



Planning Commission Minutes

County of Ventura • Resource Management Agency

800 S. Victoria Avenue, Ventura, CA 93009 • (805) 654-2662 • www.vcrma.org/divisions/planning

June 20, 2024

1. **8:30 A.M. HEARING CALL TO ORDER**

2. **ROLL CALL**

Commission:

Scott Boydston	District 1 - Absent
Charles Sandlin	District 2
Earl McPhail	District 3
Maggie Kestly, Vice-Chair	District 4
Veronica Garcia, Chair	District 5 - Absent

County Staff

Jaclyn Smith, Assistant County Counsel
Jennifer Trunk, Planning Manager, Residential Permits
John Novi, Planning Manager, Commercial/Industrial Permits
Thomas Chaffee, Senior Planner
Daniela Zendejas, Recording Secretary

3. **PLEDGE OF ALLEGIANCE TO THE FLAG**

4. **PUBLIC COMMENTS** – Time set aside for comments by citizens on matters not appearing on the agenda.

5. **APPROVAL OF MINUTES FOR MAY 2, 2024.**

RECOMMENDED ACTION

Approve, as presented.

Motion: Approve the May 2, 2024, Meeting Minutes.

Moved by: Commissioner Sandlin **Seconded by:** Commissioner McPhail

Motion carried: 3-0 with 2 absent — Chair Garcia and Commissioner Boydston

Yes: Commissioners Sandlin, McPhail, and Vice-Chair Kestly

Absent: Chair Garcia and Commissioner Boydston

6. PROJECT

A. CASE NUMBER: PL21-0091

APPLICANT: Warped Paintball, LLC. c/o Mr. Glenn Forster

PROJECT DESCRIPTION: Conditional Use Permit (CUP) to extend the life of the existing CUP for an additional 10-year time period, expand the current paintball and airsoft operations previously approved, and add a mud run event area.

PROJECT LOCATION: 8643 Shekell Road, near the intersection of Shekell Road and State Route 23 (Grimes Canyon Road), near the City of Moorpark, in the unincorporated area of Ventura County.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) DOCUMENT: Mitigated Negative Declaration (MND) has been prepared for the proposed project and no substantial evidence has been identified to indicate that the proposed project would result in a significant effect on the environment.

CASE PLANNER: Thomas Chaffee

EMAIL: Thomas.Chaffee@ventura.org

Recommended Action

Approve staff's recommended actions, including granting the requested modified CUP and denying the appeal.

Commissioner McPhail disclosed that he received a call from Mr. John Frye, the appellant, in advance of the hearing and that he has known Mr. Frye for a number of years in a professional capacity. Commissioner McPhail stated that the call did not involve any information not already disclosed on the agenda and that neither the call nor his relationship with the appellant would interfere with his ability to be objective and impartial in hearing and deciding upon case PL21-0091.

Thomas Chaffee, Senior Planner, presented the staff report. The following recommended actions were presented to the Planning Commission:

1. **CERTIFY** that the Planning Commission has reviewed and considered the June 20, 2024 staff report regarding case PL21-0091 and all exhibits thereto, including the proposed MND (Exhibit 4), Mitigation Measures and Mitigation Monitoring and Reporting Program (Exhibit 5), and has considered all comments received during the public comment process;
2. **FIND** based on the whole of the record before the Planning Commission, including the Initial Study and any comments received, that upon implementation of the project revisions and/or mitigation measures there is no

- substantial evidence that the project will have a significant effect on the environment and that the MND reflects the Planning Commission's independent judgment and analysis;
3. **ADOPT** the MND (Exhibit 4) and Mitigation Monitoring Program (Exhibit 5);
 4. **MAKE** the required findings to grant a modified CUP pursuant to Section 8111-1.2.1.1 of the Ventura County NCZO, based on the substantial evidence presented in this staff report and the entire record;
 5. **GRANT** modified CUP Case No. PL21-0091, subject to the conditions of approval (Exhibit 5).
 6. **DENY** the appeal in its entirety and decline to refund any appeal fees; and,
 7. **DESIGNATE** the Planning Division as the custodian of the documents pertaining to the above-stated decisions, and that the location of those documents shall be in the Planning Division files.

The applicant, Glenn Forster, presented a video and photos to showcase more details about his business operations.

Vice-Chair Kestly opened the public hearing.

The appellant, John Frye, made a presentation using a physical photo board displaying a panoramic view of his property to express his concerns.

Zoom Speaker:

- Jeff Rogers

In-person Speakers:

- Victor Flores
- Leo Ibarra
- Gilbert Martinez
- Jerry Irons
- Arwen O'Dell
- Josh Waters

Statement Card:

- David Odell

The appellant and applicant were each allowed 5 minutes to present rebuttal points.

Vice-Chair Kestly closed the public hearing.

Vice-Chair Kestly re-opened the public hearing to allow an additional public speaker Mike Plater, who submitted a comment card in advance of the hearing but was inadvertently not called by the clerk of the Commission during public comment on Item 6(A), to make a public comment.

The applicant was allowed a brief opportunity to address Mr. Plater's comments.

Vice-Chair Kestly reclosed the public hearing.

Planning Division Staff, Thomas Chaffee, provided closing remarks.

Planning Commission Deliberation and Vote:

Motion: Approve staff recommended actions for PL21-0091, with a revision to the proposed Conditions of Approval and Mitigation Monitoring Program (Exhibit 5) adding language to Condition 11(d), such that the condition shall read as follows:

11(d). Inspections: The Permittee, in accepting this Conditional Use Permit, grants permission for County Staff to make unannounced inspections of all, or any, events for condition compliance purposes. For the first two years following the effective date of the permit, Planning staff will conduct weekend inspections one time every three months, including mud runs.

Moved by: Commissioner Sandlin

Seconded by: Commissioner McPhail

Motion carried: 3-0

Yes: Commissioners Sandlin, McPhail and Vice-Chair Kestly

Absent: Chair Garcia and Commissioner Boydstun

7. DISCUSSION:

a) Report by the Planning Director on Board actions and other matters.

Planning staff had no reportable items from the Board of Supervisors.

The next Planning Commission meeting will be held on July 11, 2024.

b) Items the Planning Commission may wish to introduce.

No reportable action taken.

8. **MEETING ADJOURNMENT**

Vice-Chair Kestly adjourned the meeting at 10:13 a.m.

A handwritten signature in black ink, appearing to read 'Daniela Zendejas', is written over a horizontal line.

Daniela Zendejas, Recording Secretary
Ventura County Planning Division