



Exhibit 4 - General Plan Consistency Analysis

County of Ventura • Resource Management Agency • Planning Division

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In order to approve a Conditional Use Permit, the Ventura County Non-Coastal Zoning Ordinance (NCZO) (Section 8111-1.2.1.1a.a) requires a project be found consistent with the Ventura County General Plan.

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

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

The ongoing presence and use of the existing Boy Scout camp would not result in any new effect on public views from Boy Scout Camp Road or any other public viewpoint. No new effect on community character would result from the project as no substantial physical changes in the existing facilities or operations are proposed.

Adequate public and private services (water, sewage disposal, road access, fire suppression) would continue to be available to serve the existing camp.

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

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

Adequate access and public services would continue to be available to serve the camp. Water would continue to be provided to the camp through the extraction of groundwater from two onsite wells. Sewage disposal would continue to be accommodated through the use of onsite septic systems. Fire suppression measures such as water tanks and hydrants are incorporated into the design of the existing camp facilities.

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

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

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

The existing project site includes a 24-foot-wide driveway connected to Boy Scout Camp Road. This accessway and the onsite areas would remain available for parking and would continue to provide adequate access to the project site for fire suppression.

Water service to the subject facility would continue to be provided by groundwater produced in onsite private wells. The fire flow standards of the Ventura County Fire Prevention District (VCFPD) would be met through the storage of fire suppression water in onsite tanks fitted with connections to VCFPD equipment. The project site is located approximately 5 miles from the nearest fire station (Ventura County Fire Station 16). Thus, the available response time to the facility would meet VCFPD requirements.

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

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.*

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

4. *New noise generators, proposed to be located near any noise sensitive use, shall incorporate noise control measures so that ongoing outdoor noise levels received by the noise sensitive receptor, measured at the exterior wall of the building, does not exceed any of the following standards:*
 - a. *Leq1H of 55dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 6:00 a.m. to 7:00 p.m.;*
 - b. *Leq1H of 50dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 7:00 p.m. to 10:00 p.m.; and*
 - c. *Leq1H of 45dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 10:00 p.m. to 6:00 a.m.*

The proposed project would involve the continued operation of an existing camp located in a very remote area. Neither a change in operations nor the installation of new facilities are proposed. No new noise would be generated as a result of project implementation.

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

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

Water would continue to be supplied to the subject facility from two existing onsite groundwater wells. No change in the existing water system would be proposed with the project. This system has served the facility adequately for almost 50 years.

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

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

The proposed project would involve the continued operation of an existing camp located in a very remote area. Neither a change in operations nor the installation of new facilities are proposed. No new effects on biological resources would result from project implementation.

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

COS-3.6 - Open Space Character: *The County shall require discretionary development outside of Existing Communities be planned and designed to maintain the scenic open space character of the surrounding area, including view corridors from highways. Discretionary development should integrate design, construction, and maintenance techniques that minimize the visibility of structures from public viewing locations within scenic vistas.*

The ongoing presence and use of the existing Boy Scout camp would not result in any new effect on public views from Boy Scout Camp Road or any other public viewpoint. No new effect on the open space character of the adjoining lands of the Los Padres National Forest would result from the project as no substantial physical changes in the existing facilities or operations are proposed.

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

COS-4.4 - Discretionary Development and Tribal, Cultural, Historical, Paleontological, and Archaeological Resource Preservation: *The County shall require that all discretionary development projects be assessed for potential tribal, cultural, historical, paleontological, and archaeological resources by a qualified professional and shall be designed to protect existing resources. Whenever possible, significant impacts shall be reduced to a less-than-significant level through the application of mitigation and/or extraction of maximum recoverable data. Priority shall be given to measures that avoid resources.*

The proposed project involves the continued operation of an existing camp located in a very remote area. Neither a change in operations nor the installation of new facilities are proposed. Thus, no new effects on any tribal, cultural, historical, paleontological, or archaeological resources would result from project implementation.

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