due to the County of Ventura will be:

$$\$1,628.25 = 75 \text{ ADT} \times \$21.71^{(2)} / \text{ADT}$$

Increase in ADT

$$75.10 \text{ ADT} = 152.31 \text{ ADT} - 77.21 \text{ ADT}$$

Proposed Total ADT

$$152.31 \text{ ADT}^{(1)} = 118.71 \text{ ADT} + 33.60 \text{ ADT}$$

Paintball

118.71 ADT – 92 event days per year. With 10 employees, 450 attendees, and 0.5 service truck per event day.

Mud Run

33.60 ADT – 12 event days per year. With 10 employees, 1,000 attendees, and 1 service truck per event day.

Existing ADT Paintball

77.21 ADT – 104 event days per year. With 10 employees, 250 attendees, and 0.5 service truck per event day.

Notes:

1. The trips generated by the project shall be used as the baseline level so that the TIMF may be computed for future increases in the trip generation. Based on the applicant's information, the baseline level will be 152.31 average daily trips (ADT) (TD - 4, RMA – 138).
2. County TIMF for the Average Daily Trip in the Moorpark Area District #4.
3. The TIMF due to the City of Moorpark will not be collected. The reciprocal agreement between the City and the County allows for the collection of Traffic Mitigation Fee based on the City's "normal procedures" or based on Traffic Impact Mitigation Fee (TIMF) Program adopted by the City. The City of Moorpark has not confirmed what the "normal procedure" is or adopted a TIMF program. Until either the City Council adopts the required TIMF Program and establishes the rate or the City can provide information showing how the City's normal procedures comply with the requirement to adopt a TIMF Program, the County will discontinue collecting the City reciprocal TIMF for projects approved by the County.

Documentation: The applicant/permittee shall either come to the VCPWA-RT counter or contact the VCPWA-RT Permits Section by phone at (805) 654-2055 or e-mail at pwa.transpermits@ventura.org, fill out the TIMF form, and pay the TIMF. The

applicant/permittee shall provide a copy of the Conditions of Approval for the project. The fee will not be collected without sufficient documentation.

Timing: This condition shall be met prior to the issuance of Zoning Clearance for Use Inauguration, whichever comes first.

Monitoring and Reporting: The VCPWA-RT will review and approve the payment of the TIMF. (TD – 1, RMA – 135)

Watershed Protection District (WPD) Conditions

County Stormwater Program Section

28. Site Layout for Stormwater Protection

Purpose: To ensure that periodic sporting events do not pose a risk to surface water quality through the accidental release of trash or untreated sewage into adjacent watercourses (e.g., the concrete drainage channel running through the site), or the deposition of paintballs in the drainage channel, as required by the County Stormwater Quality Management Ordinance (Ordinance No. 4450) and the Los Angeles Regional Water Quality Control Board NPDES Municipal Stormwater Permit, No. CAS004002 (Permit).

Requirement: The Site Plan shall be revised to re-locate the portable restrooms and trash bins away from on-site drainage channels. The revised Site Plan shall indicate that the portable restrooms and trash bins have been moved to a more suitable location. The Site Plan shall also be revised to include physical barriers to prevent airborne paintballs from entering the drainage channels from adjacent playfields.

Documentation: The revised Site Plan shall indicate the new locations of the portable restrooms and trash bins, which shall be away from on-site drainage channels. The revised Site Plan shall also include details of the location and type of barrier for the physical barrier to protect drainage channels from airborne paintballs.

Timing: Prior to the issuance of a zoning clearance for use inauguration, the revised Site Plans shall be submitted for review and approval by the County Stormwater Program.

Monitoring and Reporting: The final Site Plan shall indicate the new locations of the portable restrooms and trash bins and shall include details on the physical barriers to prevent paintballs from entering the drainage channels running through the site. Review and approval of the revised Site Plan and ongoing compliance verification shall be conducted to verify compliance. (CSP-3)

29. NPDES Stormwater Compliance

Purpose: To ensure that potential stormwater runoff and surface water quality impairments from trash and sediment are eliminated in accordance with the requirements of the County Stormwater Quality Management Ordinance (Ordinance No. 4450), the project shall operate in a manner that ensures spent paintballs, trash, and sediment do not accumulate in the drainage channels running through the site and that trash and paintball debris are not discharged from the site into downstream channels, drains, or watercourses.

Requirement: The operation of the project shall include a “Stormwater Runoff Protection Plan” detailing housekeeping measures to ensure that the drainage channel remains free of trash, paintballs, and excessive accumulation of sediment. This plan shall include a schedule for sweeping or raking of any trash or debris within the channel and adjacent areas after each event and when any trash or sediment accumulates in the channel. The plan shall include scheduled channel inspections to ensure that the length of channel is free of trash and sediment prior to the rainy season (i.e., October 1st) and monthly during the wet season (i.e., between October 1st and April 30th). The plan shall also ensure that any washing of play areas shall be conducted in a manner ensuring that wash water or spent paintballs are not flushed into the drainage channel and that trash bins are kept covered.

Documentation: The applicant shall provide a “Stormwater Runoff Protection Plan” for review and approval by the County Stormwater Program (CSP). The plan shall include an example inspection form and an inspection log to document the required inspections. The operator shall retain the plan on-site for review by County inspectors upon request. The plan shall include documentation of the operator’s acknowledgment of the requirements to prevent the accumulation of spent paintballs, trash, or sediment within the drainage channels running through the site.

Timing: Prior to the issuance of zoning clearance for use inauguration, the applicant shall provide a “Stormwater Runoff Protection Plan” for review and approval by the CSP.

Monitoring and Reporting: The operator shall retain a copy of the “Stormwater Runoff Protection Plan” and all required inspection documentation on-site for compliance verification by County staff, upon request. (CSP-4)

30. Stormwater Development Construction Program

Purpose: To ensure compliance with the Los Angeles Regional Water Quality Control Board NPDES Municipal Stormwater Permit, No. CAS004002 (Permit), the proposed project will be subject to the construction requirements for surface water quality and

storm water runoff, in accordance with Part 4.F., "Development Construction Program", of the Permit.

Requirement: The construction of the proposed project shall meet requirements contained in Part 4.F., "Development Construction Program", of the Permit through the inclusion of an effective combination of construction best management practices (BMPs) during all ground disturbing activities.

Documentation: The Permittee shall submit a completed and signed SW-2 form (Best Management Practices for Construction One Acre and Larger) to the Public Works Agency - County Stormwater Program (CSP) for review and approval, a template for which can be found at <https://www.onestoppermits.vcrma.org/departments/stormwater-program>.

Timing: The above listed item shall be submitted to the CSP for review and approval prior to issuance of a zoning clearance for use inauguration.

Monitoring and Reporting: The CSP will review the submitted materials for consistency with the Permit. CSP inspectors will conduct inspections during construction to ensure effective installation of the required BMPs. (CSP-1)

31. State Construction Stormwater General Permit

Purpose: To ensure compliance with all water quality provisions in NPDES General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities, No. CAS000002 (CGP).

Requirement: Proper filing of all compliance documents required under the CGP.

Documentation: The Permittee shall prepare and submit the following items to the Public Works Agency - County Stormwater Program (CSP) for review:

- I. A current notice of intent, in accordance with the State Water Resources Control Board requirements under the CGP;
- II. A current Stormwater Pollution Prevention Plan (SWPPP), in accordance with the State Water Resources Control Board requirements under the CGP; and
- III. A change of information (COI) form and a copy of the modified SWPPP at any time a transfer of ownership takes place for the entire development or portions of the common plan of development where construction activities are still on-going.

Timing: The above listed items (i and ii) shall be submitted to CSP staff for review prior

to issuance of a zoning clearance for use inauguration. In addition, if applicable, a COI form and a copy of the modified SWPPP (iii) shall be submitted anytime during project duration that a transfer of ownership takes place.

Monitoring and Reporting: CSP staff will review the submitted materials for consistency with the CGP. The current and site-specific SWPPP shall be kept on-site for periodic review by the CSP inspectors. (CSP-2).

OTHER VENTURA COUNTY AGENCIES

Agricultural Commissioner's Office Conditions

32. Notification and Response

Purpose: In order to minimize potential conflicts between a non-agricultural event use and adjacent agricultural operations, the Permittee shall provide notification of all temporary events.

Requirement: The Permittee shall notify the owner(s) of each agriculturally-zoned property located within 300 feet of the project parcel of all temporary events to be held at the proposed facility.

Documentation: The Permittee shall provide a written schedule of planned temporary events to the owners of all adjacent agriculturally-zoned land. This schedule shall specify the date, time, type and attendance of each event. The Permittee shall maintain a record of all events held at the facility to be made available to the County Planning Division upon request.

Timing: The required schedule shall be regularly updated such that notice is provided a minimum of 30 days prior to each event.

Monitoring: In accordance with the Non-Coastal Zoning Ordinance, the Planning Division will periodically review the operation of the permitted facility for compliance with the terms and conditions of the conditional use permit. The Planning Division has the authority to initiate enforcement actions if a lack of compliance is identified through public complaints or discovered during required periodic review.

33. Scheduling of Pesticide Applications

The Permittee shall establish regular communication and a schedule with neighboring/adjacent growers that will allow for the scheduling of pesticide applications and of paintball facility operations. For communication to occur, the Permittee must provide the following contact information to adjacent growers. Home phone, business phone, office phone, cellular phones, e-mail addresses, and any other form of contact information that will allow for immediate communication.

34. Pesticide Application and Paintball Operation

When the Permittee is notified of a scheduled pesticide application, the Permittee shall notify the Agricultural Commissioner's Office of the scheduled application and of its completion. The Permittee must then arrange that all paintball facilities activities either do not occur during that time or occur in playing fields farthest from the property line separating the adjacent growers and the paintball facility.

35. Right to Farm Ordinance Acknowledgement

The Permittee shall have all paintball employees and all visitors/customers sign a acknowledging the Right to Farm Ordinance.

36. Screening of facility from Adjacent Growers

The Permittee shall install and maintain a black mesh screening, accepted by the Agricultural Commissioner and Planning Division, onto the chain link fence separating the proposed paintball facility and adjacent growers. The mesh screening shall cover the length and height of the fence line which separates the properties. The intent of the mesh screening is to prevent any paintball materials from crossing over into the adjacent orchards/properties.

37. Conduct

The Permittee shall, prior to and during any paintball facility activity, advise his customers of the importance of preventing the throwing or shooting of paintballs over/through the fence into the adjacent orchards. If such activity were to occur, the paintball facility reserves the right to take whatever action necessary to prevent such activity from occurring up to and including expulsion from the paintball facility grounds.

38. Ecoli Testing of Water Truck Water

Purpose: To ensure that water used in connection with dust suppression is not contaminated with ecoli, in accordance with the U.S. Food and Drug Administration's Food Safety Modernization Act (FSMA) objective to prevent contamination of the U.S. food supply.

Requirement: Fugitive dust during concrete and asphalt removal and to control dust on any lose dirt areas, a watering truck or equivalent means, will be uses as needed. Prior to application of water for dust suppression, the water used for dust suppression shall be tested for ecoli.

Documentation: The Permittee shall provide to Ventura County Resource Management Agency Planning and the Agricultural commissioner's Office, water quality tests prepared by a qualified lab indicating the absence or presence of ecoli. The Permittee shall keep the water quality tests onsite.

Timing: The Permittee shall provide the final water quality tests to Ventura County Resource Management Planning and Agricultural Commissioner's Office prior to Zoning Clearance for use inauguration.

Monitoring and Reporting: The County Building Inspector, Public Works Grading Inspector, Fire Marshall, and/or Planning Division staff has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition.

Ventura County Air Pollution Control District (APCD) Conditions

39. Discharge of Air Contaminants

Purpose: To ensure that discharge of air contaminants (odor, dust, etc.) that may result from site operations are minimized to the greatest extent feasible.

Requirement: Permittee shall operate in accordance with the Rules and Regulations of the Ventura County Air Pollution Control District, with emphasis on Rule 51, Nuisance, stated below:

I. A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance or annoyance to any considerable number of persons or to the public or which endangers the comfort, repose, health or safety of any such persons or the public or which cause or have a natural tendency to cause injury or damage to business or property.

Documentation: No documentation is required for the purposes of this condition.

Timing: Throughout the life of the permit.

Monitoring and Reporting: Monitoring and enforcement of nuisance provision is enforceable by APCD on a complaint-driven basis.

Ventura County Fire Protection District (VCFPD) Conditions

40. Access Road Widths, Multi-Family, Commercial or Industrial

Purpose: To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance, the Permittee shall provide access to the site.

Requirement: The Permittee shall provide a minimum paved width of 25 feet for all on-site driveways. Parking is prohibited on the required width of any driveway less than 36 feet in width.

Documentation: The Permittee shall submit an access plan to the VCFPD for review and approval prior to the issuance of the Zoning Clearance for Use Inauguration.

Timing: All required access shall be installed before the start of combustible construction.

Monitoring and Reporting: A copy of the approved access plan shall be kept on file with the VCFPD. The VCFPD shall conduct a final inspection to ensure that the access is installed according to the approved plans. Unless a modification is approved by the VCFPD, the Permittee, and his successors in interest, shall maintain the access for the life of the development.

41. Access Road Gates

Purpose: To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Standards, the Permittee shall install access road gates.

Requirement: The Permittee shall design and install all gates along required fire access roads / driveways consistent with Fire Protection District Standards.

Documentation: The Permittee shall submit gate plans to the VCFPD for approval before the installation of any access gates. The submittal shall include a copy of zoning clearance issued by the Planning Division.

Timing: The access road gates shall be installed prior to the issuance of the Zoning Clearance for Use Inauguration.

Monitoring and Reporting: A copy of the approved gate plan shall be kept on file with the VCFPD. The VCFPD shall conduct a final inspection to ensure that access gates are installed according to the approved plans. Unless a modification is approved by the VCFPD, the Permittee, and his successors in interest, shall maintain the gates for the life of the development.

42. Hazard Abatement

Purpose: To ensure compliance with Ventura County Fire Protection District Ordinance regarding hazard abatement.

Requirement: The Permittee shall have all grass or brush adjacent to structure's site footprint cleared for a distance of 100 feet or to the property line if less than 100 feet. All grass and brush shall be removed a distance of 10 feet on each side of all access road(s)/driveway(s) within the project. The Fire District may require the entire parcel to be cleared. Note: A Notice to Abate Fire Hazard may be recorded against the parcel.

Documentation: A signed copy of the Ventura County Fire Protection District's Form #126 "Requirement for Construction" or the "Notice to Abate" issued under the Fire District's Fire Hazard Reduction Program.

Timing: The Permittee shall remove all grass and brush as outlined by the Ventura County Fire Protection District's Fire Hazard Reduction Program guidelines before the start of construction on any structure.

Monitoring and Reporting: The VCFPD shall conduct on-site inspections to ensure compliance with this condition.

43. Fire Department Clearance

Purpose: To inform the Permittee of all VCFPD requirements applicable to the proposed project.

Requirement: The Permittee shall complete a VCFPD Form #126 "Requirements for Construction." for any new structures or additions to existing structures before issuance of the Zoning Clearance for Use Inauguration.

Documentation: The Permittee shall submit to the VCFPD a signed copy of the Ventura County Fire Protection District's Form #126 "Requirements for Construction."

Timing: Prior to the issuance of the Zoning Clearance for Use Inauguration, the submitted VCFPD Form #126 Application must be approved by the Fire Prevention Bureau.

Monitoring and Reporting: A copy of the completed VCFPD Form #126 shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau will conduct a final on-site inspection of the project to ensure compliance with all conditions and applicable codes / ordinances.

44. Prefabricated Sea Cargo / Metal Storage Containers

Purpose: The Permittee shall obtain the required permits for the sea cargo containers.

Requirement: The Permittee shall comply with Ventura County Building Department and Ventura County Fire Protection District Standards or shall meet requirements as a new building under the Building and Fire Codes.

Documentation: The Permittee shall submit a signed copy of the VCFPD's approved project plans with VCFPD.

Timing: The Permittee shall submit documentation indicating that the proposed containers met the requirements of Ventura County Fire Protection District standards to the VCFPD for approval before use of any container.

Monitoring and Reporting: A copy of the approval shall be kept on file with the VCFPD. The VCFPD shall conduct a final inspection to ensure that the prefabricated sea cargo/metal storage containers are installed according to the approval. Unless a

modification is approved by the VCFPD, the Permittee, and his successors in interest, shall maintain the approved use and installation of the prefabricated sea cargo/metal storage containers for the life of the project.

45. Inspection Authority

The Permittee, by accepting these project conditions of approval, shall acknowledge that the fire code official (Fire District) is authorized to enter at all reasonable times and examine any building, structure or premises subject to this project approval for the purpose of enforcing the Fire Code and these conditions of approval.

46. Collection and Loading Areas for Refuse and Recyclables

Purpose: Section 8106-8.7 of the County's Non-Coastal Zoning Ordinance, and Public Resources Code 42900-42901, require the Permittee to ensure adequate space is provided on the premises for refuse bins, recycling bins, and loading areas.

Requirement: The Permittee must adhere to the County's *Space Allocation Guidelines* which include the minimum space required for refuse and recycling bins, and guidelines for aesthetic, gated trash enclosures if required.

Documentation: The Permittee's site plan must indicate the location of a trash area/enclosure of adequate size to meet the needs of the project.

Timing: Prior to issuance of a Zoning Clearance for use inauguration, the Permittee must submit a site plan to the IWMD for review and approval.

Monitoring & Reporting: Upon request, the Permittee shall allow IWMD staff to verify a trash enclosure has been constructed.



PL21-0091 Ambush Paintball General Plan Consistency Analysis

County of Ventura • Resource Management Agency

800 S. Victoria Avenue, Ventura, CA 93009 • (805) 654-2478 • www.vcrma.org/divisions/planning

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.