



# Exhibit 5 – General Plan Consistency Analysis

County of Ventura • Resource Management Agency • Planning Division

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## CONSISTENCY WITH THE GENERAL PLAN AND THOUSAND OAKS AREA PLAN FOR EMMANUEL PRESBYTERIAN CHURCH, CASE NO. PL23-0054

The 2040 Ventura County General Plan *Goals, Policies and Programs* (2020, page 1-1) states:

*All area plans, specific plans subdivision, public works projects, and zoning decisions must be consistent with the direction provided in the County's General Plan.*

Furthermore, the Ventura County Non-Coastal Zoning Ordinance (NCZO) (Section 8111-1.2.1.1a) states that in order to be approved, a project must be found consistent with all applicable policies of the Ventura County General Plan.

The proposed project is a request to reestablish a Conditional Use Permit for an existing assembly use (church complex) for a proposed term of 30 years. The CUP also includes the approval of two additional, existing structures: a tool shed (150 sq. ft.) and a storage unit (134 sq. ft.).

Evaluated below is the consistency of the proposed project with the applicable policies of the General Plan *Goals, Policies and Programs*, as well as the Thousand Oaks Area Plan *Goals and Policies*.

### Land Use and Community Character

#### 1. Land Use and Community Character

**General Plan Land Use Policy LU-16.1 (Community Character and Quality of Life):** *The County shall encourage discretionary development to be designed to maintain the distinctive character of unincorporated communities, to ensure adequate provision of public facilities and services, and to be compatible with neighboring uses.*

**General Plan Land Use Policy LU-16.9 (Building Orientation and Landscaping):** *The County shall encourage discretionary development to be oriented and landscaped to enhance natural lighting, solar access, and passive heating or cooling opportunities to maximize energy efficiency.*

Staff Analysis: The project site is a 3.95-acre parcel located in the Lynn Ranch neighborhood. The site is developed with an existing church complex and incidental uses. The surrounding development is comprised primarily of residential

County of Ventura  
Planning Commission Hearing  
Case No. PL23 – 0054  
Exhibit 5 – General Plan Consistency

development. Madrona Elementary School is located immediately to the south and west of Emanuel Presbyterian Church.

The project site has been developed as a church since prior to 1965. In March 2020, an 8,294 sq. ft. addition was approved but never built. More recently, two unpermitted storage containers were installed on the site. The Applicant is requesting approval of these structures as part of the CUP request. The existing unpermitted structures are located behind the church in an area that is currently paved and would not be visible from Lynn Road as the site is elevated approximately 10 feet from this roadway with vegetation partially screening the church. No change in use that could create land use conflicts is proposed.

No trees are proposed for removal. The site is adequately landscaped, and landscaping has been maintained in accordance with an approved landscape plan dated July 29, 2014, which the Applicant is required to comply with (Exhibit 4, Condition No. 17).

Based on the discussion above, the proposed project is consistent with General Plan Policies LU-16.1 and LU-16.9.

## **Circulation, Transportation, and Mobility**

### **2. Transportation Impacts**

**General Plan Policy CTM-1.1 (Vehicle Miles Travelled (VMT) Standards and CEQA Evaluation):** *The County shall require evaluation of County General Plan land use designation changes, zone changes, and discretionary development for their individual (i.e., project-specific) and cumulative transportation impacts based on Vehicle Miles Traveled (VMT) under the California Environmental Quality Act (CEQA) pursuant to the methodology and thresholds of significance criteria set forth in the County Initial Study Assessment Guidelines.*

**General Plan Policy CTM-1.4 (Level of Service Evaluation)** *County General Plan land use designation changes and zone changes shall be evaluated for their individual (i.e., project-specific) and cumulative effects, and discretionary developments shall be evaluated for their individual effects, on Level of Service (LOS) on existing and future roads, to determine whether the project:*

- a. *Would cause existing roads within the Regional Road Network or County-maintained roadways that are currently functioning at an acceptable LOS to function below an acceptable LOS;*
- b. *Would add traffic to existing roads within the Regional Road Network or County-maintained roadways that are currently functioning below an acceptable LOS;*

- c. *Could cause future roads planned for addition to the Regional Road Network or County maintained roadways to function below an acceptable LOS;*
- d. *The Level of Service (LOS) evaluation shall be conducted based on methods established by the County.*

**General Plan Policy CTM-1.7 (Pro Rata Share of Improvements):** *The County shall require discretionary development that would generate additional traffic pays its pro rata share of the cost of added vehicle trips and the costs of necessary improvements to the Regional Road Network pursuant to the County's Traffic Impact Mitigation Fee Ordinance.*

**Thousand Oaks Area Plan Policy TO-13.3 (Impacts on Circulation):** *The County shall condition discretionary development to mitigate any significant adverse impact to circulation, including contributing to the cost of offsite improvements.*

The church has been in existence since at least 1968. No expansion of the church use is proposed. The current maximum attendance at the church occurs on Sundays between 10:00-11:00 AM when approximately 150 guests attend church services. Because project baseline is not changing, additional traffic analysis is not required.

The project will connect to the public road system by way of Lynn Road to Camino Manzanas, a paved County road. PWA staff has reviewed the proposed project and determined that approval of the project would not result in the degradation of LOS for any identified roadway segments or intersections in the area.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Circulation, Transportation, and Mobility Element Policies CTM-1.1, CTM-1.4, and CTM-1.7 and Thousand Oaks Area Plan Policy TO-13.3.

## **Public Facilities, Services, Infrastructure**

### **3. Water and Wastewater**

**General Plan Policy PFS-1.7 (Public Facilities, Services and Infrastructure Availability):** *The County shall only approve discretionary development in locations where adequate public facilities, services, and infrastructure are available and functional, under physical construction, or will be available prior to occupancy.*

**General Plan Policy PFS-1.9 (Requirements Inside City Spheres of Influence):** *County shall only approve a discretionary development within a city's Sphere of Influence if the required public facilities and infrastructure meets or exceeds those required by the associated city.*

**General Plan Policy PFS-4.1 (Wastewater Connections Requirement):** *The County shall require development to connect to an existing wastewater collection and treatment facility if such facilities are available to serve the development. An onsite wastewater treatment system shall only be approved in areas where connection to a wastewater collection and treatment facility is deemed unavailable.*

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

**General Plan Policy WR-3.2 (Water Use Efficiency for Discretionary Development):** *The County shall require the use of water conservation techniques for discretionary development, as appropriate. Such techniques include low-flow plumbing fixtures in new construction that meet or exceed the California Plumbing Code, use of graywater or reclaimed water for landscaping, retention of stormwater runoff for direct use and/or groundwater recharge, and landscape water efficiency standards that meet or exceed the standards in the California Model Water Efficiency Landscape Ordinance.*

Staff Analysis: The proposed project is located within the City of Thousand Oak's Sphere of Influence. Water service is provided by California American Water and sewer service is provided by the City of Thousand Oaks.

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Policies PFS-1.7, PFS-1.9, PFS-4.1, PFS-5.3, WR-1.11 and WR-3.2.

#### **4. Solid Waste**

**General Plan Policy PFS-5.3 (Solid Waste Capacity):** *The County shall require evidence that adequate capacity exists within the solid waste system for the processing, recycling, transmission, and disposal of solid waste prior to approving discretionary development.*

**General Plan Policy PFS-5.9 (Waste Reduction Practices for Discretionary Development):** *The County shall encourage applicants for discretionary development to employ practices that reduce the quantities of wastes generated and engage in recycling activities to further reduce the volume of waste disposed of in landfills.*

**Thousand Oaks Area Plan Policy TO-20.1 (Solid Waste Recycling):** *The County shall condition discretionary development to utilize feasible solid waste recycling measures.*

Staff Analysis: The project site is equipped with trash and recycling receptacles which are serviced by E.J Harrison & Sons. Additionally, the applicant is required to ensure that trash and waste enclosures are maintained on the project site for the life of the project (Exhibit 4, Condition of Approval No.19).

Based on the above discussion, the proposed project is consistent with Ventura County General Plan Policy PFS-5.9 and Thousand Oaks Area Plan Policy TO-20.1.

## 5. Stormwater, Drainage, and Flood Control

**General Plan Policy PFS-6.5 (Stormwater Drainage Facilities):** *The County shall require that stormwater drainage facilities are properly designed, sited, constructed, and maintained to efficiently capture and convey runoff for flood protection and groundwater recharge.*

**General Plan Policy WR-2.2 (Water Quality Protection for Discretionary Development):** *The County shall evaluate the potential for discretionary development to cause deposition and discharge of sediment, debris, waste, and other contaminants into surface runoff, drainage systems, surface water bodies, and groundwater. In addition, the County shall evaluate the potential for discretionary development to limit or otherwise impair later reuse or reclamation of wastewater or stormwater. The County shall require discretionary development to minimize potential deposition and discharge through point source controls, storm water treatment, runoff reduction measures, best management practices, and low impact development.*

**General Plan Policy WR-3.3 (Low-Impact Development):** *The County shall require discretionary development to incorporate low impact development design features and best management practices, including integration of stormwater capture facilities, consistent with County's Stormwater Permit.*

Staff Analysis: The existing tool shed and storage container, built without the benefit of permits, are located within a previously disturbed area. During the initial 30-day application review, the Public Works Agency, Watershed Protection District, Stormwater Quality Management Program staff determined no additional review would be required because the shed and storage container are located on previously paved areas.

Based on the discussion above, the proposed project is consistent with General Plan Policies PFS-6.5, WR-2.2, and WR-3.3.

## Hazards, Safety, and Emergency Access

### 6. Fire Safety

**General Plan Policy CTM-2.28 (Emergency Access):** *The County shall ensure that all new discretionary projects are fully evaluated for potential impacts to emergency access. Mitigation of these impacts shall be handled on a project-by-project basis to guarantee continued emergency service operations and service levels.*

**General Plan Policy PFS-11.4 (Emergency Vehicles Access):** *The County shall require all discretionary development to provide, and existing development to maintain, adequate access for emergency vehicles, including two points of access for subdivisions and multifamily developments.*

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

**General Plan Policy PFS-12.4 (Consistent Fire Protection Standards for New Development):** *The County, in coordination with local water agencies and the Fire Protection District, shall require new discretionary development to comply with applicable standards for fire flows and fire protection.*

**General Plan Policy HAZ-1.1 (Fire Prevention Design and Practices):** *The County shall continue to require development to incorporate design measures that enhance fire protection in areas of high fire risk. This shall include but is not limited to incorporation of fire-resistant structural design, use of fire-resistant landscaping, and fuel modification around the perimeter of structures.*

**Thousand Oaks Area Plan Policy TO-29.1 (Public Safety Compliance):** *The County shall require discretionary development to comply with the requirements of the Fire Protection District and Sheriff's Department by providing adequate access for fire, law enforcement, emergency equipment and personnel, and evacuation.*

**Thousand Oaks Area Plan Policy TO-31.1 (Adequate Water Supply and Delivery for Fire Fighting):** *The County shall require adequate water supplies and delivery system for firefighting purposes to serve any discretionary development in accordance with the standards of the Fire Protection District.*

Staff Analysis: Lands north and east of the project site are within the high fire severity zone. The nearest fire station (Ventura County Fire Station No. 31) is located approximately 5.0 miles south at 151 N. Duesenberg Drive in the City of Thousand Oaks. The Ventura County Fire Protection District (VCFPD) reviewed the project and determined that there were no significant issues with respect to access or fire flow. VCFPD has conditioned the project to ensure the proposed accessory structures do not impede emergency access (Exhibit 4, Condition No. 20). Two driveway aprons are located on Camino Manzana, ingress occurs on the

northeast driveway and egress occurs at the northwest driveway. The one-way in and one-way out driveway structure minimizes potential impacts with motorists and individuals arriving and departing the site.

Based on the discussion above, the proposed project is consistent with General Plan Policies CTM-2.28, PFS-11.4, PFS-12.3, PFS-12.4, HAZ-1.1, and Thousand Oaks Area Plan Policies TO-29.1 and TO-31.1.

## 7. Noise

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

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

1. *New noise sensitive uses proposed to be located near highways, truck routes, heavy industrial activities and other relatively continuous noise sources shall incorporate noise control measures so that indoor noise levels in habitable rooms do not exceed Community Noise Equivalent Level (CNEL) 45 and outdoor noise levels do not exceed CNEL 60 or Leq1H of 65 dB(A) during any hour.*
2. *New noise sensitive uses proposed to be located near railroads shall incorporate noise control measures so that indoor noise levels in habitable rooms do not exceed Community Noise Equivalent Level (CNEL) 45 and outdoor noise levels do not exceed L10 of 60 dB(A)*
3. *New noise sensitive uses proposed to be located near airports:*
  - a. *Shall be prohibited if they are in a Community Noise Equivalent Level (CNEL) 65 dB or greater, noise contour; or*
  - b. *Shall be permitted in the Community Noise Equivalent Level (CNEL) 60 dB to CNEL 65 dB noise contour area only if means will be taken to ensure interior noise levels of CNEL 45 dB or less.*
4. *New noise generators, proposed to be located near any noise sensitive use, shall incorporate noise control measures so that ongoing outdoor noise levels received by the noise sensitive receptor, measured at the exterior wall of the building, does not exceed any of the following standards:*
  - a. *Leq1H of 55dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 6:00 a.m. to 7:00 p.m.;*
  - b. *Leq1H of 50dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 7:00 p.m. to 10:00 p.m.; and*

- c. Leq1H of 45dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 10:00 p.m. to 6:00 a.m.*
- 5. Construction noise and vibration shall be evaluated and, if necessary, mitigated in accordance with the Construction Noise Threshold Criteria and Control Plan (Advanced Engineering Acoustics, November 2005).*

Staff Analysis: Worship services and children's Sunday school are conducted on Sundays between 10:00 AM and 11:00 AM with a total of approximately 150 guests. The Youth Group is on Wednesdays from 7:00 PM to 8:30 PM. The church hosts Bible Study to discuss faith and other religious ideologies on Sundays, Wednesdays, and Thursdays, and support groups and other programs such as "Life Group" on Tuesdays and Sundays. The total number of participants for youth groups and programs range between 10 and 35. Weddings and memorial services typically occur a maximum of two times per year between the hours of 10:00 AM to 1:00 PM, Monday through Sunday. The church holds outdoor events for church members and the community. Outdoor events typically have between 10 and 35 participants. Outdoor events held at the church may involve the use of sound amplifying equipment for lectures or music. Amplified equipment shall be shut off by 1:00 PM.

The nearest noise sensitive land uses (i.e., residents) are located 540 feet northeast and 700 feet northwest of the property, respectively. The infrequent temporary outdoor church and community events have existed for some time and will continue. The church has not received any recorded complaints or violations, including any complaints regarding noise. To ensure surrounding residents are not impacted by potential noise impacts from these events, the project has been conditioned to comply with the noise standards outlined in the General Plan Hazards and Safety Policy HAZ-9.2.4 (Exhibit 4, Condition 15). Additionally, the Permittee will be required to provide a notice to the Planning Director and to all residents within 300 feet of the parcel boundary, with the name, title, address, and phone number of the Permittee, or Permittee's designee responsible for ensuring condition and code compliance during outdoor events at the project site, and to immediately investigate any complaints and, if necessary, lower speaker volumes or discontinue the use of public announcement (PA) systems and amplified music (Exhibit 4, Condition No. 15). Activities for indoor use of buildings for recreation and worship will not exceed CNEL 45 dB and will not result in significant impacts to surrounding land uses.

Based on the discussion above, the proposed project is consistent with General Plan Policies HAZ-9.1 and HAZ-9.2.