

county of ventura

NOTICE OF AVAILABILITY AND INTENT TO ADOPT A NEGATIVE DECLARATION

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

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

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

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

By: _____, Deputy

MARK A. LUNN
Ventura County Clerk and Recorder

POSTED

DEC 15 2011



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

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

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

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

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

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

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



Brian R. Baca, Manager
Commercial & Industrial Permits Section

12-12-11

Date

county of ventura

NEGATIVE DECLARATION

A. PROJECT DESCRIPTION:

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

Applicant: Glenn Forster of Warped Paintball, LLC

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

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

Parcel Size: 57.11 acres

General Plan Designation: Open Space

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

Responsible and/or Trustee Agencies: None

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

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



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

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

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

B. STATEMENT OF ENVIRONMENTAL FINDINGS:

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

C. PUBLIC REVIEW:

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

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

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

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


D. CONSIDERATION AND APPROVAL OF THE NEGATIVE DECLARATION:

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

Prepared by:


Kristina Roodsari, Case Planner
(805) 654-2467

Reviewed for Release to the Public by:


Brian R. Baca, Manager
Commercial & Industrial Permits Section

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

Kim L. Prillhart, Director
Ventura County Planning Division



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

Section A. Project Description

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

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

- removal of 267,073 sq. ft. (square feet) or 6.13 acres of existing concrete paving in order to install dirt fields and parking;
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Temporary structures will be placed in the designated playfield areas and consist of: air filled bunkers, hay bales, wooden spools, wooden walls, dirt mounds, sandbag walls, building facades. These structures will each be less than eight feet in height. Air filled bunkers will be painted a dark blue & red. The other barriers and structures will be all earth tone colors.

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

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

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

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

Development includes the:

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

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

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

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

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

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

8. List of Responsible Agencies: None

Exhibits:

Exhibit A- Location, Zoning & Aerial Map

Exhibit B- Plans

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Habitat Connectivity

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
20b. Hazardous Waste (EH)	X				X			

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

Source Document: Memo from Melinda Talent of the Environmental Health Division, dated July 14, 2011.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
21. Noise and Vibration		X				X		

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

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

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

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

Source Documents: Ventura County Initial Study Assessment Guidelines of April 2011, Applicant’s project description, dated July 6, 2011, Permits Plus and Planning GIS data layers (aerial imagery).

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
22. Daytime Glare	X				X			

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

Source Document: Ventura County Initial Study Assessment Guidelines of April 2011.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
23. Public Health		X				X		

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

Source Document: Memo from Melinda Talent of the Environmental Health Division, dated July 14, 2011.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
24. Greenhouse Gases		X				X		

The Ventura County Air Pollution Control District has not yet adopted any approach to setting a threshold of significance for land use development projects in the area of project greenhouse gas emissions. The project will generate less than significant impacts to regional and local air quality and the project will be subject to a condition of approval to ensure that all project construction and operations shall be conducted in compliance with all APCD Rules and Regulations. Furthermore, the amount of greenhouse gases anticipated from the project will be a small fraction of the levels being considered by the APCD for greenhouse gas significance thresholds and far below those adopted to date by any air district in the state. Therefore, project-specific and cumulative impacts to greenhouse gases would be less than significant.

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

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

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

Source Documents: Ventura County Initial Study Assessment Guidelines of April 2011, and Planning GIS data layers (2011 aerial maps and land use layers).

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
26. Housing	X				X			

The project does not include the elimination of any existing dwelling units, as the project is a request to operate an airsoft and paintball facility. The project will not create a demand for new housing, as the airsoft and paintball events would occur a maximum of 116 days per year. There is expected to be no project specific or cumulative impact on housing demand in order to accommodate the proposed employees of the airsoft and paintball facility, as only 10 employees are proposed to work at the facility during designated hours of operation. Therefore, the project will not have any project-specific or cumulative impacts related to housing.

Source Document: Ventura County initial Study Assessment Guidelines of April 2011.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27. Public Facilities & Services a. Transportation & Circulation (1). Level of Service		X				X		

The Transportation Department comments that the proposed project will generate additional traffic on the local public roads and the Regional Road Network. The rural county road (Shekell Road) to be used to access the project site currently has a very low traffic volume per day and the highest level of safety (LOS A). The anticipated maximum of 130 vehicles that would arrive at the site per day would not substantially burden Shekel Road or other nearby roadways in the vicinity. These vehicle arrivals would generally be spread out over a 7-hour operational day in non-peak traffic hours. Even if the total 250-person customers were to arrive at one time, the temporary spike in traffic would be of short duration. In addition, 104 of the total 116 operational days would occur on weekends. Impacts on level of service would be less than significant.

To address the cumulative adverse impacts of traffic on the Regional Road Network, Ventura County Traffic Impact Mitigation Fee (TIMF) Ordinance 4246 and General Plan (GP) Policy 4.2.2 require that the Transportation Department of the Public Works Agency collect a TIMF from developments. This project is subject to this Ordinance. With payment of the TIMF, the level of service (LOS) and safety of the existing roads would remain consistent with the County's GP.

Therefore, project-specific and cumulative impacts to level of service on public roads would be less than significant.

Source Documents: Ventura County Initial Study Assessment Guidelines of April 2011, and Memo from Behnam Emami of the Ventura County Public Works Agency, Transportation Division, dated April 26, 2011.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27a. Transportation & Circulation (2). Safety & Design of Public Roads		X				X		

The Transportation Department comments that the anticipated low volume of traffic generated by this project would not warrant improvements to the rural county road (Shekell Road) that will be used to access the project. The proposed project does not have the potential to alter the level of safety of this road. Furthermore, the proposed

project parcel does not have frontage along this road. Main access to the play areas will be provided by an existing driveway on an adjacent parcel southeast of the project parcel. Therefore, project-specific and cumulative impacts to the safety and design of public roads would be less than significant.

Source Documents: Ventura County Initial Study Assessment Guidelines of April 2011, and Memo from Behnam Emami of the Ventura County Public Works Agency, Transportation Division, dated April 26, 2011.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27a. Transportation & Circulation (3). Safety & Design of Private Access		X				X		

The Ventura County Fire Protection District comments that private roads and highways surrounding the project site meet fire department minimum requirements for safety and design. In addition, the nature of the proposed airsoft and paintball facility will not generate enough additional traffic to negatively impact the existing system. Therefore, project-specific and cumulative impacts relating to the safety and design of private roads would be less than significant. Therefore, project-specific and cumulative impacts to the safety and design of private access would be less than significant.

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

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27a. Transportation & Circulation (4). Tactical Access	X				X			

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

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

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27b. Pedestrian/Bicycle		X				X		

The Transportation Department comments that the guests will arrive via motorized transport. Thus, the project will not generate significant pedestrian and bicycle traffic. Furthermore, the county road (Shekell Road) to be accessed by the project is of a rural nature and this road would not be required to have pedestrian or bicycle facilities per the applicable county road standard for rural roads. Therefore, project-specific and cumulative impacts to pedestrian/bicycle access would be less than significant.

Source Documents: Ventura County Initial Study Assessment Guidelines of April 2011, and Memo from Behnam Emami of the Ventura County Public Works Agency, Transportation Division, dated April 26, 2011.

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

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

Source Document: Ventura County Initial Study Assessment Guidelines of April 2011.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27d. Railroads	X				X			

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

Source Document: Ventura County Initial Study Assessment Guidelines of April 2011.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27e. Airports	X				X			

The proposed project is not located within two miles of any public airport. In addition, the proposed airsoft and paintball facility is not a use that will generate new demand for airports. Therefore, the proposed project will not have any project-specific or cumulative impacts to air traffic safety.

Source Document: Ventura County Initial Study Assessment Guidelines of April 2011.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27f. Harbors	X				X			

The proposed project is not adjacent to any harbor, will not affect the operations of a harbor, and will not increase the demands on harbor facilities. Therefore, the proposed project will not have any project-specific or cumulative impacts related to harbors.

Source Document: Ventura County Initial Study Assessment Guidelines of April 2011.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27g. Pipelines	X				X			

The proposed project is not located on, or within the vicinity of, a pipeline facility or route. Therefore, the proposed project will not have any project-specific or cumulative impacts related to pipelines.

Source Document: Ventura County Initial Study Assessment Guidelines of April 2011.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
28. Water Supply a. Water Supply Quality	X				X			

The proposed project will include the use of bottled water for consumption by customers and employees, and use a water truck for dust control. . No new water facilities will be constructed to serve the site. Therefore, the project will not have any project-specific or cumulative impacts to water quality.

Source Document: Memo from Melinda Talent of the Environmental Health Division, dated July 14, 2011.

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

The proposed project does not require a permanent supply of water. Therefore, the project will have less than significant project-specific and cumulative impacts to water supply quantity.

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

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
28c. Fire Flow	X				X			

The proposed project will include the use of bottled water for consumption by customers and employees, and use a water truck for dust control. . No new water facilities will be constructed to serve the site. However, if any permanent structures are proposed, water supply shall be evaluated as part of the building permit process. Therefore, based on the design of the proposed project, the project will not have any project-specific or cumulative impacts on fire flow.

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

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
29. Waste Treatment/Disposal a. Individual Sewage Disposal System	X				X			

Wastewater disposal will be accomplished through the use of portable toilets. The proposed project will not require the use of an on-site sewage disposal system. Therefore, the project will not have any project-specific or cumulative impacts to on-site sewage disposal.

Source Document: Memo from Melinda Talent of the Environmental Health Division, dated July 14, 2011.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
29b. Sewage Collection & Treatment	X				X			

Wastewater disposal will be accomplished through the use of portable toilets. Therefore, the project will not have any project-specific or cumulative impacts to a sewage collection facility.

Source Document: Memo from Melinda Talent of the Environmental Health Division, dated July 14, 2011.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
29c. Solid Waste Management		X				X		

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

Source Documents: Ventura County Initial Study Assessment Guidelines of April 2011, and Memo from Derrick Wilson of the Ventura County Public Works Agency, Integrated Waste Management Division, dated April 1, 2011.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
29d. Solid Waste Facilities	X				X			

The proposed project does not include a solid waste facility. Therefore, the project will not have any project-specific or cumulative impacts relating to solid waste facilities.

Source Document: Memo from Melinda Talent of the Environmental Health Division, dated July 14, 2011.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
30. Utilities	X				X			

The VCISAG states that any proposed project that would cause a disruption or re-routing of an existing utility facility, or increase demand on a utility that results in the expansion of an existing utility facility which has the potential for secondary environmental impacts has the potential for significant impacts. The proposed project is an airsoft and paintball facility and would not utilize any natural gas or electric heaters, and would not involve a wireless communications facility. In addition, the project site is currently served by electrical facilities. Therefore, the proposed project will not have any project-specific or cumulative impacts related to utilities.

Source Documents: Ventura County Initial Study Assessment Guidelines of April 2011.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
31. Flood Control/ Drainage a. WPD Facilities & Watercourses		X				X		

The Watershed Protection District, Planning and Regulatory Division reviewed the hydrology report (prepared by Penfield & Smith, dated March 17, 2011), which was submitted with the CUP application. The District comments that the site imperviousness will be reduced from approximately 50% to 32% through the removal of a portion of the

existing concrete pads. The project is not adjacent to District red line jurisdictional channels.

District staff further comments that no additional improvements are required beyond those already included in the project design. Also, the project design mitigates the direct and indirect project-specific and cumulative impacts to flood control facilities and watercourses. Therefore, project-specific and cumulative impacts are considered less than significant on red line channels under the jurisdiction of the Watershed Protection District.

Source Document: Memo from Tom Wolfington of the Ventura County Watershed Protection District, Planning and Regulatory Division, dated April 15, 2011.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
31b. Other Facilities & Watercourses		X				X		

The project is not adjacent to County Watershed Protection District red line jurisdictional channels. The hydrology report submitted for the proposed project, states that the site imperviousness will be reduced from approximately 50% to 32% through the removal of a portion of the existing concrete pads.

District staff further comments that no additional improvements are required beyond those already included in the project design. Also, the project design mitigates the direct and indirect project-specific and cumulative impacts to flood control facilities and watercourses. Therefore the environmental assessment is less than significant on red line channels under the jurisdiction of the Watershed Protection District. Therefore, the project is expected to have less than significant project-specific and cumulative impacts on Watershed Protection District facilities.

Source Documents: Ventura County Initial Study Assessment Guidelines of April 2011, and Memo from Tom Wolfington of the Ventura County Watershed Protection District, Planning and Regulatory Division, dated April 15, 2011.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
32. Law Enforcement & Emergency Services	X				X			

The proposed project is an airsoft and paintball facility. According to the VCISAG, the project is not a use that could generate a potentially significant increase in demand for law enforcement or emergency services.. Therefore, the proposed project has no project-specific or cumulative impacts related to law enforcement and emergency services.

Source Documents: Ventura County Initial Study Assessment Guidelines of April 2011.

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

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

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

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
33b. Personnel and Equipment		X				X		

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

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

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
34. Education a. Schools	X				X			

The project is located within the Moorpark Unified School District (MUSD). The proposed project does not involve a residential use. Furthermore, the proposed project is not located adjacent to any school facilities and will not have any impact on school facilities or operations. Therefore, the proposed project will not have project-specific or cumulative impacts on schools.

Source Documents: Ventura County Initial Study Assessment Guidelines of April 2011 and Planning GIS data layer (schools).

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
34b. Libraries	X				X			

The closest library is the Moorpark Library, which is approximately 7.5 miles from the project site. The proposed project does not involve a residential use that could result in an increase in population and a corresponding increase in demand for libraries. Furthermore, the proposed project is not located adjacent to any library facilities and will not have any impact on library facilities or operations. Therefore, the proposed project will not have project-specific or cumulative impacts on schools.

Source Documents: Ventura County Initial Study Assessment Guidelines of April 2011 and Planning GIS data layer (libraries).

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
35. Recreation	X				X			

The proposed paintball and airsoft facility would not result in an increase in population within the Moorpark area, thereby creating a new demand for parks, trails, or other recreational facilities. Although Happy Camp Canyon Park is located within 5 miles of the project site, the proposed paintball and airsoft facility does not involve development that could adversely interfere with the use or development of the park. Finally, there are no trails located within the vicinity of the project site with which the proposed project could interfere. Therefore, the proposed project would not have any project-specific or cumulative impacts to local or regional parks, trails, or other recreational facilities.

Source Documents: Ventura County Initial Study Assessment Guidelines of April 2011 and Planning GIS data layer (trails).

Degree of Effect:

- N = No Impact.
- LS = Less Than Significant
- PS-M = Potentially Significant Impact Unless Mitigation Incorporated.
- PS = Potentially Significant Impact.

Agencies:

Airports - Department Of Airports
 Ag. Dept. - Agricultural Department
 APCD - Air Pollution Control District
 EH - Environmental Health Division
 Fire - Fire Protection District
 GSA - General Services Agency

Harbors - Harbor Department
 Lib. Agency - Library Services Agency
 Plng. - Planning Division
 PWA - Public Works Agency
 Sheriff - Sheriff's Department
 WPD - Watershed Protection District

Section C- Mandatory Findings of Significance

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

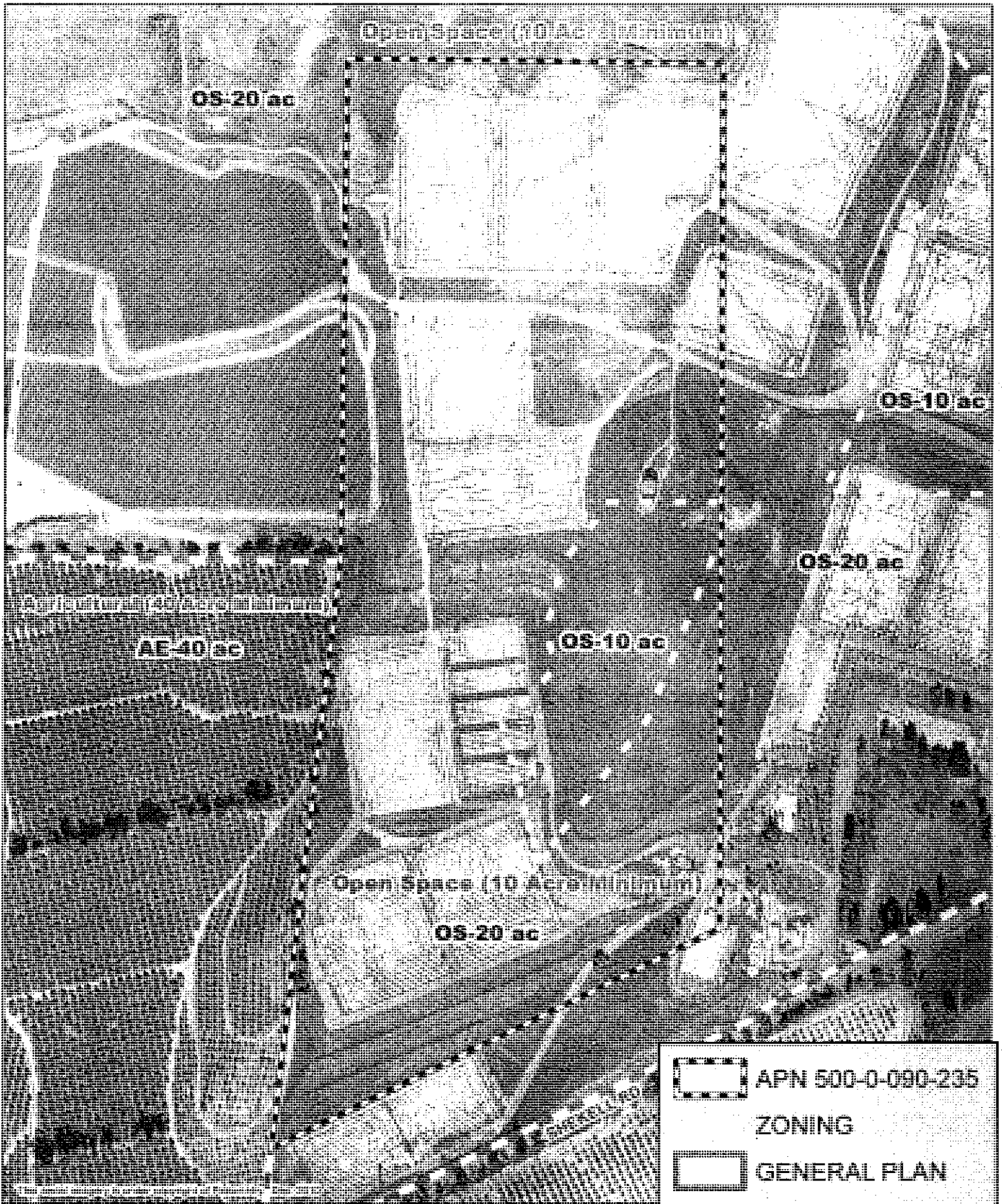
Section D. - Determination of Environmental Document

<input checked="" type="checkbox"/>	<p>On the basis of this initial evaluation:</p> <p>1. I find the proposed project could not have a significant effect on the environment, and a Negative Declaration should be prepared.</p>
<input type="checkbox"/>	<p>2. I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measure(s) described in section C of the Initial Study will be applied to the project. A Mitigated Negative Declaration should be prepared.</p>
<input type="checkbox"/>	<p>3. I find the proposed project, individually and/or cumulatively, MAY have a significant effect on the environment and an Environmental Impact Report is required.*</p>
<input type="checkbox"/>	<p>4. I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An Environmental Impact Report is required, but it must analyze only the effects that remain to be addressed.</p>
<input type="checkbox"/>	<p>5. I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or Negative Declaration pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.</p>

Christina Novakovic
 Signature of Person Responsible for Administering the Project

12/12/11
 Date

*EIR Issues of Focus:



Ventura County
Resource Management Agency
Information Systems

Date Printed: 12/09/2011

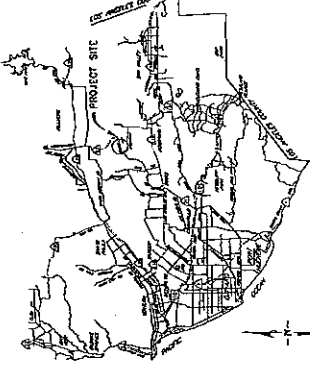
**Conditional Use Permit
Case No. LU11-0030
Exhibit A - Aerial, General Plan
and Zoning Map**

0 250 500
Feet

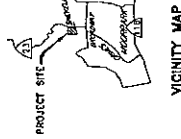
Disclaimer: this map was created by the Ventura County Resource Management Agency, Mapping Services - GIS, which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map and no decision involving a risk of economic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



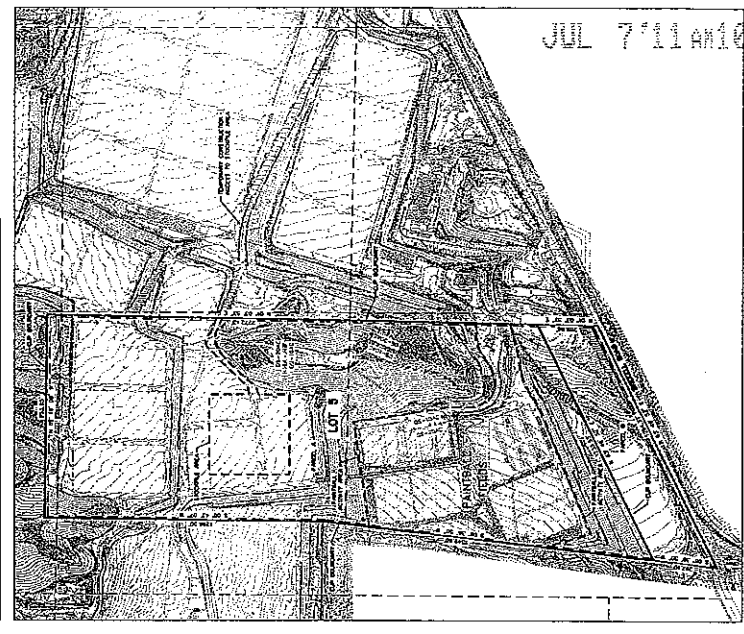
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LOCATION MAP



VICINITY MAP



BOUNDARY MAP

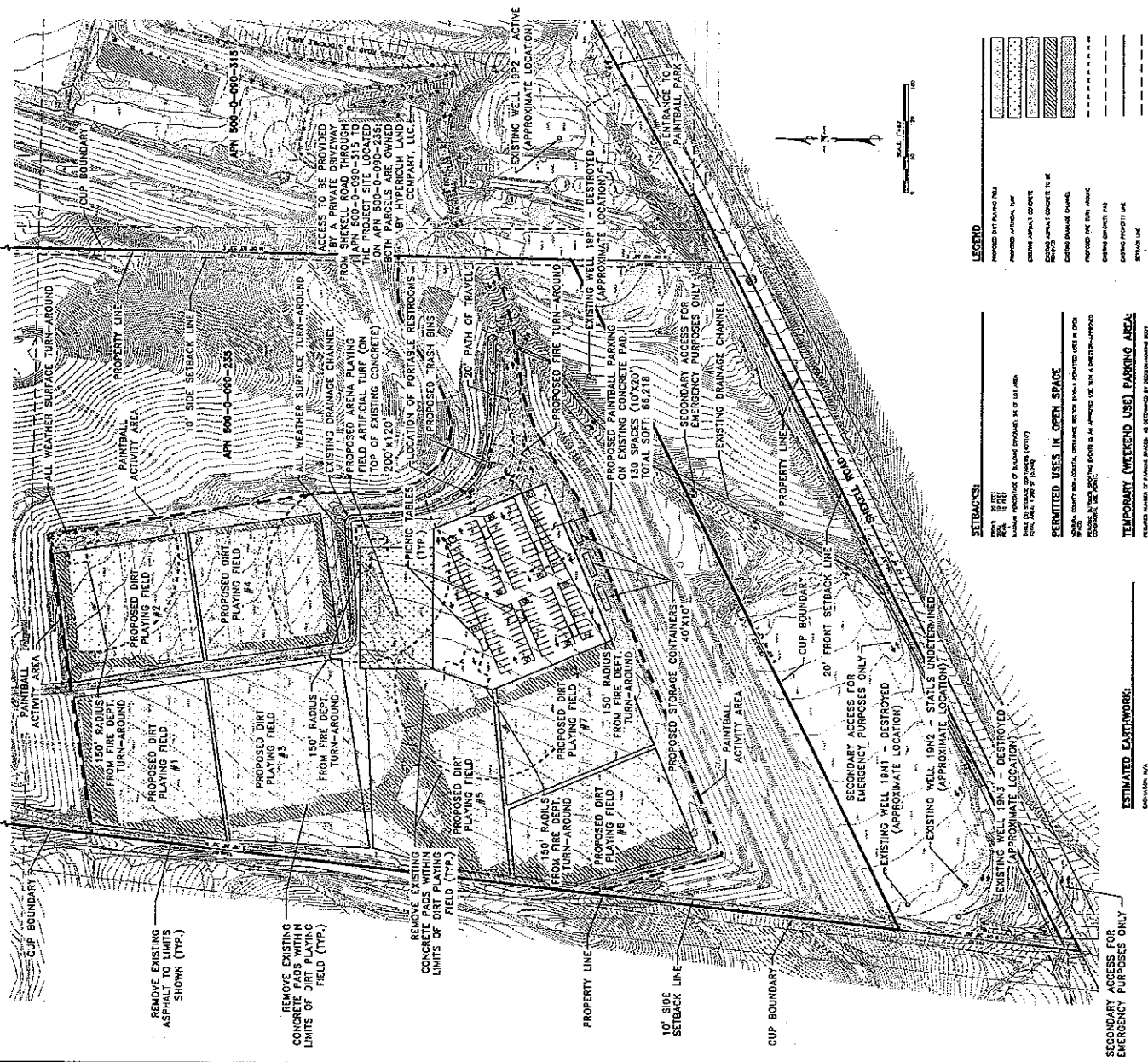
PROPERTY OWNER
 WARRIAGE AND BROWN LLC
 2000 N. MAIN STREET, SUITE 100
 SANTA ANA, CALIFORNIA 92701
 PHONE: (949) 440-8888

APPLICANT/AGENT
 G. J. HARRIS & ASSOCIATES, INC.
 4150 HUNTERS HILL DRIVE, SUITE 200
 SAN JOSE, CALIFORNIA 95128
 PHONE: (408) 250-0800

ENGINEER
 MICHAEL BROWN, P.E.
 4150 HUNTERS HILL DRIVE, SUITE 200
 SAN JOSE, CALIFORNIA 95128
 PHONE: (408) 250-0800

SITE STATISTICS

TOTAL AREA (ACRES)	12.57
LOT 8 AREA (ACRES)	6.28
LOT 9 AREA (ACRES)	6.29
EXISTING AREAS (ACRES)	1.20
PROPOSED AREAS (ACRES)	11.37
UNPAVED AREAS (ACRES)	8.50
PAVED AREAS (ACRES)	2.87
PERMITTED USES (ACRES)	11.37
TEMPORARY USES (ACRES)	0.00



LEGEND

- PROPOSED DIRT PLAYING FIELD
- PROPOSED ASPHALT DRIVE
- EXISTING ASPHALT DRIVE
- EXISTING ASPHALT DRIVE TO BE DESTROYED
- EXISTING DRIVE CHANNELS
- EXISTING DRIVE CHANNELS TO BE DESTROYED
- EXISTING DRIVE CHANNELS TO BE RECONSTRUCTED
- EXISTING DRIVE CHANNELS TO BE RECONSTRUCTED WITH ASPHALT
- EXISTING DRIVE CHANNELS TO BE RECONSTRUCTED WITH CONCRETE
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SETBACKS:

- PROPOSED 10' SIDE SETBACK LINE
- PROPOSED 20' FRONT SETBACK LINE
- PROPOSED 100' SIDE SETBACK LINE
- PROPOSED 150' SIDE SETBACK LINE
- PROPOSED 150' RADIUS FROM FIRE DEPT TURN-AROUND
- PROPOSED 150' RADIUS FROM FIRE DEPT TURN-AROUND
- PROPOSED 150' RADIUS FROM FIRE DEPT TURN-AROUND
- PROPOSED 150' RADIUS FROM FIRE DEPT TURN-AROUND

PERMITTED USES IN OPEN SPACE:

PERMITTED USES IN OPEN SPACE (AS SHOWN ON THIS PLAN) ARE LIMITED TO THE FOLLOWING:

- RECREATION
- AMUSEMENT
- SPORTS
- ENTERTAINMENT
- EDUCATION
- RESEARCH
- ARTS AND CULTURE
- INDUSTRIAL
- COMMERCIAL
- OFFICE
- RETAIL
- RESTAURANT
- BAR
- CASINO
- GAMING
- HOTEL
- MOTEL
- TRAVEL
- LODGING
- RETAIL
- COMMERCIAL
- OFFICE
- RETAIL
- RESTAURANT
- BAR
- CASINO
- GAMING
- HOTEL
- MOTEL
- TRAVEL
- LODGING

TEMPORARY (WEEKEND USE) PARKING AREA:

PERMITTED USES IN TEMPORARY (WEEKEND USE) PARKING AREA ARE LIMITED TO THE FOLLOWING:

- RECREATION
- AMUSEMENT
- SPORTS
- ENTERTAINMENT
- EDUCATION
- RESEARCH
- ARTS AND CULTURE
- INDUSTRIAL
- COMMERCIAL
- OFFICE
- RETAIL
- RESTAURANT
- BAR
- CASINO
- GAMING
- HOTEL
- MOTEL
- TRAVEL
- LODGING

Conditional Use Permit Case No. LU11-0030 Exhibit B - Plans

ESTIMATED EARTHWORK:			
ITEM	UNITS	AMOUNT	PRICE
1	CU YD		
2	CU YD		
3	CU YD		
4	CU YD		
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WARPIED PAINTBALL PARK, LLC
 SITE PLAN
 APN: 500-0-090-235, COUNTY OF VENTURA, CA

COUNTY OF VENTURA
 RESOURCE MANAGEMENT
 AGENCY

DATE: []/[]/[]

APPROVED: []/[]/[]

BY: []/[]/[]

SCALE: []/[]/[]

PROJECT NO: []/[]/[]