



Exhibit 6 – General Plan Consistency Analysis

County of Ventura • Resource Management Agency

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Ventura County Plan General Plan Consistency Analysis

The Ventura County NCZO (§ 8111-1.2.1.1.a) states that in order for a CUP to be granted, the proposed project must be found consistent with all applicable policies of the Ventura County General Plan.

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.

Evaluated below is the consistency of the proposed project with the applicable policies of the 2040 Ventura County General Plan

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 addition of the proposed sand plant to the existing CEMEX surface mining facility would not result in any substantial new adverse effect on the surrounding land uses. No substantial effect on public views from nearby public trails and roadways, or any other public viewpoint would result from project implementation (Visual Resources Analysis, Sespe Consulting, Inc. August 30, 2021). The project does not involve any increase in haul truck traffic or change in the production rate of mined material. No substantial noise would be generated as a result of sand plant operations as the stockpiling of sand is part of the ongoing operation of the CEMEX facility. The character of the existing mining facility would not substantially change and would remain compatible with the neighboring uses.

Adequate public and private facilities and services (road access, electrical service and water supply) are already available on the project site. Sewage disposal for the proposed sand plant would be accomplished through an onsite wastewater treatment system installed as part of the proposed plant.

Based on the above discussion, the proposed project is consistent with this policy.

PFS-1.7 Public Facilities, Services, and Infrastructure Availability *The County shall only approve discretionary development in locations where adequate public facilities,*

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services, and infrastructure are available and functional, under physical construction, or will be available prior to occupancy.

Adequate public and private facilities and services (road access, electrical service and water supply) are already available on the project site. Sewage disposal for the proposed sand plant would be accomplished through an onsite wastewater treatment system installed as part of the proposed plant.

Imported water is supplied to the CEMEX facility by the Ventura County Waterworks District No. 1. The volume of water available from this source (approximately 500 Acre-feet per year) is adequate to serve the materials processing and domestic demand of the existing facility and the proposed sand plant. In any case, the subject facility does not rely on groundwater and would operate within the limits of its available water supply.

Based on the above discussion, the proposed project is consistent with this policy.

PFS-12.3 Adequate Water Supply, Access, and Response Times for Firefighting Purposes *The County shall prohibit discretionary development in areas that lack and cannot provide adequate water supplies, access, and response times for firefighting purposes.*

Adequate access via Roseland Avenue and Happy Camp Road and State Highway 23 is already available to the existing mining facility, including the site of the proposed sand plant. The existing water supply to the CEMEX facility is adequate for firefighting purposes. In addition, a dedicated new tank that would store water for fire suppression would be constructed as part of the proposed sand plant. Given the location of the project site 4 miles from a fire station in the City of Moorpark, the response time for firefighting equipment and personnel would be adequate and meet Ventura County Fire Protection District (VCFPD) standards.

Based on the above discussion, the proposed project is consistent with this policy.

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.*

The proposed sand plant building would be located within the disturbed lands of the CEMEX surface mining facility. There are no areas of substantial vegetation immediately adjacent to the proposed sand plant building. An area of native scrub vegetation is located more than 200 feet to the southeast of the building site. Fuel modification would be required around the perimeter of the building to the extent determined necessary by the VCFPD. In any case, the building would be

constructed with metal walls and would be fire resistant. The specialty sand products are not flammable. Potentially flammable packaging materials would be stored inside the proposed building. Fire sprinklers and other safety systems required by the Fire Code would be installed in the proposed building. The conditions of approval pertaining to fire safety included in the current permit (CUP PL16-0134) would be included in the requested modified CUP (Exhibit 5) and remain in effect.

Based on the above discussion, the proposed project is consistent with this policy.

HAZ-9.1 Limiting Unwanted Noise *The County shall prohibit discretionary development which would be impacted by noise or generate project-related noise which cannot be reduced to meet the standards prescribed in Policy Haz-9.2. This policy does not apply to noise generated during the construction phase of a project. (SO)*

HAZ-9.2 Noise Compatibility Standards *The County shall review discretionary development for noise compatibility with surrounding uses. The County shall determine noise based on the following standards:*

4. New noise generators, proposed to be located near any noise sensitive use, shall incorporate noise control measures so that ongoing outdoor noise levels received by the noise sensitive receptor, measured at the exterior wall of the building, does not exceed any of the following standards:

a. Leq1H of 55dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 6:00 a.m. to 7:00 p.m.;

b. Leq1H of 50dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 7:00 p.m. to 10:00 p.m.; and

c. Leq1H of 45dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 10:00 p.m. to 6:00 a.m.

The proposed project involves the installation of a new facility (sand plant) as part of the continued operation of an existing surface mining facility. The sand plant would be located in an area where similar such operations have historically existed (material storage, active mining, e.g.). The facility would utilize existing authorized equipment such as bulldozers, loaders and excavators. Nearly all new noise generating equipment would be located within the sand plant facility, which is approximately 0.2 miles away from the nearest public receptor. No change in the hours of operation or the volume of material haul truck traffic is proposed. The operation of a sand plant to process part of the mineral product output of this facility would not result in the generation of substantial new noise.

Based on the above discussion, the proposed project is consistent with the above policies.

WR-1.11 Adequate Water for Discretionary Development: *The County shall require all discretionary development to demonstrate an adequate long-term supply of water.*

Imported water is supplied to the CEMEX facility by the Ventura County Waterworks District No. 1. The volume of water available from this source (approximately 500 Acre-feet per year) is adequate to serve the materials processing and domestic demand of the existing facility and the proposed sand plant. In any case, the subject facility does not rely on groundwater and would operate within the limits of its available water supply.

Based on the above discussion, the proposed project is consistent with this policy.

COS-1.1 Protection of Sensitive Biological Resources: *The County shall ensure that discretionary development that could potentially impact sensitive biological resources be evaluated by a qualified biologist to assess impacts and, if necessary, develop mitigation measures that fully account for the impacted resource. When feasible, mitigation measures should adhere to the following priority: avoid impacts, minimize impacts, and compensate for impacts. If the impacts cannot be reduced to a less than significant level, findings of overriding considerations must be made by the decision-making body.*

The proposed sand plant would be located within the area subject to the current mining CUP. The project site has been previously disturbed by authorized surface mining activities including material stockpiling. No native vegetation would be removed with the installation of the sand plant and ancillary facilities. The presence of the sand plant building, including security lights, would not substantially affect the ongoing nighttime wildlife movement across the 1,197-acre CEMEX facility as the facility lies outside of the Santa Monica – Sierra Madre wildlife corridor. Additionally, the project would be conditioned to have shielded, downward facing exterior lighting and be required to consult with the Santa Monica Mountains Conservancy to limit off-site glare (Exhibit 5 – Condition No. 56).

Based on the above discussion, the proposed project is consistent with this policy.

COS-3.5 Ridgeline and Hilltop Preservation: *The County shall ensure that ridgelines and major hilltops remain undeveloped and that discretionary development is sited and designed to remain below significant ridgelines, except as required for communication or similar facilities.*

The sand plant building would not be located on a ridgeline or hilltop. The proposed building would only be visible from offsite public viewpoints that are more than 2,000 feet away. The building would have a hillside as a backdrop and not be silhouetted

against the sky (Visual Resources Analysis, Sespe Consulting, Inc. August 30, 2021).

Based on the above discussion, the proposed project is consistent with this policy.

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 sand plant building would not be located on a ridgeline or hilltop. The proposed building would only be visible from offsite public viewpoints that are more than 2,000 feet away. The building would have a hillside as a backdrop and not be silhouetted against the sky. The sand plant would not be visible from any highways. The open space character of the site would not substantially change with the addition of the proposed sand plant to the existing permitted mining facility (Visual Resources Analysis, Sespe Consulting, Inc. August 30, 2021).

Based on the above discussion, the proposed project is consistent with this policy.

COS-6.4 Mineral Resource Area Protection: *Discretionary development within Mineral Resource Zones identified by the California State Geologist shall be subject to the Mineral Resource Protection (MRP) Overlay Zone and is prohibited if the use will significantly hamper or preclude access to or the extraction of mineral resources.*

The existing CEMEX surface mining facility is located within the Mineral Resource Protection Overlay Zone. This facility provides access to mineral resources and is operated to extract and export these resources to market. The proposed addition of the industrial sand plant would augment the range of mineral products to be sold by this facility. The operation of the CEMEX facility is entirely consistent with the State designation of the subject land as a Mineral Resource Zone.

Based on the above discussion, the proposed project is consistent with this policy.

COS-6.5 Mineral Resource Land Use Compatibility: *The County shall ensure that discretionary development is compatible with mineral resources extraction and processing if the development is to be located in areas identified on the Mineral Resource Zone Maps prepared by the California State Geologist or in County identified mineral resource areas.*

The existing CEMEX surface mining facility is located within the Mineral Resource Protection Overlay Zone. This facility is operated to extract, process and export to market mineral resources. The proposed addition of the industrial sand plant would augment the range of mineral products to be sold by this facility. The operation of the CEMEX facility is entirely consistent with the State designation of the subject land as a Mineral Resource Zone.

Based on the above discussion, the proposed project is consistent with this policy.