

October 28, 2022

Dear Thomas,

As landowners next to the Ambush Paintball Field requesting the new conditional use permit, we would like to submit comments on the latest Environmental Impact Report. After reading the document, we believe there are several issues that we would like to address.

### **Traffic**

Our property is located all along Shekell Road, and under the current CUP, we encounter cars and trucks speeding up and down the road. It is extremely dangerous, especially when trying to pull out of our property onto Shekell Road. There have been 2 traffic accidents after events this year along Shekell Road. Along with the speeding, there comes dust. The surrounding parcels around the Paintball Field are for agricultural purposes, and dust damages crops.

Before the events, there has been a buildup of cars on Shekell Road that spill onto Grimes Canyon Road. This is very dangerous for cars travelling on these roads, and if there are any emergency vehicles that need to get through.

We have had cars block our driveway and park on our private property who are waiting to attend an event or are lost trying to locate the paintball fields. It's bad now, it will only get worse if the capacity is increased.

### **Fire Hazard**

There is an extreme fire hazard where our property is located. We pay a high premium on our property insurance because we are classified as owning property in an extremely high fire danger area. As property owners, we are very concerned about the risk of fires. Between the paintball guns, generators, air compressors and attendees (smoking, etc), there is a high risk for fire. We operate a business AND live on our property. This isn't just our livelihood, it's our home and we don't want an elevated risk of fire that comes with granting this conditional use permit.

### **Water**

We are in the middle of a horrible drought, including a lengthy water lawsuit where all farmers are getting major cut backs and the water that will be utilized for the business operation is extra water that this County doesn't have. We also challenge the claim that only 6,000 gallons per mud run will be used. That amount of water will not be nearly enough to put on a mud run. Is there a way to oversee that?

### **Trash**

We constantly see people either lined up to enter the paintball fields or exiting the fields and littering. We are always picking up trash and paintball pods on our property. We grow fruit and are audited based on what is on our property (trash wise) and we are having to clean up after attendees. Environmentally speaking, it isn't the best to have trash and paintball pods with paint residue on them being thrown all over agricultural property.

### **Accountability**

There was an event at the paintball fields in August 2022, and we counted 500 cars and the employee working estimated that there were 800-1000 attendees. There wasn't an approved CUP with the increased capacity at that time. My question is how is the CUP applicant going to be held accountable for the mitigation measures stated in the environmental impact report? They are already violating their current CUP, we don't have faith that new guidelines will be followed if the new conditional use permit is approved.

We aren't just landowners, we live on our property along with our two young kids. We have a much higher stake as property owners and residents of this area. Because of the points listed above, we urge the County to not pass the environmental impact report for the requested conditional use permit.

Please don't hesitate to contact us if you have any questions about our comments.

Thank you,

## Chaffee, Thomas

---

**Subject:** RE: CUP application for 500-0-090-345, 500-0-090-235, 500-0-090-315, 8643 Sheckell Road, Somis.

---

**From:** [REDACTED]  
**Sent:** Friday, October 28, 2022 4:12 PM  
**To:** Chaffee, Thomas <Thomas.Chaffee@ventura.org>  
**Subject:** CUP application for 500-0-090-345, 500-0-090-235, 500-0-090-315, 8643 Sheckell Road, Somis.

**WARNING:** If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to [Email.Security@ventura.org](mailto:Email.Security@ventura.org).

Dear Mr. Chaffee,

Regarding CUP application for Ambush Paintball and Airsoft Park, 500-0-090-345, 500-0-090-235, 500-0-090-315, 8643 Sheckell Road, Somis:

We are concerned about the extension of this CUP.

We are a 20 acre farm to the south west of these parcels [REDACTED] and we have noticed that following large paintball events at Ambush Paintball and Airsoft Park, we see spot fires popping up in our immediate area. As an example, last Saturday the 22nd of October, fires popped up on Stockton Road at 4:14 PM, and then another on Grimes Canyon at 7:51 PM. From what I have heard from neighbors, there was a very large paintball event that afternoon/evening. I have attached screen shots of these Pulse Point notifications. I have been receiving Pulse Point notifications regarding vegetation fires for years and it is uncommon to have more than one fire pop up on a normal day here. While we can't prove these fires were started by clients of this business, the correlation is concerning and perhaps requires more due diligence regarding the effect of this business in our neighborhood.

During Santa Ana events, we are downwind from this location. Imagine spot fires being started during Santa Ana's following paintball events? Fire is our largest threat here and this is gravely concerning. I'm all for businesses succeeding in our county, but not if they are bringing in a client base that jeopardizes the community at large.

Thank you for considering our concerns.

Kind regards,

[REDACTED]

**Chaffee, Thomas**

---

**Subject:** RE: PL21-0091 Paintball park

---

**From:** [REDACTED]  
**Sent:** Friday, October 28, 2022 4:13 PM  
**To:** Chaffee, Thomas <Thomas.Chaffee@ventura.org>  
**Subject:** PL21-0091 Paintball park

**WARNING:** If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to [Email.Security@ventura.org](mailto:Email.Security@ventura.org).

Mr Chaffee

I am in opposition to this CUP for many reasons, much too many to list here quickly. But one concern is traffic, the traffic study bought by the applicant is flawed with mistruths especially collision data of Shekell Rd and Hwy 23 of which I have first hand knowledge of since my property was damaged. Other concerns are fires, crime, pollution, etc.etc.. Not only the increased expansions but the length of the proposed CUP is unacceptable to many property owners in this production agricultural area.

Thanks in advance

[REDACTED]