



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:

Reviewed for Release to the Public by:

Thomas Chaffee

MJoss

Thomas Chaffee, Case Planner
(805) 654-2406

Mindy Fogg, Manager
Commercial and Industrial Permits Section



County of Ventura Planning Division

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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 (PIng.)								
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**
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	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

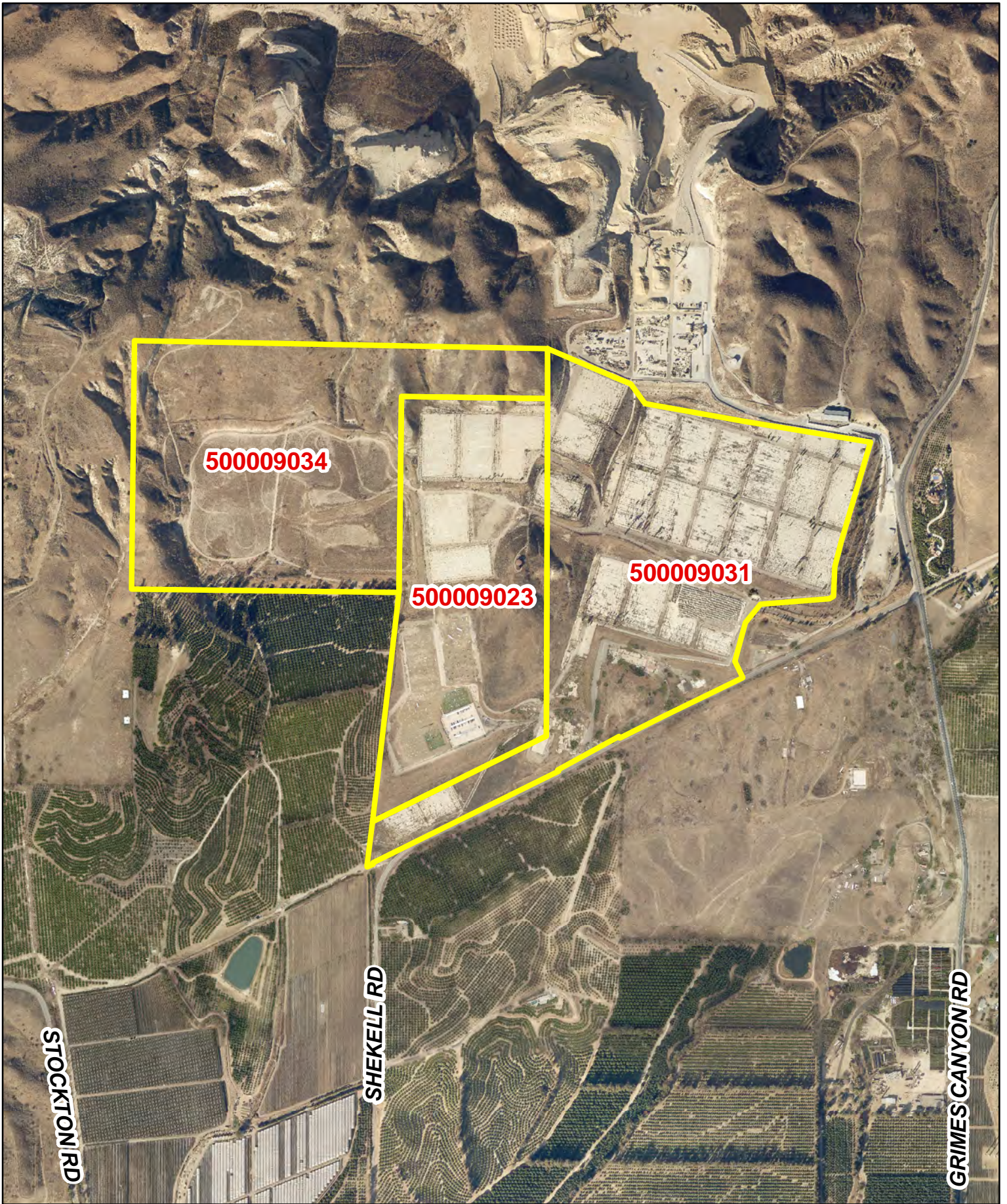
Attachment 2 – Project Plans

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



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 09-21-2022
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County of Ventura
Planning Director Hearing
PL21-0091
Aerial Photography



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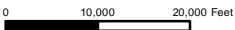
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



Ventura County, California
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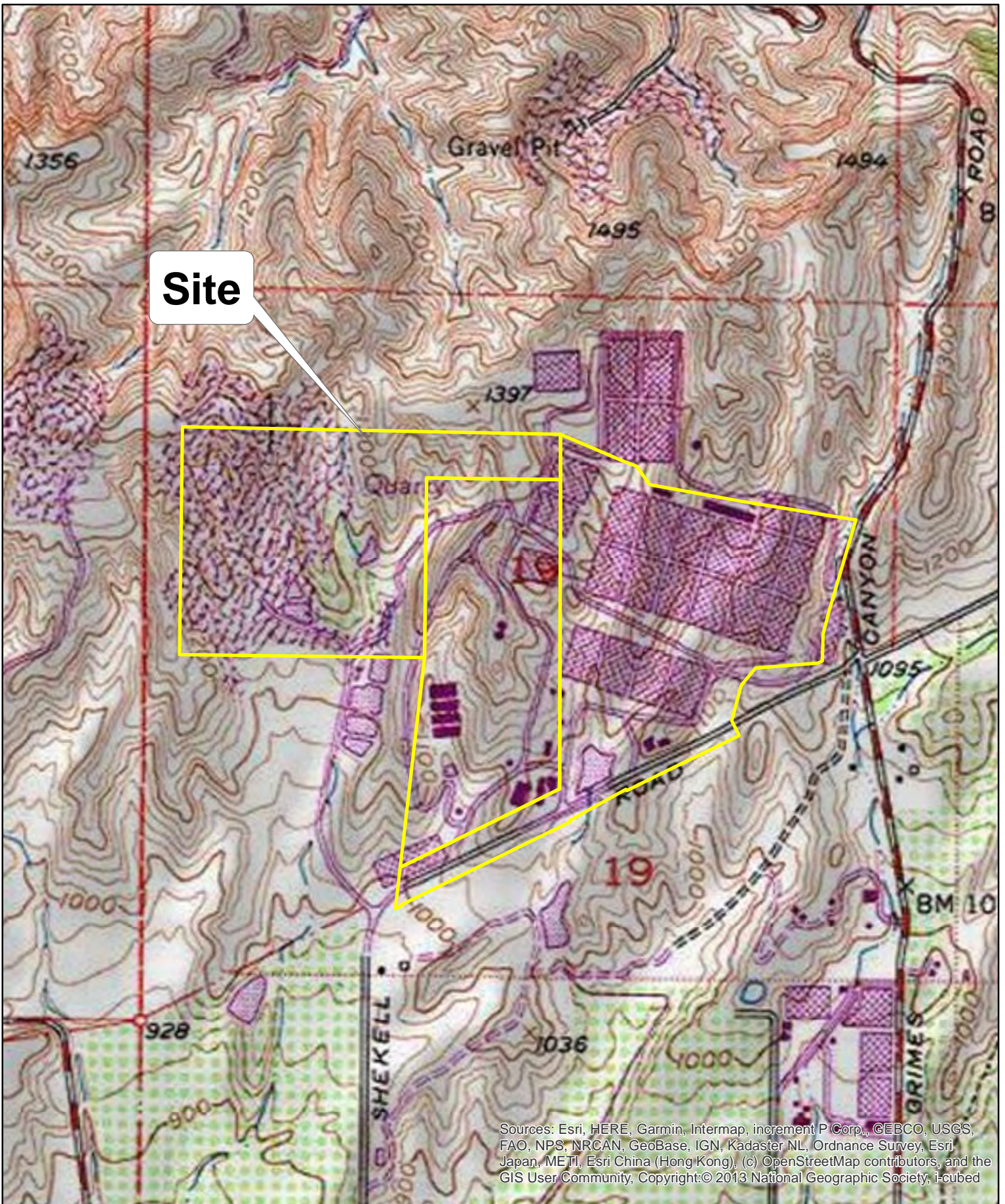


**County of Ventura
 Planning Director Hearing
 PL21-0091
 Location Map**



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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

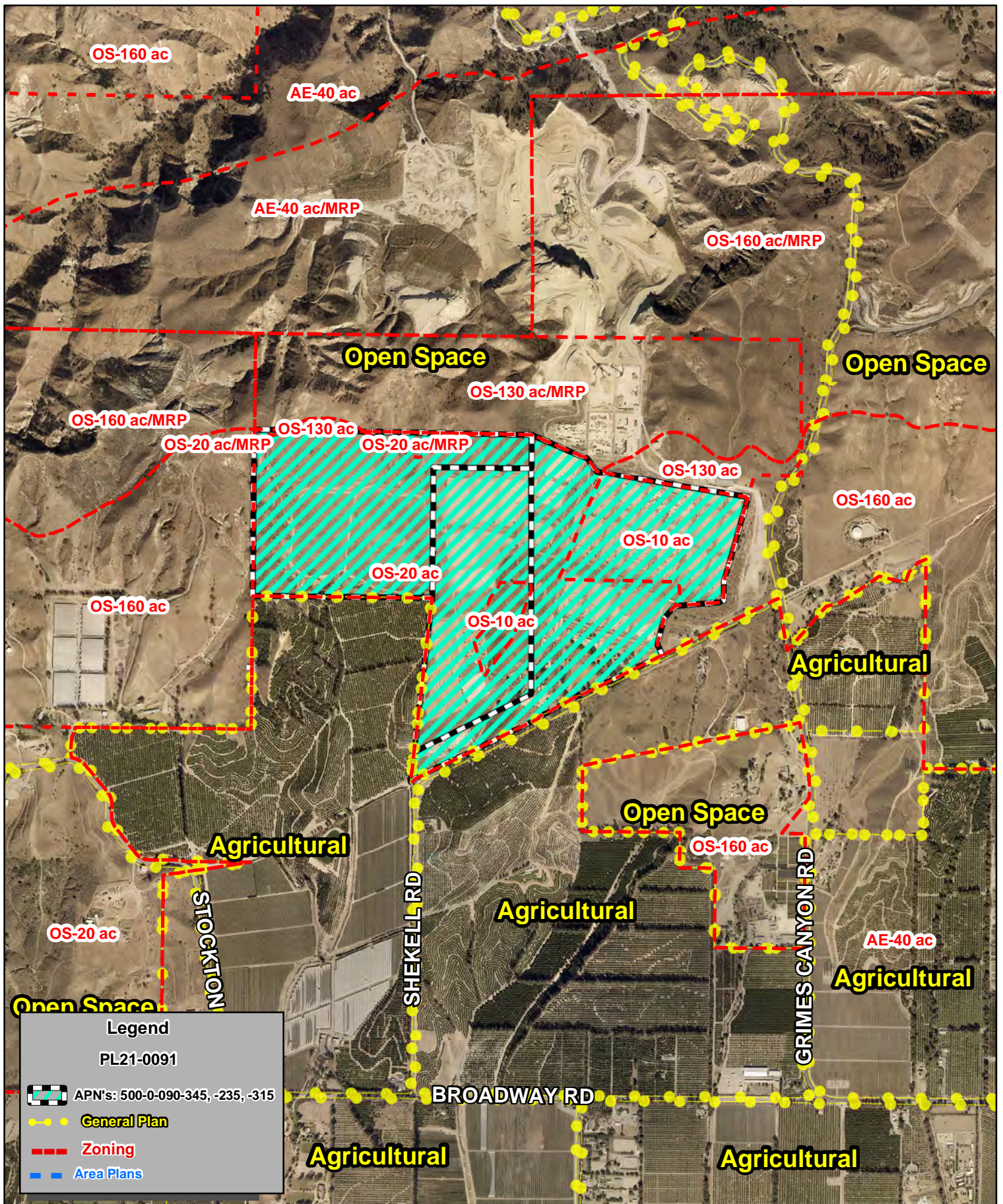


County of Ventura
Planning Director Hearing
PL21-0091
Topo Map

0 500 1,000 Feet

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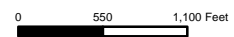




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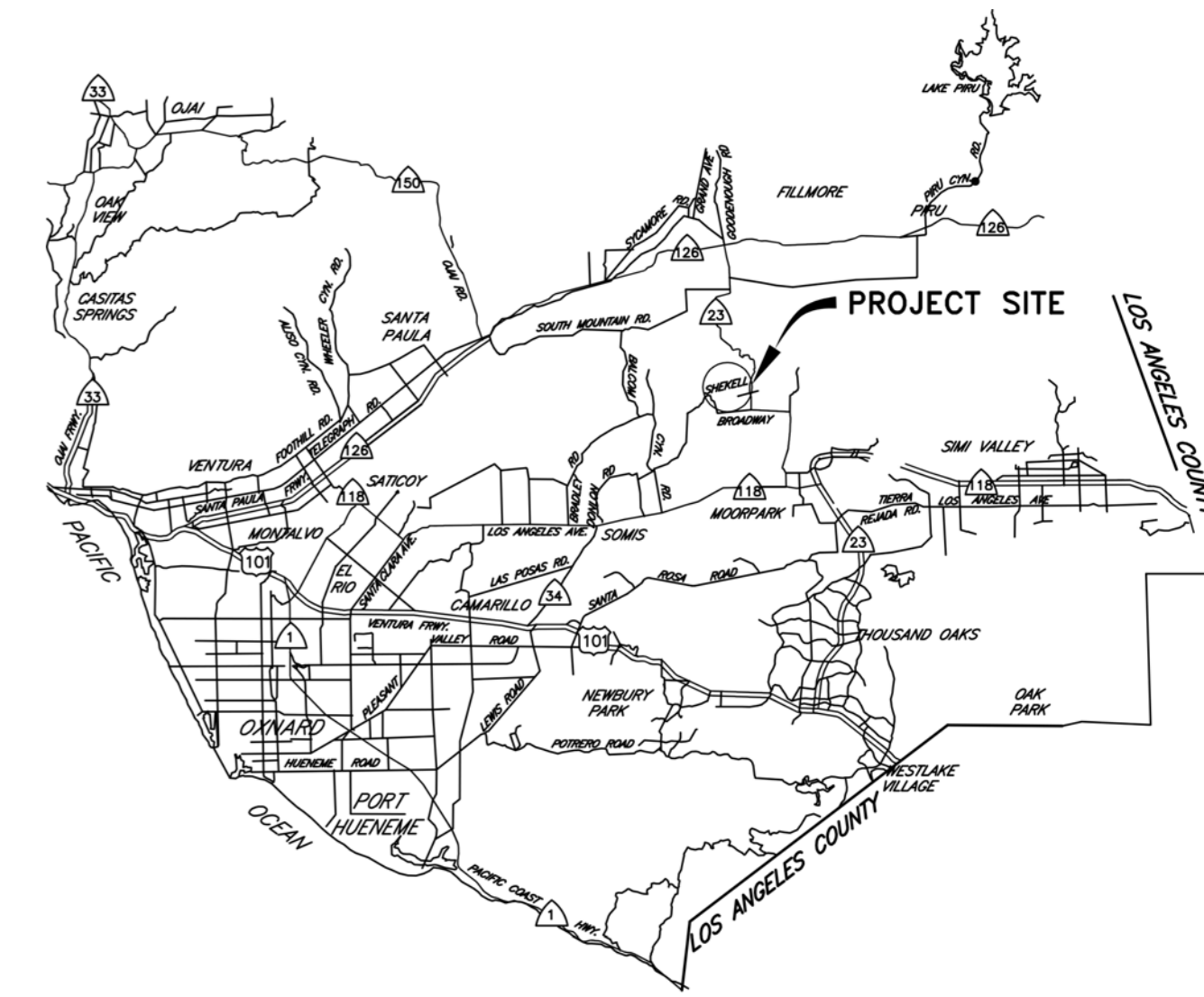
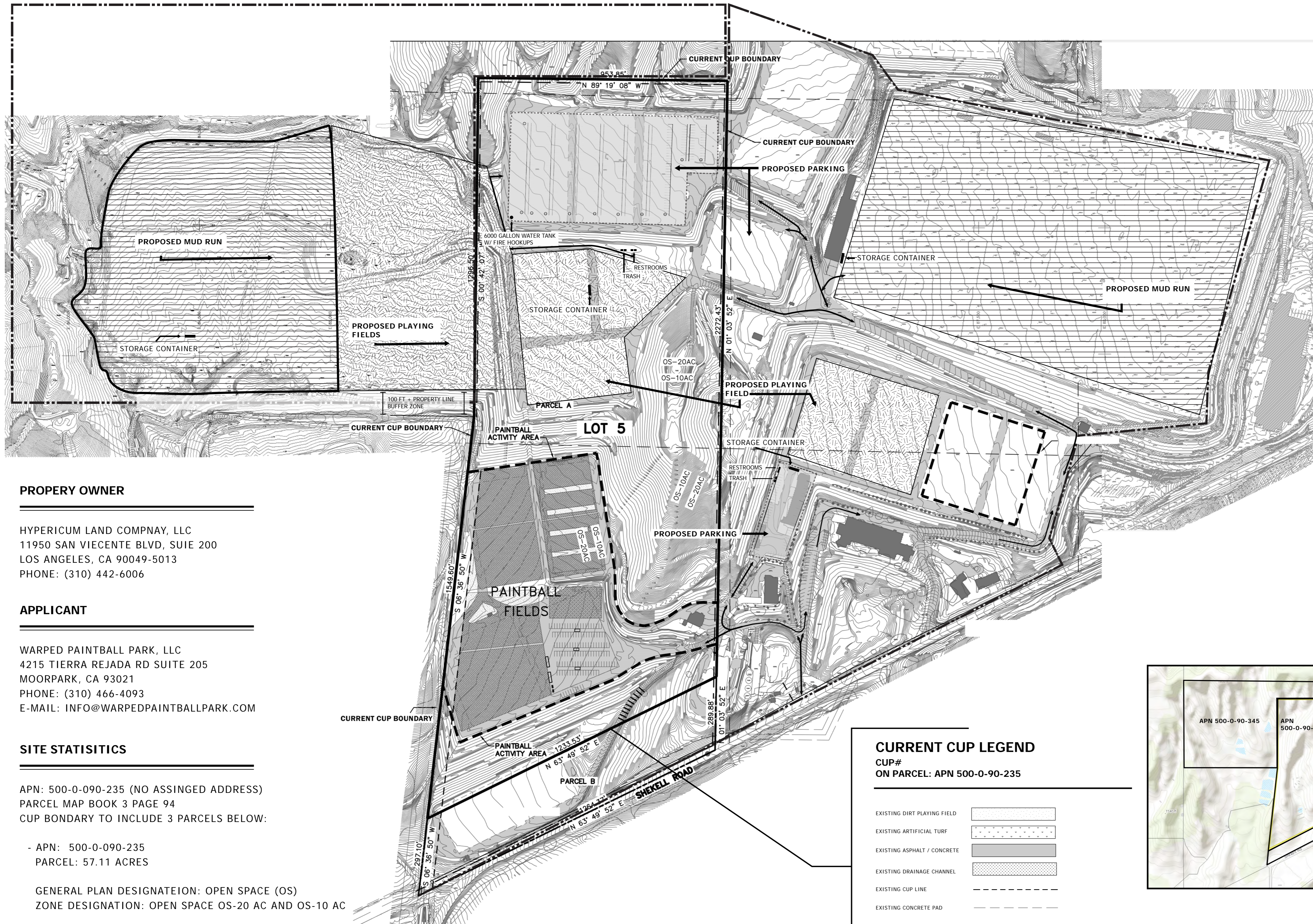


County of Ventura
 Planning Director Hearing
 PL21-0091
 General Plan & Zoning Map

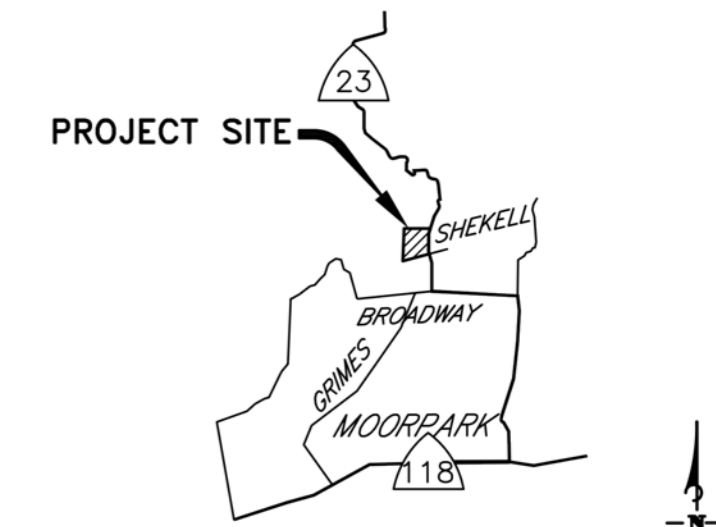


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LOCATION MAP
N.T.S.



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')

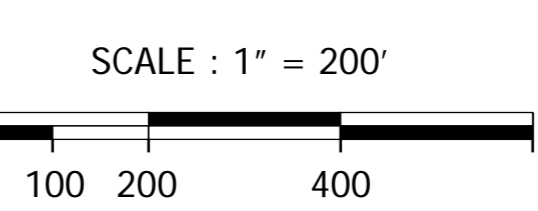
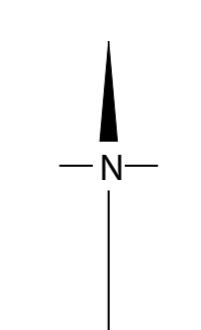
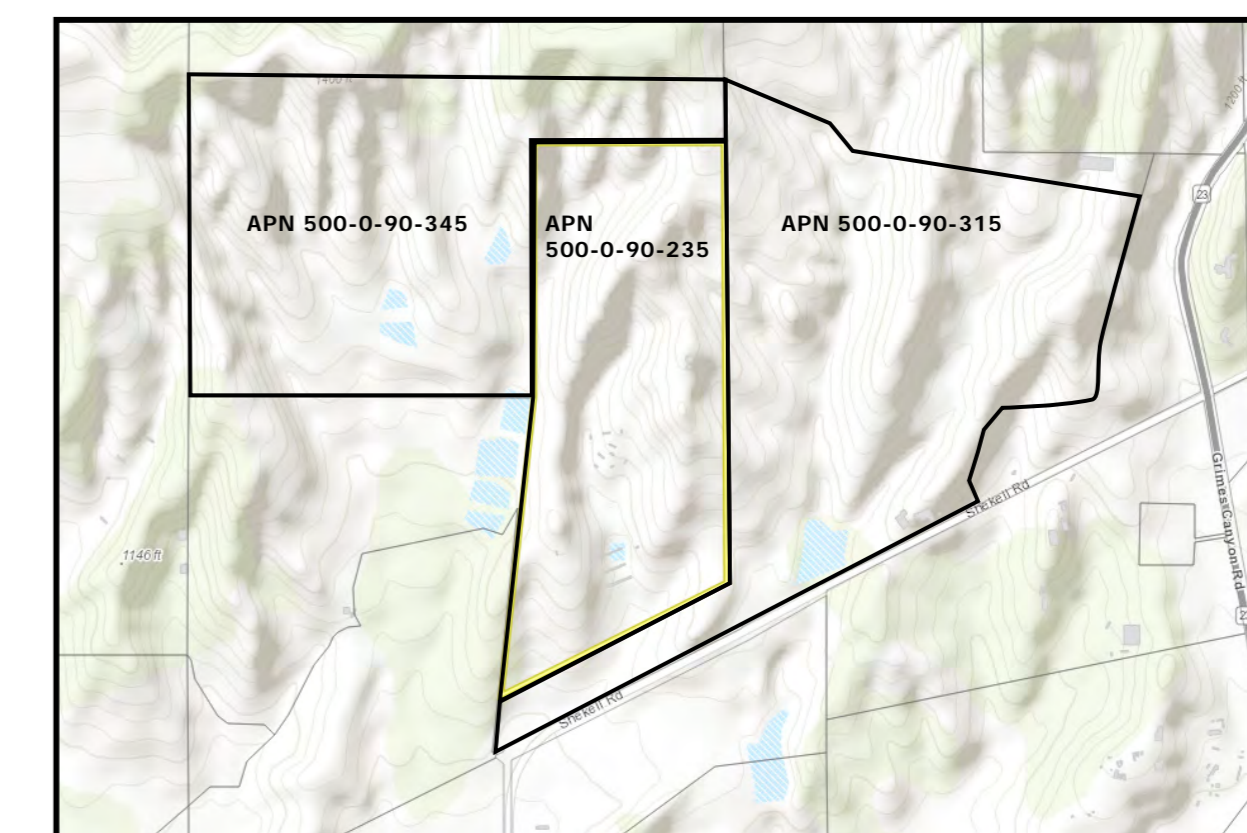
PERMITTED USES IN OPEN SPACE

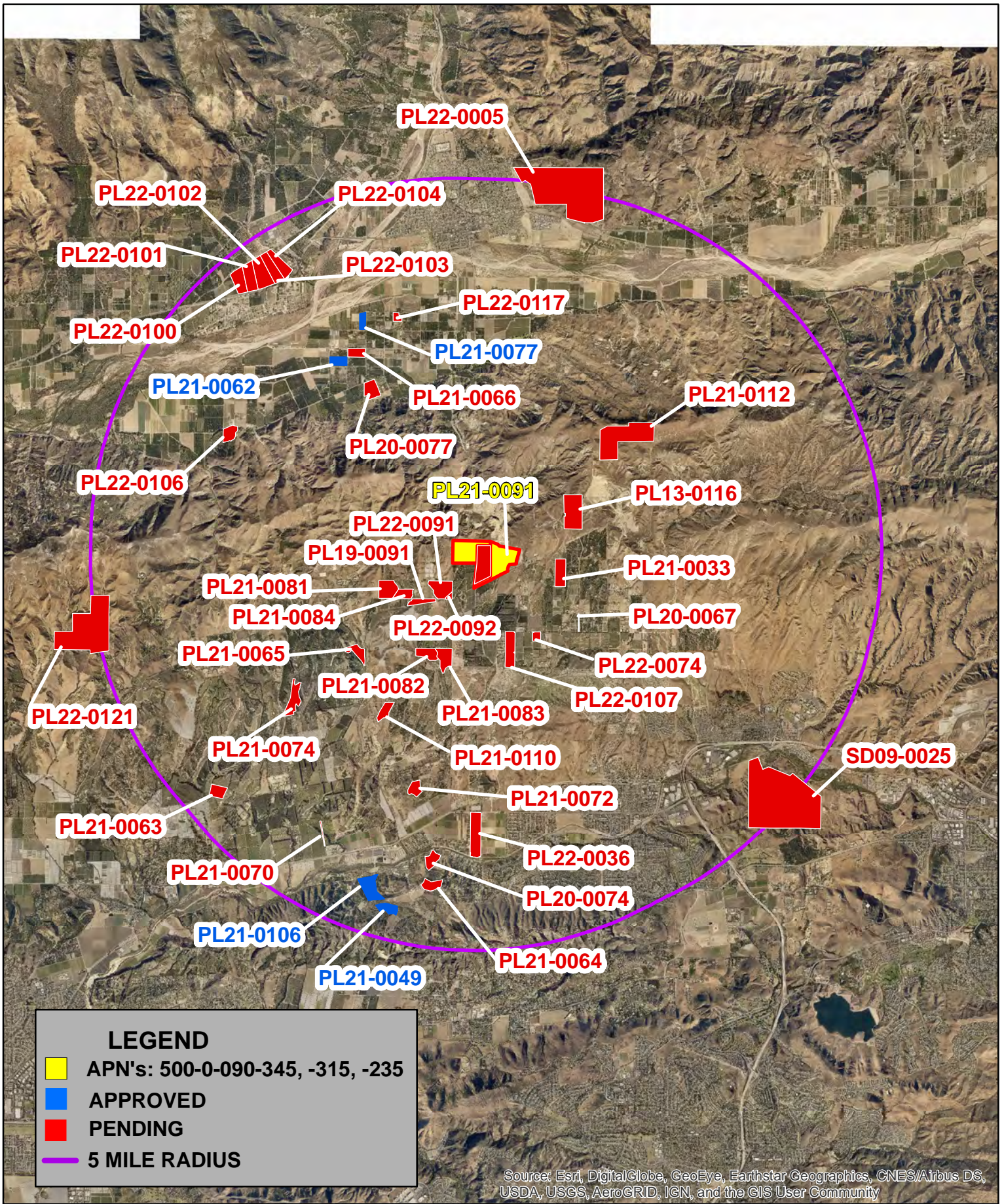
VENTRUA COUNTY NON-COSTAL ORDINANCE SECTION 8105-4 PERMITTED USE IN OPEN SPACE:

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.

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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.