



OJAI VALLEY MUNICIPAL ADVISORY COUNCIL

REGULAR MEETING NOTICE AND AGENDA

**18 Valley Road, Oak View
Monday, May 16, 2022 - 7:00PM**

Chair: Chris Cohen, **Vice Chair:** Joseph Westbury

Council Members: Barbara Kennedy, Grace Malloy, Terry Wright

REGARDING PUBLIC COMMENTS PRIOR TO THE MEETING:

IF YOU WISH TO MAKE EITHER A GENERAL PUBLIC COMMENT OR COMMENT ON A SPECIFIC AGENDA ITEM BEING HEARD, YOU CAN SUBMIT YOUR COMMENT VIA EMAIL BY 4:00 PM THE DAY OF THE MEETING TO THE FOLLOWING ADDRESS: OVMAC@VENTURA.ORG OR CALL (805) 654-2703. PLEASE INCLUDE THE FOLLOWING INFORMATION IN YOUR EMAIL: (A) MEETING DATE, (B) AGENDA ITEM NUMBER, (C) SUBJECT OR TITLE OF THE ITEM, (D) YOUR FULL NAME. DURING PUBLIC COMMENT ON THE AGENDA ITEM SPECIFIED IN YOUR EMAIL, YOUR COMMENT WILL BE SUBMITTED FOR THE RECORD.

- 1. Call to Order of the Meeting**
- 2. Flag Salute**
- 3. Roll Call**
- 4. Adoption of the Agenda**
- 5. Public Comments by Citizens on Matters Not Appearing on the Agenda**
- 6. City of Ojai Planning Commission Update**
- 7. Approval of the Meeting Minutes of April 18, 2022 - Draft Minutes attached**

Formal Items:

- 8. Review of a Modification to Conditional Use Permit for Camp Ramah (Case No. PL18-0052)**

The applicant, Camp Ramah in California, requests the continued operation and maintenance of a camp for a 20-year term through a Conditional Use Permit (CUP) modification. The expansion of the CUP permit boundary, and construction of accessory structures that total 15,887 sq. ft. is also proposed. The project site is addressed at 385 Fairview Road, in the community of Ojai. The nearest cross streets are Camp Ramah Road and Fairview Road. The subject property is comprised of approximately 431.45 acres. The Camp Ramah CUP boundary encompasses 83.45 acres. The property is zoned Rural and Open Space, with a land use designation of Rural Institutional and Open Space.

AUDIO FILE OF CAMP RAMAH ITEM:

https://vcportal.ventura.org/BOS/District1/OVWD/media/ovmac_audio_2022-05-16.mp3

County Planner: Kristina Boero, Kristina.boero@ventura.org
805-654-2467

9. Review of a Modification to Conditional Use Permit application for Krishnamurti Camp (Case No. PL17-0012)

The applicant, Krishnamurti Foundation of America, request a major modification to Conditional Use Permit (CUP) No. 3697 for the continued operation and maintenance of a camp for a 25-year term. The request also includes the expansion of the CUP boundary, change of use from a retreat to a camp and the construction of accessory structures, which total 10,931 sq. ft. The project site is addressed at 1098 McAndrew Road, in the community of Ojai. The nearest cross streets are McAndrew Road and Grand Avenue. The subject project site is comprised of approximately 11.06 acres. The property is zoned Rural Exclusive, with a land use designation of Rural and Rural Institutional.

County Planner: Kristina Boero, Kristina.boero@ventura.org
805-654-2467

10. Announcements and Updates

- a. County Planning Ojai Valley Traffic Policy Presentation – June 20, 2022
- b. CHP Public Information Officer Presentation – July 18, 2022
- c. Hwy 33 Intermodal Study – Cal Trans Update – Fall 2022
- d. Congressman Carbajal Meet-n-Greet – Still TBD
- e. Potential Video Recording of OVMAC Meetings

11. Councilmember Comments

12. Adjournment: Next Meeting will be held on **Monday, June 20th at 7:00PM IN PERSON at the Oak View Community Center**

FOR FURTHER INFORMATION, and for persons who require accommodation for any audio, visual or other disability in order to review an agenda, or to participate in a meeting of the Municipal Advisory Council per the American Disabilities Act (ADA), may obtain information or assistance by Supervisor Matt LaVere's Office at 805-654-2703 or e-mail ovmac@ventura.org. Any such request for disability accommodation must be received at least 48 hours prior to the scheduled meeting for which assistance is requested. Additional Ojai Valley MAC information is available online at: <https://www.ventura.org/board-of-supervisors/district-1/ovmac/>



OJAI VALLEY MUNICIPAL ADVISORY COUNCIL

REGULAR MEETING **DRAFT MEETING MINUTES**

**18 Valley Road, Oak View
Monday, April 18, 2022 - 7:00PM**

Chair: Chris Cohen, **Vice Chair:** Joseph Westbury

Council Members: Barbara Kennedy, Grace Malloy, Terry Wright

REGARDING PUBLIC COMMENTS PRIOR TO THE MEETING:

IF YOU WISH TO MAKE EITHER A GENERAL PUBLIC COMMENT OR COMMENT ON A SPECIFIC AGENDA ITEM BEING HEARD, YOU CAN SUBMIT YOUR COMMENT VIA EMAIL BY 4:00 PM THE DAY OF THE MEETING TO THE FOLLOWING ADDRESS: OVMAC@VENTURA.ORG OR CALL (805) 654-2703. PLEASE INCLUDE THE FOLLOWING INFORMATION IN YOUR EMAIL: (A) MEETING DATE, (B) AGENDA ITEM NUMBER, (C) SUBJECT OR TITLE OF THE ITEM, (D) YOUR FULL NAME. DURING PUBLIC COMMENT ON THE AGENDA ITEM SPECIFIED IN YOUR EMAIL, YOUR COMMENT WILL BE SUBMITTED FOR THE RECORD.

1. Call to Order of the Meeting Called at 7:03 PM

2. Flag Salute

3. Roll Call:

Members present:

Terry Wright
Barbara Kennedy
Grace Malloy
Joe Westbury

Absent:

Chris Cohen

4. Adoption of the Agenda - Addition to the Agenda and Proclamation Chief Rivera and Brian Brennan

Presentations to Chief Rivera and Brian Brennan in acknowledgement of their efforts with the RV@33 Parking Program.

5. Public Comments by Citizens on Matters Not Appearing on the Agenda

Speaker 1: Steven Weed:

Is volunteering for Primary Elections; Over 100 positions volunteering still available/open – trying to get the word out. Mentioned receiving a proclamation being received from DMV re: Donate Life Program and doing more to publicize the opportunity to assist people who have terminal disease from people who do not need them anymore. If the County would consider doing a Proclamation next year for the Month of April 2023 next

year? Knows many individuals that have benefited from organ and/or tissue donations. Gave pens to OVMAC Members re: Donate Life pens/brochures.

Speaker 2: Ron Solorzano:

Getting into the part of the year where we are gearing up for Summer Reading; in addition we will be doing some take home STEAM kits that are already available at our libraries for science and art related activities. Meiners Oaks Library is still closed but Mobile Unit is still active. Still looking for student workers, so please spread the word for any high schoolers for a great after school job.

- 6. City of Ojai Planning Commission Update** – Kathy Laudis from PC presented; El Roblar was approved at last weeks' meeting (50 room hotel, with restaurant and bar that will be open to the public). Will have a smaller event space (max 150 people). Will be some opportunity for local community group to meet there – about 12 a year including non profits). Parking was a big issue, they are coming back to PC this week for review of the landscaping plan and bike racks and some elevational changes. There was discussion of historic preservation, two outside changes in the front that faces Ojai Ave. – one option was recommended unanimously by the Historic Preservation Commission. The Applicants said that about 18 months before they actually open.

Working on our General Plan, but haven't seen any draft elements yet; will be outreach and community participation that should be upcoming this Summer.

- 7. Approval of the Meeting Minutes of March 21, 2022** - Draft Minutes attached

Motion to approve as drafted by Member Kennedy; seconded by Member Malloy.

Approved unanimously 4-0 with Chair Cohen absent.

- 8. Formal Item:**

Consider a fully virtual meeting via ZOOM for the OVMAC May 16, 2022 in order to accommodate CalTrans attendees and Applicant teams.

In Person Meetings would resume effective June 20, 2022.

Member Kennedy made a motion to proceed with Hybrid to encourage more in person participation, Member Malloy seconded.

Approved unanimously 4-0 with Chair Cohen absent.

[UPDATE- HYBRID WAS NOT FEASIBLE SO OVMAC DECIDED IN PERSON INSTEAD OF FULL VIRTUAL FOR MAY MEETING AFTER APRIL 18th]

- 9. Announcements and Updates**

- a. Hwy 33 Intermodal Study – Cal Trans Update – May 16, 2022
- b. CHP Public Information Officer Presentation – June 20, 2022
- c. Congressman Carbajal Meet-n-Greet - Tentatively July 2022 (TBD)

Executive Officer Clensay mentioned that we will more than likely have Carbajal attend virtually at a future meeting, if feasible – although in person is desired.

10. Councilmember Comments

Kennedy mentioned that the Boys and Girls Club teen center is here and that is why we have a fridge here.

Supervisor mentioned the recent discussions regarding a separate Oak View Advisory Committee Stakeholders group; Hopefully will start that in June and July as a separate meeting. Showed great private and public partnership. Also starting discussions regarding the Meiners Oaks Car Wash site and recent demolition and ultimate goal to have a park at the site. I hope parking won't be too much of a concern and utilization of public transit.

Malloy concerned about bike safety and potential issues with soil? Supervisor walked them through the remediation case and is has been cleared.

Westbury mentioned Creek Road and the acceleration lane improvements; really appreciated it.

Supervisor also mentioned the sex offender that was previously housed along Creek Road is no longer there and is housed elsewhere and not in the Ojai Valley.

11. Adjournment: Next Meeting will be held on **Monday, May 16th at 7:00PM Via ZOOM** (assuming Approval of Item No. 8 above).

MAY 16th MEETING WILL BE IN PERSON.

FOR FURTHER INFORMATION, and for persons who require accommodation for any audio, visual or other disability in order to review an agenda, or to participate in a meeting of the Municipal Advisory Council per the American Disabilities Act (ADA), may obtain information or assistance by Supervisor Matt LaVere's Office at 805-654-2703 or e-mail ovmac@ventura.org. Any such request for disability accommodation must be received at least 48 hours prior to the scheduled meeting for which assistance is requested. Additional Ojai Valley MAC information is available online at: <https://www.ventura.org/board-of-supervisors/district-1/ovmac/>

Item No. 8 – Camp Ramah CUP Modification (PL18-0052)

MEMORANDUM

DATE: May 16, 2022

TO: Ojai Valley Municipal Advisory Committee Members

FROM: Kristina Boero, Senior Planner, Ventura County Planning Division

SUBJECT: Camp Ramah Major Modification Case No. PL18-0052, 305 Fairview Road in the community of Ojai, Assessor Parcel Numbers 010-0-070-310, 010-0-070-300, 010-0-070-030, 010-0-110-130, 010-0-110-120, 010-0-120-040, 010-0-060-070, 010-0-060-030

Location

The project site is addressed at 385 Fairview Road, in the community of Ojai. The nearest cross streets are Camp Ramah Road and Fairview Road. The subject property is comprised of approximately 431.45 acres. The Camp Ramah CUP boundary encompasses 83.45 acres

The project includes the following Zoning and Land Use designations.

- a. General Plan Land Use Designation: Rural (APNs 010-0-110-130, 010-0-110-120, and 010-0-120-040) and Open Space (APNs 10-0-070-310, 010-0-060-070, 010-0-060-030, 010-0-070-300 and 010-0-070-030)
- b. Ojai Valley Area Plan Land Use Designation: Rural Institutional and Open Space 80 acres minimum lot size
- c. Zoning Designations:

APN	Zoning
010-0-070-310 010-0-070-300 010-0-070-030	OS-80 acres/TRU/DKS (Open Space 80 acres minimum lot size / Temporary Rental Unit Overlay / Dark Skies Overlay zones)
010-0-110-130 010-0-110-120 010-0-120-040	RE-20 ac TRU/DKS (Rural Exclusive 20 acres minimum lot size)
010-0-060-070	OS-80 acres/TRU/DKS and OS 80 acres SRP (Scenic Resource Protection Overlay Zone)/TRU/DKS
010-0-060-030	OS-80 acres / TRU/DKS and OS 40 acres SRP/TRU/DKS

(Refer to Attachment 1, Location, Zoning and General Plan Maps).

Request

The applicant, Camp Ramah in California, requests the continued operation and maintenance of a camp for a 20-year term. The expansion of the CUP permit boundary, and construction of accessory structures that total 15,887 sq. ft. is also proposed (refer to CUP Application included as Attachment 2 and full project description and Project Plans included as Attachment 3).

CEQA Determination

The Planning Division prepared a draft Initial Study / Mitigated Negative Declaration for the proposed project. The draft Initial Study / Mitigated Negative Declaration public review period is from April 25, 2022 to May 25, 2022. A Notice of Intent to Adopt a Mitigated Negative Declaration was sent to property owners within 300 feet of the property boundary (Attachment 4), Responsible and Trustee Agencies and persons who requested to be notified about the project. The draft Initial Study / Mitigated Negative Declaration is available on the Planning Division website at

<https://vcrma.org/mitigated-negative-declarations> (search for PL18-0052)

Planning staff determined that the proposed project would have potentially significant impacts on biological resources, cultural resources and noise and vibration. Mitigation measures (Attachment 5) were placed on the project that would reduce potentially significant impacts to a less than significant level. A summation of the mitigation measures is included below.

Potentially Significant Impacts and Mitigation Measures

1. Item 4A: Biological Resources, Species: The initial study found that the proposed project would have significant impacts to special status wildlife species. Impacts will be less than significant with the implementation of mitigation measures BIO-1 and BIO-2, which require the preparation and implementation of a Tree Protection Plan to offset the impacts to protected oak trees that would result from the proposed widening of the existing driveway adjacent to the northwestern property line to access Machon Village, and the submittal annual arborist monitoring reports, which address the success of the tree protection measures and the overall condition of encroached-upon trees relative to their condition prior to the widening of the access road.

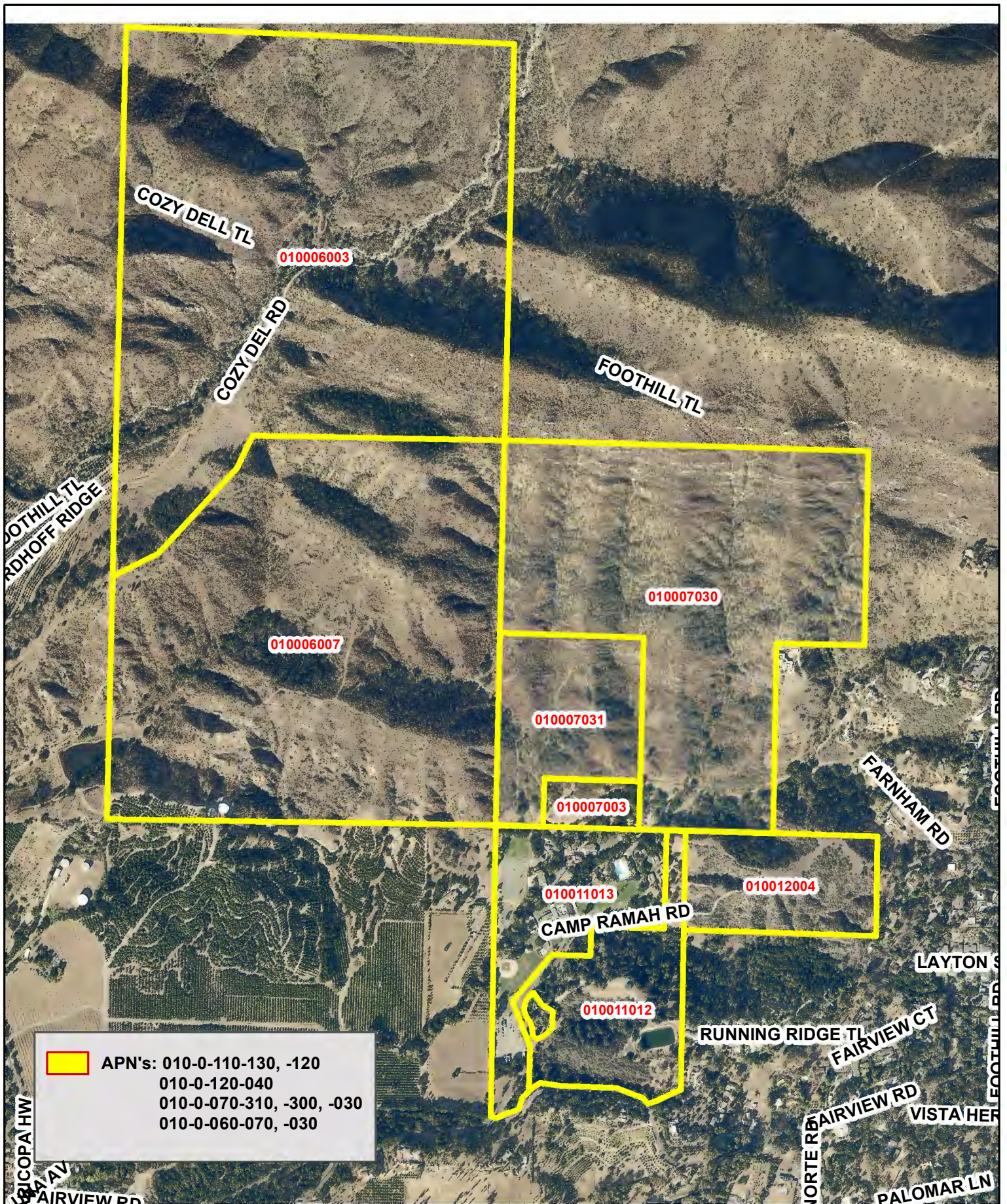
The Initial Study also found that the proposed project would have significant impacts to scrub habitat and oak woodland communities from proposed development. Impacts will be less than significant with the implementation of Mitigation Measure BIO-3, which requires installation of temporary protective fencing a minimum of 100

feet from the edge of the scrub habitat and oak woodland community boundary during construction of the Machon Village.

2. Item 4E: Habitat Connectivity: Section 4E, Biological Resources, Habitat Connectivity: The Initial Study found that the proposed project would have significant impacts to habitat connectivity. To avoid future barriers to wildlife movement, Mitigation Measure BIO-4 requires the submittal of a lighting plan.
3. Item 7A: Cultural Resources, Archaeological: The Initial Study found that the proposed project would have significant impacts to archaeological resources. To avoid potential impacts, Mitigation Measure CUL-1 requires a qualified Archaeologist and Native American to monitor the site during ground disturbance and provide monthly reports to the Planning Division.
4. Item 21: Noise and Vibration: The Initial Study found that the proposed project would have significant impacts to noise and vibration. To avoid potential impacts, Mitigation Measures N-1 through N-4 require the applicant to position the speakers to the northwest at the amphitheater, the installation of noise attenuation devices at the basketball courts, installation of a sound monitoring system on the amplification systems, and a designated contact person that shall be available, via telecommunication, 24 hours a day during which an event is taking place at the subject property.

Attachments:

- | | |
|--------------|----------------------------------------|
| Attachment 1 | Location, Zoning and General Plan Maps |
| Attachment 2 | CUP Application |
| Attachment 3 | Project Description and Project Plans |
| Attachment 4 | 300-foot Notification List |
| Attachment 5 | Mitigation Measures |



Ventura County, California
 Resource Management Agency
 GIS Development & Mapping Services
 Map Created on 02-03-2022



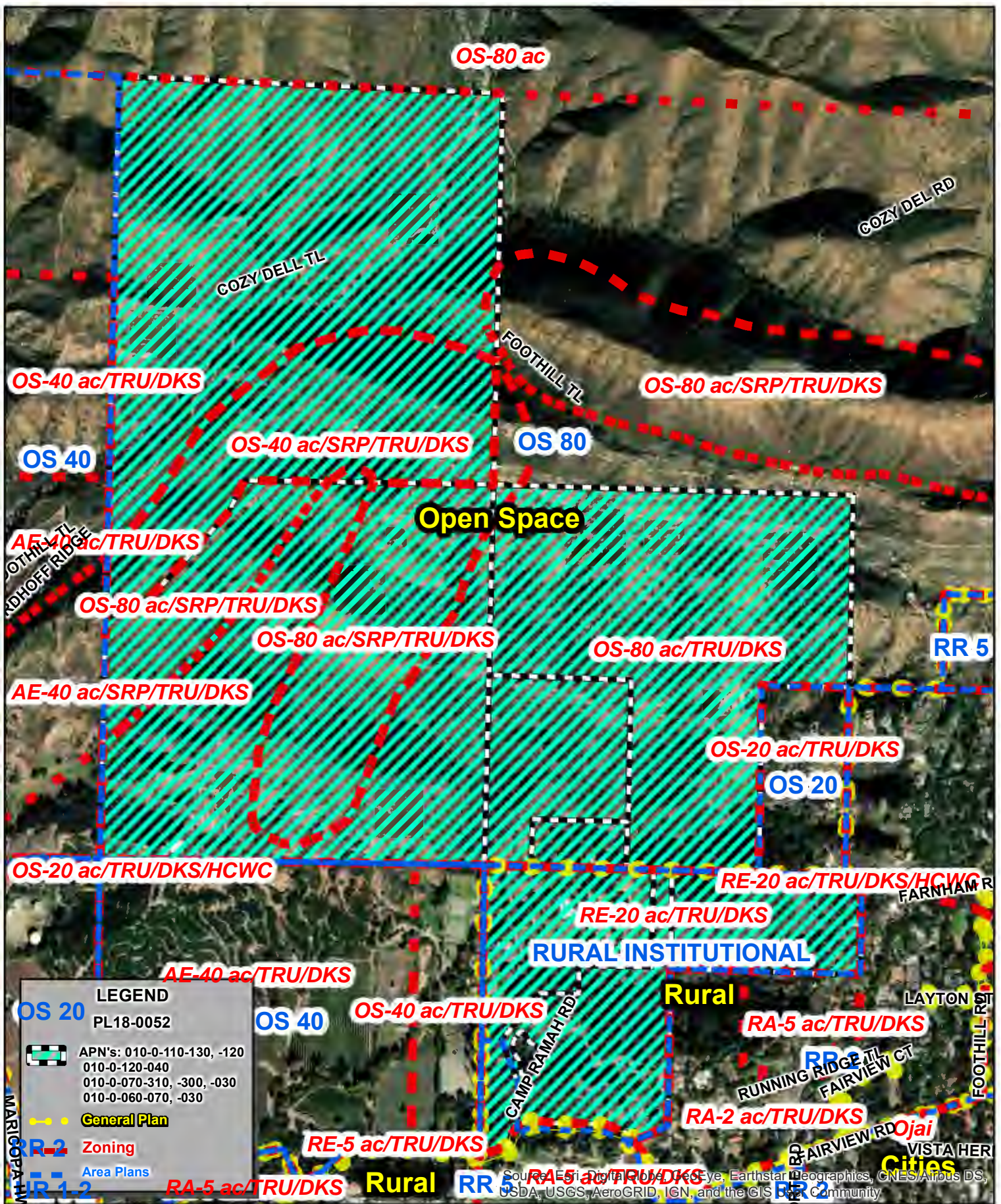
County of Ventura
 Planning and Information Services
 General Plans Maps
 Aerial Photography

0 500 1,000 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 no warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.



RH



Ventura County, California
 Resource Management Agency
 GIS Development & Mapping Services
 Map Created on 02-03-2022
 This aerial imagery is under the
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 Source: Pictometry, 2019



County of Ventura
Planning Commission Hearing
PL18-0052
General Plan & Zoning Map

0 410 820 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 no warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.



RH



Section III – Entitlement/Zone Change/Subdivision Application Questionnaire

County of Ventura • Resource Management Agency • Planning Division

800 South Victoria Avenue, Ventura, CA 93009 • 805 654-2478 • <http://www.ventura.org/rma/planning>

III.A. Requested Entitlement, Zone Change, and/or Subdivision

Please check all entitlements, subdivisions, and/or zone change of which you are requesting approval.

New	Major Modification	Minor Modification		New
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tract Map (SD and TR)	<input type="checkbox"/> Zone Change (ZN)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Parcel Map (SD)	<input type="checkbox"/> Variance (LU)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Parcel Map Waiver (SD)	<input type="checkbox"/> Administrative Variance (LU)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Conditional Certificate of Compliance (SD)	<input type="checkbox"/> Other
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Conditional Use Permit (LU)	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Planned Development Permit (LU)	

III.B. Project Description Summary

Please provide a brief summary of the proposed project.

Amend CUP 3048 to add three (3) new parcels located north of the Camp. Construct new Machon building and six (6) 432 SF cabins. Each cabin will contain two sleeping rooms with bunks and a bathroom. An existing driveway will be extended to the site and will include a 40' diameter bulb to facilitate ingress/egress. The purpose is to add an additional grade (12th) to the camp experience, which aligns with affiliated camps across the country. No increase in campers is proposed as other age groups will be proportionally reduced so there is no net change in the # of campers/staff.

III.C. Assessor Parcel Numbers ("APNs") and Project Site Location

C.1. Please list all of the APNs that constitute the project site:

010-0-110-130	010-0-110-120	010-0-120-040
010-0-070-030	010-0-070-300	010-0-070-310
010-0-060-070	010-0-060-030	

(Attach additional sheets if necessary.) 7 acres of USFS land have historically been under a Special Use Permit as well (010-0-070-300 & 010-0-070-030).

C.2. Street Address (if any): 385 Fairview Road

C.3. Community (e.g., El Rio, Piru, or Lake Sherwood): Ojai

STAFF USE ONLY

CASE FILE NUMBER: _____	Date Received: _____
Land Use Designation(s): _____	Zoning Designation(s): _____
Receipt Number: _____	Deposit Fee Paid: _____
Previous Permit Numbers: _____	Violation Numbers: _____
Pre-Submittal Planner: _____	Date of Application Submittal: _____
Pre-Submittal Letter Date: _____	Legal Lot Reference: _____

Proposed Use as Listed in the Use Matrix: _____

Attachment 2 - CUP Application

III.D. Primary Contact Information

Please designate and provide the following information about the person who will serve as the primary point of contact on this project. All project-related correspondence will be directed to this person.

Name: Steve Welton, Suzanne Elledge Planning and Permitting Services Phone Number: (805) 966-2758

Mailing Address: 1625 State Street, Suite 1, Santa Barbara, CA 93101

Email Address: Steve@sepps.com Fax Number: (805) 966-2759

III.E. Applicant, Property Owner, and Consultant Information

Please provide the following information about the applicant, property owner, and all consultants (e.g., architects, civil engineers, surveyors, and permit expeditors) who prepared the application materials (e.g., plans, reports, and studies). For the person designated as the primary contact (Item D, above), please state: "Same as Primary Contact." If the item does not apply to your project, please check the "N/A" box and proceed to the following item.

E.1. Applicant

The applicant is: (Please check the appropriate box.)

☐ Owner ☐ Lessee ☐ Has Power of Attorney ☒ Authorized by Owner

If the applicant is not the property owner(s), **please submit a lease agreement, power of attorney document, or owner authorization document** with your application.

Name: Same as Primary Contact Phone Number: _____

Mailing Address: _____

Email Address: _____ Fax Number: _____

☒ *I hereby submit an application for the land use entitlement(s) and/or zone change identified in this application questionnaire, and certify that the information and exhibits submitted herewith are true and correct to the best of my knowledge.*

☒ *I certify that I have read and understand all of the instructions and submittal requirements for my application package and have made a good faith effort to comply with these instructions and to provide all of the materials and information that are required for a complete application.*

☒ *I hereby acknowledge that I have been informed of my right to make a written request to the County to receive notice of any proposal by the County to adopt or amend a general or specific plan, or a zoning ordinance or other ordinance affecting building or grading permits, prior to action on said item.*

☒ *I certify that I am aware that the information provided in my application package may be subject to public inspection that occurs as a result of any request made in accordance with the requirements of the California Government Code [§6253(a) et seq].*

Applicant's Signature

Date

E.2. Property Owner

If the property owner is the same as the applicant (Item E.1, above), write "same." If there is more than one property owner, **please submit a consent letter for each additional property owner.** If the property owner refuses or is unable to sign, **please provide a copy of the lease, title report, or other documentation.**

Name: Camp Ramah in California (CFO-Randy Michaels) Phone Number: (818) 668-2932

Mailing Address: 1725 Ventura Blvd., Suite 201, Encino, CA 91316

Email Address: randy@ramah.org Fax Number: _____

Property Owner's Signature

Date

E.3. Architect

Name: Jane Carroll Phone Number: (805) 646-6450

Mailing Address: 206 N. Signal Street, Ojai, CA 93023

Email Address: janecarroll@vcnet.com Fax Number: (805) 646-6459

E.4. Civil Engineer

Name: _____ Phone Number: _____

Mailing Address: _____

Email Address: _____ Fax Number: _____

E.5. Licensed Land Surveyor

Name: _____ Phone Number: _____

Mailing Address: _____

Email Address: _____ Fax Number: _____

E.6. Land Use Consultant

Name: Suzanne Elledge Planning and Permitting Services (SEPPS) Phone Number: (805) 966-2758

Mailing Address: 1625 State Street, Suite 1, Santa Barbara, CA 93101

Email Address: steve@sepps.com Fax Number: (805) 966-2759

COUNTY OF VENTURA

AUTHORIZATION OF AGENT TO ACT ON PROPERTY OWNER'S BEHALF

I hereby authorize the person identified below to act as my agent to apply for, sign, and file the documents necessary to obtain the permits required for my project (excluding the *Notice to Property Owner*, the execution of which I understand is my personal responsibility). My agent should receive copies of all notices and communications related to my project unless I have otherwise notified the County.

Project Description: Amend CUP #3048 to include three (3) add'l parcels and to permit a new
Machon and six (6) new cabins and as-built development (e.g. sanctuary)

(Include Permit # if available)

Project Location: 385 Fairview Road, Ojai, CA 93023, 010-011-013, 010-011-012

010-0-120-004; 010-0-070-003,-031; 010-0-060-003,-007

(Address, APN and other property identification as needed)

Name of Authorized Agent: Steve Welton, SEPPS

(Please Print)

Address of Authorized Agent: 1625 State Street, Suite 1, Santa Barbara, CA 93101

Phone Number of Authorized Agent: 805-966-2758 x111

E-Mail Address of Authorized Agent: steve@sepps.com

PROPERTY OWNER ACKNOWLEDGEMENT

I declare under penalty of perjury that I am the property owner for the address listed above and I personally filled out the above information and certify its accuracy. Further, I agree that I and my agent will abide by all ordinances of the County of Ventura and that any approvals granted for this project will be carried out in accordance with the requirements of the County of Ventura.

Property Owner's Name: Camp Ramah in California (Chief Financial Officer - Randy Michaels)

(Please Print)

Property Owner's Signature: _____ Date: _____

Property Owner's E-Mail Address: randy@ramah.org

Property Owner's Phone Number: 818-668-2932

Note: A copy of the owner's driver's license, notarization, or other verification acceptable to the agency must be submitted with this form to verify property owner's signature. The owner must be as shown on the latest Assessor records.

Verification of Property Owner Signature: ☐ Driver License ☐ Notarized Letter ☐ Other

Staff Signature

Date

COUNTY OF VENTURA

**AUTHORIZATION OF AGENT
TO ACT ON PERMITTEE'S BEHALF***

I hereby authorize the person identified below to act as my agent to apply for, sign, and file the documents necessary to obtain the permits required for my project. My agent shall receive copies of all notices and communications related to my project unless I have otherwise notified the County.

Project Description: Amend CUP #3048 to include additional parcels and to permit a new Machon
and six (6) new cabins. Permit as-built development (e.g. sanctuary)
(Brief Summary to Include Permit No., If Available)

Project Location: 385 Fairview Road, Ojai, CA 93023
010-0-110-012, -013; 010-0-120-004; 010-0-070-003,-031; 010-0-060-003,-007;
(Address, APN and other property identification as needed)

Name of Authorized Agent: Steve Welton, SEPPS
(Please Print)

Address of Authorized Agent: 1625 State Street, Suite 1, Santa Barbara, CA 93023

Phone Number of Authorized Agent: 805-966-2758 x111

E-Mail Address of Authorized Agent: steve@sepps.com

PERMITTEE ACKNOWLEDGEMENT

I declare under penalty of perjury that I am the permittee for the project at the address listed above, and I personally filled out the above information and certify its accuracy. Further, I agree that I and my agent will abide by all ordinances of the County of Ventura and that any approvals granted for this project will be carried out in accordance with the requirements of the County of Ventura.

Permittee's Name: Camp Ramah in California, Randy Michaels
(Please Print)

Permittee's Signature: _____ Date: _____

Permittee's E-Mail Address: randy@ramah.org

Permittee's Phone Number: 818-668-2932

* A notarized letter from the permittee may be submitted in lieu of this form.

III.F. Project Description

To ensure County staff understands your project and to avoid delays in processing your application, it is very important to provide as much information as possible on all aspects of the proposed project. In order to present a detailed project description, please answer all of the following questions and provide the requested materials (as applicable) to supplement the project information that must be shown on the project plans and/or map.¹

F.1. Entitlements, Zone Change, and/or Approvals

- a. Existing Permits: List all Federal, State, or Ventura County permits which currently are in effect for the buildings, structures, and uses that currently exist on the project site. If Zoning and Building Permits are unavailable for a building or structure, please contact the Tax Assessor's Office to determine when the building or structure was constructed and provide the date. If there are no permits currently in effect on the project site, please check the "N/A" box and proceed to Item F.1.b. **N/A** ☐

Agency	Permit Case Number	Description of Permitted Use/Development	Permit Issuance Date	Permit Expiration Date
Board of Zoning Adjustment	3048	1969 Special Use Permit, adjusted in 1971 and 1992	06/01/1992	11/11/1111

- b. Requested Permits, Actions, and Approvals: Please identify all of the Planning Division, other County Agencies, responsible agencies, and trustee agencies permits, actions, and approvals that you are requesting in order to implement the proposed project.² If the project involves a modification to any previously approved permit (e.g., local, State, or Federal permit), please describe the previously approved permit (e.g., type of permit and permit number).

Major modification to existing Conditional Use Permit
Planning Division, Environmental Health and Safety

- c. Zoning Violations:

(1) Is the project site currently subject to any Federal, State, or Ventura County violations? ☐ Yes ☒ No
If so, please provide the following information:

¹ See the "Requirements for Discretionary Entitlement Application Plans, Subdivision Maps, and Parcel Map Waiver Sketch Maps" checklist for the information that must be shown on project plans and/or the map. Please note that a detailed, narrative project description may be submitted with—but not in lieu of—a completed application questionnaire.

² For a definition of "responsible" and "trustee" agencies, please see the *State CEQA Guidelines* [California Code of Regulations, Title 14, Chapter 3, §15381 and §15386].

Agency	Violation Case Number	Description of the Violation

- (2) If the project is being proposed in order to abate a Zoning Violation, please describe how the proposed project would abate the Zoning Violation. For projects that do not involve a Zoning Violation, please check the "N/A" box and proceed to Item F.1.d. **N/A** ☒

- d. Zone Changes: For projects involving a Zone Change, please provide the proposed changes in land use and/or zoning designations of the project site. For projects that do not involve a Zone Change, please check the "N/A" box and proceed to Item F.1.e. **N/A** ☒

Assessor's Parcel Number	Existing Zoning Designation	Proposed Zoning Designation

- e. Variances: If the project includes a request for approval of a variance, please provide the following information. For projects that do not involve a variance, please check the "N/A" box and proceed to Item F.2. **N/A** ☒

The sole purpose of any variance is to relieve a property owner from an inability to make reasonable use of his or her property in the manner, and for the purpose, which other property of like character, and in the same vicinity and zone, can be used. A variance will not be granted which confers a special privilege inconsistent with the limitations upon other properties in the same vicinity and zone in which the property is situated. All four of the following standards for a variance must be met; please describe how each one pertains to your property (use additional sheets as necessary).

- (1) There are special circumstances or exceptional characteristics applicable to the property with regard to size, shape, topography, location, or surroundings which do not apply generally to comparable properties in the same vicinity and zone classification. You must demonstrate that extraordinary circumstances exist on the property itself, such as:
- Uniqueness in size, shape, etc.
 - That topography is the cause of a particular hardship.

- That the location is of a special nature.
- That there is a hardship unique to the property itself, and not a personal problem of the applicant.

- (2) Granting the requested variance will not confer a special privilege inconsistent with the limitations upon other properties in the same vicinity and zone.
- Show that there are related uses on other properties in the same zone.
 - Please be aware that similar variances granted for property elsewhere in the County are not grounds for granting a variance.

- (3) Strict application of the zoning regulations as they apply to the subject property will result in practical difficulties or unnecessary hardships inconsistent with the general purpose of such regulations.

- (4) Granting of the requested variance will not be detrimental to the public health, safety, or general welfare, nor to the use, enjoyment, or valuation of neighboring properties. Provide evidence that granting your request will not impose any hardship or damage on neighboring properties, nor be detrimental to the public welfare.

F.2. Project Phasing/Duration

- a. Development Phasing: Please describe the duration of each phase of the proposed project including, but not limited to, vegetation removal, grading, construction, and operational phases of the project.

Approximately 6-12 months to grade for and construct the Machon and cabins and extend services.

- b. Conditional Use Permit Expiration Date: For projects that involve a Conditional Use Permit ("CUP"), please state the requested expiration date of the CUP (i.e., the termination of the operational phase of the CUP). For projects that do not involve a CUP, please check the "N/A" box and proceed to Item F.2.c. **N/A** ☐

Would like to renewed in 10 years.

- c. Special Events: For projects involving special events (e.g., weddings, animal shows, and pumpkin patches), please provide the following information. For projects that do not involve special events, please check the "N/A" box and proceed to Item F.3. **N/A** ☐

Type of Event:

No new special events are requested, but the site does host special events from time to time.

Days and Hours of Operation: Yearly Total Number of Events/Year: 30-40

F.3. Self-Imposed Restrictions

- a. Existing Restrictive Covenants: Is the property (or a portion thereof) subject to a Restrictive Covenant?
☐ Yes ☒ No

If the answer is "Yes," **please submit a copy of the Restrictive Covenant.**

- b. Please describe any features that have been incorporated into the project description to avoid any adverse environmental impacts and/or to achieve consistency with a policy or regulation that applies to the project (e.g., self-imposed prohibitions on future ministerial uses of the property). If the project includes a restrictive covenant, please describe the following features of the restrictive covenant:
- The purpose of the restrictive covenant (e.g., avoidance of a significant impact to biological resources or geological hazards);
 - The type of areas that would be subject to the restrictive covenant (e.g., wildlife habitat areas located adjacent to the project site); and,
 - The amount of area that would be subject to the restrictive covenant.

The conditions of approval already include provisions for restricting activities to reduce noise. However, the Camp is proposing to take additional steps to reduce noise and light impacts as described within the project description.

F.4. Dedications/Easements

Please describe in detail the type, size, and purpose of all proposed dedications (e.g., road, utility, or habitat conservation easements). **N/A** ☐

No new dedications are proposed. See title reports and plans for existing easements.

F.5. Water Supply

- a. What is the existing source of water at the project site? Please check the item that applies and, if a water purveyor provides water, please provide the requested information about the water purveyor:³

(1) Water Purveyor ☒

Water Purveyor's Name: Casitas Municipal Water District

Address: 800 S. Victoria Ave. Ventura, CA 93009

Phone Number: (805) 649-2251

(2) Individual Water Well ☐

(3) Shared Water Well ☐

- b. What is the size of the water tank/reservoir that serves the project site? 2,500,000 gallons

- c. Please provide the fire flow that is available to the project site: TBD GPM @ 20 PSI Residual

- d. Please identify the Groundwater Basin or State Designated Hydrologic Area in which the project site is located. Please indicate if the project site is located within the boundaries of any water management authority (e.g., the Ojai Basin Groundwater Management Agency, the Fox Canyon Groundwater Management Agency, or the Santa Paula Pumpers Association).

- e. Please list all known water wells onsite or offsite that would supply the project, including any municipal, industrial or agricultural supply wells.⁴ If the project would not rely on a water well, please check the "N/A" box and proceed to Item F.5.E. **N/A** ☒

³ In order to identify the water purveyor that serves the project site, please see the Watershed Protection District's "Inventory of Public and Private Water Purveyors in Ventura County" (March 2006) which is available at the Watershed Protection District, Groundwater Section.

⁴ For projects that are located within the boundaries of the Fox Canyon Groundwater Management Agency (FCGMA), FCGMA Ordinance No. 8.1 requires that before drilling a new water well, a completed water well permit application must be submitted. The FCGMA "No Fee Water Well Permit Application" form is available on-line at: <http://www.fcgma.org/downloads>.

The property owners have been pursuing development of a water well to provide supplemental irrigation water. However, it is not needed to provide the necessary water to serve the property.

f. For projects that are proposed to rely on public water, **please submit three copies of a water availability letter from the water company** indicating that existing/future domestic water service is available for the proposed project. The water availability letter must show that the water purveyor has additional groundwater to serve the total annual water supply that is required for the project. This letter is required when the water supply is to be provided by a city, water district, mutual water company, privately owned water company or with five or more service connections, or similar supplier.⁵ If the project would not rely on public water, please check the "N/A" box and proceed to Item F.5.g. **N/A** ☐

g. For projects that are proposed to rely on an individual or shared water well, please submit the following information. If the project would not rely on an individual or shared water well, please check the "N/A" box and proceed to Item F.5.h. **N/A** ☒

(1) **Please submit three copies of a well water quality report which includes testing results obtained within the last year.**⁶ This report is required when the domestic water supply is to be provided by an individual well or a well shared by four or fewer connections (including the proposed connection for the project).

(2) **Please submit three copies of a water well pump and recovery test (well test) of the proposed water supply.**⁷

h. Please provide a detailed description of the proposed water source for fire protection purposes, by answering the following questions and providing the following information:

(1) Is the source of water for fire protection purposes going to be provided by a private well or purveyor?
☐ Private Well ☒ Purveyor

If water is going to be provided by a purveyor, please provide the following information. If water is not going to be provided by a private well, please proceed to Item F.5.h(1)(b).

(a) Purveyor Name: Casitas Municipal Water District

Address: 800 s. Victoria Ave, Ventura, CA 93009

Phone Number: (805) 649-2251

(b) Size of the water tank/reservoir that serves the water system: 2,500,000.00 gallons

⁵ A water bill may be used in lieu of a letter for existing service for some projects; however, please contact Melinda Talent at (805) 654-2811 and Rick Viergutz at (805) 654-4083 to determine if a water bill may be used for the proposed project.

⁶ Please see the County of Ventura, Resource Management Agency, Environmental Health Division's "Certification of Water Quality" handout, which is available at the Environmental Health Division's Public Information Counter.

⁷ Please see the Watershed Protection District, Groundwater Section, for the methodology and reporting requirements for a water well pump and recovery test.

- (c) Fire flow that is available at 20 PSI-R from the water system at the nearest fire hydrant to the project site: _____ gpm

F.6. Sewage Disposal

- a. What is the existing source of sewage disposal? Please check the item that applies. If a sewer purveyor provides sewage disposal services, please provide the requested information about the sewer purveyor. If an on-site wastewater treatment system provides sewage disposal, please indicate the type of system by checking the appropriate box.

(1) Public Sewer ☒ Sewer Purveyor's Name: Ojai Valley Sanitary District

Address: 1072 Tico Road, Ojai, CA 93023

Phone Number: (805) 646-5548

(2) On-site wastewater treatment system N/A

(a) Septic System ☐

(b) Treatment Plant ☐

(c) Grey Water System ☐

(d) Step (Septic Tank Effluent Pumping) Systems ☐

- b. Subdivisions and other discretionary projects having a direct effect upon the volume of sewage are required to demonstrate conformance with the Ventura County Sewer Policy.⁸ This policy does not apply to the construction of one single-family residence or second dwelling unit on a legal lot. If your project only involves the construction of one single-family residence or second dwelling unit on a legal lot, please check the "N/A" box and proceed to Item F.6.c. **N/A** ☒

- c. Public sewer: If the property is/will be served by public sewer, **provide three copies of a sewer availability letter** from the sanitation district, city, or other sewer agency, indicating that existing/future sewer service is available for the proposed project. A sewer bill may be used in lieu of a letter for existing service for some projects. If the property is not/will not be served by public sewer, please check the "N/A" box and proceed to Item F.6.d. **N/A** ☐

- d. On-site wastewater treatment system (e.g., "septic system" or "treatment plant"): If the project is/will be served by on-site sewage disposal, **provide the following information:**

(1) **Three copies of a Septic Tank Pumping Report** for all existing septic systems located on the project site.⁹

⁸ Please see the Ventura County Sewer Policy (Adopted on June 6, 1995), which is available at the Environmental Health Division counter or on-line at <http://www.ventura.org/rma/envhealth/technical-services/land-use>.

⁹ Please see the County of Ventura, Resource Management Agency, Environmental Health Division's "Septic Tank Pumping Report" handout, which is available at the Environmental Health Division counter or on-line at <http://www.ventura.org/rma/envhealth/technical-services/land-use>.

(2) **Three copies of a soils report** for septic system suitability for proposed septic systems.¹⁰

If the property is not/will not be served by on-site sewage disposal, please check the "N/A" box and proceed to Item F.6.e. **N/A** ☒

- e. For commercial projects and subdivisions involving three or more lots less than five acres in size, applicants must contact the Los Angeles Regional Water Quality Control Board to obtain the waste discharge requirements that will apply to the project. Please contact the Los Angeles Regional Water Quality Control Board at (213) 576-6600 for more information.

F.7. Groundwater Resources

- a. If necessary,¹¹ please **provide a percolation plan and calculations** to demonstrate sufficient measures will be incorporated into the project design to assure that the proposed project would not result in a net reduction in aquifer recharge. Specific measures that may be incorporated into the project include, but are not limited to: reduction of impervious surface areas; construction of detention/percolation ponds; use of porous paving materials; diversion of runoff to sheet flow over landscaped areas; landscape drainage swales; and, soil amendment techniques to enhance percolation. All proposed impervious surfaces (e.g., parking areas, sidewalks, and buildings), must be itemized in the calculations. If a percolation plan and calculations are not required, please check the "N/A" box and proceed to Item F.7.b. **N/A** ☒
- b. If necessary,¹¹ please **submit data on the quantity of past groundwater use and proposed groundwater use**. Please be advised that you must show how any potential increase in water demand caused by the proposed project would be mitigated such that there would be no net increase in groundwater usage and no net detriment to the underlying aquifer volume, recharge capability, or quality. Securing another source of water (e.g., reclaimed water or providing "new water" such as imported water, or water from other sources) would be considered an acceptable mitigation measure to offset potential increases in the demand for groundwater. If data on groundwater use is not required, please check the "N/A" box and proceed to Item F.7.c. **N/A** ☒
- c. Please contact the Watershed Protection District, Groundwater Section to determine if the project site overlies an overdrafted groundwater basin. If the project site overlies an overdrafted groundwater basin, please list the name of the groundwater basin. If the project site does not overlie an overdrafted groundwater basin, please check the "N/A" box and proceed to Item F.8. **N/A** ☒

Groundwater Basin:

¹⁰ Please see the County of Ventura, Resource Management Agency, Environmental Health Division's "Soils Report Requirements" handout, which is available at the Environmental Health Division counter or on-line at <http://www.ventura.org/rma/envhealth/technical-services/land-use>.

¹¹ Please contact the Watershed Protection District, Ground Water Section, to determine if a percolation plan and calculations, or data on groundwater use are required.

F.8. Surface Water Quality

The following questionnaire will only determine if the proposed project is subject to Ventura Countywide NPDES Municipal Stormwater Permit Order No. R4-2010-0108, Part 4.E "Planning and Land Development Program" requirements to select, design, construct, and maintain Post-construction Stormwater (PCSW) controls. Additional evaluation of the proposed project will be conducted to determine any additional individual and cumulative impacts by the proposed project to surface water quality.

- a. Does this proposed project involve construction of street(s), road(s), highway(s), or freeway adding or creating 10,000 square feet or more of **impervious surface area** (refer to the Definition below)?
- ☐ **Yes**, this project shall incorporate USEPA Guidance "Managing Wet Weather with Green Infrastructure: Green Streets" to the maximum extent practicable. For additional information refer to <http://onestoppermit.ventura.org> under Surface Water Quality Section's "Guidelines/Standards".
- ☒ **No**, proceed to item F.8.b
- b. Is this application for construction of a Single Family Hillside¹² Home?
- ☐ **Yes**, this project shall include Post-Construction Requirements for Single-Family Hillside Homes. For additional information refer to <http://onestoppermit.ventura.org> under Surface Water Quality Section's "Guidelines/Standards".
- ☒ **No**, proceed to item F.8.c
- c. Is the proposed project located within the County Unincorporated Urban areas?
- ☐ **Yes**, proceed to item F.8.d
- ☒ **No**, this proposed project is not subject to PCSW controls.
- d. Is this application for a New Development project that will result in creation or addition of **impervious surface area** (refer to the Definition below)?
- ☒ **Yes**, proceed to item F.8.e
- ☐ **No**, proceed to item F.8.f
- e. Please check the appropriate box if the proposed New Development project involves any of the following activities:
- ☒ **Yes**, New Development project equal to 1 acre or greater of disturbed area and adding more than 10,000 square feet of **impervious surface area** (refer to the Definition below);
- ☐ **Yes**, Industrial park 10,000 square feet or more of surface area;
- ☐ **Yes**, Commercial strip mall 10,000 square feet or more of **impervious surface area** (refer to the Definition below);
- ☐ **Yes**, Retail gasoline outlet 5,000 square feet or more of surface area;
- ☐ **Yes**, Restaurant 5,000 square feet or more of surface area;
- ☐ **Yes**, Parking lot 5,000 square feet or more of **impervious surface area** (refer to the Definition below), or with 25 or more parking spaces;
- ☐ **Yes**, Automotive service facility 5,000 square feet or more of surface area;

¹² "Hillside" is defined as average slope of 20% or greater.

- ☐ **Yes**, a project located in or directly adjacent to, or discharging directly to an Environmentally Sensitive Area¹³ (ESA), where the development will:
- A) Discharge storm water runoff that is likely to impact a sensitive biological species or habitat; and
 - B) Create 2,500 square feet or more of **impervious surface area** (refer to the Definition below).
- ☒ **No**, none of the above; this proposed New Development project is not subject to PCSW Controls.

If you check “**Yes**” in at least one box above (item F.8.e), proceed to item F.8.h for required project submittal information.

- f. Is proposed project a Redevelopment and land-disturbing activity (not an interior remodel, not a roof replacement, or other maintenance-related activities) of an existing single-family dwelling and accessory structures that will result in creation, addition, or replacement of 10,000 square feet of **impervious surface area** (refer to the Definition below)?
- ☐ **Yes**, the PCSW controls are required; for project submittal information refer to item F.8.h
- ☒ **No**, proceed to item F.8.g
- g. Is proposed Redevelopment and land-disturbing activity (not maintenance) project other than existing single-family dwelling that will result in creation, addition, or replacement of 5,000 square feet of **impervious surface area** (refer to the Definition below) on already developed site¹⁴?
- ☐ **Yes**, the PCSW controls are required; for project submittal information refer to item F.8.h
- ☒ **No**, this Redevelopment project is not subject to PCSW controls.
- h. If you answered “**YES**” to questions in items F.8.f and F.8.g, the proposed project is subject to design, construction, and maintenance of the PCSW controls in accordance with the Ventura Countywide Technical Guidance Manual (TGM) for Stormwater Quality Control Measures (available at <http://www.vcstormwater.org/technicalguidancemanual.html>). The following items shall be included in your application package:
- I. Identify proposed PCSW controls on your site/grading plan,
 - II. Provide the necessary analysis in your Drainage Study to demonstrate that the PCSW controls will function as proposed including any applicable stormwater quality design flow or volume calculations for proposed treatment device(s) using applicable “Design Procedure Form” (Appendix G of the Technical Guidance Manual), and
 - III. Submit a Post-Construction Stormwater Management Plan (PCSWMP)¹⁵.

DEFINITION:

Impervious Surface Area - A hard surface area which either prevents or retards the entry of water into the predevelopment soil mantle. Common impervious surfaces include, but are not limited to, roof tops, walkways, patios, driveways, parking lots or storage areas, impermeable concrete or asphalt paving, gravel roads, packed earthen materials, and oiled macadam or other surfaces which similarly impede the natural infiltration of

¹³ For complete ESA information, call the Water Quality Engineer at (805) 662-6737.

¹⁴ To determine if proposed project meets definition of Redevelopment project, the already developed site shall meet at least one of the criteria listed in items F.8.a or F.8.e. For additional information, call the Water Quality Engineer at (805) 662-6737.

¹⁵ County of Ventura PCSWMP form is available at <http://onestoppermit.ventura.org> under Surface Water Quality Section's “Forms” tab. For additional information, call the Water Quality Engineer at (805) 662-6737.

stormwater. For complete definition refer to the 2011 Ventura Countywide Technical Guidance Manual for Stormwater Quality Control Measures available at <http://www.vcstormwater.org/technicalguidancemanual.html>.

For more information refer to <http://onestopperpermit.ventura.org> under Surface Water Quality Section or call Water Quality Engineer at (805) 662-6737.

The copy of the Ventura Countywide Technical Guidance Manual (TGM) for Stormwater Quality Control Measures is available at <http://www.vcstormwater.org/technicalguidancemanual.html>.

F.9. Floodplain Management¹⁶

- a. If the project, including any site grading, is proposed to be located within a 100-year floodplain but the floodplain boundaries and 100-year base flood elevation on the property have not been determined by FEMA on the Flood Insurance Rate Map (i.e., referred to as an Unnumbered/Approximate 'A' flood zone), a California-licensed Civil Engineer will need to submit hydrologic and hydraulic analyses that determine the boundaries, base flood elevation, and velocity of the 100-year floodplain and, if applicable, the Regulatory Floodway. A California-licensed Land Surveyor can provide current topography of the property as part of the submitted engineering analyses. If the project is not located within an Unnumbered/Approximate 'A' flood zone, please check the "N/A" box and proceed to Item F.9.b. **N/A** ☒
- b. If the project, including site grading, is proposed to be located in close proximity to a boundary of a Regulatory Floodway or a boundary of a 100-year floodplain, as delineated on the current ('Effective') or latest FEMA-issued ('Preliminary') Flood Insurance Rate Map, a California-licensed Civil Engineer, Architect, or Land Surveyor will need to submit a scaled site plan, using current topography, verifying the location of the proposed project in relation to the floodway/floodplain boundary. Please proceed to F.9.c; however, if the project is not located within a floodway/floodplain, please check the "N/A" box and proceed to Item F.9.d. **N/A** ☒
- c. If the project is proposed to be located within a 100-year floodplain, please list all proposed structures (habitable and non-habitable, site grading, and any new or replacement utilities and services (electrical, mechanical, heating, ventilation, plumbing). Please proceed to F.9.d.

- d. If the project is proposed to be located within the Silver Strand or Hollywood Beach coastal communities, specifically, please provide the following elevation information.¹⁷ If the project is not located within these communities, please check the "N/A" box. **N/A** ☒

(1) Elevation (Mean Sea Level) of the localized flooding spillpoint for the subject property: _____ msl.

(2) Elevation (Mean Sea Level) of the crown of fronting street (measurement taken at mid-point of the property frontage): _____ msl.

¹⁶ County of Ventura Floodplain Management Ordinance, Title 44 Code of Federal Regulations Sections 59, 60, 65, and 70.

¹⁷ Please see the Public Works Public Information Counter to obtain an instruction handout.

F.10. Geology, Site Grading, and Drainage

- a. If the project involves site grading activities, please provide the following information. For projects that do not involve grading activities, please check the "N/A" box and proceed to Item F.10.b. Please be advised that **all projects involving new construction require the submission of three copies of a soils report.**

N/A ☐

(1) Please provide the following statistics on the proposed site grading activities:

(a) Area to be graded: 16,939.00 sq. ft. _____ acres

(b) Slope ratio of steepest finished slope (horizontal feet/each vertical foot): _____

(c) Height of highest finished slope (from top to bottom): _____ ft.

- (d) Please state whether or not the graded soil is proposed to be balanced on-site during construction, or proposed to be reused during the landscaping phase of the project.

Export where it cannot be used on-site.

- (e) If the proposed project would result in the export of materials, please provide the following information. If the project does not involve the export of materials, please check the "N/A" box and proceed to Item F.10.a(1)(f). **N/A** ☐

- (i) Types of materials to be exported:

Excess spoil

- (ii) Location to which excess materials would be transported:

TBD

- (iii) Proposed truck route to the location where the materials would be transported:

TBD, but likely Fairview to SR 33 to HWY 101.

- (f) If the proposed project would require the import of materials, please provide the following information. If the project does not involve the import of materials, please check the "N/A" box and proceed to Item F.10.a(1)(g). **N/A** ☒

- (i) Types of materials to be imported:

(ii) Location from which the materials would be imported:

(iii) Proposed truck route from the materials site to the proposed project site:

(g) For all projects involving new construction or grading activities, **please submit three copies of a soils report.** If the project does not involve new construction or grading activities, please check the “N/A” box and proceed to Item F.10.a(1)(h). **N/A** ☐

(h) For all projects involving new construction or grading and that are located within a hillside or Geologic Hazard Area, **please submit three copies of a geology report.** If the project does not involve new construction or grading in any of these areas, please check the “N/A” box and proceed to Item F.10.a(1)(i). **N/A** ☒

(i) Please describe any features that have been included in the project description to control the creation of dust.

b. **Please submit four copies of a drainage study,** if the project would result in: a change in the amount of impervious area within the project site; any change on local drainage patterns; a subdivision; and/or any additional storm water runoff onto adjacent property or public roads. If the project does not require a drainage study, please check the “N/A” box and proceed to Item F.11. **N/A** ☐

The drainage study must conform to the following requirements and must include (but is not limited to) the following information:

- (1) The drainage study must be prepared, signed, and stamped by a California Registered Civil Engineer.
- (2) The drainage study must conform to the Ventura County Road Standards, as well as the Watershed Protection District’s standard, which is that there must not be an increase in peak runoff rate in any storm frequency.¹⁸

¹⁸ For a checklist of the requirements for drainage studies, please see the Watershed Protection District’s “Requirements for CEQA Hydrology Submittals,” which is available at vcwatershed.org (select Resources/Hydrology Info), and the Ventura County Road Standards, which are available at the Transportation Department Public Counter.

(3) The drainage study must:

- (a) Calculate and address the potential increase in the peak runoff rate that would be generated by the proposed project;
- (b) Describe all proposed and existing drainage facilities;
- (c) Identify if the project would generate additional storm water run-off onto adjacent private property or any public road right-of-way;
- (d) Identify if the drainage from the project site would be directed or tie into the existing storm drain facilities/ditches;
- (e) Identify if the project would result in any change on local drainage patterns; and,
- (f) Identify if the capacity of the existing local drainage facility is adequate to accept the peak runoff created by the project.

(4) The drainage study must include all hydrology and hydraulic calculations used in preparing the drainage plan. The hydrology and hydraulic calculations must be prepared according to the Ventura County Flood Control District Hydrology Manual and the Ventura County Public Works Agency, Transportation Department's, Road Standards.¹⁹

F.11. Trip Generation

a. Traffic Studies: **A traffic study is required** for projects that have the potential to create impacts to:

- The State Route (SR) 118/SR 34 intersection, SR 34, SR 118 in the Somis Area, Santa Rosa Road, Moorpark Road, and SR 33 in the Casitas Springs Area; and/or,
- County thoroughfares, state highways, and intersections that are operating below level of service D.

A traffic study may also be required for:

- Any project that is estimated to generate 10 or more peak-hour trips. Examples of projects that would generate 10 or more peak-hour trips include:
 - Residential development of 10 units or more;
 - Commercial office projects of 4,400 square feet or more;
 - Other commercial projects or medical office projects of 2,400 square feet or more;
 - Any fast food restaurant project; and,
 - Manufacturing or industrial projects of 6,000 square feet or more.
- With unclear project descriptions, and on land uses that are not represented in the ITE Trip Generation Manual or the SANDAG Brief Guide of Vehicular Traffic Generation Rates.

¹⁹ Please check the Transportation Department Requirements for drainage study submittals. A checklist of requirements may be obtained from the Public Counter.

- For temporary construction projects with construction periods exceeding six months generating more than 10 peak hour trips or 100 daily trips.²⁰

If a traffic study is required for the proposed project, please complete a “Work Scope for Traffic Impact Analysis” form and submit it to the Transportation Department for review and approval—prior to preparing the Traffic Study. Please contact the Permit Intake Coordinator for the “Work Scope for Traffic Impact Analysis” form.

- b. Was a traffic study prepared for the proposed project? ☐ Yes ☒ No

If so, **please submit three copies of the traffic study.** If not, please summarize the trip generation estimates for the proposed project by completing the following table by using the trip generation information provided by the Permit Intake Coordinator:

Trip Generation Estimates								
Land Use	Trip Generation Code ²¹	Size/Number of Units	Average Daily Trips (ADT)		Peak Hour Trips			
			Rate	Trips	A.M.		P.M.	
					Rate	Trips	Rate	Trips
Existing Trip Generation Estimates								
TOTAL			---		---		---	
Proposed Project Trip Generation Estimates								
TOTAL			---		---		---	

- c. If the proposed project involves the legalization of a lot or a currently unpermitted land use, please answer the following question. If not, please check the “N/A” box and proceed to Item F.11.d. **N/A** ☒

Does the proposed project involve the renewal of an entitlement for, and an expansion of, a land use that existed prior to 1985? ☐ Yes ☐ No

If the answer is “yes,” **please provide documentation that indicates the land use existed prior to 1985.**

²⁰ For more information, please see the Transportation Department’s Traffic Impact Study and SR 118 and SR 34 Procedures for Initial Screening brochures, which are located at the Public Works Agency, Engineering Services Department, Development and Inspection Services Division’s Public Counter. Also, please be advised that if a project has the potential to generate traffic that would affect a city’s roadway network, the traffic study will need to address the city’s requirements for traffic studies.

²¹ Trip generation estimates should be based on the SANDAG Vehicular Traffic Generation Rates which can be found on line at: http://www.sandag.org/uploads/publicationid/publicationid_1140_5044.pdf. To convert Truck trips to Passenger Car Equivalent (PCE), it should be multiplied by three.

- d. For agricultural, commercial, institutional, and industrial projects, please state the number, type (e.g., deliveries), and frequency of vehicle trips that will result from the proposed project. For all other projects, please check the "N/A" box and proceed to Item F.11.e. **N/A** ☐

Vehicle Type	Number	Frequency (per day)
TOTAL		---

- e. **Traffic Control Plan:** For projects that involve special events (e.g., weddings, festivals, animal shows, and pumpkin patches), or any detour, road closures, or partial road closures on County Roads, **please submit a Traffic Control Plan** written by a traffic control professional, which includes the following information.

- (1) The use of trained and qualified traffic control officers (off-duty safety officers);
- (2) Advance warning and changeable message boards; and,
- (3) Any other measures as appropriate.

If the project does not require a Traffic Control Plan, please check the "N/A" box and proceed to Item F.12.
N/A ☒

F.12. Hazardous Materials/Waste and Fire Protection

- a. With the exception of applications that only involve Zone Changes (i.e., applications that do not include an accompanying discretionary entitlement or subdivision application), **please submit a completed "Certification Statement of Hazardous Waste/Substance Site"** which is included with this application packet. If the application only involves a Zone Change, please check the "N/A" box and proceed to Item F.12.b. **N/A** ☒
- b. For non-residential projects, please describe the type and quantity of hazardous materials (e.g., motor oil, oil filters, paints, solvents, fertilizers, or chemicals) and wastes utilized and/or stored on-site, by providing the following information. For residential projects, please check the "N/A" box and proceed to Item F.12.c. **N/A** ☒

Hazardous Material or Waste	DOT Hazard Classification	IBC/IFC Hazard Class	Largest Container/ Tank (ft ³ , lbs., or gal.)	Total Amount (ft ³ , lbs., or gal.)

- c. Please describe any underground hazardous materials storage tank(s) that are proposed to be installed, removed, and/or used. If the project is located on an active Leaking Underground Fuel Tank (LUFT) site,

please describe the status of the case. If the project site does not have an underground hazardous materials storage tank or involves a LUFT site, please check the “N/A” box and proceed to Item F.13.

N/A ☐

F.13. Noise

- a. Existing Noise Environment: Please describe the sources of noise surrounding the project site by completing the following table. A noise study may be submitted in lieu of providing the information requested below.²²

Noise Source (e.g., Railway or Roadway)	Approximate Distance Between the Source of the Noise and the Project Site (feet)
Camp sessions	See Noise Study

- b. Please describe the noise that would be generated by the proposed project, as well as noise to which proposed uses would be subject, by providing the following information.²³

(1) Noise Sensitive Uses:

- (a) Does the project involve the use of dwellings, schools, hospitals, nursing homes, churches, or libraries? ☐ **Yes** ☒ **No**
If the answer is yes, please proceed to Item F.13.b(1)(b). If the answer is no, please proceed to Item F.13.b(2).

(b) Is the project site located:

- (1) Within a noise contour that identifies areas with ambient noise levels that are 60 db(A) CNEL or greater, surrounding a roadway or airport?²⁴ ☐ **Yes** ☒ **No**
If the answer is yes, **please submit a noise study** that complies with the requirements of the *Ventura County Initial Study Assessment Guidelines*.

²² See Footnote 16 (above).

²³ For the definitions, measurement, and thresholds/standards relating to noise, please see the: Ventura County General Plan *Goals, Policies and Programs* (2008, §2.16), which is available on-line at <http://www.ventura.org/rma/planning/pdf/plans/Goals-Policies-and-Programs.pdf>; Ventura County General Plan *Hazards Appendix* (2005, §2.16), which is available on-line at <http://www.ventura.org/rma/planning/pdf/plans/General-Plan-Hazards-Appendix.pdf>; and/or, *Ventura County Initial Study Assessment Guidelines* (February 2011, Section 19, “Noise and Vibration”), which are available on-line at http://www.ventura.org/rma/planning/pdf/ceqa/current_ISAG.pdf

²⁴ See the Ventura County General Plan *Hazards Appendix* (2005, §2.16), or consult the Permit Intake Coordinator for maps that identify the locations of the noise contour lines that indicate areas around roadways and airports within Ventura County, which experience noise levels that are at least 60 dB(A) CNEL.

- (2) Within 500 feet of a railroad, industrially designated area, or other relatively continuous noise source?²⁵ ☐ Yes ☒ No

If the answer is yes, **please submit a noise study** that complies with the requirements of the *Ventura County Initial Study Assessment Guidelines*.

(2) Noise-Generating Activities:

Noise-Sensitive Use	Typical Noise-Sensitive Time Period	Does the project involve the use of noise-generating equipment, vehicles, or machinery within 500' of the noise sensitive use during the typical noise-sensitive time period(s)?*
Hospital or Nursing Home	24 hours	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Single-Family or Multi-Family Dwelling	7:00 PM to 7:00 AM, Monday through Friday; and, 7:00 PM to 9:00 AM, Saturday, Sunday, and Local Holidays	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
School, Church, or Library	Anytime when in operation.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

* When answering this question, please consider all phases of the project (e.g., vegetation removal, grading, construction, and long-term operational phases of the project).

If the answer is yes to any of the items above, please submit a noise study that complies with the requirements of the *Ventura County Initial Study Assessment Guidelines* and/or *County of Ventura Construction Noise Threshold Criteria and Control Measures* (as applicable).

Alternatively, you may forego the preparation of a noise study, if you are willing to accept a condition on the entitlement that will prohibit the noise-generating activities during the typical noise-sensitive time period(s) for the noise-sensitive use(s). If you would like to forego the preparation of a noise study by accepting the condition that will limit the time periods when the noise-generating activities may occur, please check the following box. ☐

²⁵ See the Ventura County General Plan Land Use, Existing Community, and Area Plan Maps (as appropriate) to determine the project site's proximity to industrially-designated areas. Links to the Ventura County General Plan Land Use, Existing Community, and Area Plan Maps are available on-line at http://www.ventura.org/rma/planning/General_Plan/index.html.

F.14. Utilities

- a. Utilities: Please identify all of the utilities that would provide service to the project site, by completing the following:

Utility	Name	Address	Phone Number	Email Address
Gas	Southern California Gas Co.	1640 E Gonzales Rd. Oxnard, CA 93036	(805) 681-7983	
Electricity	Southern California Edison	Southern California Edison P.O. Box 800 Ventura, CA 93003	(800) 655-4555	
Phone	AT&T	3301 East Main St, 1505, Ventura, CA 93003	(805) 289-1700	
Cable	DIRECTV	3301 EAST MAIN ST VENTURA, CA 93003	(805) 714-8524	

- b. Electricity:

(1) What is the projected amount of electrical usage (peak KW/Hours/Day)? No impact

(2) Do existing lines have to be increased in number or size? ☐ Yes ☒ No
If yes, please describe:

(3) Do overhead electrical facilities require relocation or under grounding? ☐ Yes ☒ No
If yes, please describe:

(4) Please indicate the length of new offsite electrical transmission and distribution facilities that are required to serve project. If the project does not involve the installation of new offsite electrical transmission and distribution facilities, please check the "N/A" check box. **N/A** ☒

- c. Natural Gas:

(1) Please indicate the expected amount of gas usage: No impact

(2) Do existing gas lines have to be increased in size? ☐ Yes ☒ No
If yes, please describe:

(3) Do existing gas lines require relocation? ☐ Yes ☒ No
If yes, please describe:

- (4) Please indicate the length and size of new offsite gas mains that are required to serve the project. If the project does not involve the installation of new offsite gas mains, please check the "N/A" box and proceed to Item F.15. **N/A** ☐

F.15. Agricultural Resources

For projects located within rural-, agricultural-, and open space-designated areas, please provide the following information. For all other projects, please check the "N/A" box and proceed to Item F.16. **N/A** ☐

- a. Important Farmland Inventory: Please list the amounts of classified farmland²⁶ that will be covered by permanent pavement or permanent flooring as a result of the proposed project.

(1) Prime Farmland	<u>0.00</u>	acres
(2) Statewide Importance Farmland	<u>0.00</u>	acres
(3) Unique Farmland	<u>0.00</u>	acres
(4) Local Importance Farmland	<u>0.00</u>	acres

- b. Please describe how the project's design will minimize the loss of agricultural soils.

No impact

- c. For purposes of land use compatibility, the distance from new structures, as well as outdoor uses, to the lot lines adjacent to neighboring farmland will be measured and evaluated. Please contact the Agricultural Land Use Planner (rudymartel@ventura.org or (805) 477-1620, Ext. 3) for details.

- d. Is the property subject to an LCA Contract? ☐ **Yes** ☒ **No**

If the answer is "No," please proceed to Item F.15.e. If the answer is "Yes," please provide the LCA Contract Number: _____

²⁶ Information on the amount of classified farmland located on the project site may be obtained from the Resource Management Agency GIS Department. Please contact Mr. Jose Moreno, M.A., GISP, GIS Supervisor, at (805) 477-1585, or jose.moreno@ventura.org, to obtain this information.

- e. Animal Keeping and Husbandry/Vector Control: For projects that involve animal keeping or boarding activities, please provide the following information. For projects that do not involve animal keeping or boarding activities, please check the "N/A" box and proceed to Item F.16. **N/A** ☒

- (1) The number and species of animals that are proposed to be kept or boarded on-site.

- (2) The proposed animal waste handling activities (e.g., the frequency of collection, storage and disposal).

- (3) For projects involving animal husbandry uses and which require a Tract Map or Conditional Use Permit ("CUP"), **please submit two copies of a Manure Management Plan.**²⁷ For all other projects, please check the "N/A" box and proceed to Item F.16. **N/A** ☒

F.16. Solid Waste, Recycling, Greenwaste, and Composting Operations

For projects involving solid waste, recycling, greenwaste processing, or composting operations, please complete F.16.a through F.16.c.²⁸ For projects not involving these types of facilities or uses, please check the "N/A" box and proceed to Item F.17. **N/A** ☐ TBD

- a. Composting Operations: If the project involves composting operations, **please complete the Environmental Health Division's "Supplemental Questionnaire for Proposed Compost Projects,"** which is available at the Environmental Health Division Public Information Counter. For projects that do not involve composting operations, please check the "N/A" box and proceed to Item F.16.b. **N/A** ☐
- b. For other solid waste, recycling, or greenwaste processing operations, please describe the:

- (1) Type of material to be processed, stored or disposed:

Solid Waste Management plan will be prepared.

²⁷ For the requirements of a Manure Management Plan, please see the Watershed Protection District's "Guidelines for Preparing a Manure Management Plan (MMP)" which is available at the Watershed Protection District, Groundwater Section.

²⁸ County Ordinance No. 4308 requires facilities engaging in commercial composting, or facilities that chip, grind, and process green material and sell products derived from these operations, to enter into a contract with the County. (To review Ordinance No. 4308, go to www.wasteless.org. Select "Landfills, Disposal, Refuse Collection"/Ordinances.)

(2) Type of equipment that will be utilized:

(3) The amount of material stored on-site:

(4) The storage time of materials on-site:

- c. Solid Waste Dust Control: Does the project involve any solid waste operations? ☐Yes ☒No
If the answer is "yes," please submit three copies of a dust control plan and odor impact and minimization plan.²⁹

F.17. Air Quality

- a. Air Emissions: Please provide the following information on known sources of air emissions surrounding the project site (e.g. manufacturing, industrial, herbicide applications, and roadways).

(1) Air Emission Source(s):

Fairview Road

(2) Approximate distance between the emissions source and the project site: 1,000.00 feet

- b. Air Pollution Emitting Devices: Please indicate if any equipment or devices associated with the project will release air emissions that may require an Air Pollution Control District ("APCD") Permit to Operate or an APCD Permit to Construct.³⁰ If the project does not require either of these APCD Permits, please check the "N/A" box and proceed to Item F.18. **N/A** ☒

F.18. Commercial, Agricultural, Institutional, and Industrial Projects Operational Characteristics

For commercial, agricultural, institutional, or industrial projects, please answer the following questions. For all other projects, please check the "N/A" box and proceed to Item F.19. **N/A** ☐

²⁹ Please contact the Resource Management Agency, Environmental Health Division, or the Air Pollution Control District for additional information on the requirements for a dust control plan and odor impact and minimization plan.

³⁰ Please see APCD Rule 10, Permits Required, which is available on-line at:
<http://www.arb.ca.gov/DRDB/VEN/CURHTML/R10.PDF>.

- a. Materials: For commercial, agricultural, and industrial projects, please describe in detail the type of materials used, stored, sold and/or processed, and the processes that are proposed. If the project only involves an institutional use, please check the "N/A" box and proceed to Item F.18.b. **N/A** ☒

- b. Existing Operations: For project sites that are currently developed with commercial, agricultural, institutional, and/or industrial uses, please provide the following information. For all other projects, please check the "N/A" box and proceed to Item F.18.c. **N/A** ☐

- (1) How many employees work on the property? Please indicate the days and hours that they work, as well as the number of employees/shift.

Year round: 2 business managers, 5 landscape personnel, 6 housekeeping staff, 7 kitchen/dining staff

Seasonal (Summer): 300 programming staff, 100 operational staff who do not reside on the property

- (2) For multi-tenant buildings and structures, please provide the number of tenants that exist on the subject property. For project sites that do not have multi-tenant buildings and structures, please check the "N/A" box and proceed to Item F.18.c. **N/A** ☒

_____ Tenants

- (3) Please provide the days and hours of operation of each business located on the property.

- c. Proposed Operations: For commercial, agricultural, institutional, or industrial projects, please provide the following information. For all other projects, please check the "N/A" box and proceed to Item F.19. **N/A** ☐

- (1) Please list the proposed daily number of:

Employees: _____ 21 _____

Customers: _____

Guests: _____

Visitors of the Facilities: _____ 905 _____

Employees that will Reside on the Subject Property: _____ 2 _____

- (2) Please list the days and hours of operation of the facilities, and the total number of days of operation/year.

Days and Hours: _____ 24 hours _____ Total Number of Days/Year: _____ 365 days _____

- (3) Please describe how security will be provided.

Security gate at entrance and on-site security staff, in addition to security cameras and monitor.

- (4) For projects that involve gas stations, please indicate the proposed number of fuel pumps. For projects that do not involve gas stations, please check the "N/A" box and proceed to Item F.18.c(5). **N/A** ☒

_____ Fuel pumps

- (5) For projects that involve car washes, please indicate the proposed number of stalls. For projects that do not involve car washes, please check the "N/A" box and proceed to Item F.18.c(6). **N/A** ☒

_____ Stalls

- (6) For projects that involve hotels, schools, hospitals, or care facilities, please indicate the proposed number of each of the following. For projects that do not involve these types of uses/facilities, please check the "N/A" box and proceed to Item F.18.c(7). **N/A** ☒

_____ Rooms of the building _____ Guests _____ Clients

- (7) Please describe any uses, operations, or structures that would produce light, glare, or heat, as well as any methods that would be used to shield, enclose, or otherwise control the light, glare, or heat. If the project would not produce light, glare, or heat, please check the "N/A" box and proceed to Item F.18.d. **N/A** ☐

See Lighting Study and project description.

- d. Wireless Communications Facilities: For projects involving wireless communications facilities, please provide the Federal Communications Commission Lease Agreement number or FRN number. For all other projects, please check the "N/A" box and proceed to Item F.18.e. **N/A** ☐

Lease Agreement Number: _____ FRN Number: _____

- e. Mining Projects: For all projects involving mineral resource extraction projects, please submit a Mining Reclamation Plan that meets the requirements of the Surface Mining and Reclamation Act ("SMARA"). Please see the following website for the requirements of a Mining Reclamation Plan: <http://www.conservation.ca.gov/omr/Pages/index.aspx>. If after reviewing the SMARA requirements you have additional questions, please contact Ebony McGee at (805) 654-5037 or ebony.mcgee@ventura.org. For all other projects, please check the "N/A" box and proceed to Item F.19. **N/A** ☐

f. Oil and Gas Exploration and Production: For all projects involving oil and gas exploration and production, please answer the following questions: For projects that do not involve oil and gas exploration, please check the "N/A" box and proceed to Item F.19. **N/A** ☐

(1) Will hydraulic fracturing, acid well stimulation treatment, or other well stimulation treatments be performed? (per Public Resources Code §3150 seq.) For projects that do not involve well stimulation treatments please check "No" box and proceed to Item F.19

☐ **Yes** ☐ **No**

(2) What hazardous materials will be used as part of the well stimulation treatment and in what quantities? (per Public Resources Code §3160)

(3) How much water will be used for the well stimulation and where will it come from (supply source)? (per Public Resources Code §3160(b)(2)(D) and §3160(d)(1)(C))

(4) How much liquid waste will be generated from the well stimulation treatments and where will it be disposed of? (per Public Resources Code §3160 seq.)

F.19. Tract Map, Parcel Map, Conditional Certificates of Compliance, and Parcel Map Waiver Supplemental Information

For Tract Map, Parcel Map, and Parcel Map Waiver applications, please submit the following information that is required for your application. For all other projects, please check the "N/A" box and proceed to Item F.20.

N/A ☒

- a. For all Tract Map, Parcel Map, Conditional Certificates of Compliance, and large lot subdivision applications, **please submit an original and one copy of a signed Public Easement Certification Form.**³¹ For all other projects, please check the “N/A” box and proceed to Item F.19.b. **N/A** ☐
- b. For all Tract Map, Parcel Map, Conditional Certificates of Compliance and Parcel Map Waiver applications, **please submit two copies of a Preliminary Title Report and title policy that are less than one year old and current**, showing evidence of insurability for all parcels involved in the project.³² For all other projects, please check the “N/A” box and proceed to Item F.19.c. **N/A** ☐
- c. For Parcel Map Waivers, **please submit the following additional items.** For all other projects, please check the “N/A” box and proceed to Section F.20. **N/A** ☐
 - (1) **Seven to 21 copies of new legal descriptions**³³—prepared by a person who is licensed to practice land surveying—that are acceptable for recordation.
 - (2) **Two copies of the draft, unsigned documents to modify the deeds of trust** between all financial institutions having interest in the properties and the property owners.
 - (3) For lot line adjustments involving multiple property owners, **two copies of draft, unsigned grant deeds** proposed to effectuate the title transfer between the property owners with a legal description for the portion being transferred.
 - (4) **One original and two copies of a signed owner's certificate**³⁴ (as shown in the title report) and notarized. Each property owner must sign and have their signature notarized on the appropriate certificate (exactly as shown in the vesting title report), as follows:
 - Individual - For use by individual property owners (up to four property owners may be listed on this form).
 - Partnership - For persons signing on behalf of a partnership that owns the property. **Please submit a copy of the agreement** to verify the partnership signatures.
 - Corporate - For persons signing on behalf of a corporation that owns the property. **Please submit a copy of the articles of incorporation** to verify the signatures.
 - Attorney in Fact - If someone is signing as attorney in fact for the owner verifying documents.
 - Trustee- If the property is held in trust, all trustees are required to sign as trustees of that trust.
 - (5) One original of the **Lender's Acknowledgment form**,³⁵ signed and notarized by all lenders wherein the subject parcels are used as collateral for a loan, if financed.

F.20. Legal Lot Requirement

Has the Planning Division issued a Preliminary Legal Lot Determination for the property? ☐ Yes ☒ No

³¹ A Public Easement Certification Form is available at the Planning Division Public Information Counter.

³² For Parcel Map Waiver applications, do not change ownership or lenders during the processing of the Parcel Map Waiver application as it may void processing and delay your project.

³³ Please contact the Permit Intake Coordinator using the information provided in the instructions to this application packet, to determine the exact number of copies that will be required for your project.

³⁴ An owner's certificate is available at the Planning Division Public Information Counter.

³⁵ A Lender's Acknowledgement Form is available at the Planning Division Public Information Counter.

- a. If the answer is “no,” please proceed to Item F.20.b. If the answer is “yes,” what was the finding of the Preliminary Legal Lot Determination?

- b. If the Planning Division has not issued a Preliminary Legal Lot Determination for the property, please describe by what means (e.g, Tract Map, Parcel Map, Parcel Map Waiver, or Certificate of Compliance) the property gained its current configuration, making sure to include the map citation (e.g., “8 MR 14 36 PM 4”) or project case number (e.g., “PMW 1046” or “SD06-0031”). However, if the Planning Division has not issued a Preliminary Legal Lot Determination for the property, and you do not have information on the means by which the property gained its configuration, please submit an application for a Preliminary Legal Lot Determination prior to submitting an application for your project.³⁶ If the project does not require a Preliminary Legal Lot Determination, please check the “N/A” box. **N/A** ☐

F.21. Existing Physical Features and Development on, and Surrounding, the Project Site

- a. Please describe the physical features of the project site. Physical features that should be described include, but are not limited to:
- Creeks, streams, drainage facilities, drainage patterns, and all other types of wetlands.
 - Distinctive topographical and/or scenic features, such as the Pacific Ocean, mountain ranges, hillsides, and Geologic Hazards Areas.³⁷
 - Wildlife habitat (e.g., woodlands or chaparral habitat).

The property slopes generally from the NE to the SW. The developed areas of the property are primarily on the lower lying portions of the property which is dotted with occasional oak trees. An annual stream (only active during rains) passes through the property and is lined with oak trees some of which were planted by the Camp. The new parcels include several hundred acres of open space with a few trails and chaparral. Please see the accompanying Biological Assessment for additional information on habitat within these areas.

- b. For project sites that are located within rural-, agricultural-, or open space-designated areas, please describe the agricultural activities that exist on-site (e.g., types of crops that are cultivated and/or animal keeping or husbandry activities that occur). For projects that are not located within these areas, please check the “N/A” box and proceed to Item F.21.c. **N/A** ☐

³⁶ For more information on how to determine if a project site would be located on a legal lot, and for Preliminary Legal Lot Determination applications, please see <http://www.ventura.org/rma/planning/Programs/legal.html>.

³⁷ To determine if the project site is located within a Geologic Hazards Area, please see the Ventura County General Plan Hazards Appendix (Last Amended on November 15, 2005, Chapters 2.2 through 2.5), which is available on-line at: http://www.ventura.org/rma/planning/pdf/plans/General_Plan_Hazards_Appendix.pdf.

None

c. Please describe the physical features surrounding the project site. Please include the following physical features and indicate where they are located in relation to the project site [e.g., direction (north, south, east, or west) in relation to, and distance from, the project site]:

- Creeks, streams, drainage facilities, drainage patterns, and all other types of wetlands.
- Distinctive topographical and/or scenic features, such as the Pacific Ocean, mountain ranges, and hillsides.
- Wildlife habitat (e.g., woodlands or chaparral habitat).
- Local access to the project site including (but not limited to) County and city roadways, as well as private roadways or driveways.
- Regional access to the project site, which typically consists of State and Federal freeways and highways.
- If agricultural activities occur on properties that are located adjacent to the project site, please describe the types of crops that are cultivated.

orange trees on the adjacent retreat center to the west. Open space as described in the biological assessment and residential uses. Fairview Road is to the south.

d. Please describe the existing development on adjacent properties surrounding the project site by completing the following table. Please describe the types of uses (e.g., agriculture, residential, recreation, open space/vacant, retail sales, wholesale, multi-tenant office space, or manufacturing and assembly plant), buildings, and structures on properties that are adjacent to, or across a roadway from, the subject property.

Direction	Building, Structure, or Outdoor Use	Use(s)	Approximate Height or Number of Stories	Proximity to Project Site
North	USFS, Open Space	Open Space	N/A	N/A
South	Fairview Road, residences	Residential	unknown	2000'+?
East	Single Family Residences	Residential	1-2	Adjacent but large
West	Retreat Center	Institutional		Adjacent but owned

e. Please answer the following questions related to Military Operation Areas.³⁹

(1) Is your project within 1,000 feet of a military installation?

☐ Yes ☒ No

(2) Is your project beneath a low-level "military training route" flight path?

☐ Yes ☒ No

(3) Is your project within a special use "restricted" airspace?

☐ Yes ☒ No

F.22. Cultural Resources

a. Has the project site been subject to any archaeological, historical, and/or paleontological resource surveys?

☐ Yes ☐ No ☒ Unknown

b. Is there a building or structure that is 50 years old or older that will be demolished or otherwise impacted by the proposed development?

☐ Yes ☒ No ☐ Unknown

If the project has been subject to an archaeological, historical, and/or paleontological resource survey, **please submit a copy of the report or any documentation regarding the survey** as part of your application. Please be advised that:

- If it is found that the project site is located on, or within the vicinity of, known archaeological, historical, and/or paleontological resources, or has not been previously surveyed for the presence of these resources, an analysis of potential impacts to the resources might be required as part of the environmental review of your project;
- Typically all project sites that are Designated Cultural Heritage Sites³⁸ will require an analysis of potential impacts to the cultural resources as part of the environmental review of your project; and,
- Buildings or structures that are at least 50 years old might qualify as historical resources, the impacts to which are required to be analyzed as part of the environmental review of the project.

F.23. Biological Resources

a. Has an Initial Study Biological Assessment been conducted by a Qualified Biologist for this project?

☒ Yes ☐ No

³⁸ Please contact the Planning Division Counter or the Permit Intake Coordinator to determine if the project site qualifies as a Designated Cultural Heritage Site. You will need to present the Assessor's Parcel Number (APN) to the Planning Counter staff or the Permit Intake Coordinator to obtain this information.

³⁹ In accordance with State Senate Bill 1462, please respond to these questions by visiting the County of Ventura's public mapping tool "County View," located at <http://gis.ventura.org/countyview>. Once you have located your project's appropriate parcel, click "Parcel Report." Once the Parcel Report opens, scroll down to "Hazards" to find the subsection titled "Military Operations Area." The information presented in the Parcel Report will assist you in answering the questions.

If No, be advised that all projects that could impact sensitive biological resources must provide an Initial Study Biological Assessment (ISBA) with the project application. This includes projects located-on or adjacent-to land with native vegetation, on land within 300 feet of watercourses or wetlands, on land used by animals for movement between habitats, or on land that provides other habitat for sensitive species. Discuss your specific project with the Planning Division staff to determine if an ISBA will be required.

F. 24. Protected Trees

Will any trees protected by the Ventura County Tree Protection Ordinance be potentially impacted by this project? ☒ **Yes** ☐ **No**

Note: Potentially impacted trees include not only the protected trees that are directly part of this request, but also any other protected trees whose tree protection zones (TPZs) are within 20 feet the limits of the construction area (including access drives and utility easements). This includes trees growing on adjacent parcels if their TPZ extends onto the subject parcel. The TPZ extends out from the trunk to 5 feet beyond the dripline, or a minimum of 15 feet from the trunk, whichever is greater.

If Yes, provide the following information.

- Has an Arborist Report, prepared in compliance with the Content Requirements for Arborists Reports, been submitted? ☒ **Yes** ☐ **No** (If No, please consult with the Planning Division.)
- Has all other required documentation per the *Submittal Requirements for Tree Permits & Authorizations* been submitted? ☐ **Yes** ☐ **No** ☒ **Unsure**
- Number of prior protected trees removed from the parcel for reasonable access to or use of property:
No. of oaks: _____ No. of sycamores: _____ No. of other protected trees: _____ Unknown ☒
- Number of prior protected trees removed from the parcel for agriculture within the last 12 months?
No. of trees: 0 Unknown ☐
- Provide the following information about any potentially impacted protected trees. Complete one row for each tree or stand of trees of the same species, heritage status, action and general location.

ID #	No. of Trees	Tree Species	Heritage (90+ inches girth*)	Action (remove, alter, encroach)	Tree Location (include reference to a fixed landmark)
Ex.	5	Oak	No	Remove	Back of lot; near SE corner of proposed building.
1	6	Coast Live Oak	Yes	Remove	See Biological Assessment
2	30	Coast Live Oak	No	Encroach	See Biological Assessment
3	1	Oak	Yes	Encroach	Encroach less than 20%
4					

ID #	No. of Trees	Tree Species	Heritage (90+ inches girth*)	Action (remove, alter, encroach)	Tree Location (include reference to a fixed landmark)
5					

*Girth is the circumference of the trunk, generally measured at 4.5 feet above the ground. (This position may vary depending upon where the waist of the tree is—the narrowest trunk point is typically the goal—and many other factors.) If there are multiple trunks, measure each and add their measurements together; for heritage trees only the two largest trunks are measured.

f. Have any of the above actions (removal, alteration, encroachment) already occurred?

☐ Yes ☒ No

If Yes, explain (include tree or tree stand ID#): _____

Date work was performed: _____

g. Reason for the above request (indicate if more than one reason, e.g., one oak tree (ID# 1) is hazardous per Arborist Report and 4 oak trees (ID# 2-4) need to be removed to construct building):

In order to construct the Machon and cabins, the dripline of some oaks may be impacted. No trees are proposed to be removed. Also, these trees were recently heavily disturbed by fire fighting action related to the Thomas Fire.



Discretionary Project Reimbursement Agreement



County of Ventura • Resource Management Agency and Public Works Agency
800 South Victoria Avenue, Ventura, CA 93009 • <http://www.ventura.org>

Check all that apply:

- | | |
|------------------------------------------------------------------------|----------------------------------------------------------------|
| <input type="checkbox"/> Site Plan Adjustment/Permit Adjustment | <input type="checkbox"/> Ordinance Amendment |
| <input type="checkbox"/> Tree Permit Review | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Subdivision Application (PM/TT) | <input checked="" type="checkbox"/> Major/Minor Modification |
| <input type="checkbox"/> General Plan Amendment/Zone Change | <input type="checkbox"/> Land Conservation Act (LCA) Contract |
| <input type="checkbox"/> Parcel Map Waiver (LLA, Merger, LLS, LES, CS) | <input type="checkbox"/> Conditional Certificate of Compliance |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Planned Development Permit |
| <input type="checkbox"/> Change of Use | <input type="checkbox"/> Other: <input type="text"/> |

PROJECT NO.

I, , the undersigned, hereby authorize the County of Ventura to process the above referenced permit request in accordance with the Ventura County Ordinance Code. I am depositing \$ to pay for County staff review, coordination and processing costs related to my permit request based on actual staff time expended. **In making this deposit, I acknowledge and understand that the deposit may only cover a portion of the total processing costs. Actual costs for staff time are based on hourly rates, which I understand are in the most current fee schedules of each county agency. I also understand that these costs apply even if the application is withdrawn or not approved.**

I understand and agree to the following terms and conditions of this Reimbursement Agreement:

- Staff time from some County of Ventura departments and agencies spent processing my request will be billed against the available deposit. ***"Staff time" includes, but is not limited to, time spent reviewing application materials, site visits, responding by phone or correspondence to inquiries from the applicant, the applicant's representatives, neighbors, interested parties, attendance and participation at meetings and public hearings, and preparation of staff reports and other correspondence.***
- If processing costs exceed the available deposit, I will receive periodic invoices payable upon receipt.**
Please initial to show you have read and understand condition 2.
- If the final cost is less than the available deposit fee, the unused portion of the available deposit, including retention, will be refunded to me.
- If the final cost is more than the available deposit fee, **I agree to pay the difference according to the terms set by the County.**
- If I fail to pay any invoices within 30 days of the billing, the County may either stop processing my permit application, or after conducting a hearing, deny my permit request altogether. If I fail to pay any invoices after my application is granted, I understand that my permit is subject to revocation. Any work on any subsequent or concurrent permit applications will cease until all unpaid fees are paid in full.
- Fees are due and payable within 30 days of billing. Invoices unpaid after thirty (30) days will incur a 2% late fee, compounded monthly.

7. If an Initial Study Biological Assessment (ISBA) report is submitted as part of my application, the County of Ventura may need to refer my ISBA report to a County-contracted biological consultant for review. Should this review occur, I will pay a separate fee for the cost of the consultant review. This fee may vary depending on the size of development footprint and the complexity of the biological resources on the property. Selection of the biological consultant for this work shall be at the sole discretion of the Planning Director. This fee is not related to the above deposit fee and shall be paid within 10 days of written notice that the County has been billed by the biological consultant.
8. The County of Ventura may refer my application to the South Central Coastal Information Center (SCIC), CSU Fullerton, to determine whether an Initial Study (Environmental Analysis) addressing cultural resources will need to be conducted by a cultural resources consultant. Should this referral occur, I will pay a separate flat fee at the currently established rate (not to exceed \$100.00). If further study by a cultural resources consultant is required, I will be responsible for any additional costs above the established fee, and I must select the consultant from among those approved by the County of Ventura. All fees shall be paid within 10 days of written notice that the County has been billed by the SCIC or by the cultural resources consultant.
9. I agree to pay the County of Ventura the cost of placing a legal advertisement (if one is required) in a newspaper of general circulation as required by state law and local ordinance.
10. Upon project approval, if any, I agree to pay the established County Clerk Recorder Environmental Document filing fees.
11. I may, in writing, request a further breakdown or itemization of invoices, but such a request is independent of the payment obligation and time frames.
12. I agree to pay all costs related to permit condition compliance as specified in any conditions of approval for my permit/entitlement.
13. FISH AND WILDLIFE REVIEW FEES for discretionary permits and legislative amendments: I further understand that the County, or the State Office of Planning and Research, may refer my application and/or any applicable environmental document for my project to the California Department of Fish and Wildlife for review and comment in accordance with the provisions of the California Environmental Quality Act. Should this referral occur, I understand that I must pay all fees as required by Section 711.4 of the Fish and Wildlife Code (\$2,210.00 for Negative Declarations/Mitigated Negative Declarations or \$3,069.75 for Environmental Impact Reports, plus any County Clerk fees as of January 1, 2015). Should these fees be required, I agree to remit a cashier's check or money order in the required amount, payable to the Ventura County Clerk, to the Planning Division prior to any legal notifications regarding public hearings before the decision making body on my application.

Name of Property Owner or Corporate Principal (please print):

Randy Michaels (CFO)

Driver's License Number:

Phone Number: 818-668-2932

Name of Company or Corporation (if applicable):

Camp Ramah in California

Mailing Address of the Property Owner or Corporation/Company:

If a Corporation, please attach a list of the names and titles of Corporate officers authorized to act on behalf of the Corporation

17525 Ventura Blvd. Suite 201, Encino, CA 91316

Signature:*

Date:

***ATTENTION — The property owner (or Corporate principal) will be held responsible for all charges.**

CAMP RAMAH

CUP Modification

April 2018

1.0 PROJECT REQUEST

Camp Ramah in California, Inc. (“Camp Ramah” or “the Camp”) is requesting County approval of its application for a Major Modification to the existing Conditional Use Permit (CUP) which will encompass the anticipated development at the Camp for the foreseeable future. The accompanying project description describes in detail the objectives of the Campus Improvement Plan and how its components will be incorporated into the surrounding environment.

2.0 OVERVIEW

Camp Ramah has been a significant presence in the Ojai Valley since 1955 when it welcomed its first campers and guests after purchasing a hotel turned boarding school. After 14 years of operations, a new camp property was purchased at the current location on Fairview. This site was known as “Orchid Town,” a well-developed property with a significant number of western style buildings, some of which still remain on site. In 1969, Ventura County issued Conditional Use Permit #3048 *‘for construction and operation of a year- around camp for the use of children, youth and university (Ramah) personnel for study, sports, and entertainment.’* By 1972, the Camp was hosting campers at the Ojai location and full operations commenced in 1973. Adjustments to the 1969 CUP were issued in 1971 and 1992 and a Master Plan documenting existing development was submitted in 1994 at the request of the County of Ventura Planning Division.

Camp Ramah consists of 27 buildings containing utilities (and various small sheds dating back to Orchid Town) comprised of various uses including a library, cabin housing, administrative offices, medical care, dining hall, arts, prayer chapel, restrooms and maintenance/housekeeping. In addition to cabins included above, there are 33 tent structures for camper housing. Finally, there are several ancillary and appurtenant structures including sports courts, an amphitheater, an outdoor sanctuary, storage, trellises, shade structures and gazebos. These structures are more fully described below and are depicted in the accompanying photo archive.

Camp Ramah is affiliated with a network of nine Ramah residential camps across North America and maintains its accreditation with the American Camp Association. In order to align its programs with these other camps, Camp Ramah recently revised its program to include campers entering 11th grade and create an innovative leadership program entitled “Machon.” In order to provide the best experience for campers, the grades are separated into age groups. Several new structures to develop the new “Machon” experience are

therefore proposed for the 11th graders to provide them their own space. However, there will not be an increase in camp population due to a corresponding decrease in staff and/or campers at other grade levels

Ojai and Ventura County

Camp Ramah has been an integral part of the Ojai and Ventura County community since its inception. As such, it recognizes and takes seriously the potential benefits and impacts it may have to the community and local neighborhood.

The Camp continues to embrace a community outreach philosophy. In addition to the summer camp, and numerous events to support the local Jewish community, Camp Ramah is available for local community events and has hosted (among others) the Ojai Foundation, Camp Yoga, San Buenaventura Mission, California School Employees Association, the Rotary Club, Foothill Tech High School, Villanova Preparatory School and the Chinese Evangelical Free Church over the past few years.

In addition to being available as a gathering place for important community organizations, Camp Ramah has a significant impact on the local economy. It employs a variety of people from the local area, particularly during summer camp sessions. Much of the food and supplies for campers and staff are provided by local vendors.

Camp Ramah is mindful of its surrounding neighbors who have been considered in the preparation of the Modification, in issues relating to the siting of proposed structures, existing and proposed lighting, and steps to reduce noise impacts. The Camp keeps in contact with neighbors regarding any concerns or to advise them of important information via phone, e-mail and letter. These communication lines were of particular use during the recent Thomas Fire, where the Camp served as a staging area for emergency vehicles.

3.0 PROJECT DESCRIPTION

Summary

The primary goal for the Modification is to construct a new 10,609 SF Machon “village” space to serve the new leadership training program for campers entering the 11th grade. The “village” would consist of six (6) new cabins (four of the cabins would have a 2nd story) for campers and a central gathering area which would include counselor sleeping quarters, prep kitchen, meeting spaces, storage and restrooms.

Secondary goals for Camp Ramah include certifying all existing development and:

- Adding a ~1,151 SF reception and storage area to the Dining Hall,
- Reconfiguring the drop off area for campers to reduce bus traffic and traffic noise around the Camp, and

- Adding recently purchased parcels into the CUP.

The “Machon” project area is located on one of the several adjacent parcels owned by the Camp (see Table 3.1 below), and the Camp would like to add the parcels to the CUP. While a small portion immediately adjacent to the current Camp is proposed to be used for development, the vast majority of the land would be used solely for open space recreation. A portion of this added land will also be used for habitat restoration/mitigation in cooperation with the Ojai Valley Land Conservancy.

As part of the preparations for this application, the Camp solicited the opinion of a noise consultant and a lighting consultant. Based upon the conclusions of those reports, the Camp plans to make the recommended physical and operational changes that will reduce noise and lighting impact upon its closest neighbors.

Parcel Identification and Zoning Designations

Camp Ramah is located on approximately 83.45 acres of a rural part of the County, within the Greater Ojai area. The zoning on the camp is primarily RE-20, but a portion of the Camp (about 7 acres) is located on US Forest Service property (under a Special Use Permit) that is zoned OS-80. The following table describes parcels connected with Camp Ramah:

Table 3.1

APN	Acreage	Zoning	Uses	Part of CUP 3048?	Additional Notes
010-0-120-040	20.45	RE-20	Main Camp	Yes	
010-0-110-120	27.68	RE-20	Main Camp	Yes	
010-0-110-130	28.32	RE-20	Main Camp	Yes	
010-0-070-030	5	OS-80	Manager's house, portion of Caretaker's house, sheds	Yes	SUP from USFS as noted on 1994 Master Plan
010-0-070-300	2	OS-80	Maintenance, portion of staff housing	Yes	SUP from USFS (portion of APN)
010-0-060-030	173.04	OS-40/OS-80	Existing open space recreation and trails, restoration	Proposed	partial SRP overlay
010-0-060-070	149.96	OS-80	Existing open space recreation and trails	Proposed	partial SRP overlay
010-0-070-310	25	OS-80	(N) Machon, existing open space recreation/trails	Proposed	recently acquired
010-0-170-020	21	OS-40	Retreat Center	No	CUP No. 5234

Parcel 010-0-170-002 operates under its own CUP as a retreat center, affiliated with Camp Ramah. The Camp owns three (3) parcels totaling 348 acres of open-space zoned land, which the Camp proposes to incorporate into the CUP. The vast majority of the 348 acres would continue its function as open space, with just 1.7 acres allotted to the new “Machon” village. The village site was selected because of its minimal impact on neighboring properties.

Adjacent uses include open space (OS-20, OS-80) and US Forest Service land to the North, the Camp-related Retreat Center to the west, and rural agricultural (RA-2, RA-5 zoned) parcels to the south and east that typically are developed with low density single family residences.

Permit History

As noted previously, Camp Ramah operations in the current location were validated in 1969 under Conditional Use Permit #3048.

Adjustments to the 1969 CUP were issued in 1971 and 1992 and a Master Plan documenting existing development was submitted and approved in 1994 at the request of the County of Ventura Planning Division.

The following table identifies the permit history to the extent that the available research can document:

Table 3.2

Permit Number	Date Issued	Description
3048	1969	<i>“.. for construction and operation of a year- round camp for the use of children, youth and university (Ramah) personnel for study, sports, and entertainment...”</i>
Mod	1971	Site plan and condition changes
Permit Adjustment	1992	Relocate adult dormitory (Camp was asked to submit a Master Plan which was approved in 1994)
ZC-80629	12/6/99	Construct 3 cabins of 2,116 SF each (6,348 SF total) and addition of bakery
ZC-96172	2003	Construct 2 gazebos of 1,380 SF each
ZC04-0796	5/2004	Trellis and pool deck
ZC05-0399	3/2005	Rebuild pool bathrooms

Permit Number	Date Issued	Description
LU05-0111	8/2005	Withdrawn
LU05-01	9/14/05	Construct 2 nd story to Kaye Building (infirmary)
ZC05-1753	12/2005	We believe to gravel/pave front parking lot?
ZC07-1314	10/2007	Waterslides and second pool
ZC10-0124	2/2010	Rebuild fire damaged Bassan-Heiser Building

The accompanying **Building and Structures Inventory** (spreadsheet) provides information on all of the existing structures on the property and their permit history. Additionally, photographs of each structure have been prepared and are provided with the application.

While reviewing the approved development and comparing it to existing development, the design team noted a few exterior improvements which may not have been previously approved:

- Outdoor sport court (Shown as ‘proposed’ in the 1994 Master Plan),
- 1,250 SF meditation deck and shade structure,
- 2,352 SF dining hall shade structures (3 at 784 SF each), and
- 1,700 SF outdoor sanctuary trellis.

The Camp would like to document this development as part of the project request.

Camp Ramah has also been pursuing permitting and construction of a water well for landscaping purposes, to supplement water received from the Casitas Water District. The purpose of the well is to resupply water to the reservoir which feeds the fire suppression system and provide irrigation water for landscaping. Thus, the well will achieve two goals by 1) reducing consumption from Casitas Water District and 2) proving an additional water source to charge the reservoir for the fire suppression system.

Proposed Structural Development

The proposed square footage and disposition for each building altered by the Master Plan is shown below. Development on existing and proposed structures is generally summarized by the following (areas in gross SF):

- New 6,289 SF Machon indoor programming space,
- New 4,320 SF new sleeping facilities for Machon participants and staff,
- New 1,436 SF reception, meeting and storage area addition to the Dining Hall,

- New 240 SF trellis adjacent to proposed reception,
- New driveway turnaround drop-off area, and
- Document existing exterior accessory structures as follows:
 - Sport Court,
 - Outdoor Sanctuary,
 - Meditation Deck and Shade Structure, and
 - Dining Hall Shade Structures.

FAR and Lot Coverage

With the addition of the “Machon” project and the reception addition, onsite habitable buildings and structures¹ (all floors) will total 112,772 SF. With the existing 84.35 acres, that is a floor-area-ratio (FAR) of 3.0%. Including the newly acquired lots, the FAR will be 0.6%.

Site Improvements

Apart from new buildings, the following site improvements are proposed as part of the project:

- Extend existing access road and construct turnaround for fire/emergency vehicles accessing the Machon village,
- Extend utilities, water and sewer laterals to serve the proposed development, and
- Bus turnaround adjacent to the Dining Hall.

Open Space and Trails

Camp Ramah has acquired three (3) parcels totaling 348 acres of land zoned for open space. The Camp proposes to use 1.7 acres of this land for the new “Machon” village, including indoor programming space and accompanying lodging. The remainder will continue to be used for open space recreation purposes. The Camp is partnering with the Ojai Valley Land Conservancy for a conservation easement over a portion of the land. As part of an unrelated project, habitat restoration will occur within portions of the open space. Existing trails will continue to be used on occasion for nature walks by Camp Ramah guests and staff.

Camp Ramah engaged Hunt & Associates to prepare a biological assessment of the open space and analyze the proposed “Machon” location for impacts to sensitive resources. As described within the report and discussed in more detail below, the proposed location for the “Machon” village will not have a significant impact on biological habitat. The area was reanalyzed by Hunt & Associates after the recent Thomas Fire to take into account any impacts that resulted from firefighting activities from government agencies.

¹ Includes camper tents and structures with plumbing. Does not include decks, trellises, shade structures, sheds, gazebos, and similar structures.

Limitations on Occupancy

Limitations on occupancy were not specifically contemplated in the initial CUP or later modifications and adjustments. However, the current Ventura County Municipal Code, Sec. 8107-17 – Camps, prescribes limitations on daytime and nighttime use for camp uses, based on the type of zone and the amount of acreage. The Camp is composed of two (2) zones, RE and OS.

The County uses the following density factors for those zones:

Zoning/Time of Day	Density Factor
RE Night	10.24
RE Day	20.48
OS Night	0.25
OS Day	0.5

Applying those factors to the acreage (348 acres in OS and 83.45 acres in RE) results in the following data shown in this table:

	Existing Property	Proposed Property	Occupancy Thresholds
Acreage	83.45	348.0	
Max Overnight	854.5	87.0	<u>941.5</u>
Max Day Use	1,709	174.0	<u>1,883</u>

As a result, the Camp would be restricted to 942 persons overnight and 1,883 persons during the daytime on the subject properties. The Camp will abide by these limitations, as discussed in more detail under “Operations.”

Grading and Retaining Walls

Grading operations will generally be limited to the area around the proposed “Machon” village and will consist of approximately 1,190 cubic yards of cut and 322 cubic yards of fill. Export will therefore be approximately 868 cubic yards, before accounting for soil expansion and compaction.

The maximum cut/fill slope will be 2:1 as shown on the accompanying civil plans. The overall work area is approximately 16% slope.

The “Machon” complex will be nestled into the adjacent hill side with stepped retaining walls. The typical retaining wall height will be ~6' and maximum height will be ~8'.

Minor grading will also be required to scarify and compact the proposed access drive and a proposed bus-turnaround area by the Dining Hall. No trees will be removed but it is possible that up to six oak trees could be impacted by the proposed development.

4.0 OPERATIONS

Staffing Summary

Camp Ramah retains a permanent staff and employs seasonal workers. Although the numbers may vary, year-round staff at the Camp typically includes the following:

Job Category	Estimated # of personnel
Business Office	2-3
Landscape Maintenance	5
Housekeeping	6
Kitchen/Dining	5
Camp Director	1
Entry Kiosk	1

These personnel are supplemented during summer camp and larger events.

Events

Camp Ramah operates on a year-round basis. In addition to the primary mission of Jewish educational experiences supported through both summer and year-round programs, the Camp hosts non-profit organization rentals and individual celebrations, including weddings and bar mitzvahs. The Camp also hosts community related organizations such as the Rotary Club, Ojai Foundation, Ventura College student government, Chinese Evangelical Free Church, Santa Barbara Adventure, San Buenaventura Mission, and numerous others.

Most non-camp events are typically 2-3 days and range from 30 people to several hundred. A spreadsheet with activities over the last 3 years is provided as an exhibit. There were four weddings and nine Bar Mitzvahs held at the Camp within that 3-year timespan.

Summer Camp

The summer camp sessions run 8 weeks continuously plus one week of staff training, typically from mid-June to Mid-August and includes ~590 campers, approximately 240 programming staff and counselors that stay with the campers all day and night, and approximately 75 additional support staff, hired from the local community that work at the Camp during the day.

During any given day, ~60 campers leave the Camp Ramah site for overnight excursions elsewhere in the area. As a result, the proposed total of overnight residents will always be less than the 943 maximum that is calculated by using the guidelines in Sec. 8107-17 - Camps of the Ventura County Municipal Code.

Camp Hours

Typical business hours at the camp are 9:00 a.m. to 5:00 p.m. However, the Camp operates day and night for certain events such as summer camp and includes overnight lodging in cabins and tents. Bathrooms, kitchens and laundry are available for guests.

Operational hours for exterior amplified sound use are from 7:00 a.m. to 10:00 p.m. to comply with current code restrictions, but a limited number of exceptions to this schedule occur in order to accommodate specific traditional activities during summer camp: Café Ezra, weekly Israeli Dance and Performance Nights.

These events, the mitigations for them, and noise in general are described in more detail within the 2017 Noise Technical Report prepared by Dudek & Associates, and in the “Environmental Considerations” Section below.

Security and Earthquake/Disaster Procedures

Access to the Camp is restricted by a gate and security kiosk. Security cameras are also used on the Camp to monitor potential concerns. Adult supervision is provided during all events and when the Camp’s summer program is in session, to ensure camper safety.

Camp Ramah maintains a handbook which includes procedures for the staff to follow to protect the campers and on-site personnel in the event of a disaster.

There is a warning alarm in the center of the Camp which is tested monthly during summer camp.

Neighborhood Outreach

Camp Ramah has provided the e-mail addresses and telephone number for the business office and Camp Director to all of the adjacent neighbors. Neighbors are encouraged to call the Camp to voice any concerns regarding noise, lighting, *etc.*, and the Camp endeavors to respond promptly to investigate and resolve issues. In addition, the Camp has partnered with the neighbors to ensure open communications including the sharing of event dates, safety management and information.

Non-Profit Status

Camp Ramah has been operating as a non-profit corporation since it opened. The applicants do not anticipate any future change in its nonprofit or 501(c)(3) tax-exempt status.

5.0 ENVIRONMENTAL CONSIDERATIONS

In considering the proposed Modification, the Camp's leadership and the design team recognized that certain key issue areas needed further study and retained professionals to assist them in assessing potential impacts. Where dictated by the results of these analyses, Camp Ramah has implemented proactive measures to reduce potential impacts to levels of insignificance. After reviewing the results of the various reports, which are cited below, it is not anticipated that there will be any adverse impacts as a result of the project request that cannot be effectively mitigated. Additional measures suggested in these reports will also be implemented with regards to noise and lighting which will mitigate existing impacts.

The following reports were prepared on behalf of Camp Ramah and have been submitted with this application

- Biological Analysis (Hunt & Associates),
- Lighting Analysis (Smith Engineering Associates),
- Noise Assessment (Dudek & Associates), and
- Soils Report.

Additionally, the material below was compiled by the applicants and has been supplied with the application:

- Architectural Drawings (Jane Carroll Design),
- Civil Drawings (Lewis Engineering),
- Building & Structures Inventory,
- Photo Documentation of Existing Development,
- Camp Events Summary (2015-2017),
- 11 x 17 Exhibit (1994 Master Plan),
- Will Serve Letters from Water/Sewer Districts, and
- Preliminary Title Reports.

A summary discussion of each environmental issue area follows.

A. AIR QUALITY

The applicant does not project any long-term impacts to air-quality as a result of the proposed project. The addition of the Machon Village on such a large property will not have a significant impact on air quality.

Short-term impacts from construction could occur as a result of earth movement. In order to mitigate this possibility, the applicants would implement standard mitigation measures as recommended by the County and Air Pollution Control District (APCD) to control airborne particles.

B. ARCHAEOLOGY

Archaeological resources are not expected to occur within the subject area. However, standard measures are proposed to stop and/or redirect work are proposed if archaeological/cultural materials are discovered during grading and construction.

C. BIOLOGY

In order to evaluate potential impacts to biological resources, the Camp engaged Lawrence Hunt & Associates to undertake a Biological Assessment (BA). The report was completed in August 2017. However, before the application was completed, the Thomas Fire broke out and endangered the Camp. Some of the Camp owned property was burned (though no structures were lost). The following is a summary of the findings and recommendations from the BA.

Thomas Fire

The Thomas Fire began alongside Highway 150 approximately 11 air miles ESE of the project area on 4 December 2017. The fire advanced westward and reached the vicinity of Camp Ramah a few days later, burning vegetation on slopes adjacent to the northern and western edges of the project area. Fire crews bulldozed a firebreak through the center of the project area in order to establish a fire line that would protect the Camp and properties on Fairview Road. A site visit was conducted on 16 February 2018 to assess the changed existing conditions and impact of these disturbances on biological resources. These changes were analyzed and the mitigation measures subsequently updated. The accompanying March 2018 Biological Assessment includes recommended mitigation measures.

Trees

According to Hunt, up to six (6) oak trees measuring 4-6" DBH may be impacted by the proposed driveway access. These trees will be mitigated by replacing them at a 3:1 ratio from acorns harvested from oak trees within the woodshed.

Birds, bats and reptiles and mammal-

Potential direct or indirect impacts to these creatures from construction are proposed to be reduced to levels below significance through other mitigation measures including biological monitoring, nesting/roosting surveys, environmental training, limitations on night lighting, trash containers, architecture design and a prohibition on the use of rodenticides.

Restoration

Fire suppression activities in December 2017 impacted approximately 1,519 SF (0.035 acres) of Federal (U.S. Army Corps of Engineers) and State (CA Department of Fish and Wildlife) jurisdictional areas associated with the unnamed seasonal tributary of McDonald Canyon Creek that runs along the eastern edge of the proposed project area. An approximately 100-foot long reach of the channel was completely filled with soil and associated riparian scrub vegetation on both sides of the creek was removed to create a firebreak. The buried reach of the channel will have to be reconfigured, stabilized, and restored.

While not specifically part of this project, the Camp proposes to restore the channel and will pursue permits with the Army Corps and California Fish & Wildlife through the Streambed Alteration Agreement and Nationwide Permit(s) process.

Trails

Although discussed in the Biological Assessment, no new trails are proposed at this time. If trails are proposed in the future, the owner will coordinate with the project biologist, the appropriate regulatory agency(ies) and the Ojai Valley Land Conservancy (where trails may affect land dedicated to a proposed easement that would be maintained by the Conservancy) to address potential impacts from trail development.

D. TRAFFIC AND CIRCULATION

There is no proposed increase in campers or staff as a result of the project. Camp Ramah recently added an 11th grade option for campers and correspondingly reduced the number of program staff in other grades. The proposed Machon village will allow for these campers to have their own special experience, consistent with other affiliated camps around the United States.

An access road will be extended to the Machon village to allow for deliveries and to accommodate fire and other emergency vehicles.

E. DESIGN COMPATIBILITY

The central Machon and accompanying cabins will incorporate earth tones and be compatible in design with the remainder of the camp and with the rural setting. The Machon will be worked into the adjacent hillside and has been designed specifically to tuck into the small valley away from surrounding residences. Consequently, potential light and sound disturbance will be mitigated by the natural environment. Its maximum height will be 25'-8". The cabins are a combination of two (2) single-story and four (4) two-story structures with a maximum height of ~12' on the single-story cabins and 23'3" on the two-story cabins. None of the development will be visible from public vantage points

F. GEOLOGY

As stated previously, the total grading proposed for the project request is distributed as described below.

CUT	FILL	IMPORT	EXPORT
1190	322	0	868*

The net difference between cut and fill is 868 cubic yards. However, this figure does not include shrinkage, so the final amount to be exported will vary depending on soils expansion but will certainly be less than 868 cubic yards.

The maximum height of proposed retaining walls will be 7'-6". The total area disturbed is 16,939 SF. Consequently, a SWPPP will not be prepared as discussed in the Water section.

A soils report has been prepared for the project and the Camp will follow the recommendations of that soils report, as described in the accompanying report.

G. LIGHTING

At the request of the Camp and in an effort to minimize neighbor concerns with site lighting, a Site Lighting Report was prepared by Smith Engineering Associates on July 26, 2017, with a goal of receiving recommendations for potential improvements.

The report concludes that most of the Camp fixtures were well designed (hooded, directed downwards and/or set to a timer) with downward directed light that fades to darkness quickly. However, some lights were identified that could be improved (upward directed lights, bright flood lights) and those recommendations have been

implemented. In addition to the report's recommendations, the Camp is responsive to any neighbor related concerns.

Additionally, the report recommends considering bilevel switching to reduce light levels in certain areas in the very late evening hours (*e.g.*, after midnight). The Camp proposes to enact all of the recommended changes, which also conform to the Ojai Dark Sky Ordinance.

H. NOISE

As discussed in the Operations section, the Camp is used for overnight purposes for certain events, while other events are only for day use without overnight stays.

The new Machon building will provide much-needed interior gathering space which will not disturb the neighbors. Noise generation sources from future implementation of the project include mechanical equipment operation associated with the new structures and operation of the outdoor sound amplification system. Neither traffic-related noise levels nor general activity noise levels would be anticipated to increase, given the maintenance of the current and historic attendance or participation population under the proposed modification.

Outdoor mechanical equipment includes three compressors for mini-split HVAC units for the girls' structures; three compressors for mini-split HVAC units for the boys' structures; an exhaust blower for the kitchen; and an exhaust blower for the equipment room (plant room) for the dining common/meeting hall building.

Noise-generating activities occur in various locations throughout the site but are primarily concentrated in the center of the property. Within the center portion of the property, the Camp proposes to install and operate an exterior sound amplification system. Operational hours for exterior amplified sound use are proposed to range from 9:00 a.m. to 10:00 p.m., but a limited number of exceptions to this schedule are proposed in order to accommodate specific traditional activities.

The proposed locations for sound equipment include the following:

1. Main Dining Hall lawn (facing northeast) as well as one speaker on the northern, eastern and southern corners of the dining building;
2. Firepit at the boy's tent area (portable or temporary speaker), oriented southwest;
3. Tennis courts (portable or temporary speaker), oriented north;
4. Amphitheater (anticipated to include a pair of speakers at the stage corners, and a pair of speakers at the half-way point on either side of the seating area, facing northeast and northwest);
5. Girls' gazebo (inside, oriented downward from the ceiling); and

6. An emergency alarm, with individual speakers facing north, west, south, and east, located immediately south of the central Dining Hall.

Camp Ramah proposes to allow the use of amplified sound in outdoor areas which either extends later than the general 10:00 p.m. limit, and/or involves the participation by a large portion of the Camp population for the following traditional activities or events:

Café Ezra (special needs adult program) - One night per week during summer camp season, in the patio and lawn area on the northwest side of the dining hall (amplified sound location #1), low level amplified music, 9:00 to 11:00 p.m.

Israeli Dance - One night per week during summer camp season, in the tennis courts area (amplified sound location #3), moderate level amplified music, 9:00 to 10:30 p.m.

Performance Night - Once per camp session, in the amphitheater (amplified sound location #4), amplified speech and low-level music, 7:30 to 9:30 p.m.

The potential for sound generation from the proposal would include operation of exterior mechanical equipment and new amplified sound system usage, in coordination with the Noise Assessment designed to focus the direction of sound away from neighbors

A Noise Assessment focusing on existing operations, the proposed project and operation of the amplification system was completed by Dudek & Associates (please see attachment) in August 2016 and updated in March 2017.

Existing Operations

In order to characterize existing noise levels associated with Camp Ramah operations, four noise measurements were performed totaling 96 hours. The measurements included an approximately 24-hour period before a Memorial Day Weekend session at the Camp; two 24-hour measurements while the Camp was in session; and a final 24-hour period following the Memorial Day Weekend Session.

All of the CNEL values from the measured locations comply with the 60 dBA CNEL exterior noise level criterion for residential land uses.

Mechanical Systems

The Assessment additionally found that the proposed mechanical operations would not exceed 23dBA Leq at the adjacent property line closest to the equipment. That number is well below the most restrictive Leq1H 45dB(A) during any hour from 10:00 p.m. to 6:00 a.m. The report concludes that it would therefore not be necessary to restrict the

hours for mechanical equipment operation associated with the proposed new Machon village.

Speaker System Operations

Noise Element Policy Analysis – Normal Speaker System Operations

The report found that the calculated noise level at each property boundary for normal operation of the proposed outdoor speaker system (i.e., announcements) would comply with the most restrictive noise limit (45 dBA Leq applicable in the period from 10:00 p.m. to 6:00 a.m.). Consequently, normal operation of the sound amplification system as proposed would comply with the Noise Element.

Noise Ordinance Policy Analysis – Normal Speaker System Operations

The noise ordinance (Ventura County Municipal Code Sec. 6299-1 - Loud or Raucous Noise Prohibition) prohibits the generation of noise from amplified sound systems which is audible to the human ear during the hours of 9:00 p.m. to 7:00 a.m. of the following day, at a distance of 50 feet from the property line of the noise source. The amplified sound system, for normal announcements operation, is proposed to be limited to the period from 9:00 a.m. to 10:00 p.m. In the period from 9:00 to 10:00 p.m., the amplification system cannot produce sound which is audible at 50 feet from the Camp property lines.

Data from the four-day sound level measurements was used to compile the hourly average noise level during the hour of concern, from 9:00 p.m. to 10:00 p.m. Measurements were performed at the western, northern, northeastern, and eastern property boundaries. The measurement data for the period from 9:00 p.m. to 10:00 p.m. on four consecutive days was averaged for each of the property boundary locations.

The sound levels for normal speaker system operation at the north and west property lines would fall below the recorded average ambient levels. For the south property line, measurements were not taken, but the predicted speaker noise levels would fall below the lowest ambient levels recorded at any of the property boundaries. For the eastern property boundary, the sound level from all speakers in announcement mode would equal 41 dBA LEQ compared to the recorded average of 38 dBA LEQ HOUR from 9:00 p.m. to 10:00 p.m. at this property line. Since this represents up to a 3 dBA increase over ambient, the sound would be considered audible 50 feet from the eastern property boundary, which would constitute a potential conflict with the noise ordinance. *However, placing the speakers for the amphitheater along the east side of the stage and seating areas, and orienting these speakers to the northwest (pointing into the audience, and away from the eastern property boundary), would reduce the normal speaker operational levels to 29 dBA LEQ along the eastern property boundary. This level would fall below ambient and would therefore comply with the noise ordinance.* This proposed mitigation is described in more detail in the Noise Assessment.

Traditional Events/Activities Speaker Noise Levels

The Noise Assessment also studies projected noise levels as a result of the Café Ezra, Israeli Dance and Performance Night portions of the summer camp activities. These levels (prior to mitigation) are identified in Table 5 below:

Table 5 Average Noise Level During Traditional Events/Activities			
Event	West Property Line dBA CNEL	North Property Line dBA CNEL	East Property Line dBA CNEL
Café Ezra	27	17	35
Israeli Dance	46	43	39
Performance Night	32	43	61
Ambient ¹ (LEQ HOUR)	37	35	35

Table Note: ¹ Average hourly sound level from 10-11 PM from four day measurement data.

Based upon this information, Dudek concludes that Café Ezra would at all times conform with applicable Noise Element Policies and does not require further modification.

With regards to the Israeli dance, mitigation would be required to comply with Noise Policies and the noise ordinance.

For the Performance Night, projected impacts to residential uses at the eastern property boundary would require mitigation in order for it to occur at any time.

Proposed Mitigation for Israeli Dance and Performance Night

The following Mitigation Measures are proposed to reduce noise levels so that they are compliant with noise policies and the noise ordinance:

MM-1 Routine Speaker Operations / Performance Night Event – Amphitheater Speakers

The speakers for the amphitheater shall be installed at the eastern end of the stage area, and along the eastern side of the seating area, and shall be oriented northwest. No amphitheater speakers shall be oriented toward the eastern property boundary.

MM-2 Israeli Dance Event

Acoustic blankets shall be installed on the fencing along the west, north, and east side of the tennis courts before Israeli Dance events are held there with a planned schedule

which goes any later than 9:00 p.m. The blankets must be installed with no gaps and should extend from the ground to a height of 8 feet above the ground. The sound blankets shall have a minimum STC rating of 25.

With these mitigation measures, projected noise levels can be made compliant with the noise ordinance as shown in Table 6 below:

<p>Table 6</p> <p>Average Noise Level During Traditional Events/Activities</p> <p>With Mitigation</p>			
Event	West Property Line dBA CNEL	North Property Line dBA CNEL	East Property Line dBA CNEL
Israeli Dance	36	33	29
Performance Night	35	34	29
Ambient ¹ (LEQ HOUR)	37	35	35

Construction Noise

With regard to short-term noise impacts due to construction, the project would be subject to standard County measures to minimize construction-related noises. These measures will be printed on the plans and communicated to the contractor.

Camp Ramah will coordinate with the neighbors and provide a written construction plan and schedule that includes the anticipated duration of construction activities. To the extent feasible, Camp Ramah shall include the expected timing and levels of use of any heavy-duty equipment that is likely to impact surrounding neighbors.

Bus Idling/Turnaround

In order to improve vehicle/pedestrian safety and minimize noise impacts from cars and buses, the Camp enforces the following measures:

- No bus idling for longer than 30 minutes
- During Camp sessions, all vehicles including staff must park at the main parking lot adjacent to the residence

Further, the proposed bus turnaround adjacent to the Dining Hall (near flag poles), will allow buses to turnaround before entering the camp, minimizing noise impacts to the neighbors and decreasing interactions between pedestrians and buses.

I. WASTEWATER

Camp Ramah is served by Ojai Valley Sanitary District. The applicant has been in contact with the District and a site visit was conducted in November 2017. The District has provided a Will Serve Letter for the extension of service to the proposed Machon village. It may be necessary to accomplish an annexation through LAFCO to provide sewer service, or an out of area service agreement.

J. WATER

Water Demand

Camp Ramah is currently served by the Casitas Municipal Water District with a 4" metered connection and is allocated 29 acre-feet of water per year. A Can and Will Serve letter was issued by the District to the Camp for the proposed development on August 19, 2016. The letter requires the Camp to use water efficient fixtures throughout the new development.

The Camp has dug a water well and is in the process of finalizing the construction of the well for the purpose of providing water for landscaping and to fill the 2.5-million-gallon reservoir which is used for irrigation and fire suppression. It is hoped that the well can provide an additional 5 acre-feet/year of water.

Storm Water Quality

Stormwater detention is not anticipated to be required for the project. Per the project engineer, the minor increase in impervious areas of less than 2% of the existing camp development is considered negligible.

Stormwater runoff will continue to flow overland in a southerly direction to the sports field directly to the south where it will be detained in the grassy field as in the current condition.

6.0 FINDINGS AND CONCLUSIONS

Camp Ramah has carefully considered the proposed request and is proud to present the accompanying application. Major efforts have been made to ensure that the project will not cause significant impacts to the surrounding community, while still providing a first-rate experience for campers and guests. Enhanced by these proposed projects, Camp Ramah will further serve the Ojai and Ventura community for many years to come.

Professional analysis and reports from a variety of consultants were utilized in the design of the plan with respect to architecture, biology, geology, noise, soil, civil engineering, lighting, grading and storm water drainage.

The proposed vital and exciting site projects fit under the prescribed occupancy thresholds in the zoning ordinance. These developments will allow the Camp to better meet laws and regulations as well as be better neighbors. New buildings and additions will be screened from the view of the public and neighboring property owners by the existing landscaping and topography and noise impacts will be mitigated such that they will meet County policies and ordinances.

It appears clear that the proposed project can be considered consistent with the goals, policies and intent of the County General Plan. We respectfully request County support for this important project.

**Major Modification (Case No. PL18-0052) to
Conditional Use Permit (CUP) No. 3048
Camp Ramah
Project Description**

The applicant requests a Major Modification to CUP No. 3048 for a 20-year term. The CUP boundary will be expanded, and construction of new structures and the legalization of existing structures is proposed, as described below.

CUP Boundary Adjustment

The current CUP boundary will be modified to include APNs 010-0-060-030, 010-0-060-070 and 010-0-070-310, increasing the camp from 83.45 acres to 348 acres (for a total of 431.45 acres). These parcels are undeveloped. APN 010-0-060-030 and APN 010-0-060-070 are vacant open space land with public trails that are part of the United States Los Padres National trail system¹. No structures or vegetation removal is proposed on these parcels. Approximately one acre on APN 010-0-070-310 will be developed with a new cabin area known as the “Machon Village” (discussed below).

New Structures and Improvements

The following structures and site improvements are proposed:

- Machon Village: The camp expansion includes the construction of “Machon Village,” (10,609 sq. ft.) over one acre of land to accommodate the existing Machon program. The village would serve as the new location of the existing leadership training program for campers entering the 11th grade. The village would consist of: six new cabins, four of the cabins would have a second story, (4,320 sq. ft.) and a central gathering structure (the “Machon”) that includes counselor sleeping quarters, a prep kitchen, meeting spaces, storage, and restrooms (6,289 sq. ft.). Machon Village provides additional space to accommodate existing campers. The village complex will be nestled into the adjacent hillside with stepped retaining walls that vary between six feet and eight feet in height.
- The existing secondary access road located along the western property line would be extended, with a fire access turnaround, to provide emergency vehicle access to Machon Village.

¹ GIS information on public trails was provided by the (1) U.S. Forest Service: <https://www.fs.usda.gov/managing-land/trails>; (2) Santa Monica Mountains National Recreation Area: <https://www.nps.gov/state/ca/index.htm>; and, (3) Ventura County Day Hikes Around, 3rd Edition, Robert Stone

- A new 1,436 sq. ft. reception, meeting, and storage area will be added to the Dining Hall.
- A 240 sq. ft. trellis would be constructed adjacent to the proposed reception area; and,
- The drop off area (adjacent to the existing Dining Hall) would be reconfigured to reduce bus traffic around the Camp.
- The existing driveway to Machon Village will be widened and will result in the removal of four protected Coast Live Oak trees (Tree Nos. 437, 438, 478, and 480) and encroachment into the Tree Protection Zone (TPZ) of four protected Coast Live Oak trees (Tree Nos. 481, 482, 598 and 599) (Arborist Report and Tree Protection Plan, prepared by Kenneth A. Knight Consulting, LLC., February 7, 2019).

Legalization of Existing Structures:

The applicant requests the legalization of the following unpermitted accessory structures:

- Sport court (2 tennis courts,) located on APN 010-0-110-130, adjacent to the western property line.
- Outdoor sanctuary trellis located on APN 010-0-110-130, adjacent to the existing pool.
- A 1,250 sq. ft. meditation deck and shade structure located on APN 010-0-110-120 adjacent to the reservoir.
- A total of 2,352 sq. ft. of shade structures located adjacent to the Dining Hall on APN 010-0-110-130.

Estimated earthwork includes 1,190 cubic yards of cut and 322 cubic yards of fill, with excess cut being balanced onsite. Table 2 below includes a list of existing structures.

Existing Structures

Name	Size (in square feet)	Use
Dining Hall	14,800	Meals
Fingehut Chapel	1,156	Chapel
Old Library	1,020	Library
Friedman Library	2,070	Library
Office Complex	4,727	Office/staff housing/kindergarten
Laundry	1,050	Laundry

Director's House	970	lodging
Staff Lounge	1,375	Staff Lounge
Arts Building	2,237	Art
Bassan Heiser	5,600	Adult Housing
Friedland	5,600	Adult Housing
Whizin	10,356	Adult Housing
Infirmary (Kaye building)	4,400	Medical
Caretaker's house	613	lodging
Cabins	10,500	lodging
Boys' tents	4,800	lodging
Boys' tents	2,048	lodging
Boys' Bathroom	1,035	bathroom
Girls' Tents	3,600	lodging
Girls' Tents	4,096	lodging
Girls' Bathroom	836	bathroom
Staff Housing	898	lodging
Camp Manager's House and Garage	1,715	lodging
Sheds/Storage (7)	3,767	Sheds/Storage
Cabins	6,348	lodging
Bakery Addition to Dining	710	Bakery
2nd story to Kaye Building	4,400	Infirmary/lodging
Amphitheater	N/A	Outdoor theater
Trellis and Pool Deck	N/A	Trellis and Pool Deck
Outdoor Sanctuary Trellis	1,700	Outdoor Sanctuary Trellis
Swimming pool bathrooms	744	Swimming pool bathrooms
Gazebos	2,760	Gazebos
Swimming Pool/Slides	N/A	Swimming Pool/Slides
Parking	N/A	134 spaces
Reservoir	N/A	N/A
TOTAL		
100,727 sq. ft.		

Camp Ramah Youth Summer Camp

Camp Ramah is an American Camp Association (ACA) accredited camp that has been operating onsite since 1969. The Camp Ramah youth summer camp operates for nine weeks (June to August) and consists of one week of training for Counselors/Staff and then two, four-week sessions for campers. Within the four-

week sessions, there are two 2-week sessions available for campers that need or desire a shorter stay. During the summer months, Camp Ramah hosts 600 - 650 campers over each four-week session.² Camp Ramah summer session includes 93 daytime and 255 overnight employees (Camp counselors, kitchen, housekeeping, maintenance, administrative, and security staff, and 6 residents who live on-site). One family visitation day is scheduled per camp session where families are invited to visit the camp during the day only. Camp Ramah youth summer camp is a 24-hour program. Generally, the camp outdoor programs occur between 7:45 a.m. and 9:00 p.m. Sunday through Friday, and between 7:45 a.m. and 10:00 p.m. on Saturdays. One exception to those general hours is an outdoor café-like gathering (Café Ezra) on Thursday nights for staff throughout the summer and hosted by special needs counselors. Café Ezra ends at approximately 11:00 p.m.

Non-Summer Programs and Activities

Camp Ramah hosts approximately 90 programs and activities per year for adult and youth campers. During the non-summer months, Camp Ramah is staffed by 37 daytime employees and two residents who live on-site. The non-summer camp activities generally occur Monday through Sunday from 8:00 a.m. to 10:00 p.m.

Outdoor Amplified Sound and Music

All activities occurring at Camp Ramah may use a hand-held, acoustic speech amplifier to direct campers to programs and locations. Other activities and programs may use microphones and amplified music. Camp Ramah's amplification system will be equipped with an automatic system to limit volume so that noise does not exceed 50 dBA after 7:00 p.m. All amplified equipment will be turned off by 10:00 p.m., except during Café Ezra (which has low level ambient music). Campers and staff may only use outdoor amplification equipment provided by Camp Ramah for both day and nighttime use. The use of amplification equipment would generally occur at the following locations: inside Girl's gazebo for use during summer camp and non-summer camp programs of activities (e.g. dance classes, occasional outdoor dining); Basketball Court/Tennis Court (requires sound blankets); Main Dining Room Lawn; amphitheater; and, Fire Pit at Boy's Tent Area. Camp Ramah Staff remain on-site and are available for monitoring and to respond to complaints.

The majority of meals are prepared and served in the dining hall. However, catering services throughout the year may be provided by food trucks licensed in Ventura County.

² In accordance with the Ventura County NCZO Section 8107-17.2.2, the maximum number of overnight guests that could be allowed at Camp Ramah is 942. This number is based on the size of the property.

Security and Earthquake/Disaster Procedures

Access to the Camp is restricted by a gate and security kiosk. Security cameras are used throughout the camp to monitor operations and to hinder criminal activity. Adult supervision of youth campers will be provided throughout the year. Camp Ramah maintains a handbook, which includes procedures for the staff to follow to protect the campers and on-site personnel in the event of a disaster. There are warning alarms located in the center of the camp, which are tested monthly during the summer camp program. Security personnel will be provided by Camp Ramah staff as needed.

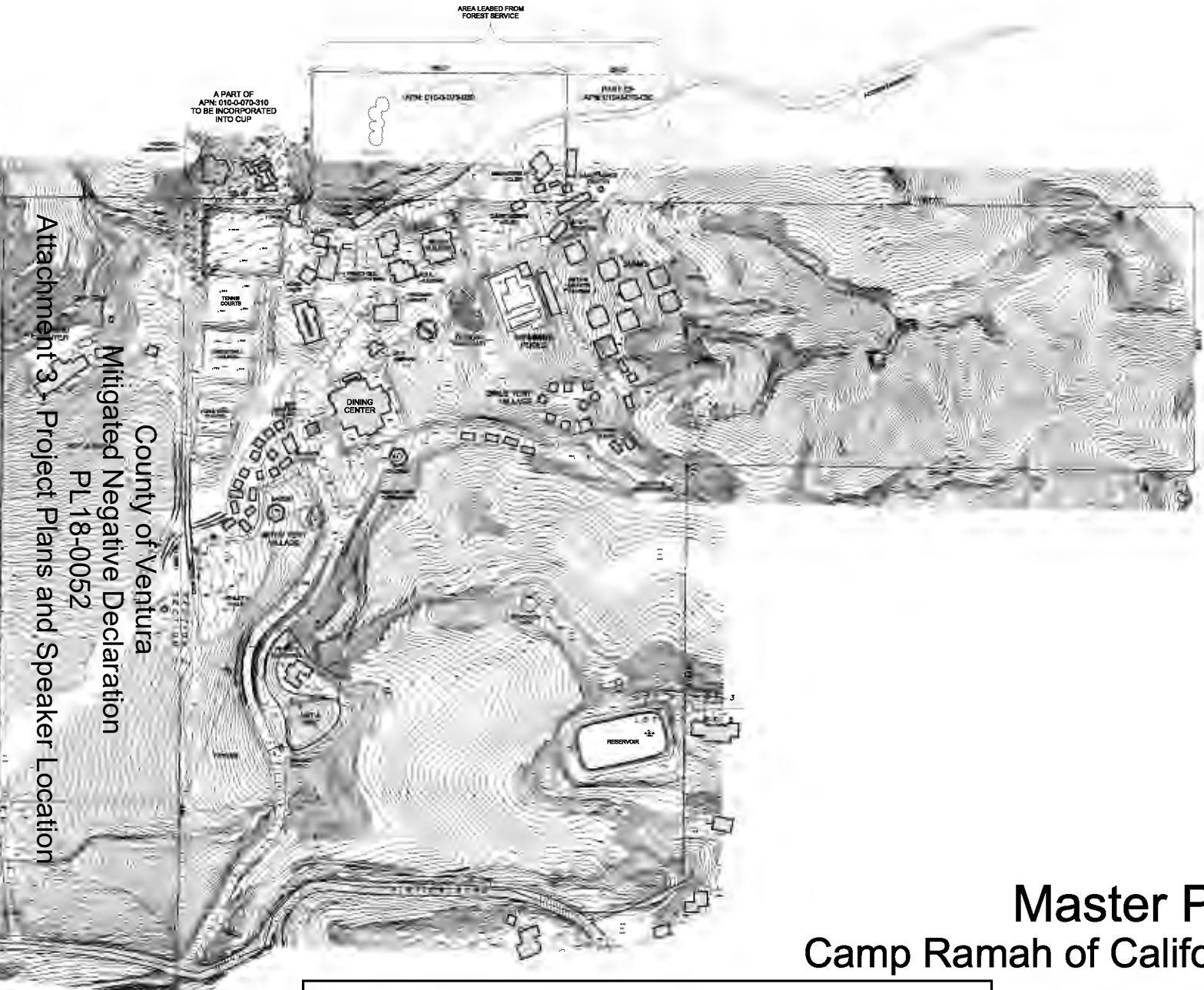
Access

Access to the project site is available from Fairview Road (a paved public road) to Camp Ramah Road (a paved private road). Non-summer month campers and visitors would be bussed to the project site or arrive in personal vehicles. Summer month campers re bussed in. The on-site parking area and bus drop off point is located more than 100 feet from Fairview Road, south of the softball field.

Water and Wastewater Services

Water service is provided by the Casitas Municipal Water District (CMWD). A Conditional Water Will Serve Letter (dated November 12, 2020) has been provided to extend water service to Machon Village. Wastewater service is provided by the Ojai Valley Sanitary District (OVSD) or the existing camp.

Machon Village will be located on APN 010-0-070-310. This parcel is outside the OVSD Sphere of Influence. To provide wastewater service, OVSD will need to request annexation of all or some of APN 010-0-070-310 from the Ventura County Local Agency Formation Commission or negotiate an Out of Area Service Agreement with the Camp.



County of Ventura
Mitigated Negative Declaration
PL18-0052
Attachment 3 - Project Plans and Speaker Location

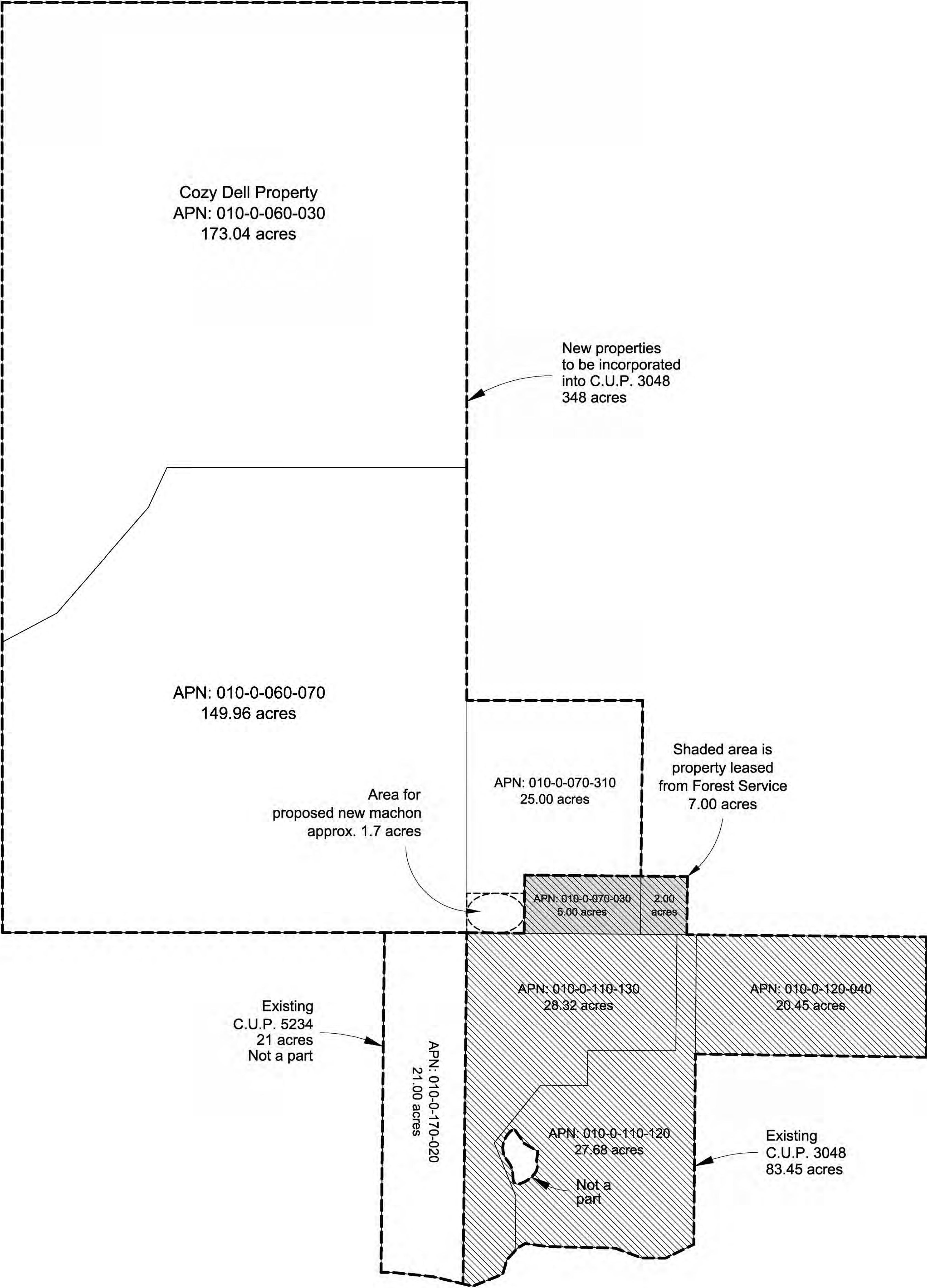
Master Plan Camp Ramah of California



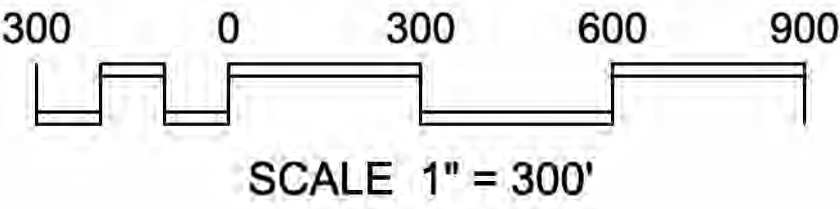
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SCALE 1" = 100'

NO



Master Plan
Camp Ramah
of California



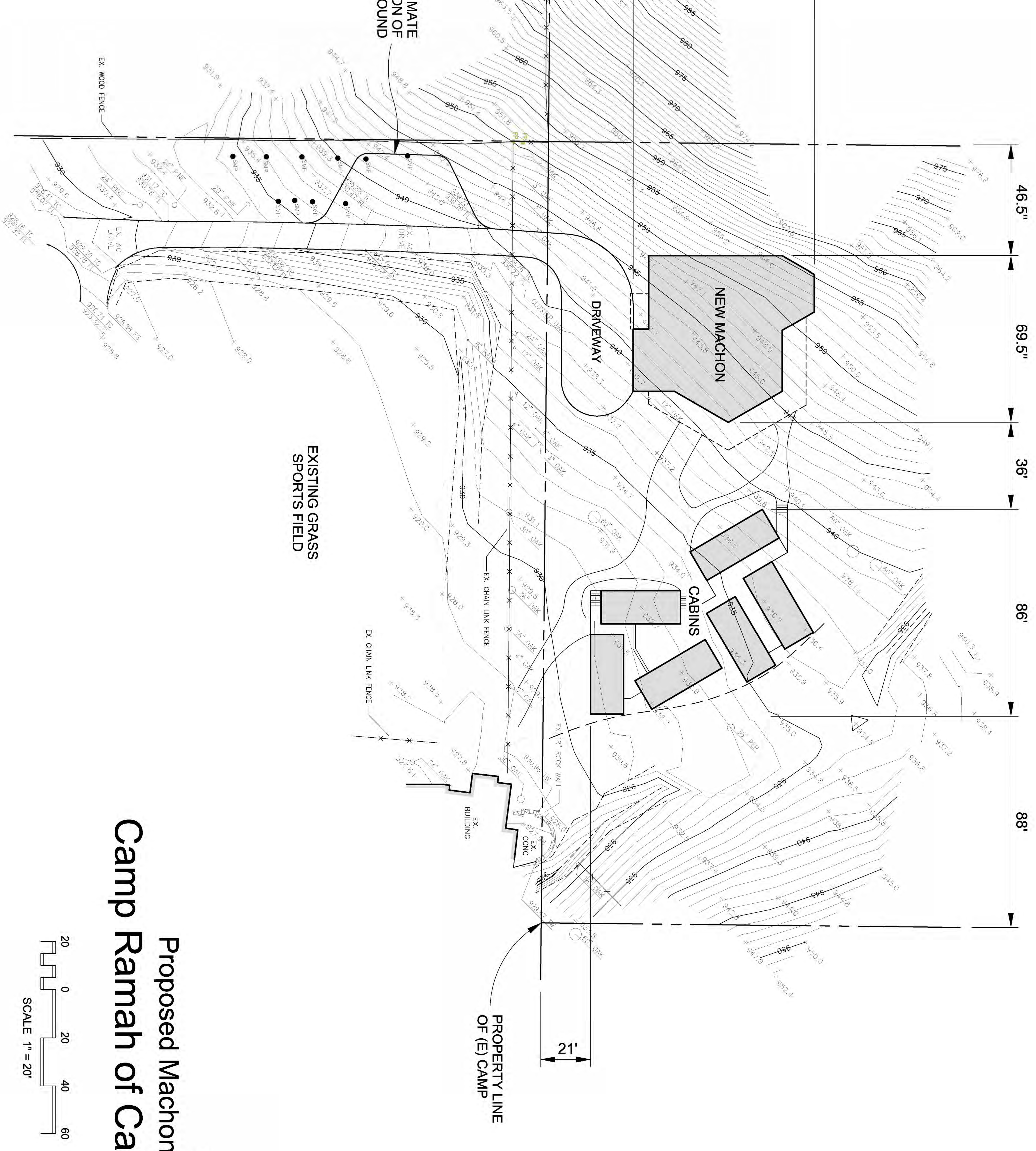
Revisions		
No.	Description	Date

JANE CARROLL DESIGN
206 N. SIGNAL, SUITE R, OJAI, CALIFORNIA 93023
TEL: (805) 646-6450 FAX: (805) 646-6459
www.janecarrolldesign-ojai.com janecarroll@vnet.com

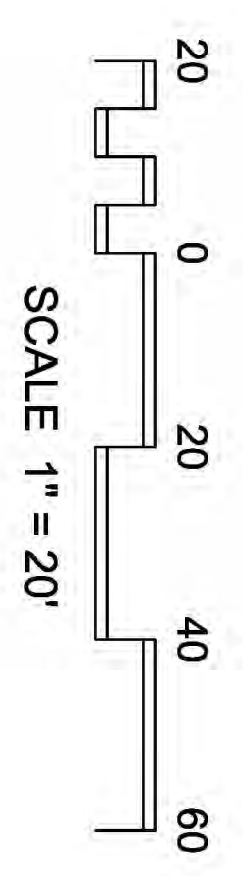
Master Plan

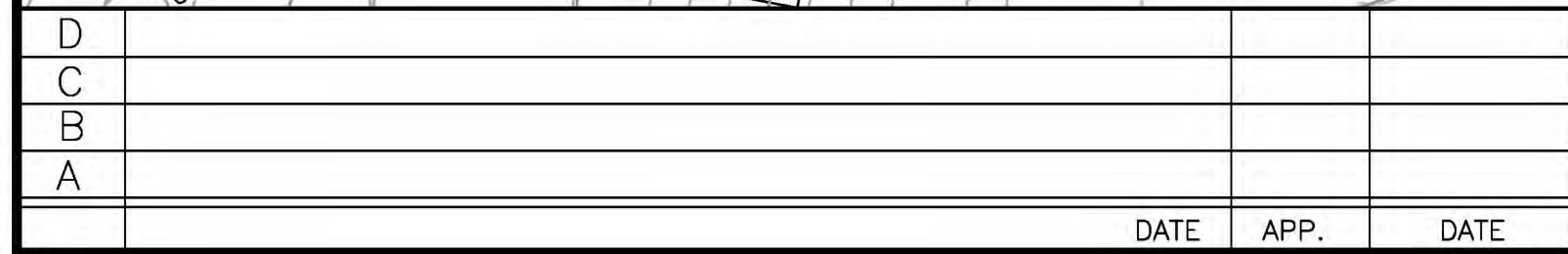
Camp Ramah of California
385 Fairview Road, Ojai, California
APN: 010-0-110-012/3 CUP 3048
APN: 010-0-120-004

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DATE 3-13-2018
SCALE 1" = 200'
JOB NO. -
SHEET



Proposed Machon
Camp Ramah of Ca





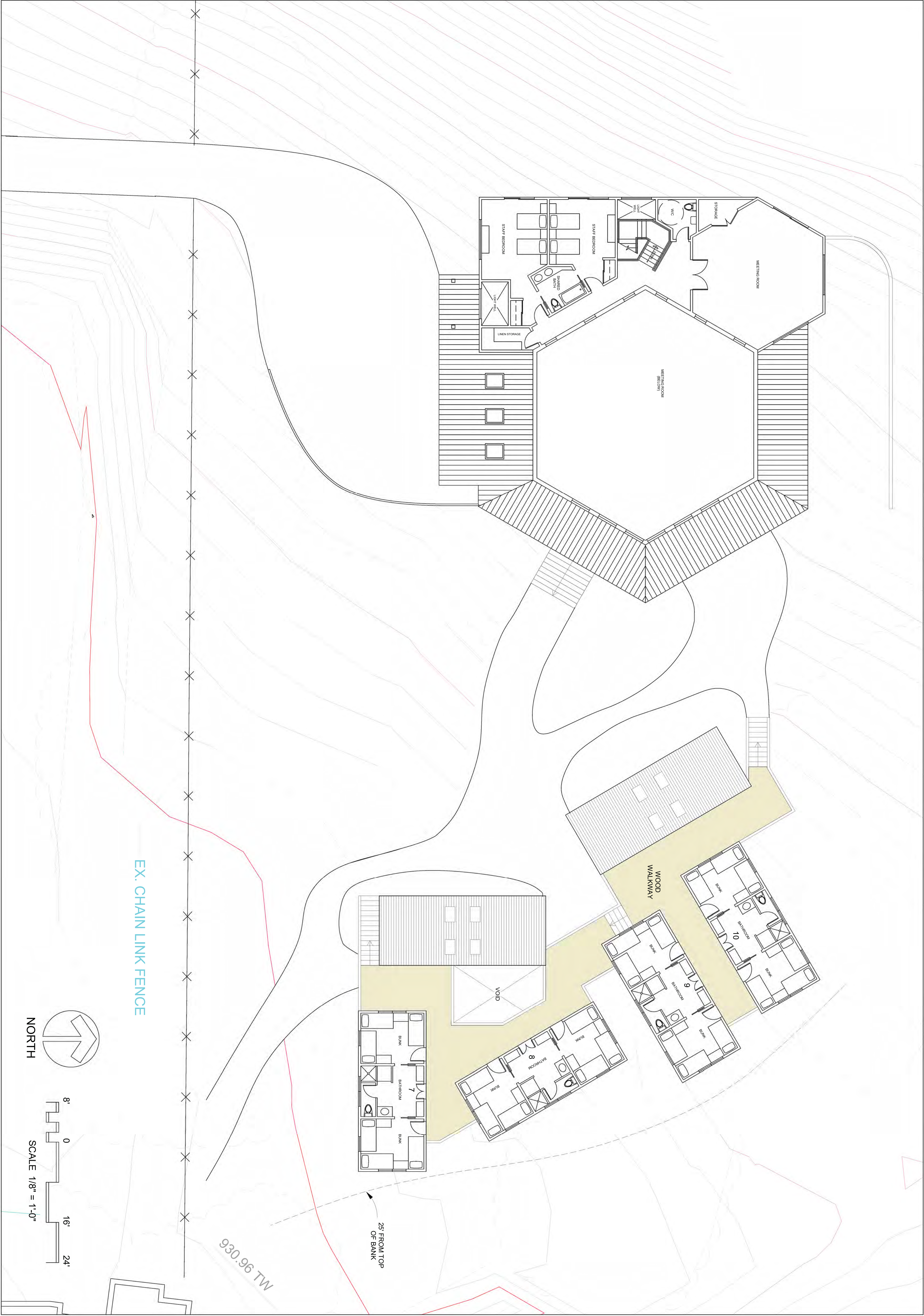
APPROVED COUNTY OF VENTURA

DATE _____

BY _____
MANAGER DEVELOPMENT SERVICES

PROJ. NO.

SHEET 3
OF 4
DRAWING NO.



Revisions		
No.	Description	Date

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Second Floor Plan

Camp Ramah of California
385 Fairview Road
Ojai, California
APN:

EX.

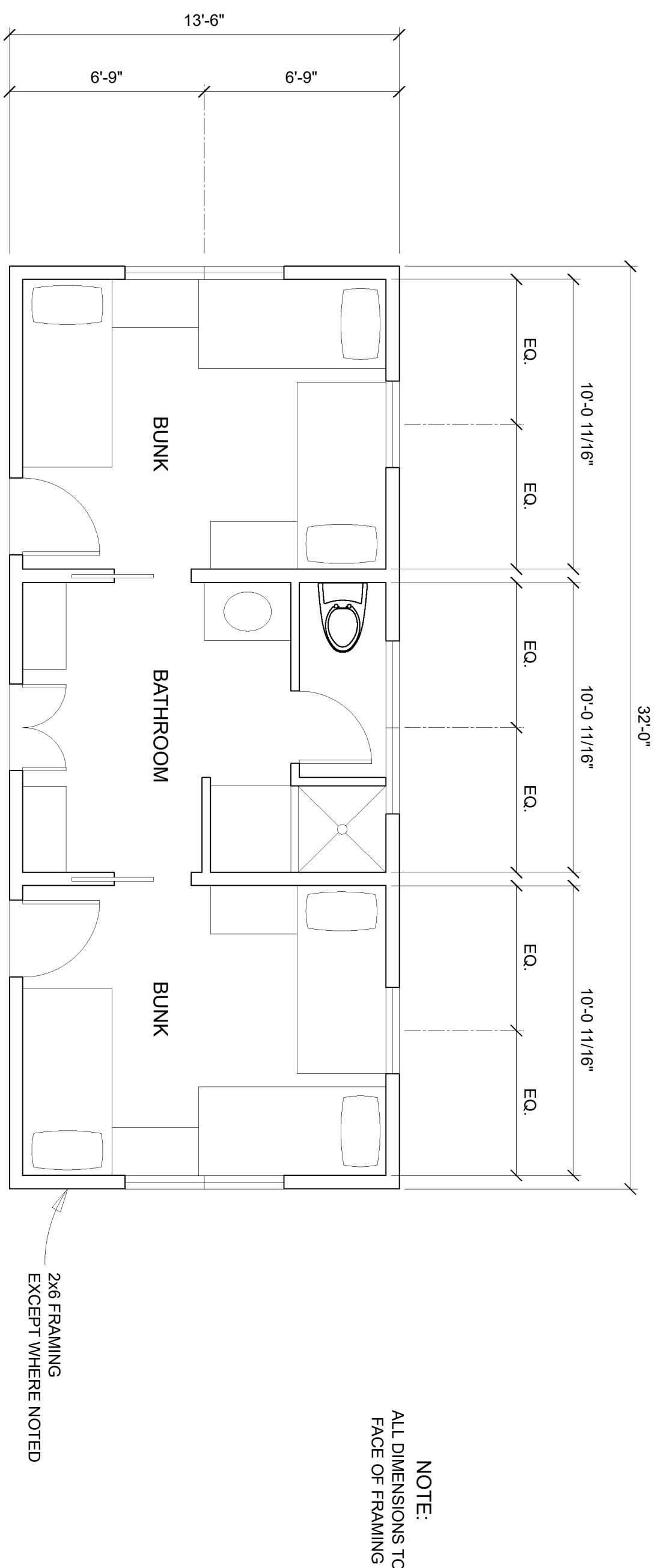
BUILDING

A2

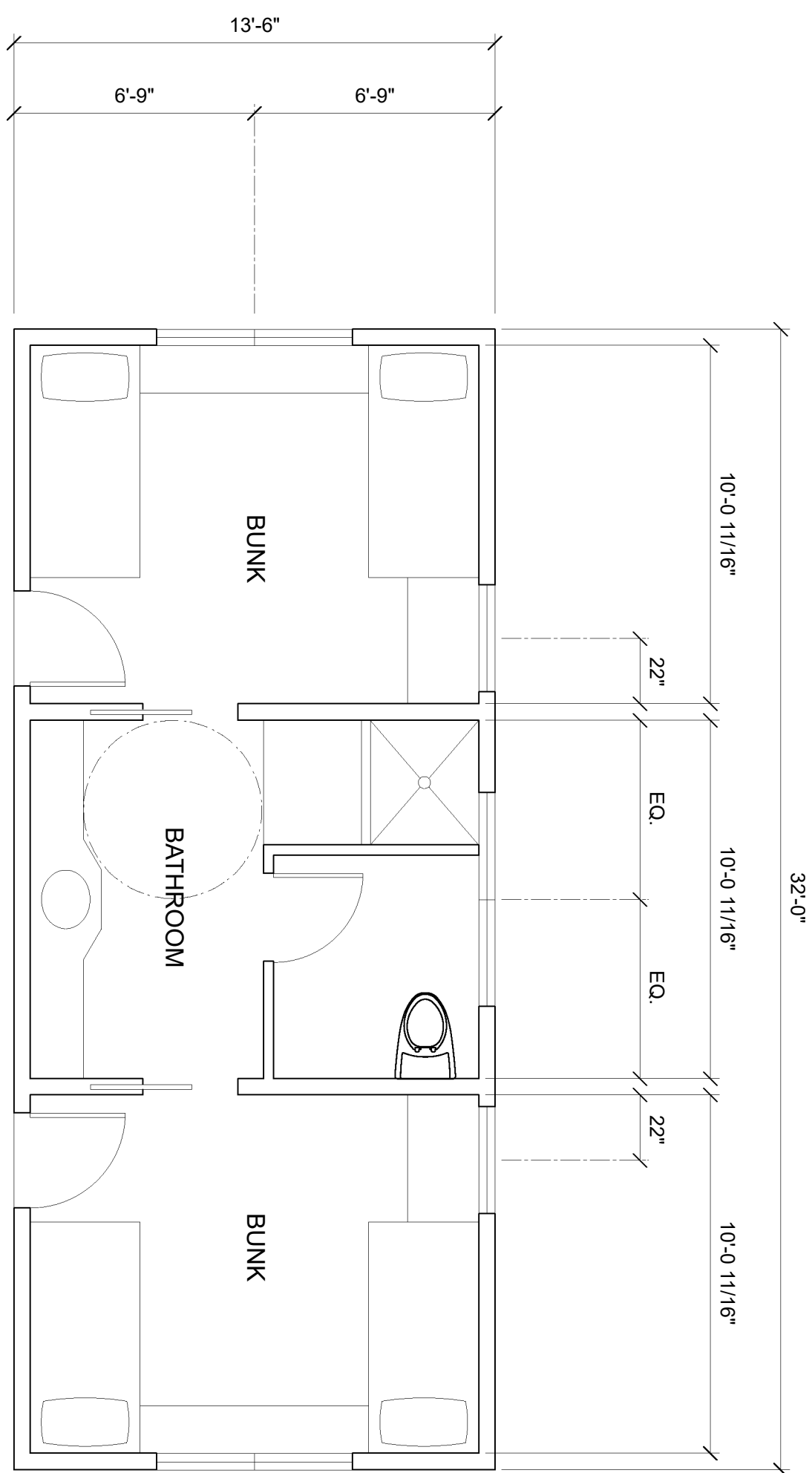
Revisions		
No.	Description	Date

Staff Cabins

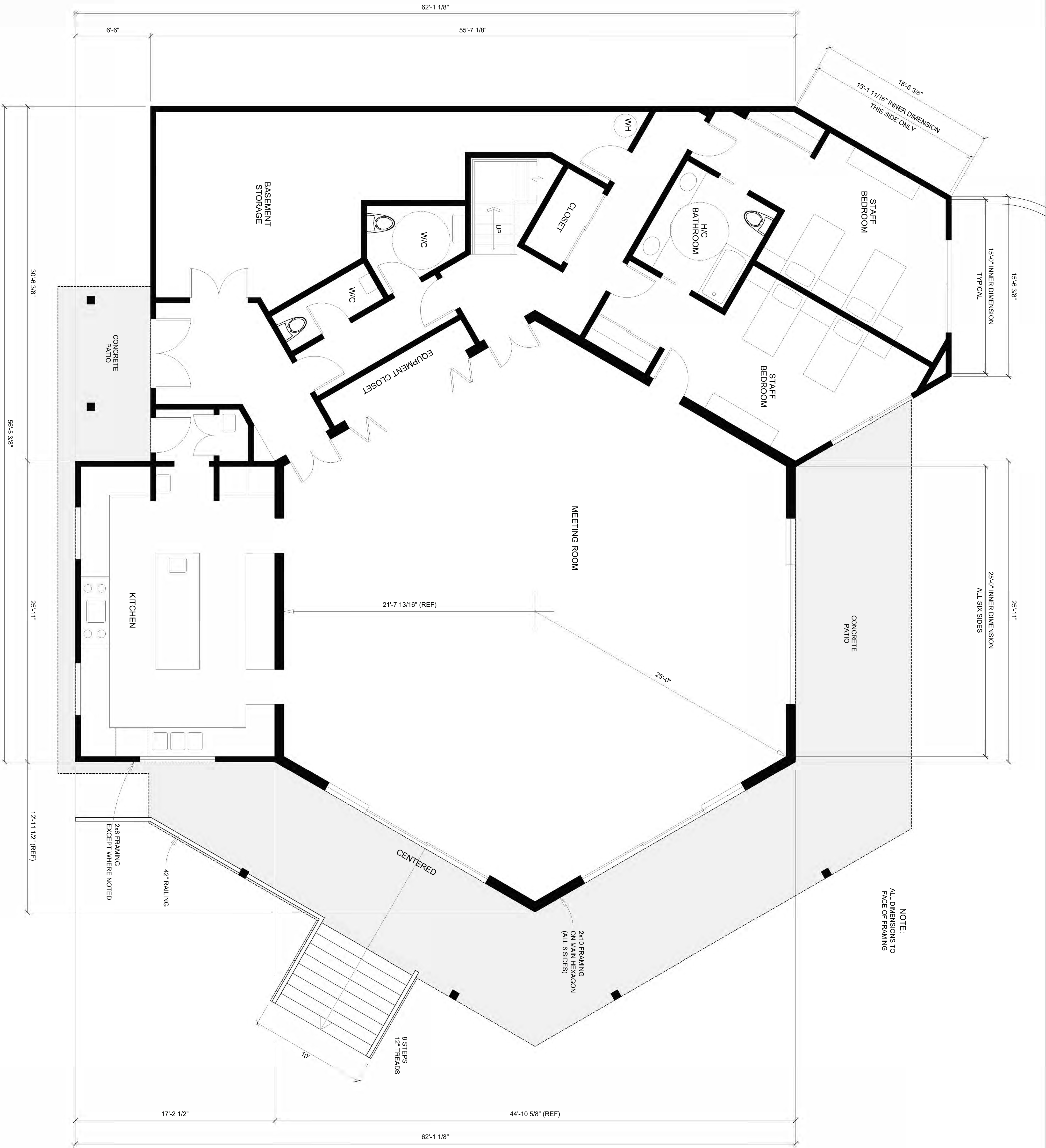
Camp Ramah of California
385 Fairview Road
Ojai, California
APN:



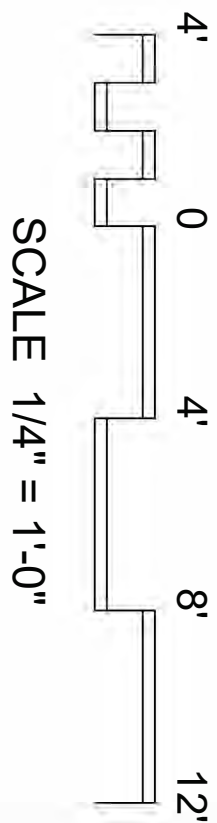
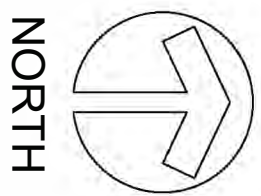
TYPICAL CABIN



ADA CABIN



FIRST FLOOR
4,118 SF



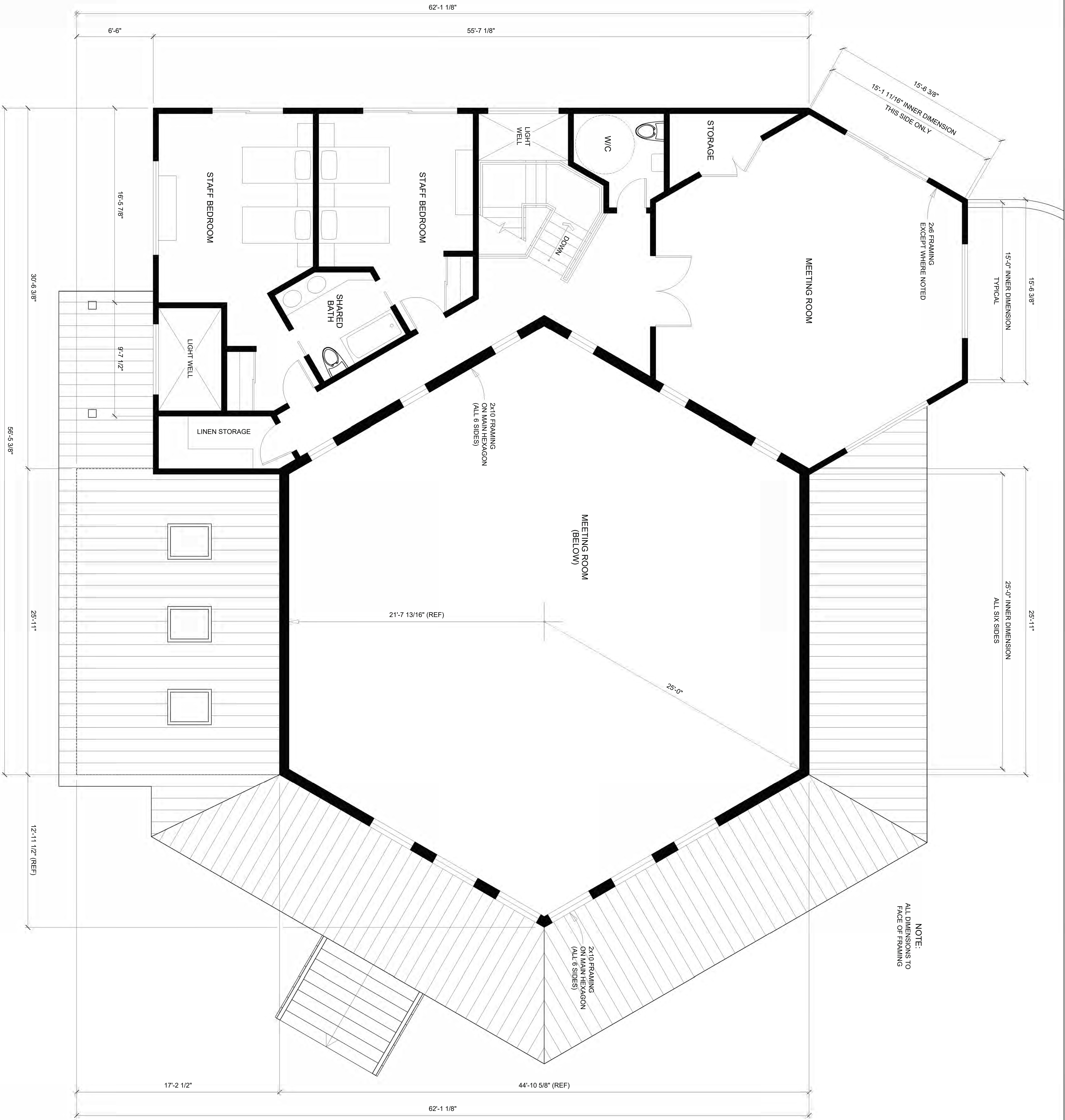
Revisions		
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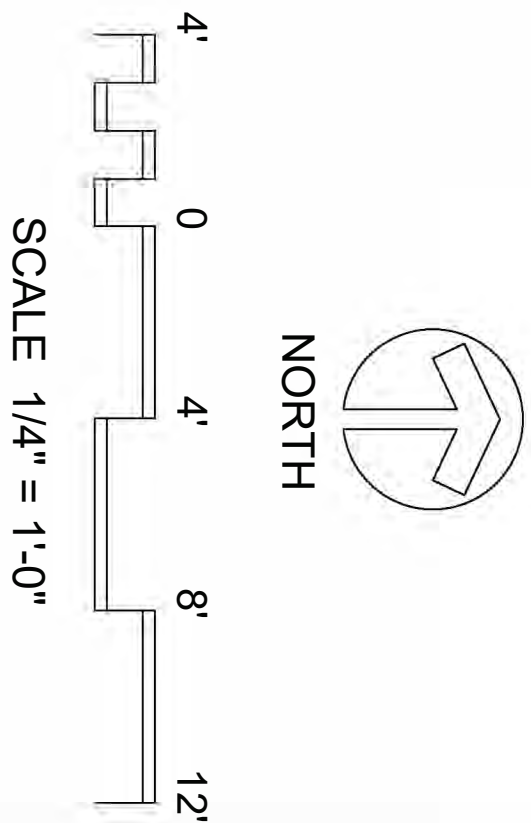
Machon First Floor Plan

Camp Ramah of California
385 Fairview Road
Ojai, California
APN:

A4



SECOND FLOOR
1,751 SF



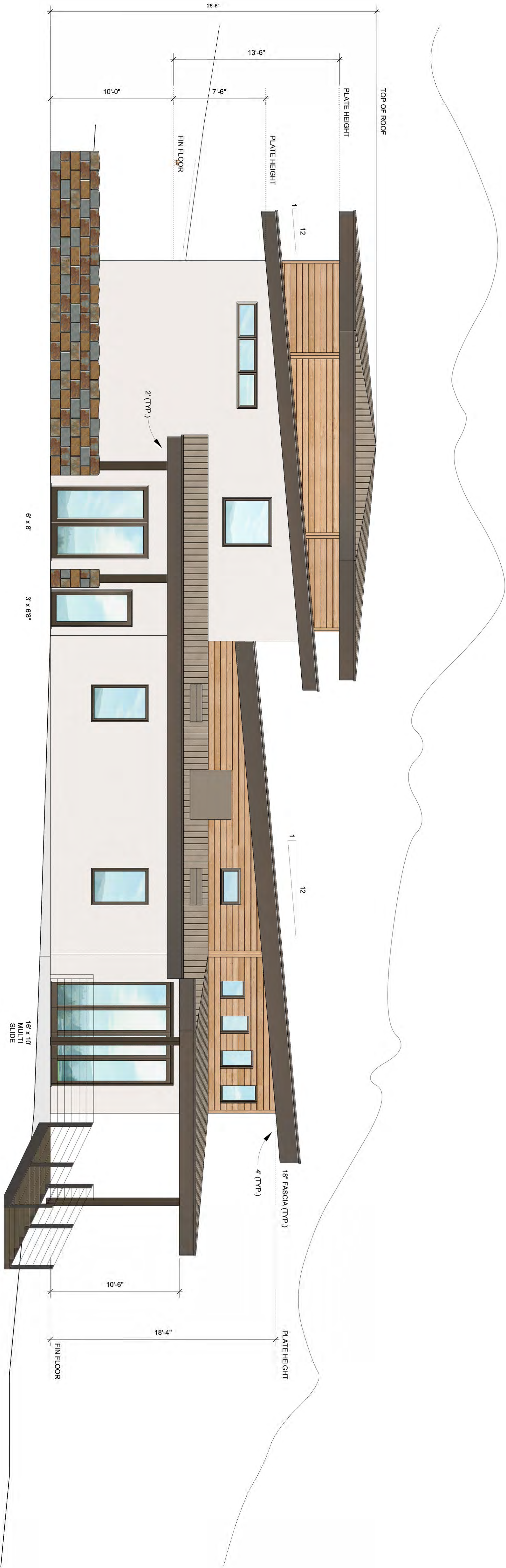
Revisions		
No.	Description	Date

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Machon Second Floor Plan

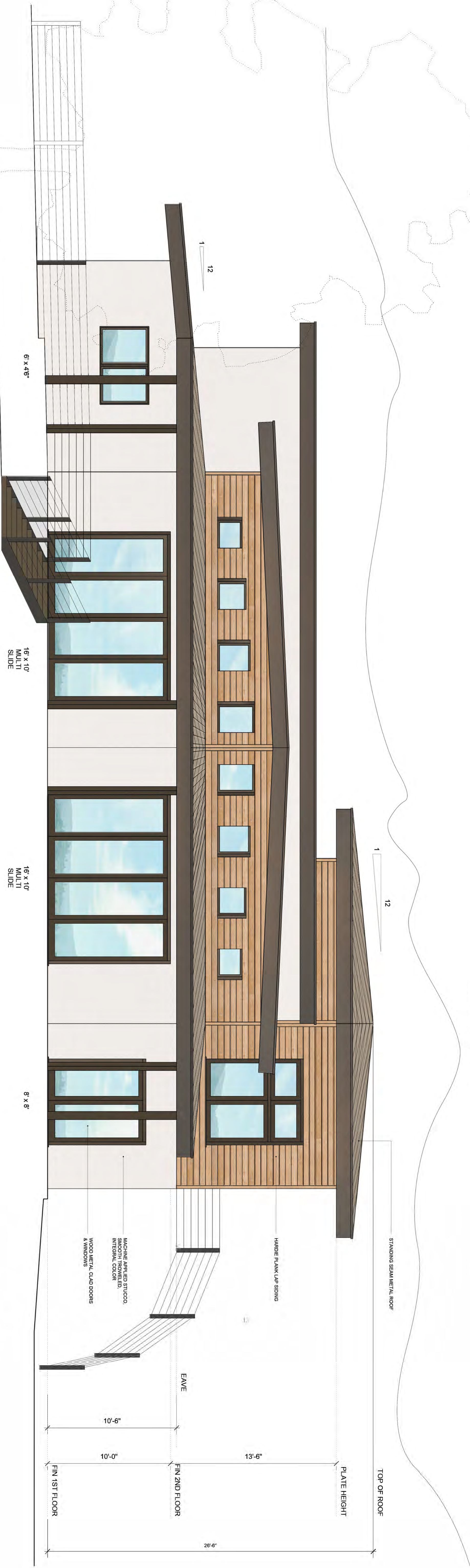
Camp Ramah of California
385 Fairview Road
Ojai, California
APN:

A5



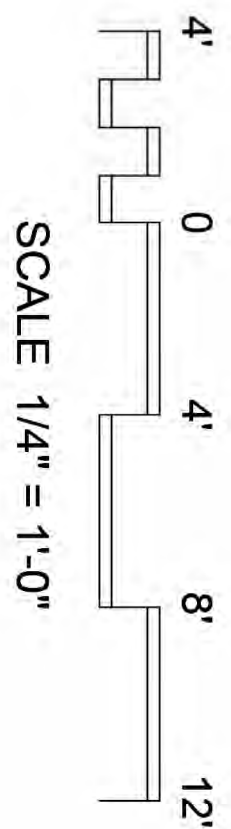
SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



EAST ELEVATION

SCALE: 1/4" = 1'-0"



SCALE 1/4" = 1'-0"

Revisions		
No.	Description	Date

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www.janecarrolldesign-ojai.com janecarroll@vcnet.com

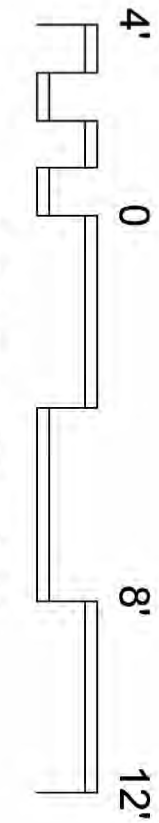
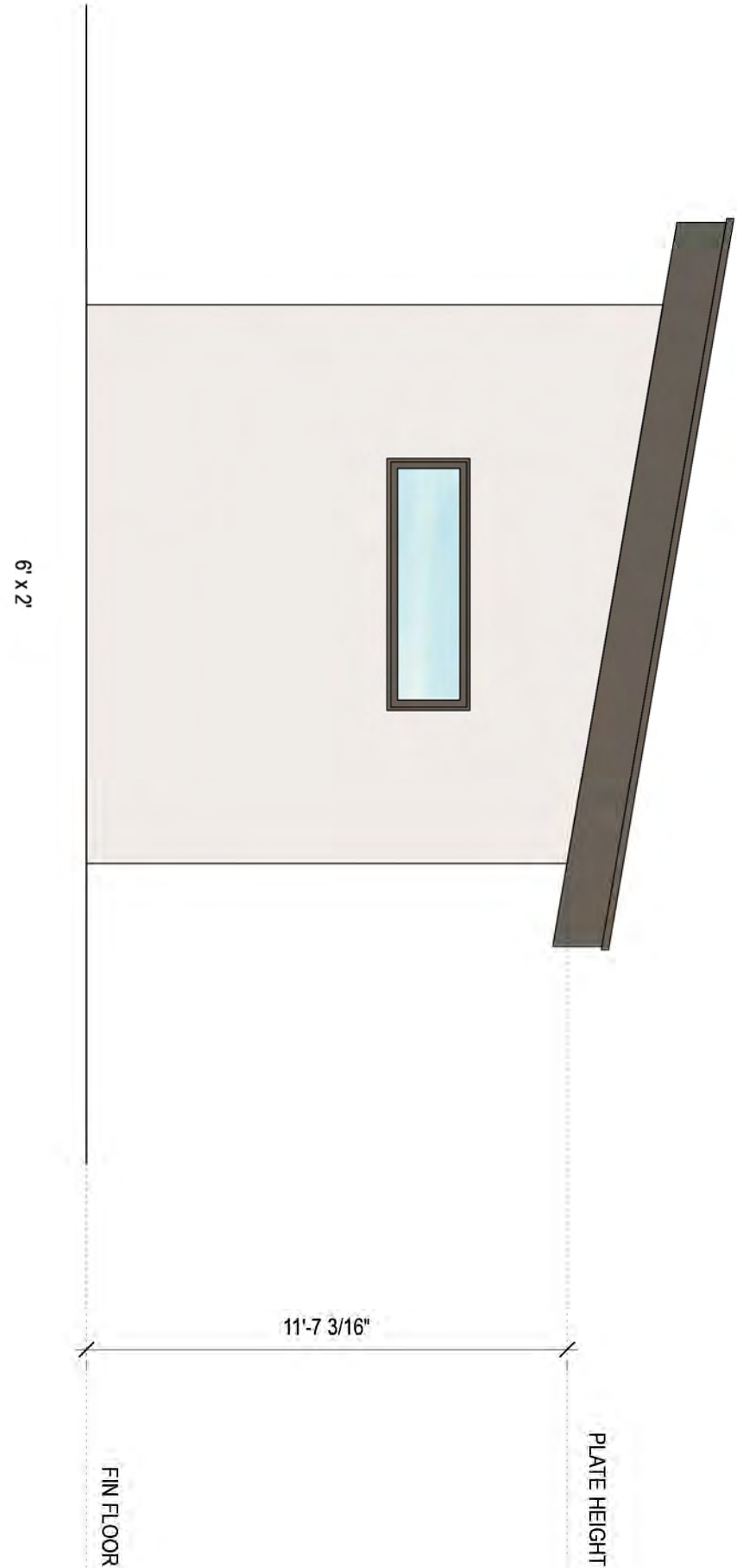
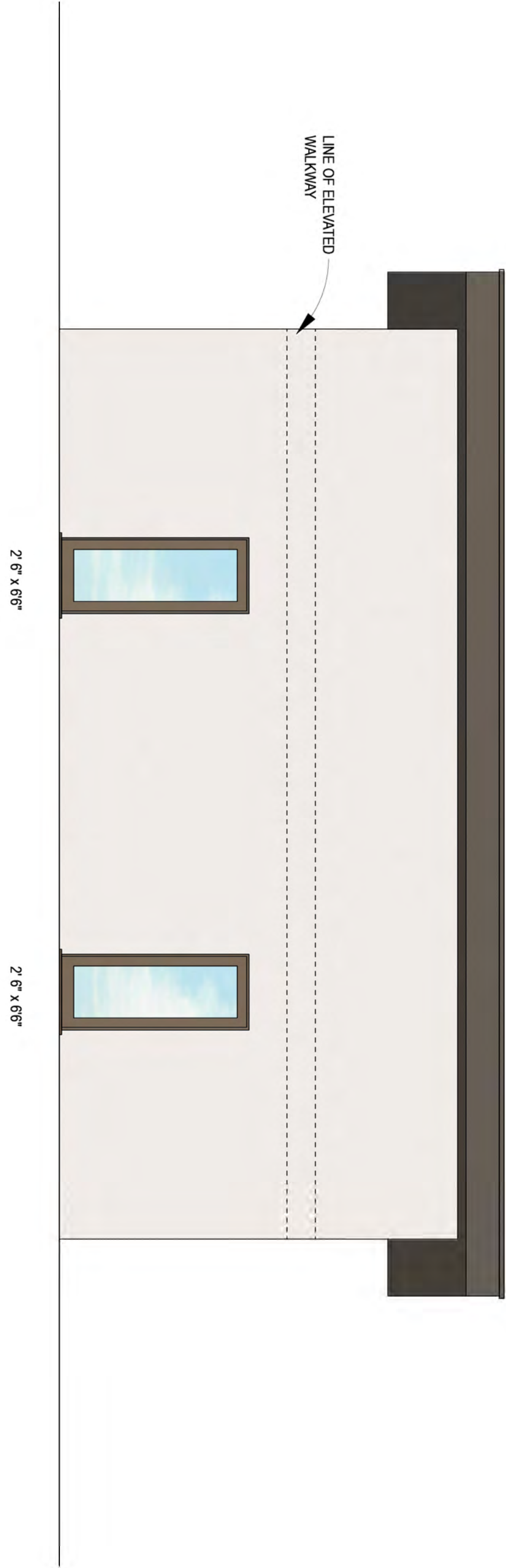
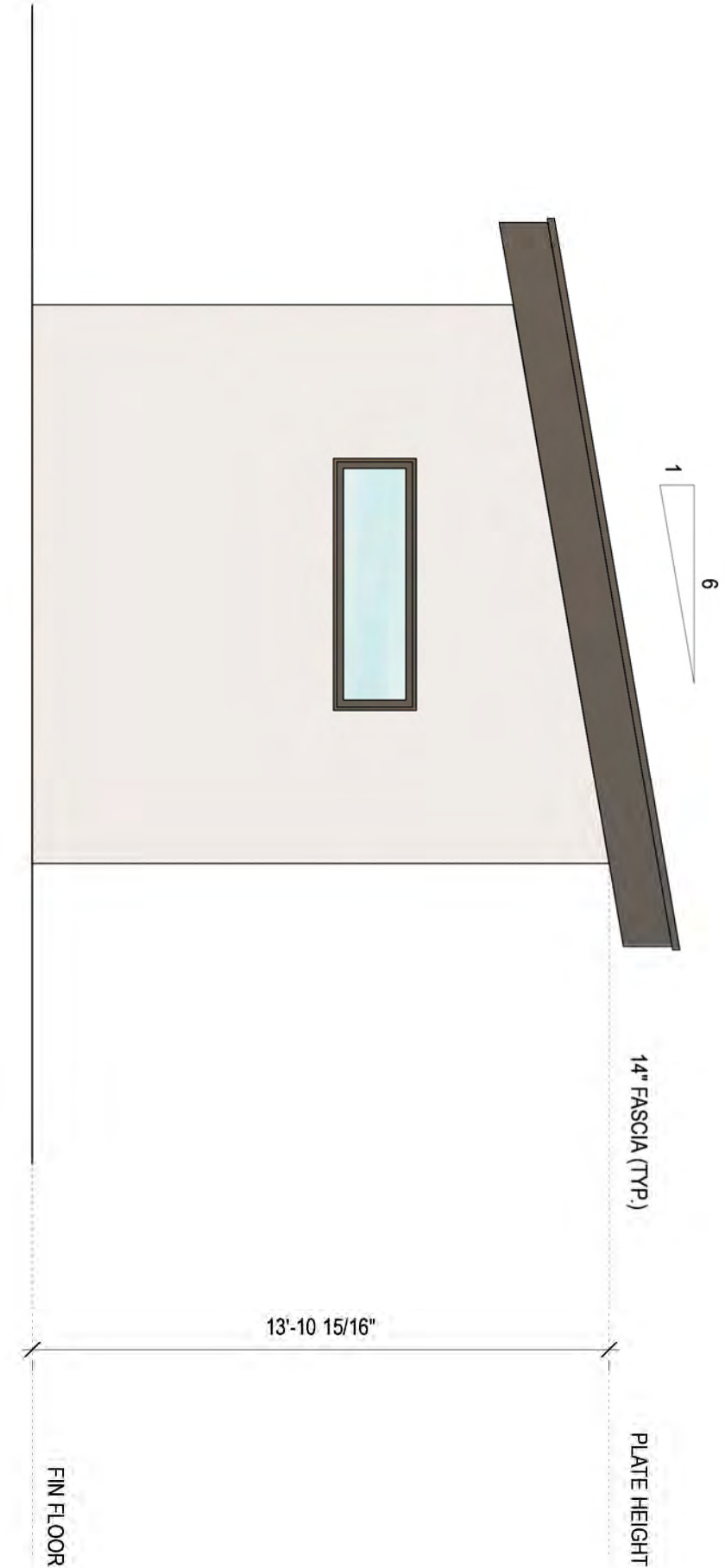
Machon Elevations

Camp Ramah of California
385 Fairview Road
Ojai, California
APN:

A6

DATE: 04-11-2018
SCALE: 1/4" = 1'-0"
SHEET

Revisions		
No.	Description	Date



SCALE 1/4" = 1'-0"

Camp Ramah of California
385 Fairview Road
Ojai, California
APN:

1 Storey Staff Cabin Elevations

JANE CARROLL DESIGN

206 N. SIGNAL, SUITE R, OJAI, CALIFORNIA 93023
TEL: (805) 646-6450 FAX: (805) 646-6459

www.janecarrolldesign-ojai.com janecarroll@vcnet.com

A7

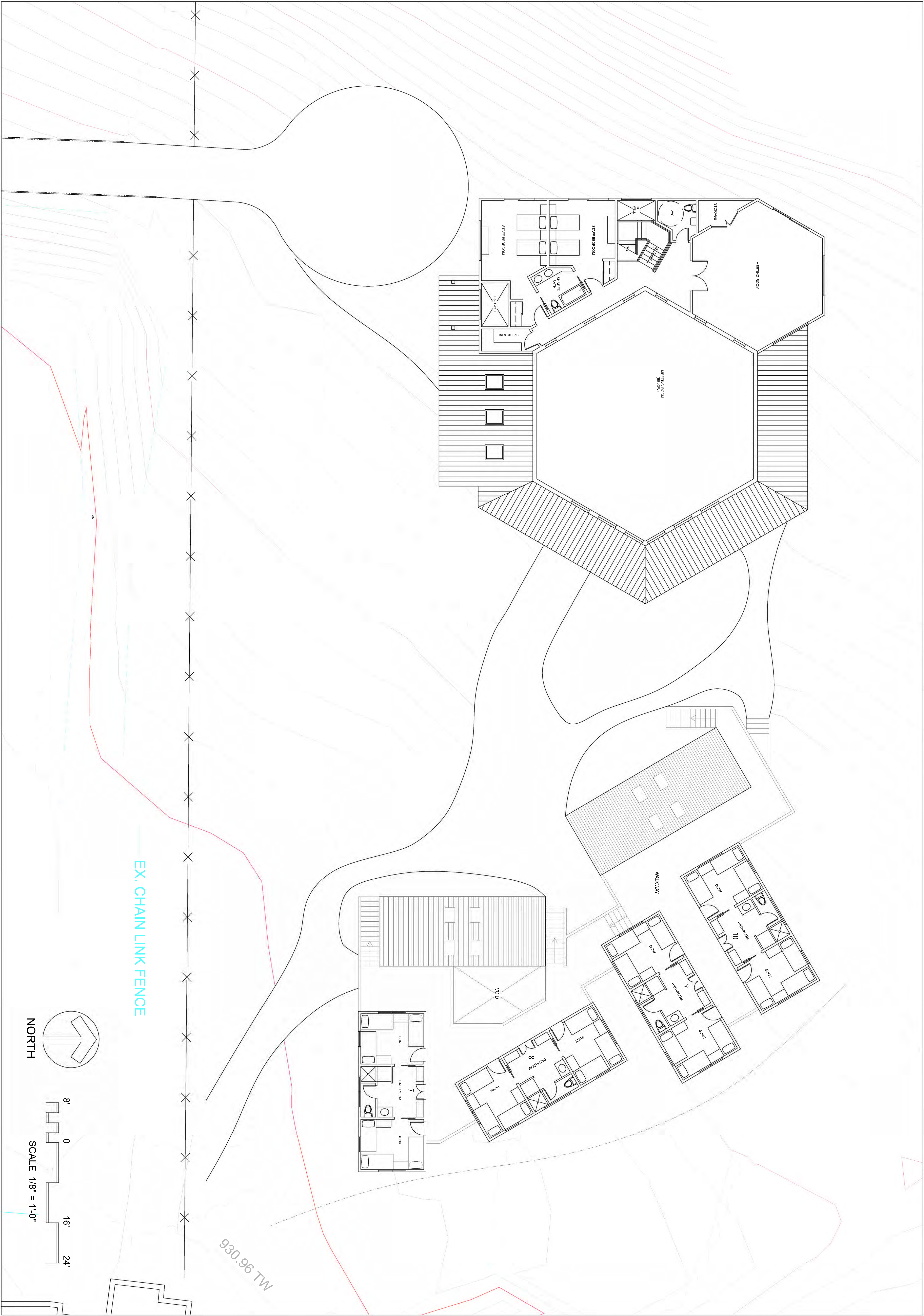
SHEET

SCALE

01-20-2016

DATE

DRAWN



Revisions		
No.	Description	Date

JANE CARROLL DESIGN
206 N. SIGNAL, SUITE R, OJAI, CALIFORNIA 93023
TEL: (805) 646-6450 FAX: (805) 646-6459
www.janecarrolldesign-ojai.com janecarroll@vcnet.com

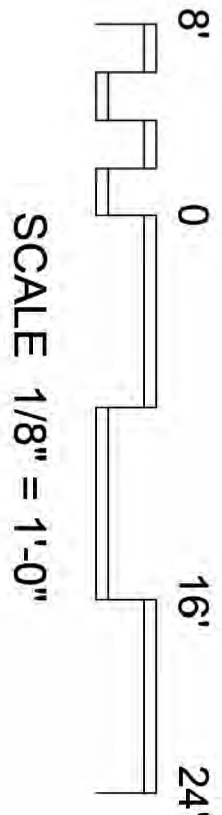
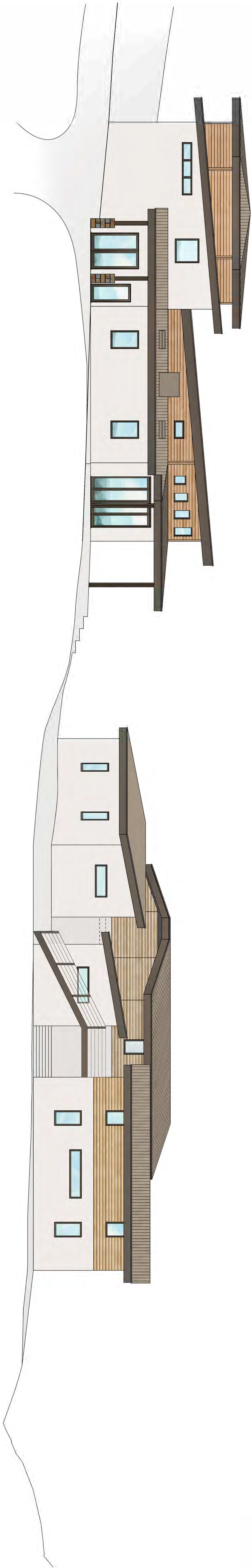
Second Floor Plan

Camp Ramah of California
385 Fairview Road
Ojai, California
APN:

EX.

BUILDING

A9



Revisions		
No.	Description	Date

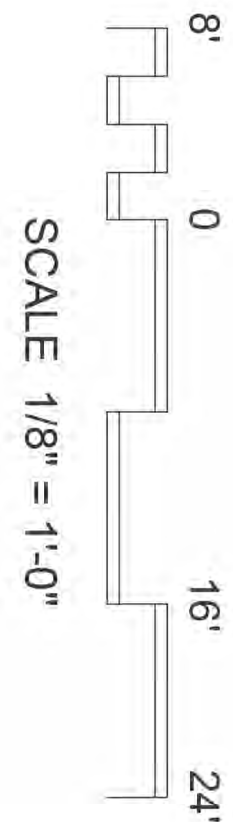
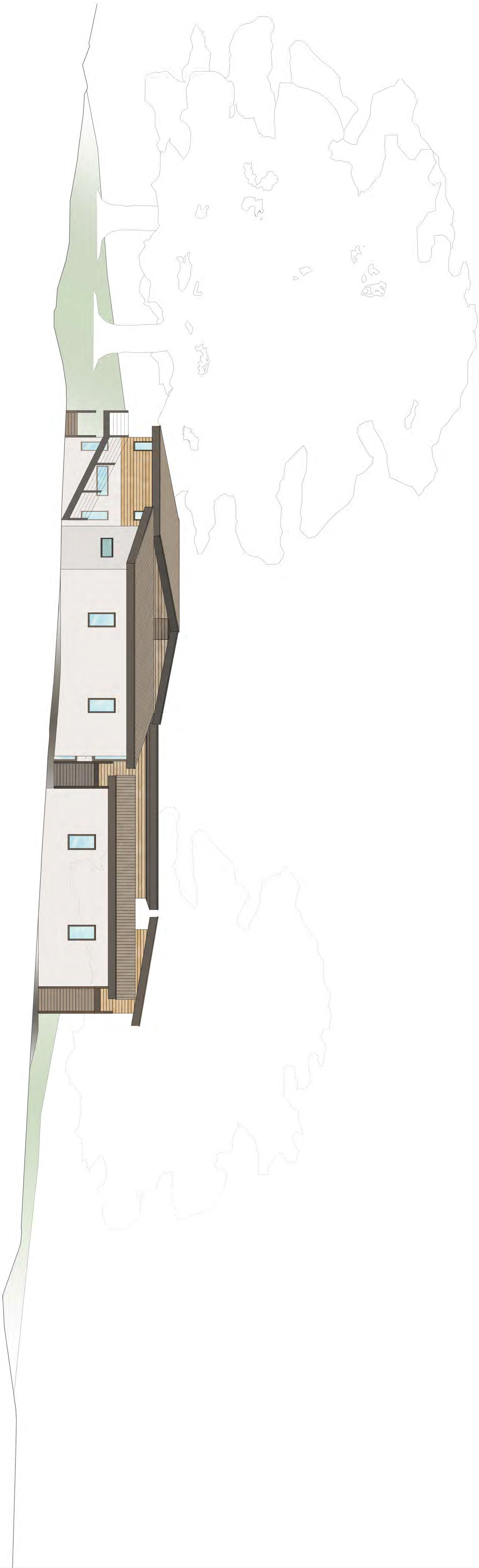
JANE CARROLL DESIGN
206 N. SIGNAL, SUITE R, OJAI, CALIFORNIA 93023
TEL: (805) 646-6450 FAX: (805) 646-6459
www.janecarrolldesign-ojai.com janecarroll@vcnet.com

Site Section

Camp Ramah of California
385 Fairview Road
Ojai, California
APN:

A10

SUBMIT
DATE
01-24-2018
SCALE
1/8" = 1'-0"
SHEET



Camp Ramah of California
385 Fairview Road
Ojai, California
APN:

Site Elevation
West

JANE CARROLL DESIGN
206 N. SIGNAL, SUITE R, OJAI, CALIFORNIA 93023
TEL: (805) 646-6450 FAX: (805) 646-6459
www.janecarrolldesign-ojai.com janecarroll@vcnet.com

Revisions		
No.	Description	Date

A11

DATE
01-24-2018
SCALE
1/8" = 1'-0"
SHEET

[illegible]

CAMP RAMAH

PROPOSED NEW RECEPTION

Addition to the Dining Hall Bakery for a reception office, meeting rooms, and additional storage.

Reception 1,112 s.f.

Bakery Storage 324 s.f.

Trellis 240 s.f.

New gravel turnaround for drop-off from buses.

Address: 385 Fairview Road

Ojai, CA 93023

APN: 010-0-070-310

COI. 2048

Owner: Camp Ramah in California

17525 Ventura Blvd, # 201

(310) 476-8571

Agent: SEPPS, Inc.

Steve Welton

1625 State Street, Suite 1

Carrie DeCruz,
(805) 966-2758

Designer: JANE CARROLL DESIGN

206 N. Signal St., Suite R

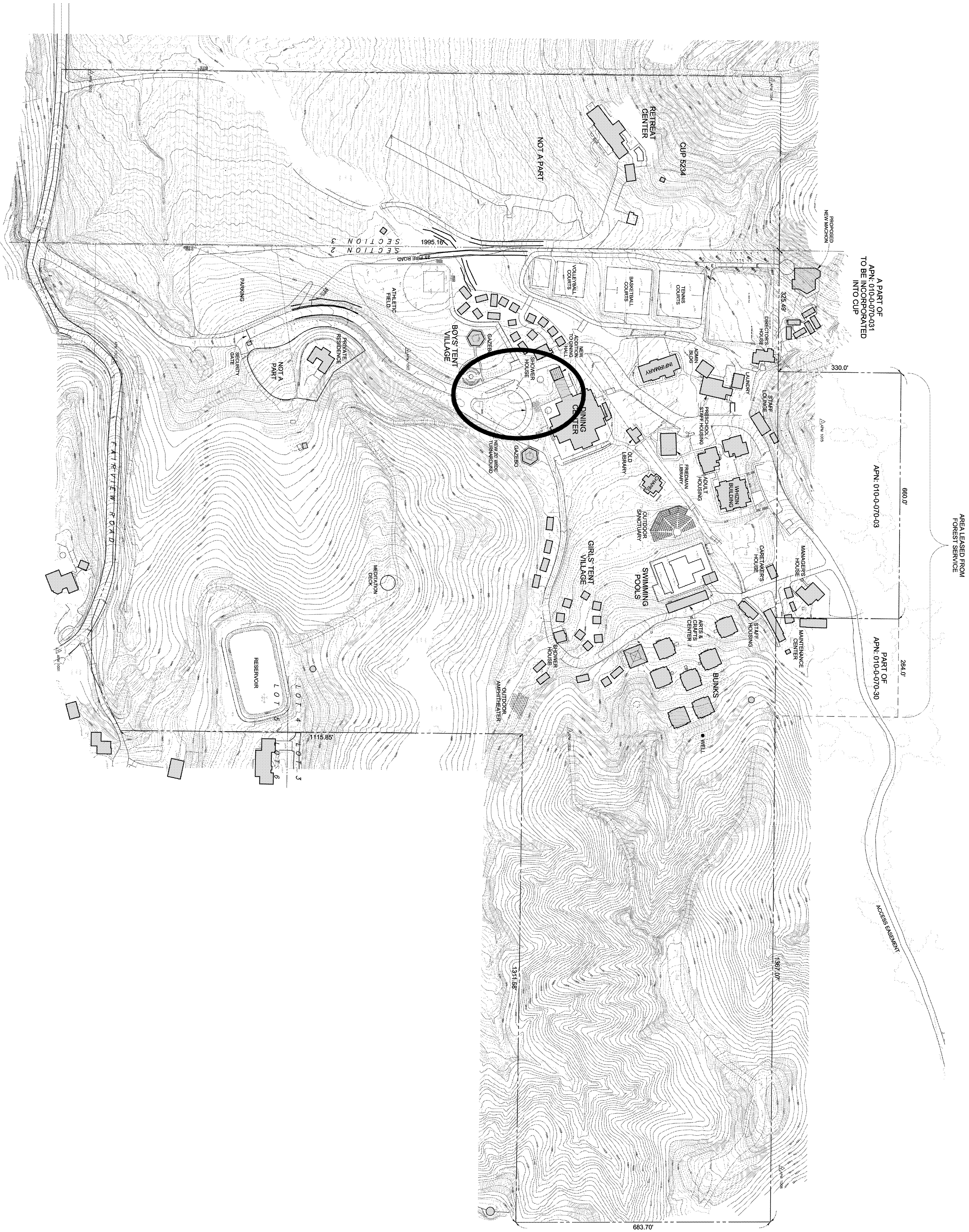
Ujai, CA 93023

(805) 646-6450

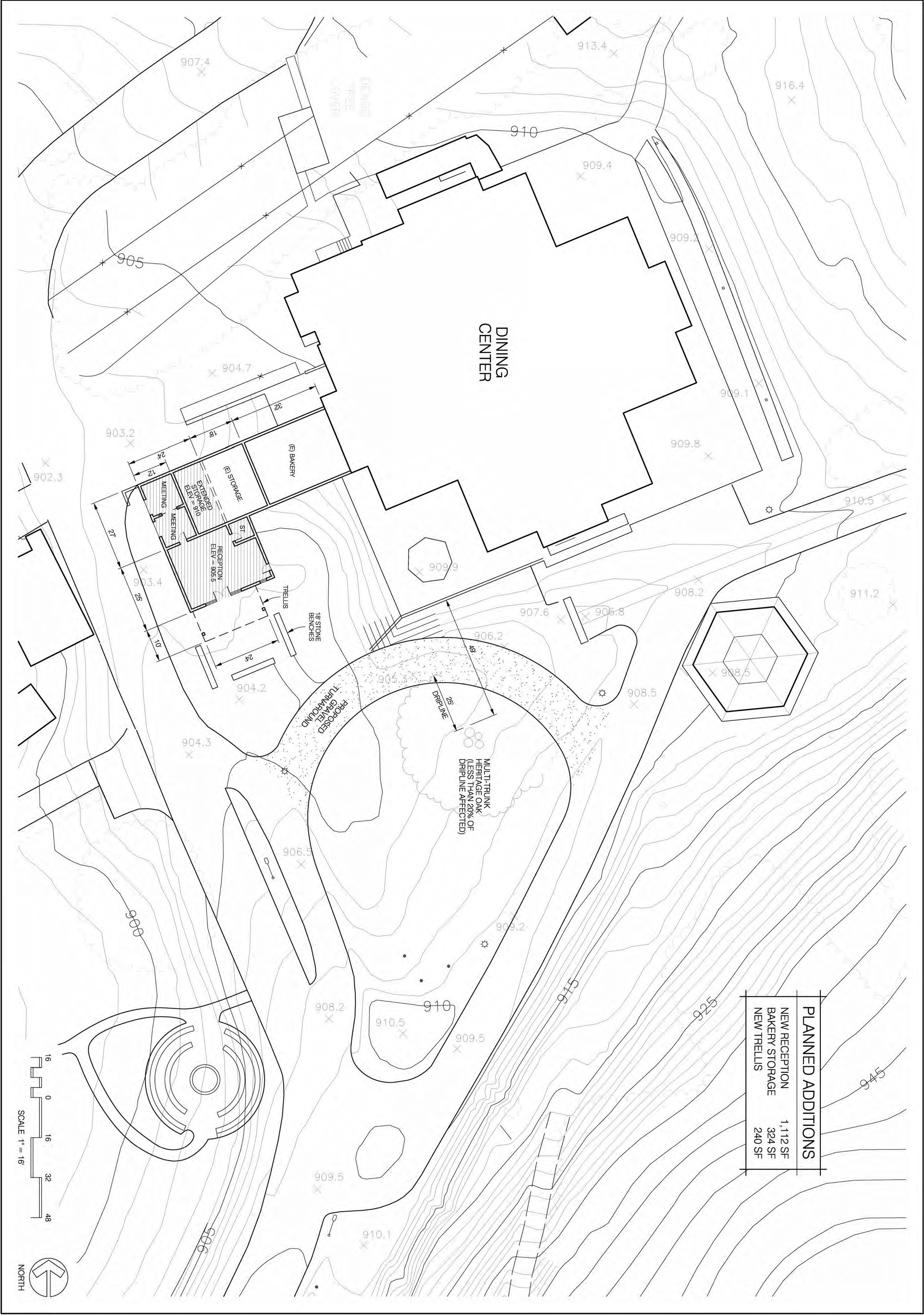
No grading required.

CONTENTS

1	Title Sheet
2	Site Plan
A2	Plan
A3	Elevations



DRAWN	
CHECKED	
DATE	04-04-18
SCALE	
JOB NO.	



PLANNED ADDITIONS			
NEW RECEPTION	1,112 SF		
BAKERY STORAGE	324 SF		
NEW TRELLIS	240 SF		

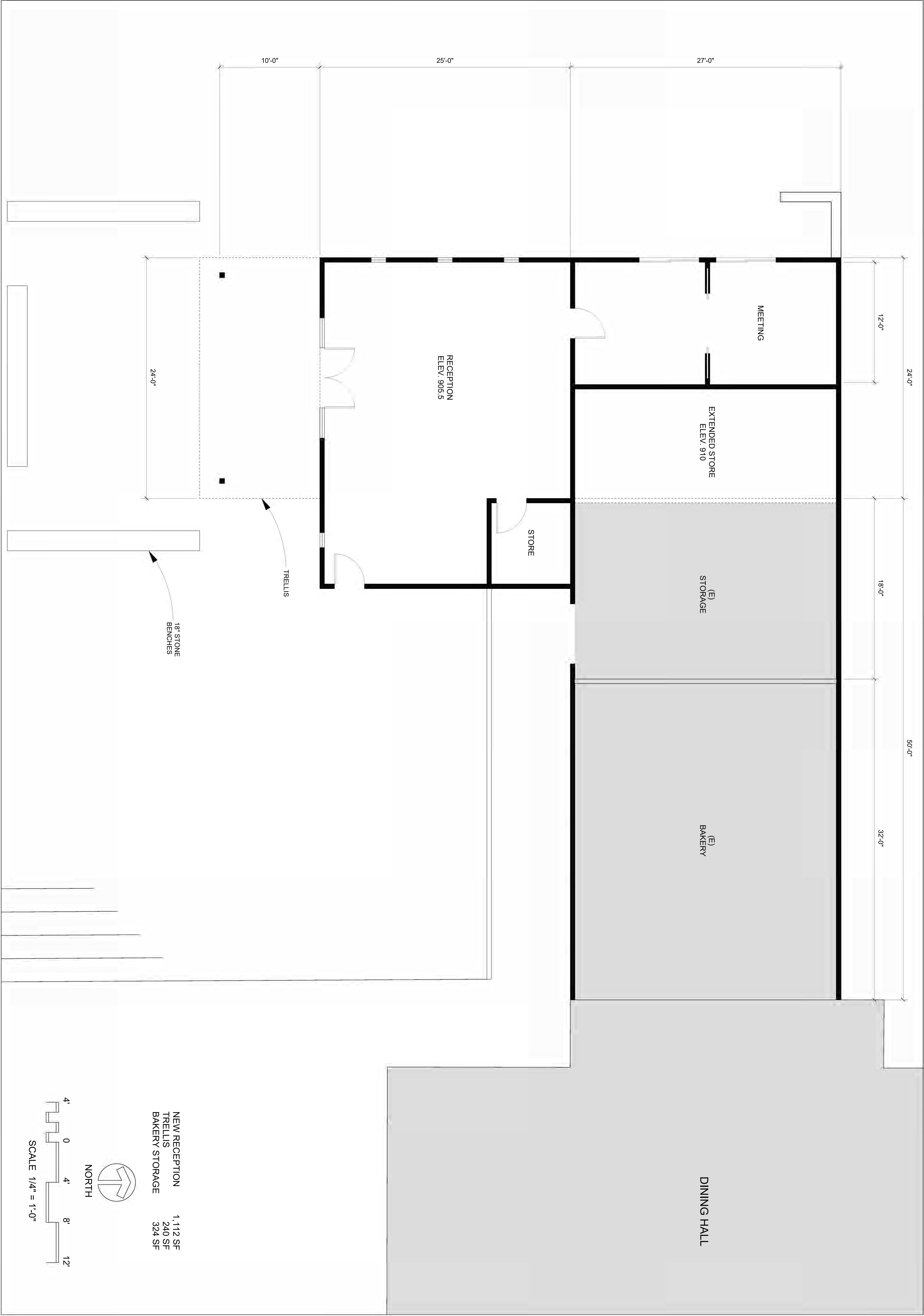
2
04.12.2018
SCALE
1" = 16'
SHEET

Camp Ramah of California
385 Fairview Road, Ojai, California
APN: 010-0-110-12/3 CUP 3048
APN: 010-0-120-04

Master Plan

JANE CARROLL DESIGN
206 N. SIGNAL, SUITE R, OJAI, CALIFORNIA 93023
TEL: (805) 646-6450 FAX: (805) 646-6459
www.janecarrolldesign-ojai.com janecarroll@vcnet.com

No.	Description	Date	Revisions



Revisions		
No.	Description	Date

JANE CARROLL DESIGN
206 N. SIGNAL, SUITE R, OJAI, CALIFORNIA 93023
TEL: (805) 646-6450 FAX: (805) 646-6459
www.janecarrolldesign-ojai.com janecarroll@vcnet.com

Dining Center Recetion
Plan

Camp Ramah of California
385 Fairview Road
Ojai, California
APN:

DRAWN
DATE
04-11-2018
SCALE
1/4" = 1'-0"
SHEET
A2

ELEV 305.5

15'-6"

8'-0"

1'-0"

6'-6"

PLATE HEIGHT

LOW CEILING STORE ABOVE

EXISTING DINING HALL

PLATE HEIGHT

14'-6"

TYPE "A" ASPHALT SHINGLE ROOFING (COLOR TO MATCH DINING)

6 X 6 TRELLIS POSTS

Reception

EXISTING DINING HALL

(E) BAKERY & STALL



Smith Engineering Associates
920 De La Vina Street, Santa Barbara, CA 93101
Voice (805) 966-2877 • FAX (805) 966-2628

Date: July 26, 2017
Project: Camp Ramah Retreat 455 Fairview Site Lighting
Existing Conditions Report

Introduction

Our goal in this study was to review the existing exterior lighting in the camp and make recommendations for improvements.

Luminance Levels

One purpose of our study was to measure the existing nighttime light levels at various locations on site to judge the adequacy and aesthetic compatibility of the existing design. Measurements and photos were taken throughout the site during one late evening visit.

To judge lighting illumination levels, we need to compare them to some benchmark or common standard. In the lighting industry, that standard is provided by the Illuminating Engineer's Society (IES). IES publishes recommendations for luminance levels for a wide variety of sites and applications. IES does not actually have recommendations specifically for a kids' camp, but we can use recommendations for some similar applications.

Fig. 24-10. Recommended Average Maintained Illuminance Level for Pedestrian Ways* in Lux†

Walkway and Bikeway Classification	Minimum Average Horizontal Levels (Eavg)	Average Vertical Levels For Special Pedestrian Security (Eavg)‡
Sidewalks (roadside) and Type A bikeways:		
Commercial areas	10	22
Intermediate areas	6	11
Residential areas	2	5
Walkways distant from roadways and Type B bikeways:		
Walkways, bikeways, and stairways	5	5
Pedestrian tunnels	43	54

* Crosswalks traversing roadways in the middle of long blocks and at street intersections should be provided with additional illumination.

† For approximate values in footcandles, multiply by 0.1.

‡ For pedestrian identification at a distance. Values at 1.8 meters (6 feet) above walkway

Fig. 23-52. Illuminance Criteria for Various Recreational Areas and Activities

Activity	Horizontal Footcandles		Uniformity (Maximum to Minimum)
	Minimum	Average	
Bicycle paths*	0.2	1.0	4.0
Game areas			
Children's Play	0.5	2.0	6.0
Croquet	1.0	5.0	6.0
Horseshoes	1.0	5.0	6.0
Jungle Gyms†	0.5	2.0	4.0
Swings and Seesaws	0.5	2.0	6.0
Washer Pitching	1.0	5.0	4.0
Jogging Trails			
General	0.2	1.0	4.0
Bridges and Tunnels‡	1.0	2.0	4.0
Traffic Areas	1.0	2.0	4.0
Lawn Area	0.2	0.5	6.0
Nature Trails	0.2	0.5	6.0
Pavilions, covered	0.5	2.0	4.0
Picnic, uncovered	0.2	1.0	4.0
Rest Rooms			
Exterior‡	0.5	2.0	4.0
Interior	1.0	5.0	6.0

*See also Reference 22.

†Indicates areas where the avoidance of glare is important for the seeing task or for security.

‡See also Reference 23.

§See also Reference 24.

Based on these recommended practices, I would say a target of 0.5ftc (5Lux) would be appropriate for most areas of the site.

The following images show a sampling of the measurements I took at the site.

(c) Signs are not subject to this Article. Regulations for lighting of signs are set forth in the City's Sign Standards (Article 16 of Chapter 2 of Title 10 of the City Municipal Code).

(d) Any outdoor light fixtures existing as of the effective date of this article that provide for directed light shall be directed downward so as to eliminate or reduce glare and light trespass onto adjacent properties. In addition, such pre-existing lighting is encouraged to be modified or retrofitted to be fully shielded to eliminate glare and light trespass.

Sec. 10-2.16.504. General requirements.

(a) All outdoor light fixtures shall be installed and maintained in such a manner that the shielding does not permit light trespass in excess of those amounts set forth in subsection (i), below. Further, any fixed objects that reflect or diffract light, such as windows, mirrors, or other reflective surfaces must not permit light pollution.

(b) All non-essential outdoor light fixtures shall be turned off after business hours (in the case of non-residential properties) and/or when not in use for the intended purpose. Automated control methods such as motion sensors and timers, shall be utilized if needed to comply.

(d) Outdoor light fixtures used for outdoor recreational facilities:

(1) Shall be fully shielded except when such shielding would cause impairment to the visibility required in the intended recreational activity. In such cases, partially shielded fixtures and directional lighting methods shall be utilized to limit light pollution, glare and light trespass to a reasonable level, as determined by the Community Development Director, without diminishing the performance standards of the intended recreational activity.

(2) Illumination from recreational facility light fixtures shall be shielded to minimize light pollution extending toward roadways where impairment of motorist vision might cause a hazard and toward neighboring residential areas.

(3) That are not required to be shielded, as noted above, shall not be illuminated between 10 P.M. and sunrise, except to complete a specific organized recreational event that is in progress as of 10 P.M.

(g) All existing outdoor light fixtures that are not fully shielded and directed downward, or that otherwise do not meet the new exterior lighting requirements, may be retained; however, any such lighting shall be turned off between 10:00 p.m. and sunrise.

Sec. 10-2.16.505. Exemptions.

(a) All outdoor light fixtures existing prior to the effective date of the ordinance codified in this article, provided, however, that no replacement or structural alteration of outdoor light fixtures shall be made unless it thereafter conforms to the provisions of this article.

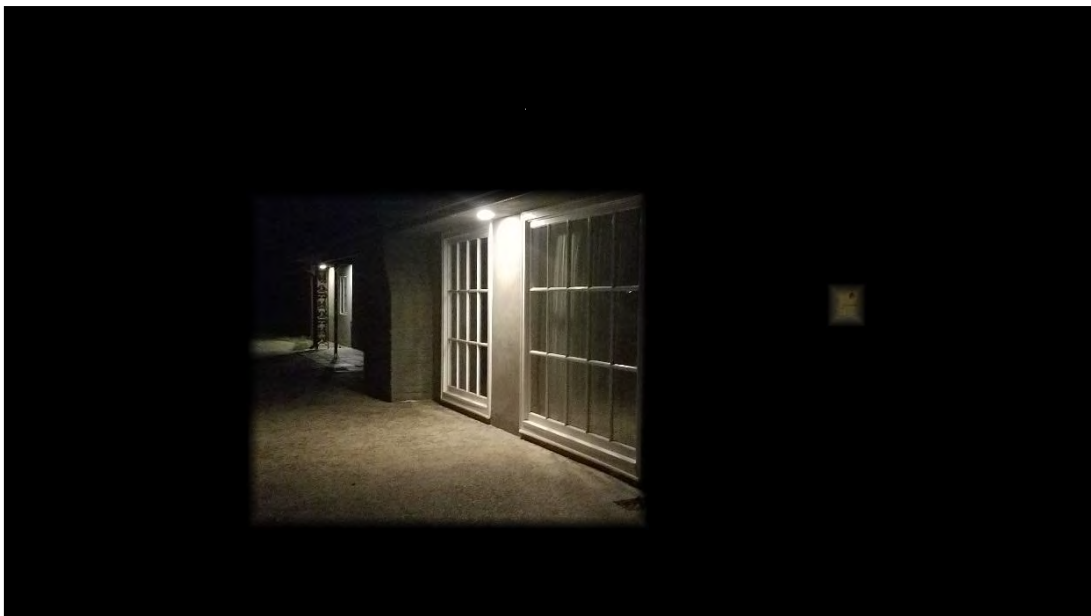
A full text of that ordinance can be found at the following link:
<http://ojaicity.org/wp-content/uploads/2015/07/Adopted-Lighting-Ordinance.pdf>

Existing Installed Lighting

Most of the existing lighting at Camp Ramah Retreat is designed to meet the requirements of these standards, as it is downward-directed and fades to darkness quickly at the edge of its radius. Some examples of well-designed fixtures are:



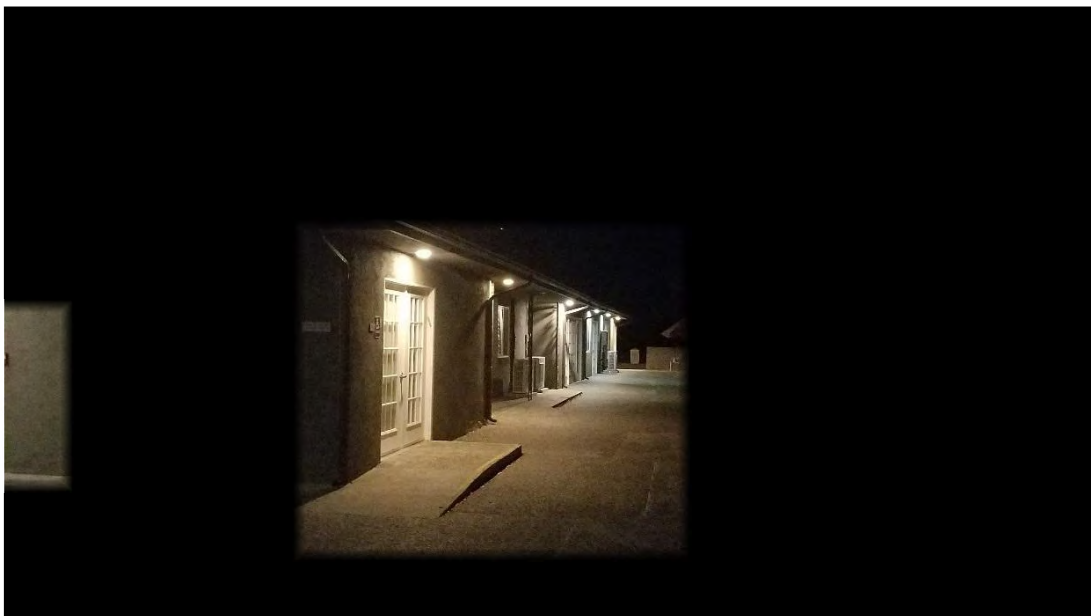
Downward-directed path lighting.



Downlights under building overhang.

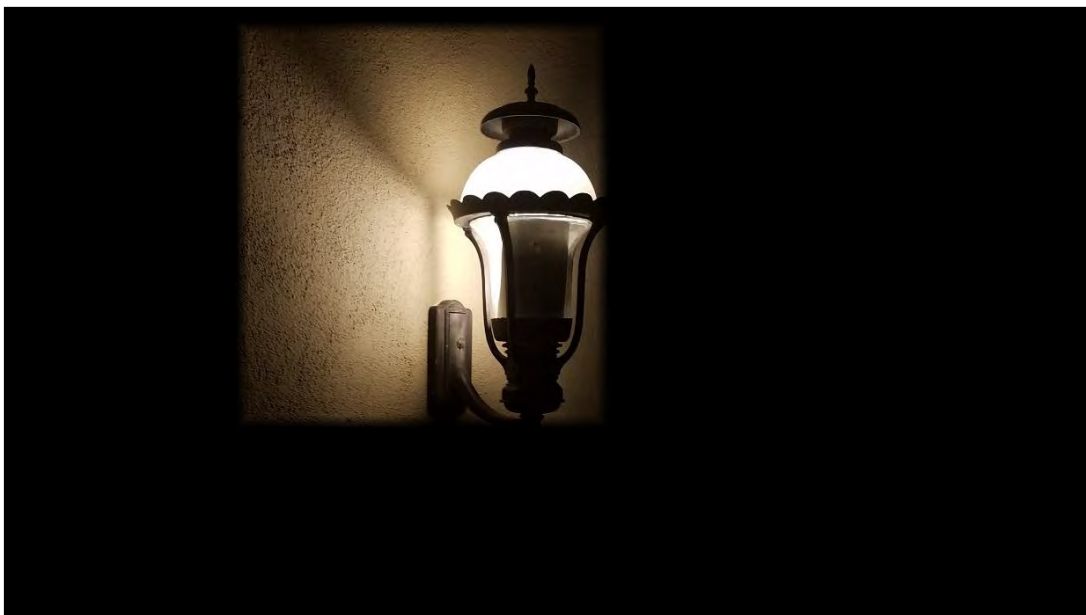


Bright downlights, placed in covered area.



Downlights along exterior of building, fading quickly beyond edge of building.

However, there are a few existing fixtures that allow quite a bit of light to travel skyward. These “light-polluting” fixtures are:



Small globe light with shield, blocking much of the problematic upward-directed light.



Bright flood lights directed largely at empty patch of dead grass, highly visible from above property. These fixtures should not be on throughout the night by default.

Other Specific Design Observations

There is another area that I would recommend changing. On the corner of the main retreat building there is a large, non-functional floodlight. The fixture has experienced some sort of internal failure, and removal is recommended. If replacement of lighting in that location is deemed necessary, a different fixture type would be preferable.



Non-functional floodlight, visible to the right of the working downlight.

Control options/Dimming

It appeared to me that the entire site was operating on photocell control, meaning that all of the exterior lighting runs all night. Current codes, and the Ojai ordinance, require two level control that either shuts down a portion of the lighting in late evening or dims the lights to lower output. Dimming isn't possible using the existing fixtures, but by-level switching might be a good addition in some of the more brightly lit areas.

Summary/Recommendations

The retreat center could benefit from fixture upgrades and replacements. In general, I would recommend replacing some of the existing lighting fixtures with more modern LED powered fixtures. That change would have several benefits:

- Greater energy efficiency would save electrical costs, offsetting or even completely paying for the replacement costs over time.
- New fixtures would be cut-off style that direct light mostly downward or horizontally below the plane of the fixture. Doing that will make better use of the lighting energy, putting the light where it is needed instead of

shining it up towards the sky, and will bring those lights into compliance with the ordinance.

- LED lighting is dimmable as a standard feature. Fixtures can often be specified with integral controls that respond to motion or dim the lighting in the late evening hours.

Specifically, I would bring up the following changes as possible candidates to improve the lighting at Camp Ramah Retreat. These recommendations are roughly in order of importance, in my opinion, but can be realigned to meet your priorities.

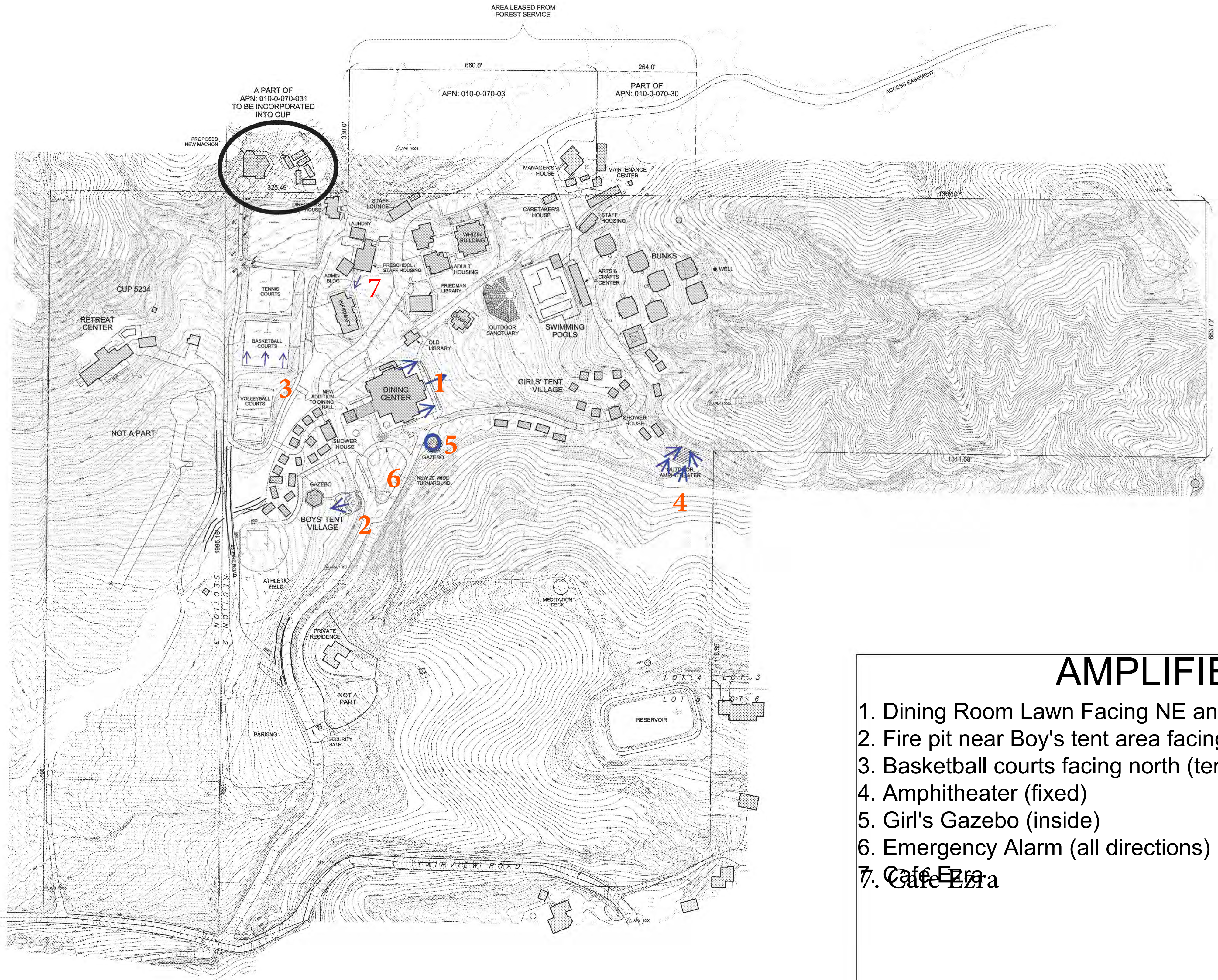
- Replace existing building mounted floodlights with LED flood lights that are "full-cutoff" style which don't shine any light upward. I believe this could be done in a way that doesn't reduce the light levels in areas that need light, or reduces them in areas that are over lit.
- Add a lighting control strategy that reduces lighting in the very late night hours, or operates the fixtures from motion controls. This change would help bring the lighting into compliance with the state energy code, and would reduce late night spill lighting to the neighborhood.

Please review this report and let me know if you have any questions about my findings and recommendations. I look forward to hearing from you and answering any more specific questions you may have.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian S. Smith". The signature is fluid and cursive, with the first name "Brian" being more prominent than the last name "Smith".

Brian S. Smith, PE



CAMP RAMAH

PROPOSED NEW MACHON COMPLEX

Meeting Room with warming kitchen: Occupancy A
Staff Bedrooms: Occupancy R-1
Student Cabins: Occupancy R-1

Address: 385 Fairview Road
Ojai, CA 93023
APN: 010-0-070-310
CUP: 3048

Owner: Camp Ramah in California
17525 Ventura Blvd, # 201
Encino, CA 91316
(310) 476-8571

Agent: SEPPS, Inc.
Steve Welton
1625 State Street, Suite 1
Santa Barbara, CA 93101
(805) 966-2758

Designer: JANE CARROLL DESIGN
206 N. Signal St., Suite R
Ojai, CA 93023
(805) 646-6450

AMPLIFIED SOUND

1. Dining Room Lawn Facing NE and at each corner (fixed)
2. Fire pit near Boy's tent area facing southwest (temporary)
3. Basketball courts facing north (temporary)
4. Amphitheater (fixed)
5. Girl's Gazebo (inside)
6. Emergency Alarm (all directions)
7. Cafe Ezra

Revisions		
No.	Description	Date

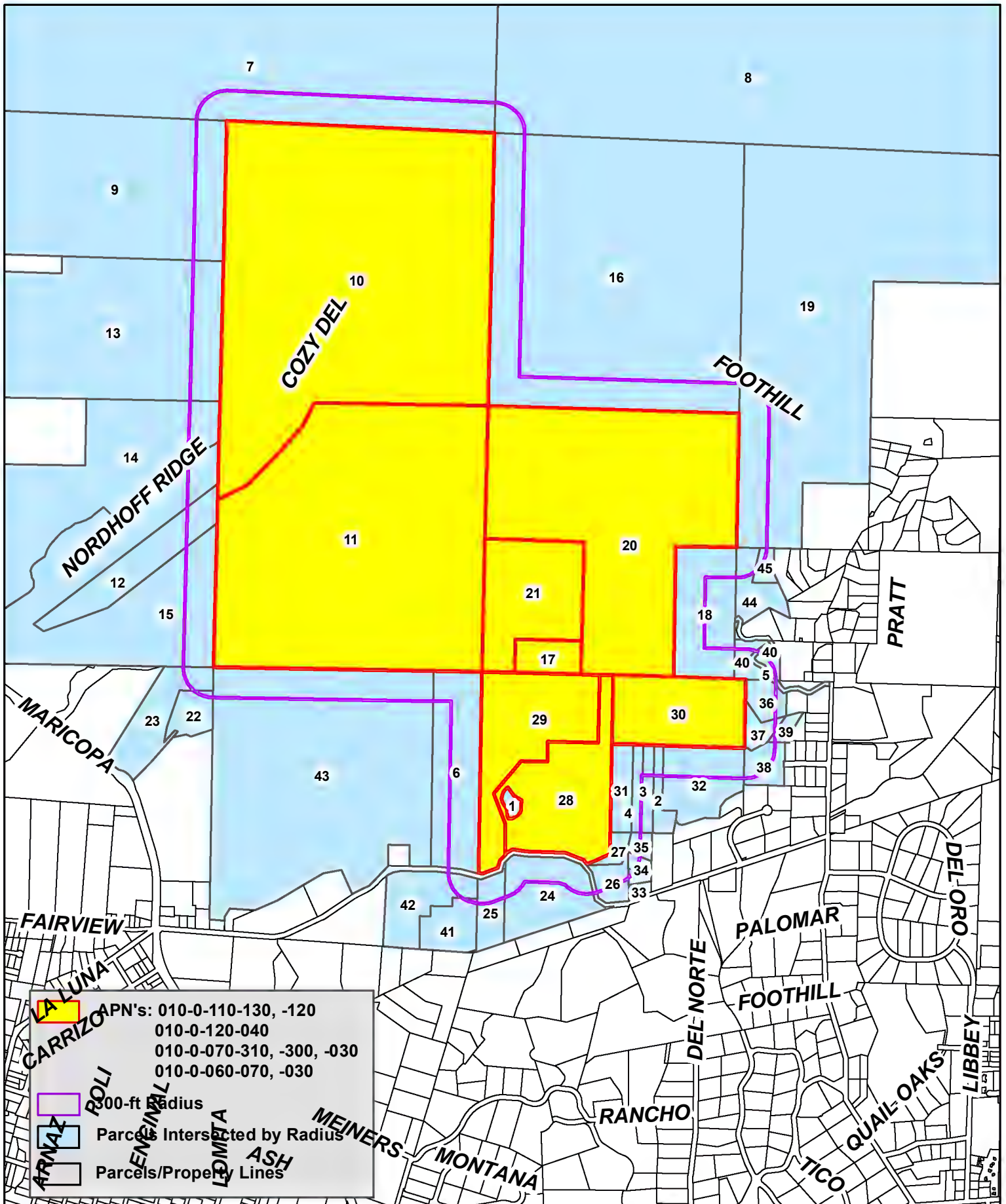
JANE CARROLL DESIGN

206 N. SIGNAL, SUITE R, OJAI, CALIFORNIA 93023
TEL.: (805) 646-6450 FAX: (805) 646-6459
www.janecarrolldesign-ojai.com janecarroll@vcnet.com

NEW MACHON

Camp Ramah of California
385 Fairview Road, Ojai, California 93023

DRAWN
CHECKED
DATE 03-28-18
SCALE
JOB NO.
SHEET 1



APN	NAME_1	NAME_2	MAIL_ADDR	CTY_STA	ZIP	index
010011003	SCUDDERLAND TR	ATTN MARY E MCLOUGHLIN TTEE	383 FAIRVIEW RD	OJAI CA	93023	1
010012014	CLUFF DONALD W TR	ATTN KENNETH W CLUFF CO-TTEE	5417 BELGRAVE PL	OAKLAND CA	94618	2
010012016	LEEDS DAVID R-KATHRYN S TR		260 RUNNING RIDGE TRAIL	OJAI CA	93023	3
010012017	KING GIGNOUX TR	ATTN ERIC GIGNOUX TTEE	276 RUNNING RIDGE TL	OJAI CA	93023-9516	4
010013028	FARNAM LORING HEIRS OF	TAX COLLECTOR-UNKNOWN ADDRESS	800 S VICTORIA AVE	VENTURA CA	93009-0001	5
010017002	CAMP RAMAH IN CALIFORNIA INC		17525 VENTURA BLVD #310	ENCINO CA	91316	6
010002002	UNITED STATES OF AMERICA					7
010003001	UNITED STATES OF AMERICA					8
010006001	UNITED STATES OF AMERICA					9
010006003	CAMP RAMAH IN CALIFORNIA INC		17525 VENTURA BLVD #310	ENCINO CA	91316	10
010006011	CROMER MICHAEL-JODY		3310 MARICOPA HWY	OJAI CA	93023-9506	12
010006012	CROMER MICHAEL I-JODY D		3310 MARICOPA HWY	OJAI CA	93023-9506	13
010006014	CROMER MICHAEL-JODY		3310 MARICOPA HWY	OJAI CA	93023-9506	14
010006015	CROMER MICHAEL-JODY		3310 MARICOPA HWY	OJAI CA	93023-9506	15
010007001	WIGHT BARBARA ET AL	ATTN SUE CHERRIE	4922 LAFAYETTE ST	VENTURA CA	93003-4212	16
010007003	UNITED STATES OF AMERICA					17
010007021	DZ SPE LLC	ATTN NIGRO KARLIN SEGAL FELD	PO BOX 391	REDONDO BEACH CA	90277	18
010007029	UNITED STATES OF AMERICA					19
010007030	UNITED STATES OF AMERICA					20
010007031	CAMP RAMAH CALIFORNIA INC		17525 VENTURA BLVD #310	ENCINO CA	91316	21
010010209	MEINERS OAKS CO WATER DIST		202 W EL ROBLAR	OJAI CA	93023	22
010010229	MOLL SUSAN		1015 HI POINT ST	LOS ANGELES CA	90035	23
010011007	JENKINS BRIAN M-TERRY L TR		312 FAIRVIEW RD	OJAI CA	93023	24
010011008	SCHROEDER MATTHEW-RAMONA		406 FAIRVIEW RD	OJAI CA	93023	25
010011009	CHRISTOPHER IAN-BARBARA H		317 FAIRVIEW RD	OJAI CA	93023	26
010011010	REED TIMOTHY R-NONA M TR		321 FAIRVIEW RD	OJAI CA	93023-9505	27
010011012	CAMP RAMAH IN CALIFORNIA INC		17525 VENTURA BLVD #310	ENCINO CA	91316	28
010011013	CAMP RAMAH IN CALIFORNIA INC		17525 VENTURA BLVD #201	ENCINO CA	91316	29
010012004	CAMP RAMAH IN CALIFORNIA INC		17525 VENTURA BLVD #310	ENCINO CA	91316	30
010012010	MITCHELL MICHAL TR		300 RUNNING RIDGE TRL	OJAI CA	93023	31
010012021	LANGLEY JOHN-MARGARET		1111 BROADWAY	SANTA MONICA CA	90401-3007	32
010012022	WHIPPLE V THAYNE II-SHERYL B	ATTN PAYTRUST 6289	271 FAIRVIEW RD	OJAI CA	93023-9533	33
010012023	BARNES DOLORES L TR		275 FAIRVIEW RD	OJAI CA	93023-9533	34
010012024	BLACKMUR ROBERT-KATHLEEN TR		279 FAIRVIEW RD	OJAI CA	93023	35
010013004	JENSEN SARAH M TR		333 SYCAMORE RD	SANTA MONICA CA	90402	36
010013015	STEINBACH GEORGE-CHRISTINE		1353 FOOTHILL RD	OJAI CA	93023-1745	37
010013021	ADDINGTON ROGER L-BARBARA TR		139 LAYTON ST	OJAI CA	93023	38
010013023	WEBB JAMES F-SHARLEEN L TR		1311 N FOOTHILL RD	OJAI CA	93023	39
010013033	DONATH DOUGLAS H-CECILE A TR		1368 FARNHAM RD	OJAI CA	93023	40
010017017	BRUNETTE GLENDA*	GORE JANET B	PO BOX 936	OJAI CA	93024	41
010017020	ROYAL ELK INC	ATTN STEVE EDELSON	1216 E OJAI AVE	OJAI CA	93023-3015	42
010017021	BARNARD PROPERTIES LLC		PO BOX 7959	OXNARD CA	93031-7959	43
010020101	JEN ANDREW-WATTS CYNTHIA TR		2118 WILSHIRE BL #1088	SANTA MONICA CA	90403	44
010020102	MARYNIUK JEROME-BERTOY D TR	ATTN JEROME MARYNIUK TTEE	1447 FOOTHILL RD	OJAI CA	93023	45
Areas of interest	City of Ojai	ATTN: City Manager	401 South Ventura Street	Ojai CA	93023	46
	SEPPS	STEVE WELTON	1625 STATE STREET #1	SANTA BARBARA CA	93101	47

JANE CARROL DESIGN	JANE CARROL	206 N. SIGNAL ROAD SUITE R	OJAI CA	93023	48
CAMP RAMAH IN CALIFORNIA INC	RANDY MICHAELS	17525 VENTURA BLVD. SUITE 201	ENCINO CA	91316	49
CAMP RAMAH	RABBI JOE MENASCHE	385 FAIRVIEW ROAD	OJAI CA	93023	
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE	RANDY RODRIGUEZ, SENIOR ENVIRONMENTAL SPECIALIST	4665 LAMPSON AVE	LOS ALAMITOS CA	90720	50
LOS PADRES NATIONAL FORREST		1980 OLD MISSION DRIVE	SOLVANG CA	93464	51
UNITED STATES DEPARTMENT OF FISH AND WILDLIFE	CHRIS DELITH, SENIOR FISH AND WILDLIFE BIOLOGIST	2493 PORTOLA ROAD SUITE B	VENTURA CA	93003	
UNITED STATES ARMY CORPS OF ENGINEERS	ANTAL SZIJJ	60 SOUTH CALIFRNIA STREET SUITE 201	VENTURA CA	93001	52
VENTURA LAFCO	ANDREA OZDY	801 SOUTH VICTORIA AVE SUITE 301	VENTURA CA	93003	53



MITIGATION MEASURES CONSENT AGREEMENT

Major Modification to Conditional Use Permit (CUP) No. 3048 (Case No. PL18-0052)

Assessor's Parcel Numbers (APNs): 010-0-110-130, 010-0-110-120, 010-0-120-040, 010-0-070-310, 010-0-060-070, 010-0-060-030, 010-0-070-300, and 010-0-070-030

In accordance with §15063 of the California Environmental Quality Act (CEQA) Guidelines, the Ventura County Planning Division, in consultation with other appropriate public agencies, prepared an Initial Study, and has determined that the proposed project referenced above could have a significant environmental impact with respect to biological resources, cultural resources (Archaeological Resources) and noise and vibration. However, the Initial Study identified mitigation measures that could reduce the impacts to a less-than-significant level. Provided that you accept the mitigation measures, the Planning Division may prepare a Mitigated Negative Declaration (MND) for the proposed project [CEQA Guidelines, §15070(b)(1) and -(2)].

The following list includes a summary of the potentially significant environmental impacts of the proposed project and the mitigation measures necessary to reduce the impacts to a less-than-significant level, which were identified in the Initial Study:

Item 4A: Biological Resources (Species)

Mitigation Measure BIO-1: Tree Protection Plan (TPP)

Purpose: To comply with the County's Tree Protection Regulations (TPR) set forth in Section 8107-25 et seq. of the Ventura County NCZO and the *Tree Protection Guidelines* (TPG), and with the Oak Woodland Conservation Act (OWCA) (PRC Section 21083.4, Fish and Game Code Section 1361).

Requirement: The applicant shall avoid impacting protected trees to the extent feasible, and shall offset or mitigate any damage to protected trees or associated impacts from such damage. If protected trees are felled/damaged and require offsets/mitigation pursuant to the TPR (Section 8107-25.10) and TPG (Section IV.C, Offset/Replacement Guidelines), the applicant shall post a financial assurance to cover the costs of planting and maintaining the offset trees.

Documentation: The applicant shall prepare and submit to the Planning Division for review and approval, a TPP pursuant to the "Content Requirement for Tree Protection Plans" that is currently available online at: <http://www.ventura.org/rma/planning/pdf/permits/tree/Tree-Protection-Plan-11-11-19.pdf>. The TPP must include (but is not limited to):

- a. measures to protect all TPR-protected trees whose tree protection zones (TPZs) are within 50 feet of the construction envelope (including stockpile and storage

areas, access roads, and all areas to be used for construction activities) or within 10 feet of other trees proposed for felling or removal;

- b. the offset or mitigation that will be provided for any trees approved for felling; and,
- c. the offset or mitigation that will be provided should any protected trees be damaged unexpectedly.

A qualified arborist¹ shall prepare the TPP in conformance with the County's TPR, TPG, and "Content Requirements for Tree Protection Plans."

If in-lieu fees will be paid to a conservation agency for tree offsets/mitigation, the applicant shall submit to the Planning Division for review and approval, a tree mitigation plan from a conservation agency that explains how the mitigation funds will be used to support the preservation of protected trees. After the Planning Division's review and approval of the tree mitigation plan, the applicant shall provide the Planning Division with a copy of the contract between the conservation agency and the applicant.

If a financial assurance is required for tree offsets/mitigation, the Planning Division shall provide the applicant with a "Financial Assurance Acknowledgement" form. The applicant shall submit the required financial assurance and the completed "Financial Assurance Acknowledgement" form to the Planning Division. The applicant shall submit annual verification that any non-cash financial assurances are current and have not expired.

Timing: Prior to the issuance of a Zoning Clearance for construction, the applicant shall submit the TPP to the Planning Division for review and approval, implement all prior-to-zoning clearance tree protection measures, and submit the required documentation to demonstrate that the applicant implemented the tree protection measures. Unless otherwise approved by the Planning Director, replacement and transplant trees must be planted prior to occupancy. Other monitoring and reporting dates shall be as indicated in the approved TPP.

If in lieu fees are required and will be paid to the Planning Division's Tree Impact Fund, the applicant shall submit these fees prior to the issuance of a Zoning Clearance for construction. Where a TPP damaged tree addendum is prepared, the applicant shall remit payment of the fees within 30 days of Planning Division's approval of the addendum.

If a financial assurance is required, the applicant shall submit the required financial assurance and the completed "Financial Assurance Acknowledgement" form prior to the issuance of a Zoning Clearance for construction. The Planning Division may release the

¹ A qualified arborist may be either an International Society of Arboriculture certified arborist or a related professional, such as a landscape architect, with qualifying education, knowledge and experience, as determined by the Planning Director.

financial assurance after receiving the report from the project arborist that verifies that the replacement trees met their final 5 year performance targets set forth in the TPP.

Monitoring and Reporting: The applicant shall retain an arborist to monitor and prepare the documentation regarding the health of the protected trees, pursuant to the monitoring and reporting requirements set forth in the "Content Requirements for Tree Protection Plans." The Planning Division maintains the approved TPP and all supporting documentation in the Project file. The Resource Management Agency Operations Division maintains copies of all financial documentation. Planning Division staff, Building and Safety Inspectors, and Public Works Agency grading inspectors have the authority to inspect the site during the construction phase of the Project, in order to verify that tree protection measures remain in place during construction activities, consistent with the requirements of Section 8114-3 of the Ventura County NCZO.

Mitigation Measure BIO-2: Tree Health Monitoring and Reporting

Purpose: To comply with the County's Tree Protection Regulations (TPR) in Section 8107-25 of the Ventura County NCZO and *Tree Protection Guidelines* (TPG), and with the *Oak Woodland Conservation Act* (OWCA) (PRC Section 21083.4, Fish and Game Code Section 1361).

Requirement: The applicant shall submit annual monitoring reports, prepared by an arborist, for five consecutive years after the approval date of the CUP Permit, to address the success of tree protection measures and the overall condition of encroached-upon trees relative to their condition at the time of the issuance of the CUP. If any trees are found to be in serious decline (e.g., "D" status, or "C" status if pre-construction status was "A"), the arborist's report must include a Damaged Tree Addendum to the TPP which recommends offsets, specific replacement location, and any associated additional monitoring.

Documentation: The applicant shall submit annual arborist reports as stated in the "Requirement" section of this condition (above).

Timing: The applicant shall submit annual arborist reports for five years after the approval date of the CUP.

Monitoring and Reporting: The applicant shall implement any recommendations made by the arborist's Damaged Tree Addendum to the satisfaction of the Planning Director. The Planning Division maintains copies of all documentation and evidence that the arborist's recommendations are implemented. The Planning Division has the authority to inspect the site to confirm the health of the protected trees and to ensure that the recommendations made by the arborist are implemented consistent with the requirements of Section 8114-3 of the Ventura County NCZO.

Mitigation Measure BIO-3. Scrub Habitat and Oak Woodland Construction Exclusion Fencing

Purpose: To avoid impacts to the scrub habitat and oak woodland communities during construction.

Requirement: All development, ground disturbances, and vegetation removal shall be prohibited in scrub habitat and oak woodland communities. The applicant shall install temporary protective fencing a minimum of 100 feet from the edge of the scrub habitat and oak woodland community boundary. For any ground disturbance or development within the 100-foot scrub habitat and oak woodland communities buffer as reflected on the approved site plan and in scrub habitat and oak woodland communities Map (MND Attachment 9, Figure 4) fencing shall be installed where it provides the maximum possible scrub habitat and oak woodland communities protection. In no case shall the fencing be less than 20 feet from the edge of the scrub habitat and oak woodland community boundary. Fencing shall remain in place until all construction and grading activities have ceased. The fencing must consist of durable materials and shall be staked or driven into the ground such that it is not easily moved and will perform its function for the duration of development activities as reflected in the Project description set forth in Condition No. 1 of the Conditions of Approval.

Documentation: The applicant shall graphically depict the scrub habitat and oak woodland community habitat, setback area, and required fencing on all grading and site plans. The applicant shall also provide photo documentation of the fencing installed at the site prior to issuance of a Zoning Clearance for construction.

Timing: The applicant shall submit the site plan and grading plans with the locations of the fencing to the Planning Division for review and approval prior to the issuance of a Zoning Clearance for construction. The applicant shall install the fencing prior to any ground disturbance activities. The applicant shall maintain the fencing in place until ground disturbance activities are complete and the Building and Safety Division has issued the Certificate of Occupancy for the Machon Village development.

Monitoring and Reporting: The Planning Division maintains the site plan and grading plans provided in the Project file. The applicant shall verify to the satisfaction of the Planning Division that the temporary fencing is installed prior to any ground disturbance activities or construction activities (whichever occurs first). The Planning Division has the authority to inspect the site to confirm that the fencing remains in place during the development phase of the project as reflected in the Project description as set forth in Condition No. 1 of the Conditions of Approval.

Item 4E: Habitat Connectivity

Mitigation Measure BIO-4: Lighting Plan

Purpose: In order to mitigate impacts associated with night lighting to wildlife movement and habitat connectivity and ensure lighting on the subject property is provided in compliance with Section 8109-4.7.2, 8109-4.7.4 and 8106-8.6 of the Ventura County NCZO, and to ensure the following objectives are met that lighting:

- a. avoids interference with reasonable use of adjoining properties;
- b. avoids conflict with landscape features;
- c. minimizes on-site and eliminates off-site glare;
- d. provides adequate on-site lighting for security;
- e. minimizes impacts to wildlife movement;
- f. minimizes energy consumption; and
- g. includes devices that are compatible with the design of the permitted facility.
- h. complies with the general standards listed in Section 8109-4.7.4 (Dark Sky Overlay Zone Standards) for all new and replaced outdoor lighting.

Requirement: The Applicant shall submit two copies of a lighting plan to the Planning Division for review and approval prior to implementing such plan. The lighting plan must comply with the following:

- a. the lighting plan shall be prepared by an electrical engineer registered by the State of California;
- b. the lighting plan shall include a photometric plan and manufacturer's specifications for each exterior light fixture type (e.g., light standards, bollards, and wall mounted packs). For parcels within the DKS Overlay Zone, the Applicant shall also include the lighting color and maximum lumens for each light fixture;
- c. the lighting plan shall provide illumination information for all exterior lighting such as parking areas, walkways/driveways, streetscapes, and open spaces proposed throughout the development;
- d. in order to minimize light and glare on the project property and wildlife habitat areas, all parking lot lighting, exterior structure light fixtures, and freestanding light standards must be a cut-off type, fully shielded, and downward directed, such that the lighting is projected downward onto the property and does not cast light on any adjacent property or roadway; and,
- e. the outdoor lighting shall maintain the maximum light trespass levels identified in Table 1 of NCZO Section 8109-4.7.4.

The Applicant shall bear the total cost of the review and approval of the lighting plan. The Applicant shall install all exterior lighting in accordance with the approved lighting plan.

Documentation: The applicant shall submit two copies of a lighting plan to the Planning Division for review and approval.

Timing: The applicant shall obtain the Planning Division's approval of the lighting plan prior to the issuance of a Zoning Clearance for construction. The applicant shall maintain the lighting as approved in the lighting plan for the life of the Project.

Monitoring and Reporting: The Planning Division maintains a stamped copy of the approved lighting plan in the Project file. County staff shall conduct an onsite inspection to verify that all new and replaced lighting was installed by the approved lighting plan prior to occupancy. The Building and Safety Inspector and Planning Division staff have the authority to ensure that the lighting plan is installed according to the approved lighting plan. Planning Division staff has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of Section 8114-3 of the Ventura County NCZO.

Item 7A: Archaeological Resources

Mitigation Measure CUL-1: Native American Monitor

Purpose: To avoid significant impacts to archeological resources that may exist on the subject property.

Requirement: The Applicant shall retain an Archeologist and Native American monitor to monitor all subsurface grading, trenching, or construction activities on the Project site.

Documentation: The Archeologist and Native American monitor shall provide a monthly report to the Planning Division summarizing the activities during the reporting period. If no archaeological resources are discovered, the Archeologist and Native American monitor shall submit a brief letter to the Planning Division, stating that no archaeological resources were discovered and that the monitoring activities have been completed.

Timing: The Archeologist and Native American monitor shall monitor the Project site during all subsurface grading, trenching, or construction activities. The Native American monitor shall provide the reports monthly during all subsurface grading, trenching, or construction activities.

Monitoring and Reporting: The Planning Division reviews the monitoring reports and maintains the monitoring reports in the Project file. The Archeologist and Native American monitor shall monitor the Project site during all subsurface grading, trenching, or construction activities. The Planning Division has the authority to conduct site inspections to ensure that the monitoring activities occur in compliance with this condition, consistent with the requirements of Section 8114-3 of the Ventura County NCZO.

Item 21: Noise and Vibration

Mitigation Measure N-1: Speaker Location and Orientation at the Amphitheater

Purpose: To ensure that the use of the outdoor amplification system at the amphitheater is in compliance with Ventura County General Plan Policy HAZ-9.2.

Requirement: The applicant shall place two speakers at the stage corners, and two speakers at the half-way point on either side of the seating area facing northeast and northwest. The speakers shall be oriented northwest. No amphitheater speakers shall be oriented toward the eastern property boundary.

Documentation: The applicant shall provide a site plan and photo documentation that identifies the location of the speakers in compliance with this mitigation measure. A notice shall be placed on the speaker system that indicates that the location and installation requirements noted above shall be adhered to at all times when the speakers are in use.

Timing: The applicant shall submit a site plan and photo documentation that depicts the location of the speakers for review and approval to the Planning Division prior to the issuance of the Zoning Clearance for use inauguration.

Monitoring and Reporting: The Planning Division has the authority to inspect the site to ensure location and orientation of speakers and that the Notice is readily visual to the operator in accordance with Section 8114-3.4 of the Ventura County NCZO.

Mitigation Measure N-2: Noise Attenuation at Basketball Court

Purpose: To ensure that the use of outdoor amplification system at the basketball court is in compliance with Ventura County General Plan Policy HAZ-9.2.

Requirement: Acoustic blankets (e.g., BBC-EXT-R-2 Noise Barrier / Sound Absorber Sound Blankets², or comparable noise attenuation blanket of the same dimensions) shall be installed on the western, northern, and eastern sides of the 10-foot high tennis court fence (which is adjacent to the north side of the basketball courts) for all outdoor programs and activities that extend past 9:00 p.m. The blankets must be installed one hour before the start of any activities or programs at basketball courts, have no gaps and shall extend from the ground to a height of 10 feet above the ground. The sound blankets shall have a sound transmission class (STC) rating of a minimum of 25³.

Documentation: The manufacture specifications of the acoustical blankets to be used at the tennis court shall be submitted to the Planning Division for review and approval. The applicant shall prepare a written procedure for camp staff that outlines the protocol for placing the acoustical blankets on the fencing along the western, northern, and eastern sides of the tennis courts. The applicant shall provide the written procedures including but not limited to, the manufacture's specifications of the acoustical blankets, who is

² Attachment 12, Appendix G

³ An integer rating of how well a building partition attenuates airborne sound.

responsible for installation and removal, and the location of these instructions, to the Planning Division for review and approval.

Timing: The applicant shall submit the manufacture's specifications of the blankets and written procedures for review and approval to the Planning Division prior to the issuance of the Zoning Clearance for use inauguration. Acoustical blankets shall be installed prior to the outdoor program and activity at the tennis courts.

Monitoring and Reporting: The Planning Division has the authority to inspect the project site in accordance with Section 8114-3.4 of the Ventura County NCZO to ensure that the acoustical blankets have been installed and the written procedures and instructions are being implemented.

Mitigation Measure N-3: Noise Monitor and Sound Monitoring System

Purpose: To ensure that project-generated noise does not exceed the maximum acceptable noise levels for sensitive receptors that are located within proximity to the project site, pursuant to the Ventura County General Plan Noise Policy HAZ-9.2.

Requirement: The maximum acceptable noise levels received by a noise sensitive receptor, measured at the exterior wall of the building, shall 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.

Outdoor programs that use amplified sound equipment at the Amphitheater, Dining Hall and tennis/basketball courts shall end at 10:00 pm. In order to ensure noise levels do not exceed the maximum noise level set forth above, the applicant shall acquire and install a sound monitoring system on the exterior amplification systems. The sound monitoring systems shall include a noise level meter (e.g., Tadelto Digital Sound Level Meter Portable Sound Meter 30dB to 130dB MAX or Quest Soundpro Sound Level Meter SE-DL Series, or comparable device) set at the "A-weighting, slow response" setting, and a noise dosimeter (e.g., Quest Edge 5 Personal Noise Dosimeter, or comparable device). The sound monitoring systems and signal processor unit shall have a maximum speaker output set no higher than the level which would maintain sound levels at or below 50 dBA Leq1H at the closest residence.

Outdoor amplified sound equipment used to provide low-level ambient music at Café Ezra shall be shut off at 11:00 pm. Maximum speaker output shall be set no higher than the

level which would maintain sound levels at or below 45 dBA Leq1H at the closest residence.

Following installation of the amplified sound equipment, the applicant shall conduct the required verification measurements of the installed system, properly program the signal processor unit of each system, and complete sound pressure level measurements with the programmed signal processor units, to ensure the sound levels adhere to the requirements noted above.

A designated noise monitor shall ensure the approved protocol is being implemented and maintained to achieve compliance with the noise standards set forth above.

Documentation: The applicant shall submit the manufacturer's specifications of the amplified sound equipment and sound monitoring system, and documentation verifying noise from outdoor amplified sound equipment was adequately modeled to the closest offsite sensitive receptor. The applicant will provide the Planning Division the name of the noise monitor for ensuring the system is functioning properly.

Timing: The applicant shall monitor the system throughout the life of the permit during outdoor Camp programs and activities that involve amplified sound to ensure that the system is operating properly so that noise levels do not exceed the maximum acceptable noise levels pursuant to the Ventura County General Plan Policy HAZ-9.2.

Monitoring and Reporting: The Planning Division has the authority to periodically confirm that noise monitoring is occurring during Camp Ramah programs and activities, consistent with the requirements of Section 8114-3 of the Ventura County NCZO.

Mitigation Measure N-4: Contact Person for Noise Complaints

Purpose: To designate a person responsible for responding to complaints.

Requirement: The applicant shall designate a contact person(s) to respond to complaints from citizens and the County which are related to the permitted uses of this CUP. The designated contact person shall be available, via telecommunication, 24 hours a day during which an event is taking place at the subject property.

Documentation: The applicant shall provide the Planning Director with the contact information (e.g., name and/or position title, address, business and cell phone numbers, and email addresses) of the applicant's field agent who receives all orders, notices, and communications regarding matters of condition and code compliance at the Project site.


Timing: Prior to the issuance of a Zoning Clearance for use inauguration, the applicant shall provide the Planning Division the contact information of the applicant's field agent(s) for the Project file. If the address or phone number of the applicant's field agent(s) should

change, or the responsibility is assigned to another person, the applicant shall provide Planning Division staff with the new information in writing within three calendar days of the change in the applicant's field agent.

Monitoring and Reporting: The Planning Division maintains the contact information provided by the applicant in the Project file. The Planning Division has the authority to periodically confirm the contact information consistent with the requirements of Section 8114-3 of the Ventura County NCZO.

Joe Menashe

I, ~~Randy Michaels~~ for Camp Ramah, the applicant for Major Modification (Case No. PL18-0052) to Conditional Use Permit (CUP) No. 3048 hereby agree to implement the mitigation measures described above, which have been developed in conjunction with the preparation of a Mitigated Negative Declaration for Major Modification (Case No. PL18-0052) to Conditional Use Permit (CUP) No. 3048. I understand that these mitigation measures or substantially similar mitigation measures must be adopted as conditions of approval for Major Modification (Case No. PL18-0052) to Conditional Use Permit (CUP) No. 3048, in order to reduce the environmental impacts to a less-than-significant level.



Rabbi Joe Menashe, Executive Director
Camp Ramah in California

4-11-22

Date



SUZANNE ELLEDGE

PLANNING & PERMITTING
SERVICES, INC.

MEMORANDUM

TO: OVMAC Members

FROM: Steve Welton, SEPPS

SUBJECT: Camp Ramah Conditional Use Permit

DATE: April 28, 2022

OVAC MEETING OF MAY 16TH

Camp Ramah was last at your Committee in December 2019. At that time the MAC and Camp Ramah were under the impression that the Ventura County Outdoor Events Ordinance applied to Camp Ramah. However, The County subsequently determined that the Ordinance is not applicable to Camp Ramah. Importantly, the purpose of the proposed modification is only to create new physical spaces that will facilitate their existing programs and optimize circulation and check-in.

Following Camp Ramah's presentation in 2019, the Council voted on certain conditions, which were appended to the meeting minutes. While the Camp can largely accept these recommendations, we have attached some suggested refinements primarily related to the misunderstanding described above.

The primary reason for the request is to create new programming space, through the proposed Machon gathering building and adjacent cabins, for their existing 11th grade leadership program. An ancillary goal is to develop an addition to the Dining Hall to create a new reception area and to prepare a bus turnaround. These latter components are a direct benefit to neighbors, as they will facilitate a streamlined drop-off and reduce bus circulation around the camp, as well as idling.

At the 2019 meeting, there was doubt expressed by some neighbors that the Dudek noise study projections were accurate as it pertained to their personal experience. Accordingly, in February 2020 during President's Day Weekend, the Camp voluntarily reached out to several neighbors to

set up three (3) separate sound monitoring stations directly adjacent to nearby residential properties.

On this weekend, the Camp was hosting the Israeli Scouts, their largest non-camp event of the year. The results of that weekend long study (held Feb 14, 2020 through Feb 18, 2020) from the acoustics professional are attached and, of interest, show only a very few periods where noise thresholds were slightly exceeded, with only one (1) being definitely attributable to an activity occurring at the Camp. The Camp has subsequently agreed to incorporate an additional operational improvement which is to implement an automatic sound monitoring system (discussed in detail in measure N-3 of the County's Draft MND) to limit maximum speaker volume, so that noise from amplified sound sources does not exceed County prescribed noise thresholds at neighboring homes.

We believe that, with the proposed mitigation measures, a recommendation for approval from the OVMAC to the Planning Commission will be mutually beneficial for all parties and that implementing the project will improve the compatibility with the adjacent uses.

MEMORANDUM

To: Josh Hillinger, Camp Ramah
Rabbi Joe Menashe, Camp Ramah
Randy Michaels, Camp Ramah
From: Jonathan V. Leech, Dudek
Subject: President's Day Weekend Noise Survey
Date: March 6, 2020
cc: Steve Welton, SEPPS

1 Background

1.1 Approach and Participating Property Addresses

President's Day Weekend is traditionally the schedule for hosting one of the larger events at Camp Ramah, the Israeli Scouts gathering. Camp Ramah approached several residential neighbors of the Camp Ramah property with an offer to voluntarily measure sound levels at such properties, for the duration of the President's Day Weekend 2020 functions at Camp Ramah. The participating properties included:

- 1447 Foothill Road (Measure Point 1 or "MP1")
- 406 Fairview Road (Measure point 2 or "MP2")
- 312 Fairview Road (Measure Point 3 or "MP3")

Exhibit 1 illustrates the locations of the above measurement points, relative to the Camp Ramah property.

1.2 Methodology

Measurements were performed using three SoftdB brand Piccolo 2 integrating sound level meters, which are classified as an ANSI Class II instrument (which has suitable accuracy for environmental noise measurements). The sound level meters were configured to measure and record sound level data on an hourly basis, for a duration of approximately 96 hours.

Measurements began at approximately 2 PM on Friday, February 14 (before arrival of participants) and extended until approximately 2 PM on Tuesday, February 18 (a full day after the departure of camp attendees). This sound level measurement duration and recorded results allows comparison of noise levels during the Camp Ramah session against ambient noise levels without the camp in operation.

2 Results

Tables on the following pages provide the recorded average sound level (L_{eq}) for each hour, with one table per each of the three measurement points.

2.1 Interpretation

The County Ordinance allows an hourly average noise level of up to 55 dBA during the day (7 AM to 7 PM), up to 50 dBA in the evening (7 PM to 10 PM), and up to 45 dBA overnight (10 PM to 7 AM). When an existing recorded ambient noise level exceeds these levels, the higher recorded noise level becomes the allowable level. In the following tables, the column labeled "Allowed" reflects the limit from the noise ordinance, corrected in some instances if the ambient noise level already exceeds the limit.

Hourly average sound levels during the Israeli Scout event that exceed the allowable limit are indicated in red font in the following tables. Note that there is only one time period in common across all three properties when a marginal exceedance of the allowed sound level was recorded. This exceedance occurred at all three properties during the sports tournament. Since amplified sound was used at the sports tournament, the mitigations proposed to govern amplified sound systems at Camp Ramah would be expected to avoid this exceedance from occurring in the future.

There were several isolated sound level exceedances recorded at MP2. One exceedance occurred between 5 AM and 6 AM, when no activity was occurring at Camp Ramah. Because there was no exceedance at the other two properties, it is assumed an isolated event occurred very close to (or on) this property. While above ambient levels, the recorded 50 dBA L_{eq} was probably not loud enough to cause sleep disturbance.

Another set of isolated exceedances also occurred at MP2 between 9 and 11 PM on Sunday Night, which coincides with the time of the Final Ceremony. Because an exceedance was not recorded at the other two properties, it is uncertain if Camp Ramah was the source of the noise. The recorded noise exceeded the limits by 2 to 5 dBA, which could have been noticeable against ambient noise levels in the hours before and after the exceedance. The overall sound level did not exceed 52 dBA L_{eq} which was unlikely to be disruptive in the indoor areas of the residence at this address. If the Final Ceremony was the source of the sound levels recorded at MP2 between 9PM and 11 PM, sound amplification systems used at this event would be governed by the newly proposed mitigations.

Overall, across 96 hours of continuous measurements at the three properties, there were only 7 instances where a recorded sound level exceeded an allowance; one instance at MP3, two instances at MP1, and four instances at MP2. These occurrences were therefore infrequent, and the sound levels that can potentially be correlated to Camp Ramah activities would be addressed by the proposed mitigation programs.

2.2 Results Tables

Are presented on the following pages, followed by Exhibit 1.

Memorandum

Subject: Camp Ramah President's Day Weekend 2020 Sound Level Survey

	14-Feb Friday	15-Feb Saturday	16-Feb Sunday	17-Feb Monday	18-Feb Tuesday	Allowed	Max Recorded
Recorded Hourly Noise Levels (Leq)							
12		31.5	31.8	35	31.1	45	35
1		32.1	31.4	32.3	35.7	45	32.3
2		34.4	31	31.1	33.3	45	34.4
3		31.6	31.1	32.9	30	45	32.9
4		31.8	31.3	31.1	31	45	31.8
5		33.5	33.3	33.5	32.2	45	33.5
6		37.4	37.8	38.1	45	55	38.1
7		38	40	40.9	40.8	55	40.9
8		41.9	41	41.6	42	55	41.9
9		39.3	52.3	41.2	47.2	55	52.3
10		39.3	46.5	47.6	47.2	55	47.6
11		38.6	42.7	52.6	41.3	55	52.6
12		40	41.2	38.2	54.2	55	41.2
13		41.3	41.5	43.8	47.3	55	43.8
14	42	44.3	57.4	41.5	54.6	55	57.4
15	42.7	43	48.8	39.9		55	48.8
16	39.4	59	43	41.7		55	59
17	38.1	40.1	43.5	37.6		55	43.5
18	41.5	41.1	39.6	38.4		55	41.5
19	36	36.5	38.3	38		50	38.3
20	39.9	36.2	37.2	37.6		50	39.9
21	35.5	35.2	38.7	35.5		50	38.7
22	35.6	35.2	40.4	35.4		45	40.4
23	33.2	33.7	36.3	31.9		45	36.3

LEGEND

	Holiday Weekend Camp In-Session
	Outdoor Song Contest (Amphitheater)
	Sport Tournament
	Final Ceremony (Baseball Field)

"Allowed" noise level from County Noise Ordinance

"Max Recorded" is maximum noise level for a given hour, any day of the event.

Red text - indicates a noise level above the ordinance allowance




Measurement Point MP1 (1447 Foothill Road)

Memorandum

Subject: Camp Ramah President's Day Weekend 2020 Sound Level Survey

	14-Feb Friday	15-Feb Saturday	16-Feb Sunday	17-Feb Monday	18-Feb Tuesday	Allowed	Max Recorded
	Recorded Hourly Noise Levels (Leq)						
12		38	39.1	35.2	37.5	45	39.1
1		36.5	33.9	37.9	33.3	45	37.9
2		37.5	37.4	38.7	32.4	45	38.7
3		36.6	33.3	39.7	32.3	45	39.7
4		35.1	41.7	38.8	32.9	45	41.7
5		37.4	35.2	49.9	34.5	45	49.9
6		43.8	42.5	44.2	42.6	55	44.2
7		46.6	45.6	53.7	50.2	55	53.7
8		46.9	45.7	54	47.3	55	54
9		47.8	46.8	59.2	61.1	64	59.2
10		48.3	49.2	49	49.2	55	49.2
11		48.7	47.3	50.6	48.3	55	50.6
12		49.8	49.1	48.9	72.3	55	49.8
13		48.4	46.7	46.2	51.5	55	48.4
14	56.5	49.2	58.9	47.4	56.9	60	58.9
15	50.7	46.8	58.9	47.3		55	58.9
16	51.5	49.4	54	47.5		55	54
17	48.2	46.6	51.4	45.1		55	51.4
18	48	51.2	45.1	44.2		55	51.2
19	44.9	43	45.8	43.3		50	45.8
20	45.1	46.5	46.7	45.3		50	46.7
21	44.8	41.8	51.7	42.9		50	51.7
22	42.3	39.8	50.2	39.1		45	50.2
23	38.2	42.6	42.6	40		45	42.6

LEGEND

	Holiday Weekend Camp In-Session
	Outdoor Song Contest (Amphitheater)
	Sport Tournament
	Final Ceremony (Baseball Field)

"Allowed" noise level from County Noise Ordinance

"Max Recorded" is maximum noise level for a given hour, any day of the event.

Red text - indicates a noise level above the ordinance allowance

Measurement Point MP2 (406 Fairview Avenue)

Memorandum

Subject: Camp Ramah President's Day Weekend 2020 Sound Level Survey

Time	14-Feb Friday	15-Feb Saturday	16-Feb Sunday	17-Feb Monday	18-Feb Tuesday	Allowed	Max Recorded
Recorded Hourly Noise Levels (Leq)							
12		32.7	33.3	32.2	31.1	45	33.3
1		31.9	32	32.1	30.7	45	32.1
2		35	31.4	32.8	29.7	45	35.0
3		32.6	30.8	31.7	30	45	32.6
4		31.8	34.6	31.5	31.6	45	34.6
5		33.4	32.7	35.1	33.3	45	35.1
6		38.7	40	38.3	41.6	55	40.0
7		43	40.1	45.4	42.7	55	45.4
8		43.6	43.7	43.6	43.9	55	43.7
9		42.7	42.8	41.9	48.4	55	42.8
10		40	38.3	47.1	42.2	55	47.1
11		42.6	42.4	41.7	41.7	55	42.6
12		40	41.2	39.9	64.7	55	41.2
13		39.7	41.9	39.7	40.2	55	41.9
14	59.4	47.6	55.5	42.9	47.2	55	55.5
15	47.2	39.3	49	42.7		55	49.0
16	43.6	50.6	44	40.4		55	50.6
17	39.2	47	46.2	38.7		55	47.0
18	39.8	38.1	43.4	36.3		55	43.4
19	36.2	37.1	42.5	34.5		50	42.5
20	36.1	34.9	42.6	35.3		50	42.6
21	35.8	35.5	43	33.6		50	43.0
22	34.5	34.9	37.5	31.4		45	37.5
23	33.8	34.4	33.9	32.3		45	34.4

LEGEND

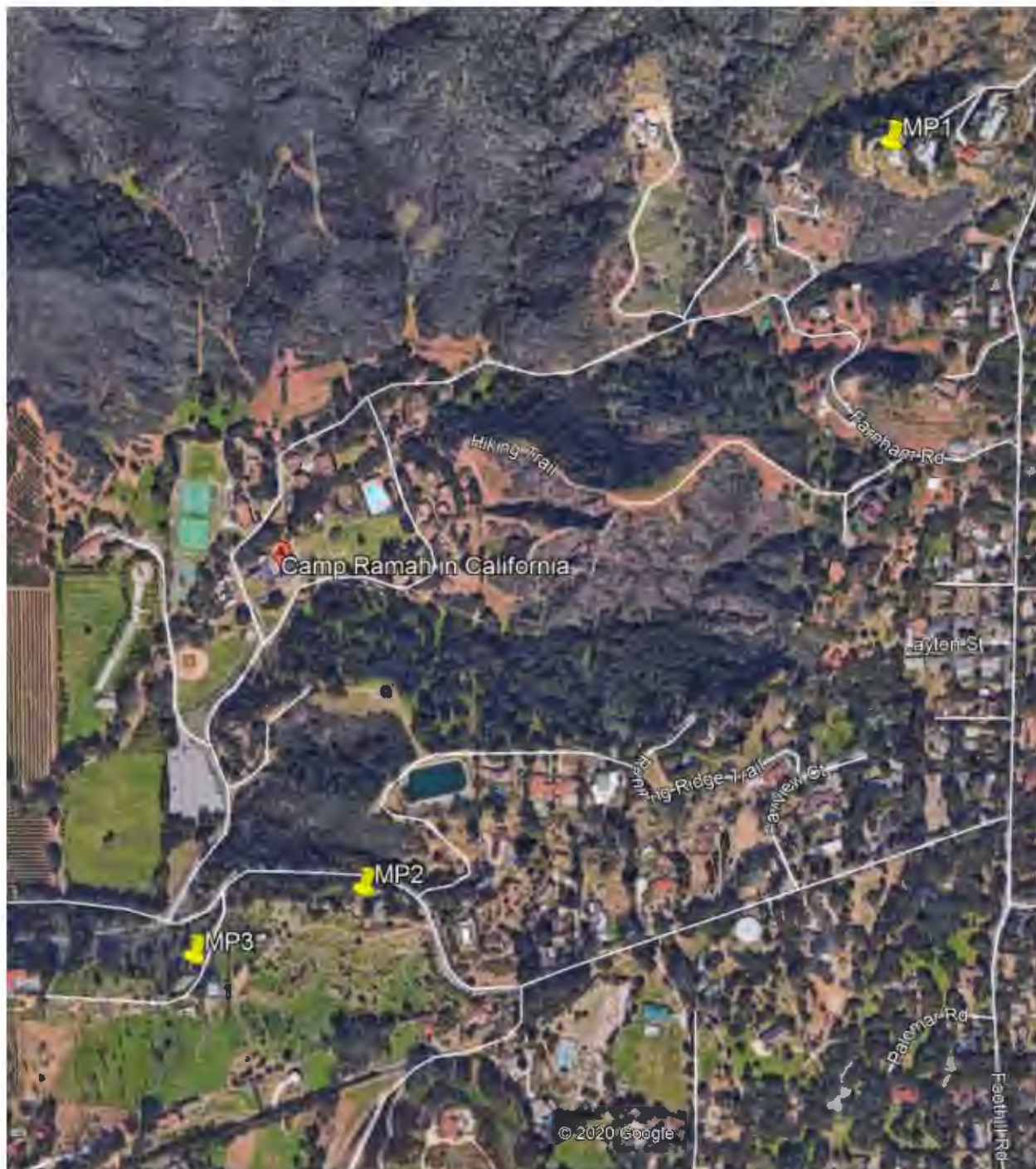
	Holiday Weekend Camp In-Session
	Outdoor Song Contest (Amphitheater)
	Sport Tournament
	Final Ceremony (Baseball Field)

"Allowed" noise level from County Noise Ordinance

"Max Recorded" is maximum noise level for a given hour, any day of the event.

Red text - indicates a noise level above the ordinance allowance

Measurement Point MP3 (312 Fairview Avenue)



LEGEND

MP# = Measurement Point

Exhibit 1 - Noise Measurements Locations

Ojai Valley Municipal Advisory Council

FINAL December 16th 2019 OVMAC Meeting Summary

APPROVED 02/18/21

The meeting was called to order at 7:00 PM and all OVMAC members were present except Grace Malloy whose absence was excused.

Under public comments, Terry Wright noted a malfunctioning traffic speed sign in Casitas Springs, and Ron Solorzano provided an update on events and programs at the three Ojai Valley libraries.

The summary of the October 21, 2019 meeting was approved unanimously on a motion by Chris Cohen, seconded by Terry Wright,

The first item of business was a modification of the CUP for Camp Ramah. Planner Kristina Boero provided an overview of the proposal, followed by Camp Ramah representatives. Joe Westbury said that the major issue of concern is noise. The current CUP allows outdoor amplified sound until 11:00 PM, and the proposed modification would limit it to 9PM on weekdays and 10PM on weekends. Chris Cohen noted the need to preserve the Cozy Dell and Foothill hiking trails, and to reflect in the CUP that the trails will remain open to the public. Rabbi Joe of Camp Ramah said the trails would remain open, and he is happy to make that commitment.

Alaina Shodor of Fairview Rd said the neighborhood has historically been greatly impacted by noise from the Camp and that conditions are needed to assure compatibility. Lisa Thomas, a resident of the East End stressed the need for County CUPs to assure compatibility and limit noise. Diane Bertoy supports the camp, staff has improved the situation, but weekly loud events is excessive, adequate noise monitoring is needed, and spotlights and upward lighting should be prohibited, and requested that outdoor amplified sound end at 9PM all nights. Joe Westbury noted the need for a 24-hour onsite staff member to be reachable by phone by neighbors.

Tom Maloney of the OVLC stressed the need to preserve public access to the Cozy Dell and Foothill Trails, and looks forward to working with the Camp. Shawn Jenkins of Fairview road supported noise control. Judy Holman of Oak View said she has a loud neighbor and supports specific noise limits. Marty McDonald of Foothill road expressed concern about nighttime noise and preservation of wildlife habitat. Gary Bertoy said there's a need to codify noise limits, limits on amplification, days and numbers of events, and public trail access

Joline Griffin, Foothill Rd, said that evening noise should have a decibel limit, end at 9PM, and the noise fence around the tennis courts should be higher than 8 feet. Rabbi Joe said that they would make the noise barrier ten feet high, and would put controls on amplification devices.

Terry Wright noted that the proposed conditions would allow 35 special events per year which is a lot, and, that lighting conditions are needed. Chris Cohen said he supports CUP conditions to preserve public trail access, limit amplified outdoor sound to ending at 9PM, and reducing the number of large special events. Joe Westbury said that Camp Ramah is part of Ojai, but appropriate conditions must be enacted.

On a motion by Joe Westbury, seconded by Terry Wright, the MAC unanimously voted to:

Recommend approval of the project with the following conditions:

1. That the Foothill Trail and Cozy Dell Trail be identified on maps in the project description as public use trails, and that a project condition require that these trails be kept open to public use.
2. That a Camp Ramah employee be on premises for the duration of all ~~Special~~ Events that involve amplified sound, and that the direct contact information for this employee be provided to neighbors.
3. That the tennis court noise blankets used during dances or other noisy events on the tennis courts be ten feet high.
4. That the only sound amplification devices used outdoors be devices owned and controlled by Camp Ramah, and that Camp Ramah control/limit the sound ~~time/decibel level of the amplification system to assure that County noise standards are always met, including during Special Events.~~ driveway lights and other outdoor lighting comply with the County Ojai by Dark Sky Ordinance, and that existing lights be brought into conformance with the DSO upon use-inauguration of the CUP modification.
6. That Camp Ramah summer camp activities limit outdoor amplified music past 9:00 PM to no more than three nights per week, and that all amplified outdoor music cease at 10:00 PM ~~on other nights.~~
7. Prohibit the use of fireworks/pyrotechnics, explosions, outdoor upward-facing laser lights, outdoor spotlights, and all other upward-facing outdoor display lights.
8. ~~That the Planning Division prepare an inventory/classification of Special Events held at the camp over the last three years, and establish as a CUP condition a classification of and limits on Special Events that:~~
 - a. ~~Limits annual special events of over 500 persons to the average annual number of such events in the last three years.~~
 - b. ~~Limits special events with outdoor amplified sound to the average annual number of such events in the last three years.~~
 - c. ~~Limit events with outdoor amplified sound past 9:00 PM to no more than two nights per calendar month.~~
 - d. ~~Limits events lasting more than 48 hours to the maximum annual number of such events in the last three years.~~

The meeting adjourned at 9:30 PM.

evening

where amplified sound is used

With the exception of Cafe Ezra, which uses low-level ambient music 1x week during summer camp (8x total), until 11PM. (see MND)

The Outdoor Event Ordinance was previously misapplied to the project. There are no new events and proposed conditions 2,3,4 and 6 will adequately address noise concerns.

MEMORANDUM

DATE: May 16, 2022

TO: Ojai Valley Municipal Advisory Committee Members

FROM: Kristina Boero, Senior Planner, Ventura County Planning Division

SUBJECT: Krishnamurti Major Modification Case No. PL17-0012, 1098 McAndrew Road in the community of Ojai, Assessor Parcel Numbers 010-0-070-310, 029-0-033-240, 029-0-033-250, 029-0-033-260, 029-0-033-270, and 029-0-033-280.

Location

The project site is addressed at 1098 McAndrew Road, in the community of Ojai. The nearest cross streets are McAndrew Road and Grand Avenue. The subject project site is comprised of approximately 11.06 acres.

The project includes the following Zoning and Land Use designations.

- a. General Plan Land Use Designation: Rural
- b. Ojai Valley Area Plan Land Use Designation: Rural Institutional
- c. Zoning Designation: RE 5-ac TKS/DKS (Rural Exclusive, 5 acre minimum lot size, Temporary Rental Unit Overlay Zone/Dark Sky Overlay Zone)

(Refer to Attachment 1, Location, Zoning and General Plan Maps).

Request

The applicant, Krishnamurti Foundation of America, request a major modification to Conditional Use Permit (CUP) No. 3697 for the continued operation and maintenance of a camp for a 25-year term. The request also includes the expansion of the CUP boundary, change of use from a retreat to a camp and the construction of accessory structures, which total 10,931 sq. ft. (refer to CUP Application included as Attachment 2 and full project description and project plans included as Attachment 3).

CEQA Determination

The Planning Division prepared a draft Initial Study / Mitigated Negative Declaration for the proposed project. The draft Initial Study /Mitigated Negative Declaration public review

period is from May 5, 2022 to June 4, 2022. A Notice of Intent to Adopt a Mitigated Negative Declaration was sent to property owners within 300 feet of the property boundary (Attachment 4), Responsible and Trustee Agencies and persons who requested to be notified about the project. The draft Initial Study / Mitigated Negative Declaration is available on the Planning Division website at

<https://vcrma.org/mitigated-negative-declarations> (search for PL17-012)

Planning staff determined that the proposed project would have potentially significant impacts on biological resources, agricultural resources and cultural resources. Mitigation measures (Attachment 5) were placed on the project that would reduce potentially significant impacts to a less than significant level. A summation of the mitigation measures is included below.

Potentially Significant Impacts and Mitigation Measures

1. Item 4A- Biological Resources (Species) and Item 4B- Ecological Communities - Sensitive Plant Communities: The Initial Study concluded that there would be potentially significant impacts to species and sensitive plant communities. Impacts would be reduced to a less than significant level with the implementation of mitigation measures BIO-1 and BIO-2, which require KFA to prepare and implement a Tree Protection Plan and submit annual monitoring reports after initiation of construction activities and until five years after the completion of construction activities, which address the success of tree protection measures and the overall condition of encroached-upon trees relative to their condition prior to the initiation of construction activities. Mitigation Measure BIO-3 requires KFA to retain a qualified biologist to conduct land clearing activities, and on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of land clearing activities.
2. Item 4C- Ecological Communities - Waters and Wetlands: The Initial Study concluded that there would be potentially significant impacts to waters and wetlands. Impacts would be reduced to a less than significant level with the implementation of mitigation measure BIO-4, which requires KFA to retain a landscape architect to prepare a landscape plan that prohibits the planting of non-native invasive plants, and plant native trees, shrubs and grasses that are compatible with the historic nature of the project site.
3. 5B- Agricultural Resources – Land Use Incompatibility: The Initial Study concluded that there would be potentially significant impacts to agricultural land use incompatibility. Impacts would be reduced to a less than significant level with the implementation of mitigation measure AG-1, which requires KFA to install and maintain a vegetative screen and a reinforced 8-foot-high chain link fence with top

bar that meets the physical characteristics outlined in the Ventura County Agricultural Policy Advisory Committee *Agricultural/Urban Buffer Policy*.

4. 8A- Cultural Resources – Archaeological and 36- Tribal Cultural Resources: The Initial Study concluded that there would be potentially significant impacts to archeological and tribal cultural resources. Impacts would be reduced to a less than significant level with the implementation of mitigation measures CUL-1 and CUL-2, which require KFA to retain a Native American monitor onsite to oversee all project-related ground disturbance and implement protection measures if archaeological or historical artifacts are uncovered during ground disturbance or construction activities.
5. 8B- Cultural Resources Historic: The Initial Study concluded that there would be potentially significant impacts to historic resources. Impacts would be reduced to a less than significant level with the implementation of mitigation measures CR-1 through CR-4, which require KFA to implement design features for stonework alterations at the northwest edge of the project site (mitigation measure CR-1), for the garage rehabilitation (mitigation measure CR-2), any exterior repairs or repainting of existing structures pursuant to the Secretary of Interior Standards (SOI) standards for Rehabilitation (mitigation measure CR-3) and provide documentation of the historic buildings and historic cultural landscape that meet the SOI Standards for Architectural documentation at Historic American Buildings Survey (HABS) / Historic American Landscapes Survey (HALS) Level II standards.

Attachments:

- | | |
|--------------|----------------------------------------|
| Attachment 1 | Location, Zoning and General Plan Maps |
| Attachment 2 | CUP Application |
| Attachment 3 | Project Description and Project Plans |
| Attachment 4 | 300-foot Notification List |
| Attachment 5 | Mitigation Measures |

RICKSON RD

HORN CANYON RD

029003324

029003325

029003326

029003328

029003327

MC ANDREW RD



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 02-24-2022



County of Ventura
Attachment 1 Location, Zoning and
Planning Commission Hearing
General Plan Maps
PL17-0012

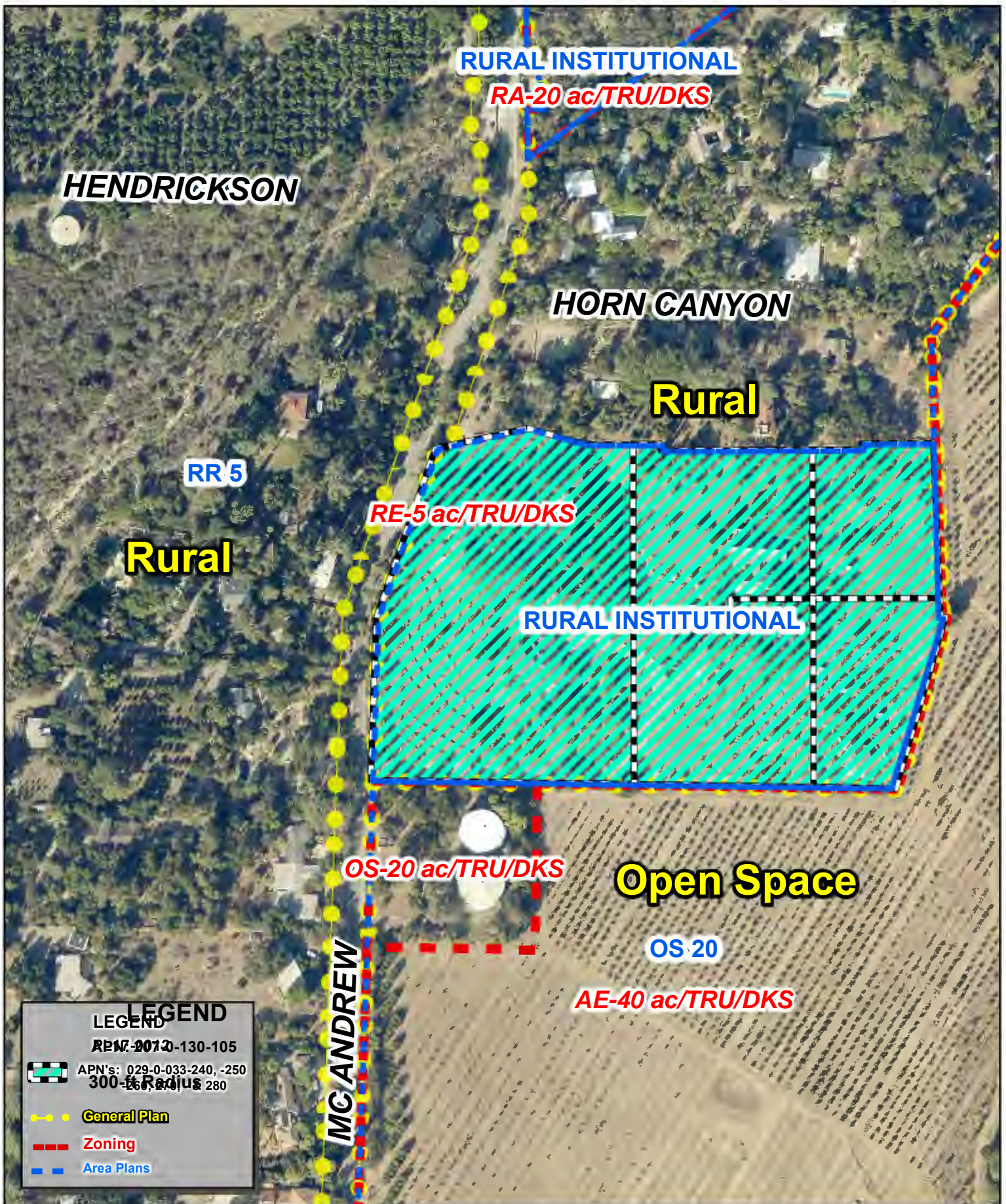
Aerial Photography



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 no warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.



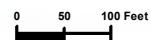
RH



Ventura County, California
 Resource Management Agency
 GIS Development & Mapping Services
 Map Created on 02-24-2022
 This aerial imagery is under the
 copyrights of Pictometry
 Source: Pictometry, 2019



County of Ventura
 Planning Commission Hearing
 PL17-0012
 General Plan & Zoning Map



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 no warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.



Original

Original
Submitted
2017

Section III – Entitlement/Zone Change/Subdivision Application Questionnaire

County of Ventura • Resource Management Agency • Planning Division

800 South Victoria Avenue, Ventura, CA 93009 • 805 654-2478 • www.vcrma.org/planning

III.A. Requested Entitlement, Zone Change, and/or Subdivision

Please check all entitlements, subdivisions, and/or zone change of which you are requesting approval.

New	Major Modification	Minor Modification		New
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tract Map (SD and TR)	<input type="checkbox"/> Zone Change (ZN)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Parcel Map (SD)	<input type="checkbox"/> Variance (LU)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Parcel Map Waiver (SD)	<input type="checkbox"/> Administrative Variance (LU)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Conditional Certificate of Compliance (SD)	<input type="checkbox"/> Other
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Conditional Use Permit (LU)	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Planned Development Permit (LU)	

III.B. Project Description Summary

Please provide a brief summary of the proposed project.

The Krishnamurti Foundation of America (KFA) requests a modification to existing CUP 3697. See attached for detailed project description.

III.C. Assessor Parcel Numbers ("APNs") and Project Site Location

C.1. Please list all of the APNs that constitute the project site:

029-0-033-240	029-0-033-250	029-0-033-260
029-0-033-270	029-0-033-280	

(Attach additional sheets if necessary.)

C.2. Street Address (if any): 1098 McAndrew Road, Ojai, CA. 93023

C.3. Community (e.g., El Rio, Piru, or Lake Sherwood): Ojai Valley Area Plan

STAFF USE ONLY	
CASE FILE NUMBER: <u>PL17-0012</u>	Date Received: <u>2/9/17</u>
Land Use Designation(s): <u>Local Institution</u>	Zoning Designation(s): <u>RE-Bac</u>
Receipt Number: _____	Deposit Fee Paid: _____
Previous Permit Numbers: <u>CUP 3697</u>	Violation Numbers: _____
Pre-Submittal Planner: _____	Date of Application Submittal: _____
Pre-Submittal Letter Date: _____	Legal Lot Reference: <u>PMW 840</u>
Proposed Use as Listed in the Use Matrix: <u>Camp</u>	

Attachment 2 - CUP Application

III.D. Primary Contact Information

Please designate and provide the following information about the person who will serve as the primary point of contact on this project. All project-related correspondence will be directed to this person.

Name: Jacob Sluiter, Executive Director, KFA

Phone Number: (805) 646-2726

Mailing Address: P.O. Box 1560 Ojai, CA. 93024-1560

Email Address: j.sluiter@kfa.org

Fax Number:

III.E. Applicant, Property Owner, and Consultant Information

Please provide the following information about the applicant, property owner, and all consultants (e.g., architects, civil engineers, surveyors, and permit expeditors) who prepared the application materials (e.g., plans, reports, and studies). For the person designated as the primary contact (Item D, above), please state: "Same as Primary Contact." If the item does not apply to your project, please check the "N/A" box and proceed to the following item.

E.1. Applicant

The applicant is: (Please check the appropriate box.)

☒ Owner

☐ Lessee

☐ Has Power of Attorney

☐ Authorized by Owner

If the applicant is not the property owner(s), please submit a lease agreement, power of attorney document, or owner authorization document with your application.

Name: Jacob Sluiter

Phone Number: (805) 646-2726

Mailing Address: P.O. Box 1560 Ojai, CA. 93024-1560

Email Address: j.sluiter@kfa.org

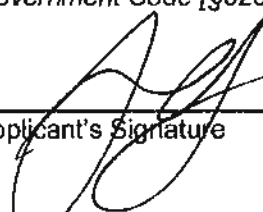
Fax Number:

☒ I hereby submit an application for the land use entitlement(s) and/or zone change identified in this application questionnaire, and certify that the information and exhibits submitted herewith are true and correct to the best of my knowledge.

☒ I certify that I have read and understand all of the instructions and submittal requirements for my application package and have made a good faith effort to comply with these instructions and to provide all of the materials and information that are required for a complete application.

☒ I hereby acknowledge that I have been informed of my right to make a written request to the County to receive notice of any proposal by the County to adopt or amend a general or specific plan, or a zoning ordinance or other ordinance affecting building or grading permits, prior to action on said item.

☒ I certify that I am aware that the information provided in my application package may be subject to public inspection that occurs as a result of any request made in accordance with the requirements of the California Government Code [§6253(a) et seq].

→ 
Applicant's Signature

2/6/2017
Date

E.2. Property Owner

If the property owner is the same as the applicant (Item E.1, above), write "same." If there is more than one property owner, **please submit a consent letter for each additional property owner.** If the property owner refuses or is unable to sign, **please provide a copy of the lease, title report, or other documentation.**


Name: same

Phone Number:

Mailing Address:

Email Address:

Fax Number:

→ 

Property Owner's Signature

2/6/2017

Date

E.3. Architect

Name: Alayna Fraser, Blackbird Architects

Phone Number: (805) 957-1315

Mailing Address: 235 Paim Avenue Santa Barbara, CA. 93101

Email Address: alayna@bbird.com

Fax Number:

E.4. Civil Engineer

Name: Susanne Cooper, Jensen Design & Survey, Inc.

Phone Number: (805) 654-6977

Mailing Address: 1672 Donlon Street, Ventura, CA. 93003

Email Address: scooper@jdsccivil.com

Fax Number:

E.5. Licensed Land Surveyor

Name:

Phone Number:

Mailing Address:

Email Address:

Fax Number:

E.6. Land Use Consultant

Name: Lisa Woodburn, Jensen Design & Survey, Inc.

Phone Number: (805) 654-6977

Mailing Address: 1672 Donlon Street Ventura, CA. 93003

Email Address: lisaw@jdsccivil.com

Fax Number:

COUNTY OF VENTURA

**AUTHORIZATION OF AGENT
TO ACT ON PROPERTY OWNER'S BEHALF**

I hereby authorize the person identified below to act as my agent to apply for, sign, and file the documents necessary to obtain the permits required for my project (excluding the *Notice to Property Owner*, the execution of which I understand is my personal responsibility). My agent should receive copies of all notices and communications related to my project unless I have otherwise notified the County.

Project Description: Modification of CUP3697 for KFA

(Include Permit # if available)

Project Location: 1098 McAndrew Road, Ojai, CA.

(Address, APN and other property identification as needed)

Name of Authorized Agent: Lisa Woodburn
(Please Print)

Address of Authorized Agent: Jensen Design & Survey, Inc.
1672 Donlon St. Ventura, CA. 93003

Phone Number of Authorized Agent: (805) 633-2251

E-Mail Address of Authorized Agent: lisaw@jds civil.com

PROPERTY OWNER ACKNOWLEDGEMENT

I declare under penalty of perjury that I am the property owner for the address listed above and I personally filled out the above information and certify its accuracy. Further, I agree that I and my agent will abide by all ordinances of the County of Ventura and that any approvals granted for this project will be carried out in accordance with the requirements of the County of Ventura.

Property Owner's Name: JACOB SLUIJTER
(Please Print)

→ Property Owner's Signature: [Signature] Date: 2/6/2017

Property Owner's E-Mail Address: j.sluijter@kfa.org

Property Owner's Phone Number: (805) 910-9796

Note: A copy of the owner's driver's license, notarization, or other verification acceptable to the agency must be submitted with this form to verify property owner's signature. The owner must be as shown on the latest Assessor records.

Verification of Property Owner Signature: ☐ Driver License ☐ Notarized Letter ☐ Other

Staff Signature _____

Date _____

III.F. Project Description

To ensure County staff understands your project and to avoid delays in processing your application, it is very important to provide as much information as possible on all aspects of the proposed project. In order to present a detailed project description, please answer all of the following questions and provide the requested materials (as applicable) to supplement the project information that must be shown on the project plans and/or map.¹

F.1. Entitlements, Zone Change, and/or Approvals

- a. **Existing Permits:** List all Federal, State, or Ventura County permits which currently are in effect for the buildings, structures, and uses that currently exist on the project site. If Zoning and Building Permits are unavailable for a building or structure, please contact the Tax Assessor's Office to determine when the building or structure was constructed and provide the date. If there are no permits currently in effect on the project site, please check the "N/A" box and proceed to Item F.1.b. **N/A** ☐

Agency	Permit Case Number	Description of Permitted Use/Development	Permit Issuance Date	Permit Expiration Date
RMA	CUP3697	adult educational center and religious retreat	02/13/1997	02/13/2017
RMA	PL13-0065	PAJ for addition of a 1,391 sf enclosed gezebo	06/06/2013	02/13/2017
RMA	PMW/LLA 840	Lot Line Adjustment	02/27/1997	

- b. **Requested Permits, Actions, and Approvals:** Please identify all of the Planning Division, other County Agencies, responsible agencies, and trustee agencies permits, actions, and approvals that you are requesting in order to implement the proposed project.² If the project involves a modification to any previously approved permit (e.g., local, State, or Federal permit), please describe the previously approved permit (e.g., type of permit and permit number).

Major modification to CUP 3697, certificate of appropriateness from the CHB, grading permit from County PWA, building permit from Building and Safety, 126 permit from VC Fire Protection District, WDR from the RWQCB.

- c. **Zoning Violations:**

(1) Is the project site currently subject to any Federal, State, or Ventura County violations? ☐ **Yes** ☒ **No**
If so, please provide the following information:

¹ See the "Requirements for Discretionary Entitlement Application Plans, Subdivision Maps, and Parcel Map Waiver Sketch Maps" checklist for the information that must be shown on project plans and/or the map. Please note that a detailed, narrative project description may be submitted with—but not in lieu of—a completed application questionnaire.

² For a definition of "responsible" and "trustee" agencies, please see the *State CEQA Guidelines* [California Code of Regulations, Title 14, Chapter 3, §15381 and §15386].

Agency	Violation Case Number	Description of the Violation

- (2) If the project is being proposed in order to abate a Zoning Violation, please describe how the proposed project would abate the Zoning Violation. For projects that do not involve a Zoning Violation, please check the "N/A" box and proceed to Item F.1.d. **N/A** ☒

- d. **Zone Changes:** For projects involving a Zone Change, please provide the proposed changes in land use and/or zoning designations of the project site. For projects that do not involve a Zone Change, please check the "N/A" box and proceed to Item F.1.e. **N/A** ☒

Assessor's Parcel Number	Existing Zoning Designation	Proposed Zoning Designation

- e. **Variances:** If the project includes a request for approval of a variance, please provide the following information. For projects that do not involve a variance, please check the "N/A" box and proceed to Item F.2. **N/A** ☒

The sole purpose of any variance is to relieve a property owner from an inability to make reasonable use of his or her property in the manner, and for the purpose, which other property of like character, and in the same vicinity and zone, can be used. A variance will not be granted which confers a special privilege inconsistent with the limitations upon other properties in the same vicinity and zone in which the property is situated. All four of the following standards for a variance must be met; please describe how each one pertains to your property (use additional sheets as necessary).

- (1) There are special circumstances or exceptional characteristics applicable to the property with regard to size, shape, topography, location, or surroundings which do not apply generally to comparable properties in the same vicinity and zone classification. You must demonstrate that extraordinary circumstances exist on the property itself, such as:
- Uniqueness in size, shape, etc.
 - That topography is the cause of a particular hardship.

- That the location is of a special nature.
- That there is a hardship unique to the property itself, and not a personal problem of the applicant.

- (2) Granting the requested variance will not confer a special privilege inconsistent with the limitations upon other properties in the same vicinity and zone.
- Show that there are related uses on other properties in the same zone.
 - Please be aware that similar variances granted for property elsewhere in the County are not grounds for granting a variance.

- (3) Strict application of the zoning regulations as they apply to the subject property will result in practical difficulties or unnecessary hardships inconsistent with the general purpose of such regulations.

- (4) Granting of the requested variance will not be detrimental to the public health, safety, or general welfare, nor to the use, enjoyment, or valuation of neighboring properties. Provide evidence that granting your request will not impose any hardship or damage on neighboring properties, nor be detrimental to the public welfare.

F.2. Project Phasing/Duration

- a. Development Phasing: Please describe the duration of each phase of the proposed project including, but not limited to, vegetation removal, grading, construction, and operational phases of the project.

n/a

- b. Conditional Use Permit Expiration Date: For projects that involve a Conditional Use Permit ("CUP"), please state the requested expiration date of the CUP (i.e., the termination of the operational phase of the CUP). For projects that do not involve a CUP, please check the "N/A" box and proceed to Item F.2.c. **N/A** ☐

We are requesting a twenty year permit so this permit would expire 20 years from the approval date.

- c. Special Events: For projects involving special events (e.g., weddings, animal shows, and pumpkin patches), please provide the following information. For projects that do not involve special events, please check the "N/A" box and proceed to Item F.3. **N/A** ☒

Type of Event:

Days and Hours of Operation: _____ Total Number of Events/Year: _____

F.3. Self-Imposed Restrictions

- a. Existing Restrictive Covenants: Is the property (or a portion thereof) subject to a Restrictive Covenant?
☐ Yes ☒ No

If the answer is "Yes," **please submit a copy of the Restrictive Covenant.**

- b. Please describe any features that have been incorporated into the project description to avoid any adverse environmental impacts and/or to achieve consistency with a policy or regulation that applies to the project (e.g., self-imposed prohibitions on future ministerial uses of the property). If the project includes a restrictive covenant, please describe the following features of the restrictive covenant:
- The purpose of the restrictive covenant (e.g., avoidance of a significant impact to biological resources or geological hazards);
 - The type of areas that would be subject to the restrictive covenant (e.g., wildlife habitat areas located adjacent to the project site); and,
 - The amount of area that would be subject to the restrictive covenant.

F.4. Dedications/Easements

Please describe in detail the type, size, and purpose of all proposed dedications (e.g., road, utility, or habitat conservation easements). **N/A** ☐

There is an access easement located in the northwest corner of the property that is for the neighboring property owner to access his property.

F.5. Water Supply

- a. What is the existing source of water at the project site? Please check the item that applies and, if a water purveyor provides water, please provide the requested information about the water purveyor:³

(1) Water Purveyor ☒

Water Purveyor's Name: Senior Canyon Mutual Water Company c/o Peter Thielke

Address: 603 W. Ojai Avenue Ste A Ojai, CA. 93023

Phone Number: (805) 646-4321

(2) Individual Water Well ☐

(3) Shared Water Well ☐

- b. What is the size of the water tank/reservoir that serves the project site? 210,000 gallons
- c. Please provide the fire flow that is available to the project site: 500 GPM @ 20 PSI Residual
- d. Please identify the Groundwater Basin or State Designated Hydrologic Area in which the project site is located. Please indicate if the project site is located within the boundaries of any water management authority (e.g., the Ojai Basin Groundwater Management Agency, the Fox Canyon Groundwater Management Agency, or the Santa Paula Pumpers Association).

Ojai Basin GMA

- e. Please list all known water wells onsite or offsite that would supply the project, including any municipal, industrial or agricultural supply wells.⁴ If the project would not rely on a water well, please check the "N/A" box and proceed to Item F.5.E. **N/A** ☒

³ In order to identify the water purveyor that serves the project site, please see the Watershed Protection District's "Inventory of Public and Private Water Purveyors in Ventura County" (March 2006) which is available at the Watershed Protection District, Groundwater Section.

⁴ For projects that are located within the boundaries of the Fox Canyon Groundwater Management Agency (FCGMA), FCGMA Ordinance No. 8.1 requires that before drilling a new water well, a completed water well permit application must be submitted. The FCGMA "No Fee Water Well Permit Application" form is available on-line at: <http://fcgma.org/>.

f. For projects that are proposed to rely on public water, **please submit three copies of a water availability letter from the water company** indicating that existing/future domestic water service is available for the proposed project. The water availability letter must show that the water purveyor has additional groundwater to serve the total annual water supply that is required for the project. This letter is required when the water supply is to be provided by a city, water district, mutual water company, privately owned water company or with five or more service connections, or similar supplier.⁵ If the project would not rely on public water, please check the "N/A" box and proceed to Item F.5.g. **N/A** ☐

g. For projects that are proposed to rely on an individual or shared water well, please submit the following information. If the project would not rely on an individual or shared water well, please check the "N/A" box and proceed to Item F.5.h. **N/A** ☒

(1) **Please submit three copies of a well water quality report which includes testing results obtained within the last year.**⁶ This report is required when the domestic water supply is to be provided by an individual well or a well shared by four or fewer connections (including the proposed connection for the project).

(2) **Please submit three copies of a water well pump and recovery test (well test) of the proposed water supply.**⁷

h. Please provide a detailed description of the proposed water source for fire protection purposes, by answering the following questions and providing the following information:

(1) Is the source of water for fire protection purposes going to be provided by a private well or purveyor?
☐ Private Well ☒ Purveyor

If water is going to be provided by a purveyor, please provide the following information. If water is not going to be provided by a private well, please proceed to Item F.5.h(1)(b).

(a) Purveyor Name: Senior Canyon Mutual Water Company

Address: 603 W. Ojai Avenue Ste A Ojai, CA. 93023

Phone Number: (805) 646-4321

(b) Size of the water tank/reservoir that serves the water system: 210,000.00 gallons

⁵ A water bill may be used in lieu of a letter for existing service for some projects; however, please contact Melinda Talent at (805) 654-2811 and Rick Viergutz at (805) 654-4083 to determine if a water bill may be used for the proposed project.

⁶ Please see the County of Ventura, Resource Management Agency, Environmental Health Division's "Certification of Water Quality" handout, which is available at the Environmental Health Division's Public Information Counter.

⁷ Please see the Watershed Protection District, Groundwater Section, for the methodology and reporting requirements for a water well pump and recovery test.

- (c) Fire flow that is available at 20 PSI-R from the water system at the nearest fire hydrant to the project site: 500.00 gpm

F.6. Sewage Disposal

- a. What is the existing source of sewage disposal? Please check the item that applies. If a sewer purveyor provides sewage disposal services, please provide the requested information about the sewer purveyor. If an on-site wastewater treatment system provides sewage disposal, please indicate the type of system by checking the appropriate box.

(1) Public Sewer ☐ Sewer Purveyor's Name: _____

Address: _____

Phone Number: _____

(2) On-site wastewater treatment system

(a) Septic System ☒

(b) Treatment Plant ☐

(c) Grey Water System ☐

(d) Step (Septic Tank Effluent Pumping) Systems ☐

- b. Subdivisions and other discretionary projects having a direct effect upon the volume of sewage are required to demonstrate conformance with the Ventura County Sewer Policy.⁸ This policy does not apply to the construction of one single-family residence or second dwelling unit on a legal lot. If your project only involves the construction of one single-family residence or second dwelling unit on a legal lot, please check the "N/A" box and proceed to Item F.6.c. **N/A** ☐

- c. Public sewer: If the property is/will be served by public sewer, **provide three copies of a sewer availability letter** from the sanitation district, city, or other sewer agency, indicating that existing/future sewer service is available for the proposed project. A sewer bill may be used in lieu of a letter for existing service for some projects. If the property is not/will not be served by public sewer, please check the "N/A" box and proceed to Item F.6.d. **N/A** ☒

- d. On-site wastewater treatment system (e.g., "septic system" or "treatment plant"): If the project is/will be served by on-site sewage disposal, **provide the following information:**

(1) **Three copies of a Septic Tank Pumping Report** for all existing septic systems located on the project site.⁹

⁸ Please see the Ventura County Sewer Policy (Adopted on June 6, 1995), which is available at the Environmental Health Division counter or on-line at <http://www.vcrma.org/envhealth/technical-services/land-use/index.html>.

⁹ Please see the County of Ventura, Resource Management Agency, Environmental Health Division's "Septic Tank Pumping Report" handout, which is available at the Environmental Health Division counter or on-line at <http://www.vcrma.org/envhealth/technical-services/land-use/index.html>.

(2) **Three copies of a soils report** for septic system suitability for proposed septic systems.¹⁰

If the property is not/will not be served by on-site sewage disposal, please check the "N/A" box and proceed to Item F.6.e. **N/A** ☐

- e. For commercial projects and subdivisions involving three or more lots less than five acres in size, applicants must contact the Los Angeles Regional Water Quality Control Board to obtain the waste discharge requirements that will apply to the project. Please contact the Los Angeles Regional Water Quality Control Board at (213) 576-6600 for more information.

F.7. Groundwater Resources

- a. If necessary,¹¹ please **provide a percolation plan and calculations** to demonstrate sufficient measures will be incorporated into the project design to assure that the proposed project would not result in a net reduction in aquifer recharge. Specific measures that may be incorporated into the project include, but are not limited to: reduction of impervious surface areas; construction of detention/percolation ponds; use of porous paving materials; diversion of runoff to sheet flow over landscaped areas; landscape drainage swales; and, soil amendment techniques to enhance percolation. All proposed impervious surfaces (e.g., parking areas, sidewalks, and buildings), must be itemized in the calculations. If a percolation plan and calculations are not required, please check the "N/A" box and proceed to Item F.7.b. **N/A** ☐
- b. If necessary,¹¹ please **submit data on the quantity of past groundwater use and proposed groundwater use**. Please be advised that you must show how any potential increase in water demand caused by the proposed project would be mitigated such that there would be no net increase in groundwater usage and no net detriment to the underlying aquifer volume, recharge capability, or quality. Securing another source of water (e.g., reclaimed water or providing "new water" such as imported water, or water from other sources) would be considered an acceptable mitigation measure to offset potential increases in the demand for groundwater. If data on groundwater use is not required, please check the "N/A" box and proceed to Item F.7.c. **N/A** ☒
- c. Please contact the Watershed Protection District, Groundwater Section to determine if the project site overlies an overdrafted groundwater basin. If the project site overlies an overdrafted groundwater basin, please list the name of the groundwater basin. If the project site does not overlie an overdrafted groundwater basin, please check the "N/A" box and proceed to Item F.8. **N/A** ☒

Groundwater Basin: Ojai Groundwater Basin

¹⁰ Please see the County of Ventura, Resource Management Agency, Environmental Health Division's "Soils Report Requirements" handout, which is available at the Environmental Health Division counter or on-line at <http://www.vcrma.org/envhealth/technical-services/land-use/index.html>.

¹¹ Please contact the Watershed Protection District, Ground Water Section, to determine if a percolation plan and calculations, or data on groundwater use are required.

F.8. Surface Water Quality

The following questionnaire will only determine if the proposed project is subject to Ventura Countywide NPDES Municipal Stormwater Permit Order No. R4-2010-0108, Part 4.E "Planning and Land Development Program" requirements to select, design, construct, and maintain Post-construction Stormwater (PCSW) controls. Additional evaluation of the proposed project will be conducted to determine any additional individual and cumulative impacts by the proposed project to surface water quality.

- a. Does this proposed project involve construction of street(s), road(s), highway(s), or freeway adding or creating 10,000 square feet or more of **impervious surface area** (refer to the Definition below)?
 - ☒ **Yes**, this project shall incorporate USEPA Guidance "Managing Wet Weather with Green Infrastructure: Green Streets" to the maximum extent practicable. For additional information refer to <http://onestoppermit.ventura.org> under Surface Water Quality Section's "Guidelines/Standards".
 - ☐ **No**, proceed to item F.8.b
- b. Is this application for construction of a Single Family Hillside¹² Home?
 - ☐ **Yes**, this project shall include Post-Construction Requirements for Single-Family Hillside Homes. For additional information refer to <http://onestoppermit.ventura.org> under Surface Water Quality Section's "Guidelines/Standards".
 - ☒ **No**, proceed to item F.8.c
- c. Is the proposed project located within the County Unincorporated Urban areas?
 - ☐ **Yes**, proceed to item F.8.d
 - ☒ **No**, this proposed project is not subject to PCSW controls.
- d. Is this application for a New Development project that will result in creation or addition of **impervious surface area** (refer to the Definition below)?
 - ☒ **Yes**, proceed to item F.8.e
 - ☐ **No**, proceed to item F.8.f
- e. Please check the appropriate box if the proposed New Development project involves any of the following activities:
 - ☒ **Yes**, New Development project equal to 1 acre or greater of disturbed area and adding more than 10,000 square feet of **impervious surface area** (refer to the Definition below);
 - ☐ **Yes**, Industrial park 10,000 square feet or more of surface area;
 - ☐ **Yes**, Commercial strip mall 10,000 square feet or more of **impervious surface area** (refer to the Definition below);
 - ☐ **Yes**, Retail gasoline outlet 5,000 square feet or more of surface area;
 - ☐ **Yes**, Restaurant 5,000 square feet or more of surface area;
 - ☐ **Yes**, Parking lot 5,000 square feet or more of **impervious surface area** (refer to the Definition below), or with 25 or more parking spaces;
 - ☐ **Yes**, Automotive service facility 5,000 square feet or more of surface area;

¹² "Hillside" is defined as average slope of 20% or greater.

- ☐ **Yes**, a project located in or directly adjacent to, or discharging directly to an Environmentally Sensitive Area¹³ (ESA), where the development will:
- A) Discharge storm water runoff that is likely to impact a sensitive biological species or habitat; and
 - B) Create 2,500 square feet or more of **impervious surface area** (refer to the Definition below).
- ☐ **No**, none of the above; this proposed New Development project is not subject to PCSW Controls.

If you check "**Yes**" in at least one box above (item F.8.e), proceed to item F.8.h for required project submittal information.

- f. Is proposed project a **Redevelopment** and land-disturbing activity (not an interior remodel, not a roof replacement, or other maintenance-related activities) of an existing single-family dwelling and accessory structures that will result in creation, addition, or replacement of 10,000 square feet of **impervious surface area** (refer to the Definition below)?
- ☐ **Yes**, the PCSW controls are required; for project submittal information refer to item F.8.h
- ☒ **No**, proceed to item F.8.g
- g. Is proposed **Redevelopment** and land-disturbing activity (not maintenance) project other than existing single-family dwelling that will result in creation, addition, or replacement of 5,000 square feet of **impervious surface area** (refer to the Definition below) on already developed site¹⁴?
- ☐ **Yes**, the PCSW controls are required; for project submittal information refer to item F.8.h
- ☒ **No**, this Redevelopment project is not subject to PCSW controls.
- h. If you answered "**YES**" to questions in items F.8.f and F.8.g, the proposed project is subject to design, construction, and maintenance of the PCSW controls in accordance with the Ventura Countywide Technical Guidance Manual (TGM) for Stormwater Quality Control Measures (available at <http://www.vcstormwater.org/index.php/publications/manuals/tech-guide-manual>). The following items shall be included in your application package:
- I. Identify proposed PCSW controls on your site/grading plan,
 - II. Provide the necessary analysis in your Drainage Study to demonstrate that the PCSW controls will function as proposed including any applicable stormwater quality design flow or volume calculations for proposed treatment device(s) using applicable "Design Procedure Form" (Appendix G of the Technical Guidance Manual), and
 - III. Submit a Post-Construction Stormwater Management Plan (PCSWMP)¹⁵.

DEFINITION:

Impervious Surface Area - A hard surface area which either prevents or retards the entry of water into the predevelopment soil mantle. Common impervious surfaces include, but are not limited to, roof tops, walkways, patios, driveways, parking lots or storage areas, impermeable concrete or asphalt paving, gravel roads, packed earthen materials, and oiled macadam or other surfaces which similarly impede the natural infiltration of

¹³ For complete ESA information, call the Water Quality Engineer at (805) 662-6737.

¹⁴ To determine if proposed project meets definition of Redevelopment project, the already developed site shall meet at least one of the criteria listed in items F.8.a or F.8.e. For additional information, call the Water Quality Engineer at (805) 662-6737.

¹⁵ County of Ventura PCSWMP form is available at <http://onestoppermit.ventura.org> under Surface Water Quality Section's "Forms" tab. For additional information, call the Water Quality Engineer at (805) 662-6737.

stormwater. For complete definition refer to the 2011 Ventura Countywide Technical Guidance Manual for Stormwater Quality Control Measures available at <http://www.vcstormwater.org/index.php/publications/manuals/tech-guide-manual>.

For more information refer to <http://onestoppermit.ventura.org> under Surface Water Quality Section or call Water Quality Engineer at (805) 662-6737.

The copy of the Ventura Countywide Technical Guidance Manual (TGM) for Stormwater Quality Control Measures is available at <http://www.vcstormwater.org/index.php/publications/manuals/tech-guide-manual>.

F.9. Floodplain Management¹⁶

- a. If the project, including any site grading, is proposed to be located within a 100-year floodplain but the floodplain boundaries and 100-year base flood elevation on the property have not been determined by FEMA on the Flood Insurance Rate Map (i.e., referred to as an Unnumbered/Approximate 'A' flood zone), a California-licensed Civil Engineer will need to submit hydrologic and hydraulic analyses that determine the boundaries, base flood elevation, and velocity of the 100-year floodplain and, if applicable, the Regulatory Floodway. A California-licensed Land Surveyor can provide current topography of the property as part of the submitted engineering analyses. If the project is not located within an Unnumbered/Approximate 'A' flood zone, please check the "N/A" box and proceed to Item F.9.b. **N/A** ☒
- b. If the project, including site grading, is proposed to be located in close proximity to a boundary of a Regulatory Floodway or a boundary of a 100-year floodplain, as delineated on the current ('Effective') or latest FEMA-issued ('Preliminary') Flood Insurance Rate Map, a California-licensed Civil Engineer, Architect, or Land Surveyor will need to submit a scaled site plan, using current topography, verifying the location of the proposed project in relation to the floodway/floodplain boundary. Please proceed to F.9.c; however, if the project is not located within a floodway/floodplain, please check the "N/A" box and proceed to Item F.9.d. **N/A** ☒
- c. If the project is proposed to be located within a 100-year floodplain, please list all proposed structures (habitable and non-habitable, site grading, and any new or replacement utilities and services (electrical, mechanical, heating, ventilation, plumbing). Please proceed to F.9.d.

- d. If the project is proposed to be located within the Silver Strand or Hollywood Beach coastal communities, specifically, please provide the following elevation information.¹⁷ If the project is not located within these communities, please check the "N/A" box. **N/A** ☒

(1) Elevation (Mean Sea Level) of the localized flooding spillpoint for the subject property: _____ msl.

¹⁶ County of Ventura Floodplain Management Ordinance, Title 44 Code of Federal Regulations Sections 59, 60, 65, and 70.

¹⁷ Please see the Public Works Public Information Counter to obtain an instruction handout.

- (2) Elevation (Mean Sea Level) of the crown of fronting street (measurement taken at mid-point of the property frontage): _____ msl.

F.10. Geology, Site Grading, and Drainage

- a. If the project involves site grading activities, please provide the following information. For projects that do not involve grading activities, please check the "N/A" box and proceed to Item F.10.b. Please be advised that all projects involving new construction require the submission of three copies of a soils report. **N/A** ☐

- (1) Please provide the following statistics on the proposed site grading activities:

- (a) Area to be graded: 55,000.00 sq. ft. _____ acres
- (b) Slope ratio of steepest finished slope (horizontal feet/each vertical foot): _____
- (c) Height of highest finished slope (from top to bottom): 5.00 ft.
- (d) Please state whether or not the graded soil is proposed to be balanced on-site during construction, or proposed to be reused during the landscaping phase of the project.

Balanced on-site

- (e) If the proposed project would result in the export of materials, please provide the following information. If the project does not involve the export of materials, please check the "N/A" box and proceed to Item F.10.a(1)(f). **N/A** ☒

- (i) Types of materials to be exported:

- (ii) Location to which excess materials would be transported:

- (iii) Proposed truck route to the location where the materials would be transported:

- (f) If the proposed project would require the import of materials, please provide the following information. If the project does not involve the import of materials, please check the "N/A" box and proceed to Item F.10.a(1)(g). **N/A** ☒

- (i) Types of materials to be imported:

(ii) Location from which the materials would be imported:

(iii) Proposed truck route from the materials site to the proposed project site:

(g) For all projects involving new construction or grading activities, **please submit three copies of a soils report**. If the project does not involve new construction or grading activities, please check the "N/A" box and proceed to Item F.10.a(1)(h). **N/A** ☐

(h) For all projects involving new construction or grading and that are located within a hillside or Geologic Hazard Area, **please submit three copies of a geology report**. If the project does not involve new construction or grading in any of these areas, please check the "N/A" box and proceed to Item F.10.a(1)(i). **N/A** ☐

(i) Please describe any features that have been included in the project description to control the creation of dust.

water trucks will be used to control the creation of dust during ground disturbing activities.

b. **Please submit four copies of a drainage study**, if the project would result in: a change in the amount of impervious area within the project site; any change on local drainage patterns; a subdivision; and/or any additional storm water runoff onto adjacent property or public roads. If the project does not require a drainage study, please check the "N/A" box and proceed to Item F.11. **N/A** ☐

The drainage study must conform to the following requirements and must include (but is not limited to) the following information:

- (1) The drainage study must be prepared, signed, and stamped by a California Registered Civil Engineer.
- (2) The drainage study must conform to the Ventura County Road Standards, as well as the Watershed Protection District's standard, which is that there must not be an increase in peak runoff rate in any storm frequency.¹⁸

¹⁸ For a checklist of the requirements for drainage studies, please see the Watershed Protection District's "Requirements for CEQA Hydrology Submittals," which is available at vcwatershed.org (select Resources/Hydrology Info), and the Ventura County Road Standards, which are available at the Transportation Department Public Counter.

(3) The drainage study must:

- (a) Calculate and address the potential increase in the peak runoff rate that would be generated by the proposed project;
- (b) Describe all proposed and existing drainage facilities;
- (c) Identify if the project would generate additional storm water run-off onto adjacent private property or any public road right-of-way;
- (d) Identify if the drainage from the project site would be directed or tie into the existing storm drain facilities/ditches;
- (e) Identify if the project would result in any change on local drainage patterns; and,
- (f) Identify if the capacity of the existing local drainage facility is adequate to accept the peak runoff created by the project.

(4) The drainage study must include all hydrology and hydraulic calculations used in preparing the drainage plan. The hydrology and hydraulic calculations must be prepared according to the Ventura County Flood Control District Hydrology Manual and the Ventura County Public Works Agency, Transportation Department's, Road Standards.¹⁹

F.11. Trip Generation

a. Traffic Studies: **A traffic study is required** for projects that have the potential to create impacts to:

- The State Route (SR) 118/SR 34 intersection, SR 34, SR 118 in the Somis Area, Santa Rosa Road, Moorpark Road, and SR 33 in the Casitas Springs Area; and/or,
- County thoroughfares, state highways, and intersections that are operating below level of service D.

A traffic study may also be required for:

- Any project that is estimated to generate 10 or more peak-hour trips. Examples of projects that would generate 10 or more peak-hour trips include:
 - Residential development of 10 units or more;
 - Commercial office projects of 4,400 square feet or more;
 - Other commercial projects or medical office projects of 2,400 square feet or more;
 - Any fast food restaurant project; and,
 - Manufacturing or industrial projects of 6,000 square feet or more.
- With unclear project descriptions, and on land uses that are not represented in the ITE Trip Generation Manual or the SANDAG Brief Guide of Vehicular Traffic Generation Rates.

¹⁹ Please check the Transportation Department Requirements for drainage study submittals. A checklist of requirements may be obtained from the Public Counter.

- For temporary construction projects with construction periods exceeding six months generating more than 10 peak hour trips or 100 daily trips.²⁰

If a traffic study is required for the proposed project, please complete a "Work Scope for Traffic Impact Analysis" form and submit it to the Transportation Department for review and approval—prior to preparing the Traffic Study. Please contact the Permit Intake Coordinator for the "Work Scope for Traffic Impact Analysis" form.

- b. Was a traffic study prepared for the proposed project? ☐ Yes ☒ No

If so, **please submit three copies of the traffic study.** If not, please summarize the trip generation estimates for the proposed project by completing the following table by using the trip generation information provided by the Permit Intake Coordinator:

Trip Generation Estimates								
Land Use	Trip Generation Code ²¹	Size/Number of Units	Average Daily Trips (ADT)		Peak Hour Trips			
			Rate	Trips	A.M.		P.M.	
					Rate	Trips	Rate	Trips
Existing Trip Generation Estimates								
11 staff members			2.00	22.00	0.00	0	1.00	11
10 daytime visitors			2.00	10.00	0.00	0	1.00	5
TOTAL			---	32.00	---	0	---	16
Proposed Project Trip Generation Estimates								
11 staff members			2.00	22.00	0.00	0	1.00	11
10 daytime visitors			2.00	10.00	0.00	0	1.00	5
TOTAL			---	32.00	---	0	---	16

- c. If the proposed project involves the legalization of a lot or a currently unpermitted land use, please answer the following question. If not, please check the "N/A" box and proceed to Item F.11.d. **N/A** ☒

Does the proposed project involve the renewal of an entitlement for, and an expansion of, a land use that existed prior to 1985? ☐ Yes ☐ No

If the answer is "yes," **please provide documentation that indicates the land use existed prior to 1985.**

²⁰ For more information, please see the Transportation Department's Traffic Impact Study and SR 118 and SR 34 Procedures for Initial Screening brochures, which are located at the Public Works Agency, Engineering Services Department, Development and Inspection Services Division's Public Counter. Also, please be advised that if a project has the potential to generate traffic that would affect a city's roadway network, the traffic study will need to address the city's requirements for traffic studies.

²¹ Trip generation estimates should be based on the SANDAG Vehicular Traffic Generation Rates which can be found on line at: http://www.sandag.org/uploads/publicationid/publicationid_1140_5044.pdf. To convert Truck trips to Passenger Car Equivalent (PCE), it should be multiplied by three.

- d. For agricultural, commercial, institutional, and industrial projects, please state the number, type (e.g., deliveries), and frequency of vehicle trips that will result from the proposed project. For all other projects, please check the "N/A" box and proceed to Item F.11.e. **N/A** ☐

Vehicle Type	Number	Frequency (per day)
delivery trucks	2	
TOTAL	2	---

- e. **Traffic Control Plan:** For projects that involve special events (e.g., weddings, festivals, animal shows, and pumpkin patches), or any detour, road closures, or partial road closures on County Roads, **please submit a Traffic Control Plan** written by a traffic control professional, which includes the following information.

- (1) The use of trained and qualified traffic control officers (off-duty safety officers);
- (2) Advance warning and changeable message boards; and,
- (3) Any other measures as appropriate.

If the project does not require a Traffic Control Plan, please check the "N/A" box and proceed to Item F.12.
N/A ☒

F.12. Hazardous Materials/Waste and Fire Protection

- a. With the exception of applications that only involve Zone Changes (i.e., applications that do not include an accompanying discretionary entitlement or subdivision application), **please submit a completed "Certification Statement of Hazardous Waste/Substance Site"** which is included with this application packet. If the application only involves a Zone Change, please check the "N/A" box and proceed to Item F.12.b. **N/A** ☐
- b. For non-residential projects, please describe the type and quantity of hazardous materials (e.g., motor oil, oil filters, paints, solvents, fertilizers, or chemicals) and wastes utilized and/or stored on-site, by providing the following information. For residential projects, please check the "N/A" box and proceed to Item F.12.c. **N/A** ☒

Hazardous Material or Waste	DOT Hazard Classification	IBC/IFC Hazard Class	Largest Container/ Tank (ft ³ , lbs., or gal.)	Total Amount (ft ³ , lbs., or gal.)

- c. Please describe any underground hazardous materials storage tank(s) that are proposed to be installed, removed, and/or used. If the project is located on an active Leaking Underground Fuel Tank (LUFT) site,

please describe the status of the case. If the project site does not have an underground hazardous materials storage tank or involves a LUFT site, please check the "N/A" box and proceed to Item F.13.

N/A ☒

F.13. Noise

- a. Existing Noise Environment: Please describe the sources of noise surrounding the project site by completing the following table. A noise study may be submitted in lieu of providing the information requested below.²²

Noise Source (e.g., Railway or Roadway)	Approximate Distance Between the Source of the Noise and the Project Site (feet)
McAndrews Road	160.00

- b. Please describe the noise that would be generated by the proposed project, as well as noise to which proposed uses would be subject, by providing the following information.²³

(1) Noise Sensitive Uses:

- (a) Does the project involve the use of dwellings, schools, hospitals, nursing homes, churches, or libraries? ☒ **Yes** ☐ **No**

If the answer is yes, please proceed to Item F.13.b(1)(b). If the answer is no, please proceed to Item F.13.b(2).

- (b) Is the project site located:

- (1) Within a noise contour that identifies areas with ambient noise levels that are 60 db(A) CNEL or greater, surrounding a roadway or airport?²⁴ ☐ **Yes** ☒ **No**

If the answer is yes, **please submit a noise study** that complies with the requirements of the *Ventura County Initial Study Assessment Guidelines*.

²² See Footnote 16 (above).

²³ For the definitions, measurement, and thresholds/standards relating to noise, please see the: Ventura County General Plan *Goals, Policies and Programs* (2008, §2.16), which is available on-line at <http://www.vcrma.org/planning/plans/general-plan/index.html>; Ventura County General Plan *Hazards Appendix* (2005, §2.16), which is available on-line at <http://www.vcrma.org/planning/plans/general-plan/index.html>; and/or, *Ventura County Initial Study Assessment Guidelines* (February 2011, Section 19, "Noise and Vibration"), which are available on-line at <http://www.vcrma.org/planning/ceqa/isag.html>

²⁴ See the Ventura County General Plan *Hazards Appendix* (2005, §2.16), or consult the Permit Intake Coordinator for maps that identify the locations of the noise contour lines that indicate areas around roadways and airports within Ventura County, which experience noise levels that are at least 60 dB(A) CNEL.

- (2) Within 500 feet of a railroad, industrially designated area, or other relatively continuous noise source?²⁵ ☐ Yes ☒ No

If the answer is yes, **please submit a noise study** that complies with the requirements of the *Ventura County Initial Study Assessment Guidelines*.

(2) Noise-Generating Activities:

Noise-Sensitive Use	Typical Noise-Sensitive Time Period	Does the project involve the use of noise-generating equipment, vehicles, or machinery within 500' of the noise sensitive use during the typical noise-sensitive time period(s)?*
Hospital or Nursing Home	24 hours	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Single-Family or Multi-Family Dwelling	7:00 PM to 7:00 AM, Monday through Friday; and, 7:00 PM to 9:00 AM, Saturday, Sunday, and Local Holidays	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
School, Church, or Library	Anytime when in operation.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

* When answering this question, please consider all phases of the project (e.g., vegetation removal, grading, construction, and long-term operational phases of the project).

If the answer is yes to any of the items above, please submit a noise study that complies with the requirements of the *Ventura County Initial Study Assessment Guidelines* and/or *County of Ventura Construction Noise Threshold Criteria and Control Measures* (as applicable).

Alternatively, you may forego the preparation of a noise study, if you are willing to accept a condition on the entitlement that will prohibit the noise-generating activities during the typical noise-sensitive time period(s) for the noise-sensitive use(s). If you would like to forego the preparation of a noise study by accepting the condition that will limit the time periods when the noise-generating activities may occur, please check the following box. ☒

²⁵ See the Ventura County General Plan Land Use, Existing Community, and Area Plan Maps (as appropriate) to determine the project site's proximity to industrially-designated areas. Links to the Ventura County General Plan Land Use, Existing Community, and Area Plan Maps are available on-line at <http://www.vcrma.org/planning/plans/general-plan/index.html>

F.14. Utilities

- a. Utilities: Please identify all of the utilities that would provide service to the project site, by completing the following:

Utility	Name	Address	Phone Number	Email Address
Gas	So Cal Gas Company	P.O. Box 3150 San Dimas, CA. 91773	(800) 427-2000	
Electricity	So Cal Edison	10060 Telegraph Rd Ventura, CA 93004	(800) 655-4555	
Phone				
Cable				

- b. Electricity:

(1) What is the projected amount of electrical usage (peak KW/Hours/Day)? _____

- (2) Do existing lines have to be increased in number or size? ☐ Yes ☒ No
If yes, please describe:

- (3) Do overhead electrical facilities require relocation or under grounding? ☐ Yes ☒ No
If yes, please describe:

- (4) Please indicate the length of new offsite electrical transmission and distribution facilities that are required to serve project. If the project does not involve the installation of new offsite electrical transmission and distribution facilities, please check the "N/A" check box. N/A ☒

- c. Natural Gas:

(1) Please indicate the expected amount of gas usage: _____

- (2) Do existing gas lines have to be increased in size? ☐ Yes ☒ No
If yes, please describe:

- (3) Do existing gas lines require relocation? ☐ Yes ☒ No
If yes, please describe:

- (4) Please indicate the length and size of new offsite gas mains that are required to serve the project. If the project does not involve the installation of new offsite gas mains, please check the "N/A" box and proceed to Item F.15. **N/A** ☒

F.15. Agricultural Resources

For projects located within rural-, agricultural-, and open space-designated areas, please provide the following information. For all other projects, please check the "N/A" box and proceed to Item F.16. **N/A** ☐

- a. Important Farmland Inventory: Please list the amounts of classified farmland²⁶ that will be covered by permanent pavement or permanent flooring as a result of the proposed project.

(1) Prime Farmland	0.00	acres
(2) Statewide Importance Farmland	0.00	acres
(3) Unique Farmland	0.00	acres
(4) Local Importance Farmland	0.00	acres

- b. Please describe how the project's design will minimize the loss of agricultural soils.

The new retreat/canteen building is designed in an area that is already disturbed to minimize the loss of agricultural production on the property. The relocated Lawrence building will be put in an existing cleared area.

- c. For purposes of land use compatibility, the distance from new structures, as well as outdoor uses, to the lot lines adjacent to neighboring farmland will be measured and evaluated. Please contact the Agricultural Land Use Planner (rudymartel@ventura.org or (805) 477-1620, Ext. 3) for details.
- d. Is the property subject to an LCA Contract? ☐ **Yes** ☒ **No**

If the answer is "No," please proceed to Item F.15.e. If the answer is "Yes," please provide the LCA Contract Number: _____

²⁶ Information on the amount of classified farmland located on the project site may be obtained from the Resource Management Agency GIS Department. Please contact Mr. Jose Moreno, M.A., GISP, GIS Supervisor, at (805) 477-1585, or jose.moreno@ventura.org, to obtain this information.

- e. Animal Keeping and Husbandry/Vector Control: For projects that involve animal keeping or boarding activities, please provide the following information. For projects that do not involve animal keeping or boarding activities, please check the "N/A" box and proceed to Item F.16. **N/A** ☒

- (1) The number and species of animals that are proposed to be kept or boarded on-site.

- (2) The proposed animal waste handling activities (e.g., the frequency of collection, storage and disposal).

- (3) For projects involving animal husbandry uses and which require a Tract Map or Conditional Use Permit ("CUP"), **please submit two copies of a Manure Management Plan.**²⁷ For all other projects, please check the "N/A" box and proceed to Item F.16. **N/A** ☒

F.16. Solid Waste, Recycling, Greenwaste, and Composting Operations

For projects involving solid waste, recycling, greenwaste processing, or composting operations, please complete F.16.a through F.16.c.²⁸ For projects not involving these types of facilities or uses, please check the "N/A" box and proceed to Item F.17. **N/A** ☒

- a. Composting Operations: If the project involves composting operations, **please complete the Environmental Health Division's "Supplemental Questionnaire for Proposed Compost Projects,"** which is available at the Environmental Health Division Public Information Counter. For projects that do not involve composting operations, please check the "N/A" box and proceed to Item F.16.b. **N/A** ☒
- b. For other solid waste, recycling, or greenwaste processing operations, please describe the:

- (1) Type of material to be processed, stored or disposed:

²⁷ For the requirements of a Manure Management Plan, please see the Watershed Protection District's "Guidelines for Preparing a Manure Management Plan (MMP)" which is available at the Watershed Protection District, Groundwater Section.

²⁸ County Ordinance No. 4308 requires facilities engaging in commercial composting, or facilities that chip, grind, and process green material and sell products derived from these operations, to enter into a contract with the County. (To review Ordinance No. 4308, go to www.wasteless.org. Select "Landfills, Disposal, Refuse Collection"/Ordinances.)

(2) Type of equipment that will be utilized:

(3) The amount of material stored on-site:

(4) The storage time of materials on-site:

- c. **Solid Waste Dust Control:** Does the project involve any solid waste operations? ☐ Yes ☒ No
If the answer is "yes," please submit three copies of a dust control plan and odor impact and minimization plan.²⁹

F.17. Air Quality

- a. **Air Emissions:** Please provide the following information on known sources of air emissions surrounding the project site (e.g. manufacturing, industrial, herbicide applications, and roadways).

(1) Air Emission Source(s):

(2) Approximate distance between the emissions source and the project site: _____ feet

- b. **Air Pollution Emitting Devices:** Please indicate if any equipment or devices associated with the project will release air emissions that may require an Air Pollution Control District ("APCD") Permit to Operate or an APCD Permit to Construct.³⁰ If the project does not require either of these APCD Permits, please check the "N/A" box and proceed to Item F.18. **N/A** ☒

F.18. Commercial, Agricultural, Institutional, and Industrial Projects Operational Characteristics

For commercial, agricultural, institutional, or industrial projects, please answer the following questions. For all other projects, please check the "N/A" box and proceed to Item F.19. **N/A** ☐

²⁹ Please contact the Resource Management Agency, Environmental Health Division, or the Air Pollution Control District for additional information on the requirements for a dust control plan and odor impact and minimization plan.

³⁰ Please see APCD Rule 10, Permits Required, which is available on-line at:
<http://www.arb.ca.gov/DRDB/VEN/CURHTML/R10.PDF>.

- a. **Materials:** For commercial, agricultural, and industrial projects, please describe in detail the type of materials used, stored, sold and/or processed, and the processes that are proposed. If the project only involves an institutional use, please check the "N/A" box and proceed to Item F.18.b. **N/A** ☒

- b. **Existing Operations:** For project sites that are currently developed with commercial, agricultural, institutional, and/or industrial uses, please provide the following information. For all other projects, please check the "N/A" box and proceed to Item F.18.c. **N/A** ☐

- (1) How many employees work on the property? Please indicate the days and hours that they work, as well as the number of employees/shift.

We are estimating 16 staff/employees at the KFA site. Five staff members will live at the site. The other 11 employees work 10:00am to 4:00pm

- (2) For multi-tenant buildings and structures, please provide the number of tenants that exist on the subject property. For project sites that do not have multi-tenant buildings and structures, please check the "N/A" box and proceed to Item F.18.c. **N/A** ☒

_____ Tenants

- (3) Please provide the days and hours of operation of each business located on the property.

n/a

- c. **Proposed Operations:** For commercial, agricultural, institutional, or industrial projects, please provide the following information. For all other projects, please check the "N/A" box and proceed to Item F.19. **N/A** ☐

- (1) Please list the proposed daily number of:

Employees: 16

Customers: _____

Guests: 22

Visitors of the Facilities: 10

Employees that will Reside on the Subject Property: 5

- (2) Please list the days and hours of operation of the facilities, and the total number of days of operation/year.

Days and Hours: 11:00am - 4:00pm Mon - Sun Total Number of Days/Year: _____

- (3) Please describe how security will be provided.

Staff living on site

- (4) For projects that involve gas stations, please indicate the proposed number of fuel pumps. For projects that do not involve gas stations, please check the "N/A" box and proceed to Item F.18.c(5). **N/A** ☒

_____ Fuel pumps

- (5) For projects that involve car washes, please indicate the proposed number of stalls. For projects that do not involve car washes, please check the "N/A" box and proceed to Item F.18.c(6). **N/A** ☒

_____ Stalls

- (6) For projects that involve hotels, schools, hospitals, or care facilities, please indicate the proposed number of each of the following. For projects that do not involve these types of uses/facilities, please check the "N/A" box and proceed to Item F.18.c(7). **N/A** ☒

_____ Rooms of the building _____ Guests _____ Clients

- (7) Please describe any uses, operations, or structures that would produce light, glare, or heat, as well as any methods that would be used to shield, enclose, or otherwise control the light, glare, or heat. If the project would not produce light, glare, or heat, please check the "N/A" box and proceed to Item F.18.d. **N/A** ☒

- d. **Wireless Communications Facilities:** For projects involving wireless communications facilities, please provide the Federal Communications Commission Lease Agreement number or FRN number. For all other projects, please check the "N/A" box and proceed to Item F.18.e. **N/A** ☒

Lease Agreement Number: _____ FRN Number: _____

- e. **Mining Projects:** For all projects involving mineral resource extraction projects, please submit a Mining Reclamation Plan that meets the requirements of the Surface Mining and Reclamation Act ("SMARA"). Please see the following website for the requirements of a Mining Reclamation Plan: <http://www.conservation.ca.gov/omr/Pages/index.aspx>. If after reviewing the SMARA requirements you have additional questions, please contact Ebony McGee at (805) 654-5037 or ebony.mcgee@ventura.org. For all other projects, please check the "N/A" box and proceed to Item F.19. **N/A** ☒

f. Oil and Gas Exploration and Production: For all projects involving oil and gas exploration and production, please answer the following questions: For projects that do not involve oil and gas exploration, please check the "N/A" box and proceed to Item F.19. **N/A** ☒

(1) Will hydraulic fracturing, acid well stimulation treatment, or other well stimulation treatments be performed? (per Public Resources Code §3150 seq.) For projects that do not involve well stimulation treatments please check "No" box and proceed to Item F.19

☐ Yes ☒ No

(2) What hazardous materials will be used as part of the well stimulation treatment and in what quantities? (per Public Resources Code §3160)

(3) How much water will be used for the well stimulation and where will it come from (supply source)? (per Public Resources Code §3160(b)(2)(D) and §3160(d)(1)(C))

(4) How much liquid waste will be generated from the well stimulation treatments and where will it be disposed of? (per Public Resources Code §3160 seq.)

F.19. Tract Map, Parcel Map, Conditional Certificates of Compliance, and Parcel Map Waiver Supplemental Information

For Tract Map, Parcel Map, and Parcel Map Waiver applications, please submit the following information that is required for your application. For all other projects, please check the "N/A" box and proceed to Item F.20.

N/A ☒

- a. For all Tract Map, Parcel Map, Conditional Certificates of Compliance, and large lot subdivision applications, **please submit an original and one copy of a signed Public Easement Certification Form.**³¹ For all other projects, please check the "N/A" box and proceed to Item F.19.b. **N/A** ☒
- b. For all Tract Map, Parcel Map, Conditional Certificates of Compliance and Parcel Map Waiver applications, **please submit two copies of a Preliminary Title Report and title policy that are less than one year old and current**, showing evidence of insurability for all parcels involved in the project.³² For all other projects, please check the "N/A" box and proceed to Item F.19.c. **N/A** ☒
- c. For Parcel Map Waivers, **please submit the following additional items.** For all other projects, please check the "N/A" box and proceed to Section F.20. **N/A** ☒
 - (1) **Seven to 21 copies of new legal descriptions**³³—prepared by a person who is licensed to practice land surveying—that are acceptable for recordation.
 - (2) **Two copies of the draft, unsigned documents to modify the deeds of trust** between all financial institutions having interest in the properties and the property owners.
 - (3) For lot line adjustments involving multiple property owners, **two copies of draft, unsigned grant deeds** proposed to effectuate the title transfer between the property owners with a legal description for the portion being transferred.
 - (4) **One original and two copies of a signed owner's certificate**³⁴ (as shown in the title report) and notarized. Each property owner must sign and have their signature notarized on the appropriate certificate (exactly as shown in the vesting title report), as follows:
 - Individual - For use by individual property owners (up to four property owners may be listed on this form).
 - Partnership - For persons signing on behalf of a partnership that owns the property. **Please submit a copy of the agreement** to verify the partnership signatures.
 - Corporate - For persons signing on behalf of a corporation that owns the property. **Please submit a copy of the articles of incorporation** to verify the signatures.
 - Attorney in Fact - If someone is signing as attorney in fact for the owner verifying documents.
 - Trustee- If the property is held in trust, all trustees are required to sign as trustees of that trust.
 - (5) One original of the **Lender's Acknowledgment form**,³⁵ signed and notarized by all lenders wherein the subject parcels are used as collateral for a loan, if financed.

F.20. Legal Lot Requirement

Has the Planning Division issued a Preliminary Legal Lot Determination for the property? ☐ **Yes** ☒ **No**

³¹ A Public Easement Certification Form is available at the Planning Division Public Information Counter.

³² For Parcel Map Waiver applications, do not change ownership or lenders during the processing of the Parcel Map Waiver application as it may void processing and delay your project.

³³ Please contact the Permit Intake Coordinator using the information provided in the instructions to this application packet, to determine the exact number of copies that will be required for your project.

³⁴ An owner's certificate is available at the Planning Division Public Information Counter.

³⁵ A Lender's Acknowledgement Form is available at the Planning Division Public Information Counter.

- a. If the answer is "no," please proceed to Item F.20.b. If the answer is "yes," what was the finding of the Preliminary Legal Lot Determination?

- b. If the Planning Division has not issued a Preliminary Legal Lot Determination for the property, please describe by what means (e.g, Tract Map, Parcel Map, Parcel Map Waiver, or Certificate of Compliance) the property gained its current configuration, making sure to include the map citation (e.g., "8 MR 14 36 PM 4") or project case number (e.g., "PMW 1046" or "SD06-0031"). However, if the Planning Division has not issued a Preliminary Legal Lot Determination for the property, and you do not have information on the means by which the property gained its configuration, please submit an application for a Preliminary Legal Lot Determination prior to submitting an application for your project.³⁶ If the project does not require a Preliminary Legal Lot Determination, please check the "N/A" box. **N/A** ☐

PMW/LLA 840

F.21. Existing Physical Features and Development on, and Surrounding, the Project Site

- a. Please describe the physical features of the project site. Physical features that should be described include, but are not limited to:
- Creeks, streams, drainage facilities, drainage patterns, and all other types of wetlands.
 - Distinctive topographical and/or scenic features, such as the Pacific Ocean, mountain ranges, hillsides, and Geologic Hazards Areas.³⁷
 - Wildlife habitat (e.g., woodlands or chaparral habitat).

The property drains in the southerly direction. There are no other distinct physical attributes of the property.

- b. For project sites that are located within rural-, agricultural-, or open space-designated areas, please describe the agricultural activities that exist on-site (e.g., types of crops that are cultivated and/or animal keeping or husbandry activities that occur). For projects that are not located within these areas, please check the "N/A" box and proceed to Item F.21.c. **N/A** ☐

³⁶ For more information on how to determine if a project site would be located on a legal lot, and for Preliminary Legal Lot Determination applications, please see <http://www.vcrma.org/planning/programs/legal-lots/index.html>.

³⁷ To determine if the project site is located within a Geologic Hazards Area, please see the Ventura County General Plan Hazards Appendix (Last Amended on November 15, 2005, Chapters 2.2 through 2.5), which is available on-line at: <http://www.vcrma.org/planning/plans/general-plan/index.html>

There are citrus trees on the property and an herb garden.

- c. Please describe the physical features surrounding the project site. Please include the following physical features and indicate where they are located in relation to the project site [e.g., direction (north, south, east, or west) in relation to, and distance from, the project site]:

- Creeks, streams, drainage facilities, drainage patterns, and all other types of wetlands.
- Distinctive topographical and/or scenic features, such as the Pacific Ocean, mountain ranges, and hillsides.
- Wildlife habitat (e.g., woodlands or chaparral habitat).
- Local access to the project site including (but not limited to) County and city roadways, as well as private roadways or driveways.
- Regional access to the project site, which typically consists of State and Federal freeways and highways.
- If agricultural activities occur on properties that are located adjacent to the project site, please describe the types of crops that are cultivated.

There are citrus orchards to the east and south of the property. There is an unnamed tributary to Reeves Creek located approximately 230 ft east of the eastern property line.

- d. Please describe the existing development on adjacent properties surrounding the project site by completing the following table. Please describe the types of uses (e.g., agriculture, residential, recreation, open space/vacant, retail sales, wholesale, multi-tenant office space, or manufacturing and assembly plant), buildings, and structures on properties that are adjacent to, or across a roadway from, the subject property.

Direction	Building, Structure, or Outdoor Use	Use(s)	Approximate Height or Number of Stories	Proximity to Project Site
North	rural residential	residences	2 stories	20 to 60 feet
South	water tanks	Water storage for Senior Cn	25 feet	20 feet
East	rural residential	residences	2 stories	60 feet
West	n/a	n/a	n/a	n/a

e. Please answer the following questions related to Military Operation Areas.³⁹

(1) Is your project within 1,000 feet of a military installation?

☐ Yes ☒ No

(2) Is your project beneath a low-level "military training route" flight path?

☐ Yes ☒ No

(3) Is your project within a special use "restricted" airspace?

☐ Yes ☒ No

F.22. Cultural Resources

a. Has the project site been subject to any archaeological, historical, and/or paleontological resource surveys?

☒ Yes ☐ No ☐ Unknown

b. Is there a building or structure that is 50 years old or older that will be demolished or otherwise impacted by the proposed development?

☒ Yes ☐ No ☐ Unknown

If the project has been subject to an archaeological, historical, and/or paleontological resource survey, **please submit a copy of the report or any documentation regarding the survey** as part of your application. Please be advised that:

- If it is found that the project site is located on, or within the vicinity of, known archaeological, historical, and/or paleontological resources, or has not been previously surveyed for the presence of these resources, an analysis of potential impacts to the resources might be required as part of the environmental review of your project;
- Typically all project sites that are Designated Cultural Heritage Sites³⁸ will require an analysis of potential impacts to the cultural resources as part of the environmental review of your project; and,
- Buildings or structures that are at least 50 years old might qualify as historical resources, the impacts to which are required to be analyzed as part of the environmental review of the project.

F.23. Biological Resources

a. Has an Initial Study Biological Assessment been conducted by a Qualified Biologist for this project?

☒ Yes ☐ No

³⁸ Please contact the Planning Division Counter or the Permit Intake Coordinator to determine if the project site qualifies as a Designated Cultural Heritage Site. You will need to present the Assessor's Parcel Number (APN) to the Planning Counter staff or the Permit Intake Coordinator to obtain this information.

³⁹ In accordance with State Senate Bill 1462, please respond to these questions by visiting the County of Ventura's public mapping tool "County View," located at <http://gis.ventura.org/countyview>. Once you have located your project's appropriate parcel, click "Parcel Report." Once the Parcel Report opens, scroll down to "Hazards" to find the subsection titled "Military Operations Area." The information presented in the Parcel Report will assist you in answering the questions.

If No, be advised that all projects that could impact sensitive biological resources must provide an Initial Study Biological Assessment (ISBA) with the project application. This includes projects located-on or adjacent-to land with native vegetation, on land within 300 feet of watercourses or wetlands, on land used by animals for movement between habitats, or on land that provides other habitat for sensitive species. Discuss your specific project with the Planning Division staff to determine if an ISBA will be required.

F. 24. Protected Trees

Will any trees protected by the Ventura County Tree Protection Ordinance be potentially impacted by this project? ☒ **Yes** ☐ **No**

Note: Potentially impacted trees include not only the protected trees that are directly part of this request, but also any other protected trees whose tree protection zones (TPZs) are within 20 feet the limits of the construction area (including access drives and utility easements). This includes trees growing on adjacent parcels if their TPZ extends onto the subject parcel. The TPZ extends out from the trunk to 5 feet beyond the dripline, or a minimum of 15 feet from the trunk, whichever is greater.

If Yes, provide the following information.

- Has an Arborist Report, prepared in compliance with the Content Requirements for Arborists Reports, been submitted? ☒ **Yes** ☐ **No** (If No, please consult with the Planning Division.)
- Has all other required documentation per the *Submittal Requirements for Tree Permits & Authorizations* been submitted? ☒ **Yes** ☐ **No** ☐ **Unsure**
- Number of prior protected trees removed from the parcel for reasonable access to or use of property:
No. of oaks: _____ No. of sycamores: _____ No. of other protected trees: _____ Unknown ☒
- Number of prior protected trees removed from the parcel for agriculture within the last 12 months?
No. of trees: 0 Unknown ☐
- Provide the following information about any potentially impacted protected trees. Complete one row for each tree or stand of trees of the same species, heritage status, action and general location.

ID #	No. of Trees	Tree Species	Heritage (90+ inches girth*)	Action (remove, alter, encroach)	Tree Location (include reference to a fixed landmark)
Ex.	5	Oak	No	Remove	Back of lot; near SE corner of proposed building.
1	2	Victorian Box	yes	remove	Located under the west end of the footprint of the proposed Retreat/Canteen building.
2					
3					
4					

ID #	No. of Trees	Tree Species	Heritage (90+ inches girth*)	Action (remove, alter, encroach)	Tree Location (include reference to a fixed landmark)
5					

*Girth is the circumference of the trunk, generally measured at 4.5 feet above the ground. (This position may vary depending upon where the waist of the tree is—the narrowest trunk point is typically the goal—and many other factors.) If there are multiple trunks, measure each and add their measurements together; for heritage trees only the two largest trunks are measured.

- f. Have any of the above actions (removal, alteration, encroachment) already occurred?

☐ Yes ☒ No

If Yes, explain (include tree or tree stand ID#): _____

Date work was performed: _____

- g. Reason for the above request (indicate if more than one reason, e.g., one oak tree (ID# 1) is hazardous per Arborist Report and 4 oak trees (ID# 2-4) need to be removed to construct building):



County of Ventura Planning Division

800 South Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2488 • <http://www.ventura.org/rma/planning>

Receipt No.: **606558**

Receipt Date: **02/09/2017**

RECEIPT

RECORD & PAYER INFORMATION

Record ID: PL17-0012
Record Type: Planning Discretionary Entitlement
Parcel Number: 0290033240
Property Address: 1088 MC ANDREW RD

FEE DETAIL

Fee Description	Invoice #	Quantity	Fee Amount	Current Paid	Balance Due
Computerized Legal Notice Mailing Labels	239605	1.00	\$161.00	\$161.00	
Vicinity Map/Aerials for Application Submittals Per Sheet	239605	1.00	\$16.00	\$16.00	
EHD - All other projects	239605	1.00	\$1,198.00	\$1,198.00	
PWA Review - Conditional Use Permit	239605	1.00	\$2,450.00	\$2,450.00	
CUP5 (Recreational vehicle park, camps, and campground	239605	1.00	\$1,500.00	\$1,500.00	
			\$5,325.00	\$5,325.00	\$0.00

NOTE: This receipt may not list all related entitlements. Where a project requires the filing of multiple land use entitlement applications, a single deposit fee with no billing limit may be assessed and collected. This single deposit fee shall be the highest of the required filing fees or deposits associated with the multiple land use entitlements and there shall be no billing limit. This calculation of a single deposit fee shall be in addition to and separate from the calculation and payment of a Late Filing Fee.



Discretionary Project Reimbursement Agreement

County of Ventura • Resource Management Agency and Public Works Agency
800 South Victoria Avenue, Ventura, CA 93009 • www.vcrma.org/planning

Check all that apply:

- | | |
|------------------------------------------------------------------------|----------------------------------------------------------------|
| <input type="checkbox"/> Site Plan Adjustment/Permit Adjustment | <input type="checkbox"/> Ordinance Amendment |
| <input type="checkbox"/> Tree Permit Review | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Subdivision Application (PM/TT) | <input checked="" type="checkbox"/> Major/Minor Modification |
| <input type="checkbox"/> General Plan Amendment/Zone Change | <input type="checkbox"/> Land Conservation Act (LCA) Contract |
| <input type="checkbox"/> Parcel Map Waiver (LLA, Merger, LLS, LES, CS) | <input type="checkbox"/> Conditional Certificate of Compliance |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Planned Development Permit |
| <input type="checkbox"/> Change of Use | <input type="checkbox"/> Other: _____ |

PROJECT NO. PL17-0012

I, Jacob Sluijter, the undersigned, hereby authorize the County of Ventura to process the above referenced permit request in accordance with the Ventura County Ordinance Code. I am depositing \$ \$950 to pay for County staff review, coordination and processing costs related to my permit request based on actual staff time expended. **In making this deposit, I acknowledge and understand that the deposit may only cover a portion of the total processing costs. Actual costs for staff time are based on hourly rates, which I understand are in the most current fee schedules of each county agency. I also understand that these costs apply even if the application is withdrawn or not approved.**

I understand and agree to the following terms and conditions of this Reimbursement Agreement:

- Staff time from some County of Ventura departments and agencies spent processing my request will be billed against the available deposit. **"Staff time" includes, but is not limited to, time spent reviewing application materials, site visits, responding by phone or correspondence to inquiries from the applicant, the applicant's representatives, neighbors, interested parties, attendance and participation at meetings and public hearings, and preparation of staff reports and other correspondence.**
- If processing costs exceed the available deposit, I will receive periodic invoices payable upon receipt.**
Please initial to show you have read and understand condition 2. JS
- If the final cost is less than the available deposit fee, the unused portion of the available deposit, including retention, will be refunded to me.
- If the final cost is more than the available deposit fee, **I agree to pay the difference according to the terms set by the County.**
- If I fail to pay any invoices within 30 days of the billing, the County may either stop processing my permit application, or after conducting a hearing, deny my permit request altogether. If I fail to pay any invoices after my application is granted, I understand that my permit is subject to revocation. Any work on any subsequent or concurrent permit applications will cease until all unpaid fees are paid in full.
- Fees are due and payable within 30 days of billing. Invoices unpaid after thirty (30) days will incur a 2% late fee, compounded monthly.



Certification Statement of Hazardous Waste or Substance Site

County of Ventura • Resources Management Agency • Planning Division

800 S. Victoria Ave, Ventura, Ca. 93009 • 805 654-2478 • www.vcrma.org/planning

PERMIT NO.

A.P.N. 029-0-033-240, -250, -260, -270, -280

Pursuant to the requirements of Section 63962.5 of the California Government Code, I certify that the project site for the above entitlement is not located on the State list of identified hazardous waste/or hazardous substance sites. I have reviewed the State Water Resources Control Board Geotracker website¹ and determined that the project site for the above entitlement is not located on the State list of identified hazardous waste or hazardous substance sites.

Lisa Woodburn

Applicant or Representative
(Print)

Lisa Woodburn

Applicant or Representative
(Sign)

Date 2/8/17

¹ <http://geotracker.waterboards.ca.gov/>

KRISHNAMURTI FOUNDATION OF AMERICA
PROJECT DESCRIPTION FOR
RETREAT CAMP
1098 McANDREW ROAD, OJAI, CA

2017 1st
Submission

The mission statement for the Krishnamurti Foundation of America (KFA) is to advance public understanding and realization of human potential by means of the study of the teachings of Jiddu Krishnamurti. On February 13, 1997, KFA was granted Conditional Use Permit (CUP) 3697 for an adult educational center and religious retreat. On June 13, 2013, a permit adjustment was approved for the addition of a yoga pavilion. KFA is now requesting a CUP modification application for the following:

1. A 20 year time extension of CUP 3697;
2. A change of use from an adult educational center and religious retreat to a camp for adult education and religious retreat purposes. A camp is defined in the County of Ventura's Non-Coastal Zoning Ordinance (NCZO) as "a rural facility with permanent structures for overnight accommodations and accessory structures and buildings which is used for temporary leisure, recreational or study purposes and provides opportunities for the enjoyment or appreciation of the natural environment."
3. An increase in the size of the CUP boundary to include all of APNs 029-0-030-24, -25, -26, -27 and -28 for a total of 11.12 acres. All of the APNs are zoned R-E 5 acre;
4. The addition of the following new structures to the property:
 - a. A 6,738 s.f. Retreat/Canteen building that will have overnight accommodations for 12 guests and 3 full-time staff and will include a kitchen and dining area;
 - b. A 3,168 s.f. solar array roof structure built approximately 17 ft above grade, that will provide shade for a 700 s.f. informational display area;
 - c. A 1,000 s.f. maintenance/garage building;
 - d. A 180 s.f. ADA accessible public restroom built adjacent to the Pine Cottage;
 - e. A 400 s.f. shade structure;
 - f. A 120 s.f. storage building and a hand washing station adjacent to the yoga pavilion;
 - g. Three 25,000 gallon underground, rainwater capture tanks placed in strategic locations on the property in order to best capture rainwater to use for landscape irrigation purposes;
5. The relocation of the historically significant 450 s.f. Lawrence Cottage from its existing location near the Ayra Vihara building to another location on the property. The 410 s.f. laundry/storage building near the Ayra Vihara building was not deemed to have any historical significance and will be demolished to allow for the construction of the new Retreat/Canteen building. In looking at the CUP 3697 site plan, it appears that this laundry/storage structure was identified as part of the Ayra Vihara structure, but it has always been an adjacent, separate structure from the Ayra Vihara residence.
6. The Ayra Vihara, Pine Cottage Annex, Archives Building (now called the Administration Building), Garage/Storage Building and the Yoga Pavilion will all remain in the Retreat Camp CUP. The Pine Cottage will be converted from a residence to a library/study hall/meeting room. Please see the CUP site plan for locations of all of the existing and proposed structures.
7. There is a mobile office shown on the CUP site plan. It is not a permanent structure, it is on wheels and is stored on the property at the location shown on the CUP site plan.

The number of staff and daytime visitors will not change as a result of this CUP modification. KFA will continue to employ 16 staff, five will be permanent staff living on site. Three staff members will have overnight accommodations in the Retreat/Canteen building, one will have overnight accommodations in the Arya Vihara building and one will live in the relocated Lawrence Cottage. The remaining 11 staff members will work at the camp from the hours of 10:00am to 4:00pm. All of the daytime staff members currently work at KFA, so there will not be an increase in traffic.

The KFA retreat/camp anticipates no change in the number of daytime visitors to the site. They anticipate up to 8 visitors a day Monday through Friday, and between 35 - 40 daytime visitors on the weekends. These visitors arrive at the site anytime between the hours of 11:00 and 4:00 pm and usually stay an average of 2 – 4 hours at a time.

Once a year, KFA organizes an Annual Gathering on a Saturday or Sunday which includes speakers, workshops and dialogues focusing on the teachings of J. Krishnamurti. This typically draws approximately 180 visitors on that day. KFA hosts evening events related to the teachings of Krishnamurti with speakers, including book launches. These events occur a maximum of 24 times a year from 7:00 pm – 10:00pm with a maximum of 80 people attending. KFA also organizes once a week yoga classes in the morning at 10:00am, with a maximum of 25 people attending. Sufficient overflow parking to accommodate these events is included on the site. The number of daytime visitors, and people attending the Annual Gathering, evening events and yoga class, is not expected to change from the current operation.

The typical visitor comes to the KFA camp because they are curious about the life of Jiddu Krishnamurti and want to generally find out more about him and his teachings. They walk around the property, read information available in the library or attend a reading. The length of their stay is typically 2 – 4 hours. However, Scholars of the Krishnamurti Archives come to study the original material pertaining to the teachings of J. Krishnamurti. This includes handwritten manuscripts, letters, photographs, original audio and video recordings and related materials. The scholars' access to original documents in the archives is available by appointment only. Typically there are two Archives Scholars at the site a day between the hours of 11:00 am and 4:00 pm.

The KFA retreat camp will have accommodations for up to 22 overnight guests. The existing Arya Vihara building can accommodate six overnight guests, the existing Pine Cottage Annex can accommodate four overnight guests and the proposed Retreat/Canteen building will have overnight accommodations for up to twelve overnight guests. The overnight guests will arrive at the property between the hours of noon and 3:00 pm.

There is no increase in the number of peak hour traffic trips anticipated as a result of this CUP modification. Additional overnight guests will arrive outside of the peak traffic hours. All parking can be accommodated on site as visitors typically arrive 2 – 4 people per automobile. A parking plan is included in the submittal. The parking spaces in the overflow parking area will only be marked with chalk for occasions when this parking area is needed.

Besides overnight accommodations, the Retreat/Canteen building will include a reception area/bookstore, an office, a laundry room, storage rooms, public restrooms, a kitchen and a dining area that will have seating for 40 guests. Breakfast, lunch and dinner will be served to the overnight guests and staff. Meals will also be available for daytime staff and Archive Scholars, but will not be available for purchase by the general public.

The existing Ayra Vihara, Pine Tree Retreat, Administration Building, and Pine Cottage are all served by existing septic systems as shown on the site plan included in the attached Waste Discharge Report (WDR) application. The new Retreat/Canteen building will be served by two new 3,000 septic tanks for a combined capacity of 6,000 gallons leading to four 30-foot deep by 4 ft diameter seepage pits, each with 5 feet of cover. One of the septic tanks will be dedicated to the commercial kitchen and will include a grease interceptor. All of the onsite wastewater treatment systems are under the permitting authority of the State Regional Water Quality Control Board (RWQCB). A WDR application has been submitted to the RWQCB. It has been deemed complete, a site inspection has occurred and the WDR should be granted soon.

Water is currently provided to the property by the Senior Canyon Mutual Water Company. There is an approved WAL on file at the County PWA for Senior Canyon, and a revision to that WAL is part of this application.

A cultural resources report was prepared for this CUP modification submittal because the Ayra Vihara residence, the Pine Cottage, the Pine Cottage Annex and the California Pepper Tree located between the Pine Cottage and the Pine Cottage Annex were identified as structures of historical significance by Judy Triem in the 1985 Cultural Heritage Survey. In the survey conducted by the historian hired by KFA to prepare a cultural resources report for this project, the Lawrence Cottage was also identified as a building of historical importance. Because of this designation, the Lawrence Cottage will be moved to another location on site due to construction of the new Retreat/Canteen building.

Also included in this CUP modification submittal is an arborist report because the project will require the removal of 2 heritage trees. As a mitigation for the loss of the heritage trees, KFA will plant 62 new drought tolerant, native tree species, 24" box size.

Camps in the non-coastal areas of Ventura County need to meet specific development and use codes per Section 8107-17 of the NCZO. The amount of development and number of overnight guests and daytime visitors is regulated by the zoning of the property. All of the KFA property is zoned RE-5Ac, so the following restrictions apply:

Minimum lot area shall be 10 acres;

The maximum number of overnight guests/staff: lot size in acres (11.12) x 10.24 = 113

Total daily on-site population of guests, staff and visitors: lot size (11.12) x 20.48 = 227*

**(Section 8107-17.3.4 allows for larger total daily population for special events, the frequency to be determined by the camp's use permit)*

Overnight accommodations are limited to 200 sf for sleeping and restroom/showers *except for permanent staff*. 200 sf/person x 22 guests = 4,400 s.f. KFA will have a total of 4,272 sf for overnight accommodations for guests located in the Ayra Vihara, Retreat/Canteen and Pine Cottage Annex building. Accommodations for permanent staff is exempt.

Building intensity only applies to structures used for camp activities.

Other Roofed Structures or Buildings: 100 s.f. per person allowed in daily on-site population: $100 \times 227 = 22,700$ s.f. is permitted. The KFA retreat camp will have a total of 21,533 s.f. of roofed structures used for camp activities. This excludes structures designated as accessory on the CUP site plan because they are not used for camp purposes.

60% of the total site should remain in its natural state or in agriculture. Current CUP site plan shows 78.95% of the site is open space or agriculture (citrus trees and gardens)

The KFA Retreat Camp meets all of the development standards for a camp as identified above.

**Major Modification to Conditional Use Permit (CUP) No. 3697
Case No. PL17-0012, Project Description**

KFA requests a Major Modification to CUP No. 3697 for the continued use and maintenance of the existing facility for a twenty-year period. KFA also requests the following modifications to the existing entitlement:

Change of Use: KFA requests to change the use of the facility from an adult educational center and religious retreat to a camp for adult education and religious retreat purposes.¹ Overnight accommodations will continue at the site, thereby meeting the definition of a “camp” per Section 8102-0 of the Ventura County NCZO.

CUP Boundary: The current CUP Boundary includes APNs 029-0-033-27 and 029-0-033-28 (3.17 acres). KFA requests the CUP boundary to increase in size from 3.17 acres to 11.12 acres. The expanded CUP boundary would include APNs 029-0-033-240, 029-0-033-250 and 029-0-033-260.

New Structures: KFA requests the construction, use, and maintenance of the following new structures on the project site:

Proposed Structures	
Structures	Size (sq. ft.)
Reception/Canteen Building (with Kitchen and Dining Area)	2,193
Solar Array Roof Structure*	3,168
Maintenance Shed	1,800
American Disability Act (ADA) Accessible Public Restroom	180
Shade Structure	400
Storage Building and Water Cooler	120
Three Underground Rainwater Capture Tanks**	75,000 gallons
Two Cottage Structures***	3,070
TOTAL	10,931 sq. ft.

Notes:

* The ground-mounted solar array roof structure will be built approximately 17 feet above grade and located adjacent to the maintenance shed.

** The rainwater capture tanks are 25,000 gallons each.

*** The two cottage structures (each structure is 1,535 sq. ft. in size) will provide overnight accommodations for up to 18 resident scholars and 3 staff members.

¹ Ventura County's non-coastal (NCZO) Section 8102-0 defines “camp” as a rural facility with permanent structures for overnight accommodations and accessory structures and buildings which are used for temporary leisure, recreational or study purposes and provides opportunities for the enjoyment or appreciation of the natural environment. “Retreat” is defined as a facility which (a) provides opportunities for small groups of people to congregate temporarily on a site for such purposes as education, enlightenment, contemplation, renewal or solitude; and (b) by its nature, needs to be located in a quiet, sparsely-populated, natural environment.

The proposed project will be conducted in two phases: (1) Phase I includes the installation of the solar arrays and rainwater capture tanks; and, (2) Phase II includes the construction of the remaining proposed structures, stone work and tree removal / planting.

Conversion of Existing Structures: The Pine Cottage (4,181 sq. ft.) will be converted from a residence to a library and study hall/meeting room. The existing garage/storage building (780 sq. ft.) will be converted to a visitor serving exhibit/display building.

Staff and Work Hours: Five permanent staff will continue to live and work on site. Two employees will continue to work Monday through Friday from 9:00 a.m. to 5:00 p.m. in the archives building.² Five new employees are proposed to work on site arriving at 6:30 a.m. and departing at 2:30 p.m.

Overnight Guests: Six overnight guests will continue to be permitted to stay overnight in the Arya Vihara and Pine Cottage Annex buildings.

Daytime Visitors: KFA will be open to visitors to study the history and teachings of J. Krishnamurti Monday through Friday, with approximately eight visitors and two archive scholars expected to come to the site. On the weekends, approximately 35 to 45 visitors are expected to use the project site. Weekday and weekend visiting hours are from 10:00 a.m. to 2:30 p.m. The buildings available to the public will be locked before 10:00 a.m. and after 2:30 p.m. Notification of the “open to the public” hours will be posted on the facility’s website, including the requirement that the public must leave the site at or before 2:30 p.m. The facility will be closed to the public outside of these hours.

Krishnamurti Archives Resident Scholars: Scholars of the Krishnamurti Archives come to study the teachings of J. Krishnamurti. This includes handwritten manuscripts, letters, photographs, original audio and video recordings, and related materials. KFA will sponsor 18 resident scholars who will be temporary residents for a 30-day period. The 18 resident scholars will arrive and depart the KFA property by shuttle from a pre-determined pick-up and drop-off location during non-peak hours³ on the weekdays or on the weekends; the scholars do not arrive using their personal vehicles.

Programs and Activities: KFA will host programs and events related to the teachings of J. Krishnamurti. The midweek programs and evening dialogues would include small groups of 12 to 15 people gathering on site in the following areas: at the northwest parking area, in the grassy areas between the northwest parking area and the Arya Vihara structure, in the grassy area east of the Arya Vihara structure, in the grove west of restroom and Pine Cottage, in the vegetable and flower garden, and in the open area north of the proposed

² The archives building was built in 1977. A 4,000 sq. ft. addition was constructed in 1997. Two employees have worked in the archives building since 1997 and will continue to as part of the proposed project.

³ 6:30 am to 9:30 am and 3:30 pm and 6:30 pm in both directions on State Highway 33.

shade structure (Attachment 3, Project Plans). The table below includes information on these programs and events that will be in addition to the daytime visitors noted above.

KFA Programs and Events					
	Monday through Friday	Time	Saturday and Sunday	Time	Frequency
Midweek Programs*	10 attendees and on-site staff	2:00 p.m. to 7:30 p.m.*			50 events annually
Tuesday Evening Dialogue	20 attendees and on-site staff	7:30 p.m. to 10:00 p.m.			52 events annually
Saturday Evening Dialogue			20 attendees	4:00 p.m. to 6:00 p.m.	52 events annually
Weekend Evening Talks			40 attendees	7:30 p.m. to 10:00 p.m.	12 events annually
TOTAL	30		60		

*Note: * Midweek Programs begin at 2:00 p.m. and end at 7:30 p.m. Midweek Programs are by invite only and are held in the Pine Cottage. This building will be open to the public; however, at 2:30 p.m. the public will be asked to leave.*

One annual conference will be held on site. The conference will occur over a three-day period (Friday through Sunday). Each day's program will begin at 11:00 a.m. and end at 7:30 p.m. A maximum of 40 individuals per day are expected to attend the conference. All conference attendees will remain on site throughout the conference.

The six overnight guests and 18 archive resident scholars may also participate in these programs, events, and the annual conference. Their attendance would be in addition to the numbers noted above.

There are 72 protected trees on the project site that will be encroached upon as a result of the proposed construction. Four protected heritage sized coast live oak trees (tree nos. 19, 21, 63, and 64) will need to be removed (Attachment 4, August 26, 2019, Cragoe Arborist Report). Seventy-five trees will be planted to offset the loss of the four protected oak trees. Approximately 0.81 acres of the existing citrus orchards will be removed to offset the increase in water demand resulting from the proposed project. Approximately 196 drought-tolerant olive trees will be planted to offset the loss of the orchard (Attachment 5, Water Resource Engineering Associates (WREA) Water Usage Memorandum, dated January 24, 2022).

The existing Ayra Vihara, Pine Tree Retreat, Administration Building, and Pine Cottage are all served by existing on-site wastewater treatment systems (OWTS) (3,000-gallons).

The new Retreat/Canteen building, and the new cottages will be served by two new 3,000-gallon septic tanks for a combined capacity of 6,000 gallons connected to four 30-foot-deep by 4-foot diameter seepage pits, each with 5 feet of cover. One of the septic tanks will be dedicated to the commercial kitchen and will include a grease interceptor located in the Reception/Canteen building. All of the OWTs are under the permitting authority of the State Regional Water Quality Control Board (SRWQCB).

Water is currently provided by the Senior Canyon Mutual Water District (SCMWD). There is an approved Water Availability Letter (WAL) on file with the Ventura County Public Works Agency for SCMWD, dated May 23, 2016. A Will Serve Letter was also provided on February 6, 2017 and amended on April 20, 2022, by the SCMWD, which stated that the proposed project would not increase current demand. Rainwater capture tanks are proposed and would supply up to 75,000 gallons of water for irrigation, which will offset the increase in water demand caused by the addition of the resident scholars.

Access to the site is made available by two existing driveways adjacent to McAndrew Road. A total of 50 uncovered parking spaces will continue to be provided on site to accommodate staff and visitors. All deliveries will occur during non-peak hours on the weekdays or on the weekends.

Krishnamurti Education Center CUP Masterplan Update

1098 McAndrew Road
Ojai, CA 93023

Project Information

Owner	Krishnamurti Foundation of America
Project Contact	Jacob Sluijter, Executive Director
Project Address	1098 McAndrew Road Ojai, CA 93023
Property Use	Camp
APN	029-0-033-28 029-0-033-27 029-0-033-26 029-0-033-25 029-0-033-24
General Plan	Ventura County General Plan - Rural
Area Plan	Ojai Valley Area Plan - RI (rural institutional)
Zone	RE 5-acre (rural exclusive)
Zone - Adjacent Properties	North - RE 5 East - AE 40 South - AE 40 West - RE 5
Height Limitation	25'-0" (35'-0" if side yard setback is at least 15')
Gross Lot Area	11.12 Acres (484,387.2 SF)
Net Lot Area	10.89 Acres*
	* Gross area less area of access easement in northwest corner of property.
Setbacks	Front: 20 feet from property line Side: 5 feet Rear: 15 feet
Flood Zone:	yes (Zone X)
High Fire Hazard:	yes
Coastal Zone	Non-Coastal

Existing Structures					
(H/D) Structure	Year Built / Status*	Use**	Building Coverage (SF) ***	Gross Area (SF)	Overnight Accommodation (SF)"
(01) Arya Vihara	1910 / remain	OA / SA	+/- 2307	+/- 3576 (2 stories)	+/- 1475
(02) Lawrence Cottage	before 1945 / remain	SA	+/- 450	+/- 450	0
(03) Laundry	after 1945/ remain	accessory	+/- 410	+/- 410	0
(04) Pine Cottage - Library/Study	1917 / remain	study	+/- 4191	+/- 4191	0
(05) Pine Cottage Annex	1946 / remain	OA	+/- 1568	+/- 2477 (2 stories)	+/- 1214
(06) Administration/Archives	1998 / remain	office	+/- 5055	+/- 5055	0
(07) Yoga Pavilion	2014 / remain	study	+/- 1391	+/- 1391	0
(08) Interpretive Center (converted garage)	after 1960 / remain	visitor serving	+/- 780	+/- 780	0
Total Existing Building Area to Remain			16,662	18,330	2689
Proposed Structures					
(H/D) Structure	Use**	Building Coverage (SF) ***	Gross Area (SF)	Overnight Accommodation (SF)"	
(A+B) Dining, Kitchen, Reception Building	visitor / assembly	2193	2193	0	
(C1) Cottage (6 rooms)	OA / SA	1048	1535 (2 stories)	1320	
(C2) Cottage (6 rooms)	OA / SA	1048	1535 (2 stories)	1320	
(D) Solar Array	accessory	3168	3168	0	
(E) Maintenance Shed (below solar array)	accessory	1800 (excl. from total)	1800	0	
(G) Restroom Enclosure	restroom	180	180	0	
(H) Shade Structure	accessory	400	400	0	
(M) Pavilion Storage Shed	accessory	120	120	0	
Total New Building Area			8157	10,931	2640
Total Building Coverage (%) ****			24,829 (5.12 %)		
Total Gross Floor Area (all structures)				29,261 sq.ft.	
Total Accessory Area				4098 sq.ft.	
Total Overnight Accommodation (OA) Area"					5329 sq.ft.
Total Non-OA 'Camp' Gross Area****				18,034 sq.ft.	

* Year built per historian report.
** Use per VCZO Sec. 8105-5. OA = Overnight Accommodations (sleeping + restroom areas). SA = Overnight Accommodations for permanent staff (SA areas excluded from OA limits).
*** Building coverage equal to gross floor area of structure at lower level only. Gross floor areas include exterior walls.
**** Building coverage % = Total Area of Building Coverage (all buildings) / Lot Size.
" Overnight accommodation (OA) area includes only those areas (net) used for sleeping and restrooms. Excludes rooms for permanent staff.
**** Non-OA Camp Gross Area = Roofed Structures used for Camp Activities = Gross Floor Area less OA areas and less 'accessory' areas.

Parking*	
North Entry - Uncovered	12 (incl. 1 HC)
South Entry - Uncovered	36 (incl. 2 HC)
Maintenance Garage - Uncovered	2
Total	50 (incl. 3 HC)

* Site currently has 13 uncovered parking stalls and 2 HC van-accessible stalls. All existing stalls removed and replaced with new stall locations.

Site Coverage Statistics	
	Area (SF)
Total Parking Area (all Pervious)	11,322 (2.34 % of total site area)
Total Impervious Surface Area	30,157.5 (roads) + 24,829 (structure) = 54,986 (11.3 % of total site area)
Total Pervious Surface Area*	429,410.2 (88.6% of total site area)
Total Open/Agricultural Area**	400,082.2 (82.6% of total site)

* Total Site Area less Impervious Area
** Total Site Area less Parking and Impervious Areas (roads, buildings, etc.)

Project Description

The mission of the Krishnamurti Foundation of America including those activities supported by this Education Center in Ojai is to advance public understanding and realization of the human potential through the study of the teachings of Jiddu Krishnamurti. Facilities at this education center provide opportunities for people to congregate for purposes of education, enlightenment, contemplation, renewal and solitude. The rural facilities also provide overnight accommodations for guests of the property.

Sheet Index

general	
A0.0	Title Sheet

architectural & landscape

A1.0	Architectural and Landscape Site Plan
A2.0	Proposed Buildings - Plans & Elevations
A3.0	Proposed Buildings - Plans & Elevations
A3.1	Proposed Buildings - Plans & Elevations
A6.0	Parking Exhibits

civil

C1	Preliminary Grading Plan
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Krishnamurti Education Center

CUP Masterplan Update

Property Owner:
Krishnamurti Foundation of America
c/o Jacob Sluijter, Executive Director

Address:
1098 McAndrew Road
Ojai, CA 93023

APN:
029003328
029003327
029003326
029003325
029003324

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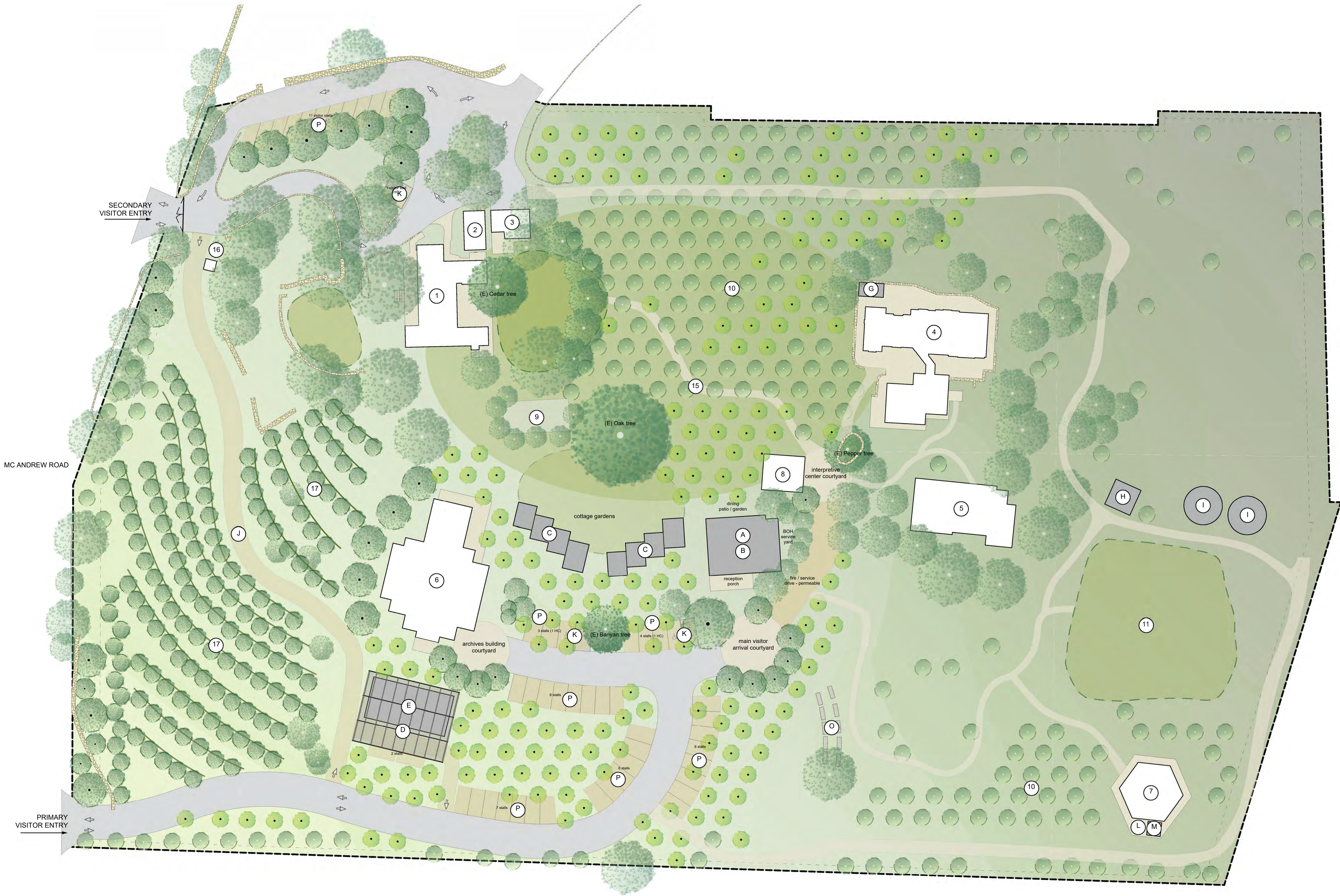
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CONSTRUCTION

Title Sheet

Project Information
Project Description
Sheet Index
Vicinity Map

A0.0
CUP Update

02.17.21



EXISTING BUILDING / SITE FEATURE KEY NOTE

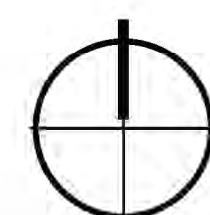
- | | |
|-------------------------------------------|----------------------------------|
| 01 Arya Vihara - Guest House | 10 Citrus Tree Grove |
| 02 Lawrence Cottage | 11 Vegetable and Flower Garden |
| 03 Laundry | 12 Rear Lawn |
| 04 Pine Cottage - Library / Study Center | 13 Front Lawn |
| 05 Pine Cottage Annex - Guest House | 15 Walking Path |
| 06 Administration / Archives | 16 Trash Enclosure |
| 07 Yoga Pavilion | 17 Olive Tree Orchard and Swales |
| 08 Interpretive Center (converted garage) | |
| 09 Badminton Court | |

PROPOSED BUILDING / SITE FEATURE KEY NOTE

- | | |
|-----------------------------------------------------------------|------------------------------|
| A Dining Pavilion + Kitchen | J Gravel Service Road |
| B Visitor Arrival/Bookstore | K Accessible Parking Stall |
| C Cottage Retreat (12 residential units total) | L Yoga Pavilion Water Cooler |
| D Solar Array | M Yoga Pavilion Storage Shed |
| E Maintenance Storage/Garage + Book Storage (below solar array) | O Outlook Seating |
| G Restroom Enclosure | P Parking |
| H Shade Structure | |
| I Fire Suppression Water Tanks | |

LEGEND: LANDSCAPE AND ARCHITECTURAL SITE PLAN

- | | | |
|------------------------------|--------------------------------------------------------|---------------------|
| ----- property boundary | permeable parking/drive (DG) | (E) site stone wall |
| - - - - - setback | permeable hardscape (DG or paver) (patio, plaza, deck) | (E) existing tree |
| - - - - - internal lot lines | asphalt paved drive | (N) proposed tree |
| easement | (E) existing building to remain | |
| | (N) proposed structure | |



feet 0 5 10 15 20

Proposed Site Plan
scale: 1" = 30'-0"

1

LANDSCAPE NOTES

VCFD fuel modification zones and definitions
zone 1: 0-30 feet buildings, structures, etc.

Landscaping in this area will consist of groundcovers and succulents. Non-flammable materials for paths and patios will be used. Regular maintenance, including tree trimming, will occur to reduce all dead vegetation, and ensure removal of all 'ladder fuels' (low-level vegetation that allows the fire to spread from the ground to the tree canopy)

zone 1: 30-100 feet buildings, structures, etc.

This area consists of regionally adapted plantings. Shrubs will not be higher than 4-6 feet. Shrubs or shrub clusters planted in this area will be spaced to retain an overall open character. Trees or tree groups will have a spacing of at least 15 feet from other trees.

proposed trees

Quantity: 32 (excluding new citrus trees)

Name: Quercus agrifolia (Coast Live Oak) or other native drought tolerant species

Size/Mitigation Requirements: Total cross-sectional area at breast height of all proposed trees must equal (at a minimum) the mitigation total square inches indicated in the arborist report at the time that mitigation is required.

It is recommended that larger DBH trees be planted along entry drives or other high visibility areas.

Purpose: Trees are proposed for the purposes of mitigation of removed trees, screening, visual relief/integration of parking elements and to provide shade and improved aesthetics of driveable/parking areas.

proposed plant palette for erosion control and/or revegetation

(if needed in areas of re-grading per CIVIL)

Hydroseed low-growing native grasses

permeable parking TYP. - material palette

stalls: decomposed granite

Blackbird Architects Inc.

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www.bboid.com

project team:

planning and permitting

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Jensen Design & Survey
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landscape architect

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Landscape Architects
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survey

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arborist

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Cragge Pest Services, Inc.
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septic/soils engineer

Brett Wanner, CEG / OSD
Advanced Geotechnical Services, Inc.
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historian

Tim Hazeltine
PostHazel Associates
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t 805.682.5751

civil engineer

Susanne Cooper
Jensen Design & Survey
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f 805.633.2353

biologist

Sarah Termondt
BioResource Consultants, Inc.
P.O. Box 1539
Ojai, CA 93023
t 805.646.9006
f 805.646.3870

Krishnamurti Education Center

CUP Masterplan Update

Property Owner:
Krishnamurti Foundation of America
c/o Jacob Sluijter, Executive Director

Address:
1098 McAndrew Road
Ojai, CA 93023

APN:
029003328
029003327
029003326
029003325
029003324

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NOT FOR CONSTRUCTION

Site Plan

Proposed Site Plan
Architectural & Landscape

A1.0
CUP Update 02.17.21





LEGEND: EXTERIOR ELEVATIONS

- existing ground
- proposed grade

LEGEND: EXTERIOR FINISHES

- white light (Gypsum board and paint) or (wood siding)
- white, grey, black, brick
- wood, stone, brick, stone, brick, stone, brick
- stone and masonry (natural stone, brick, stone, brick)
- stone, brick, stone, brick, stone, brick

Blackbird Architects Inc.

235 Pine Ave.
Suite 200
San Francisco, CA 94104
Tel: 415.774.1111
www.blackbirdarch.com

Project Name:
Project Location:
Project Architect:
Project Designer:
Project Engineer:

Project Architect:
Project Designer:
Project Engineer:

Project Architect:
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Project Engineer:

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Project Engineer:

Krishnamurthy Education Center

CUP Masterplan Update

Project Owner:
Project Location:
Project Architect:

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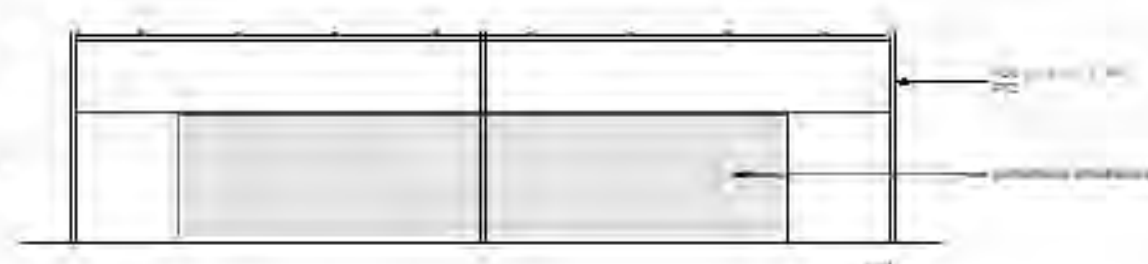
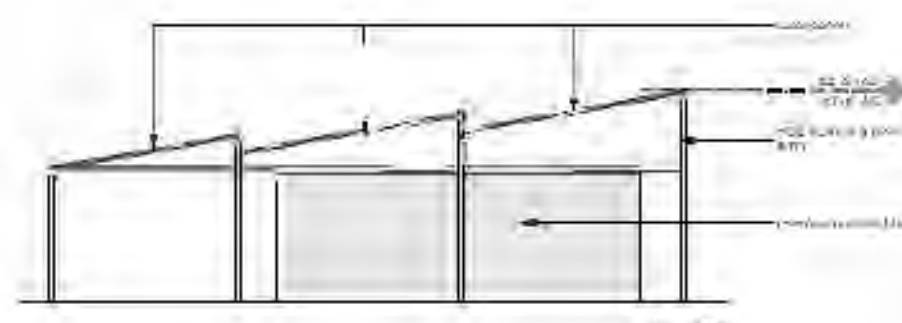
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Project Designer:
Project Engineer:

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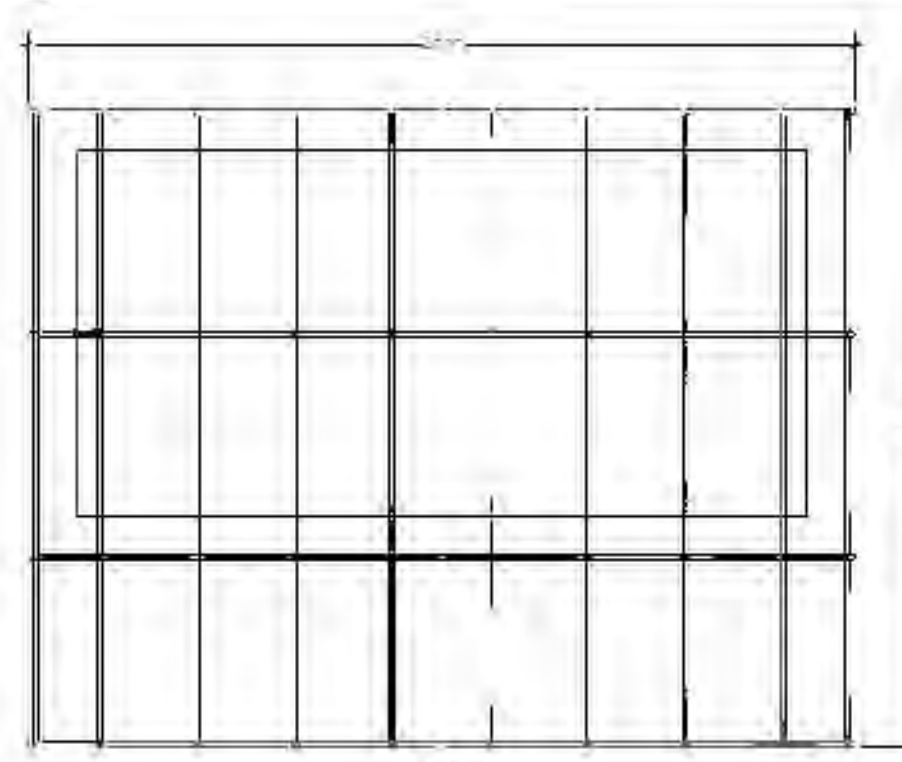
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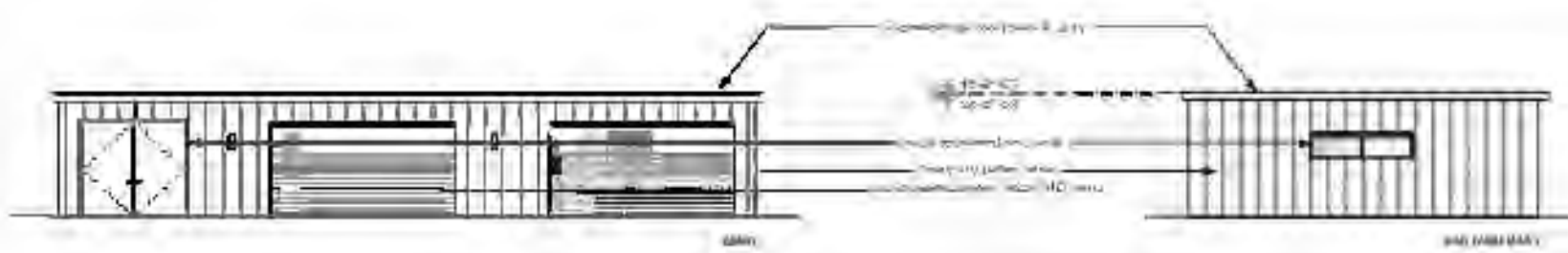


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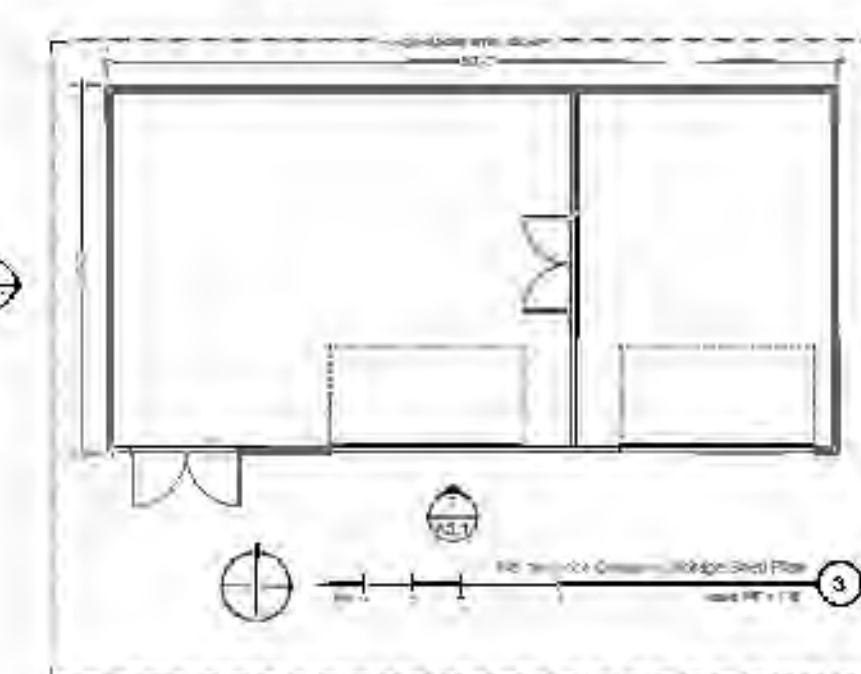


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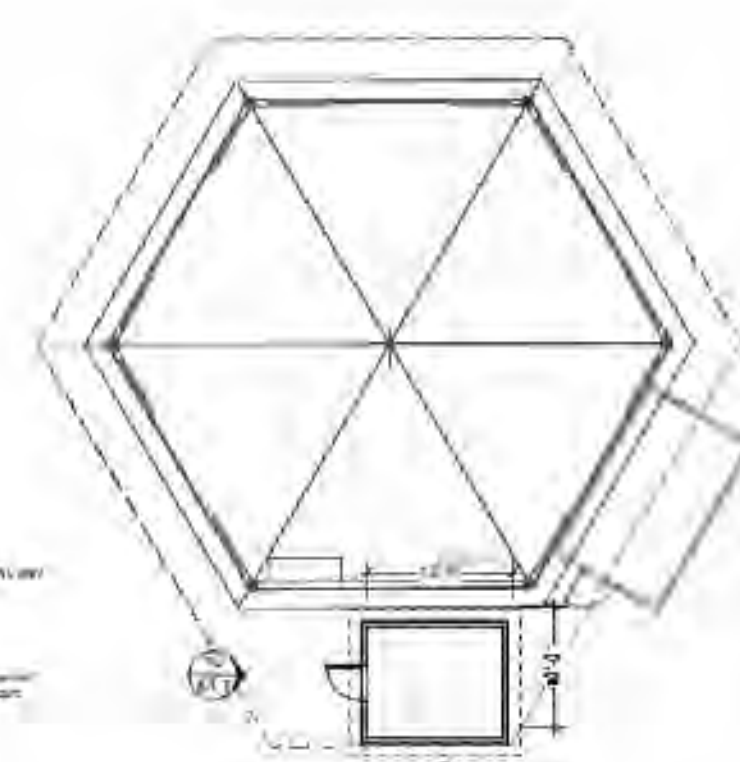
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Structural Section - 7



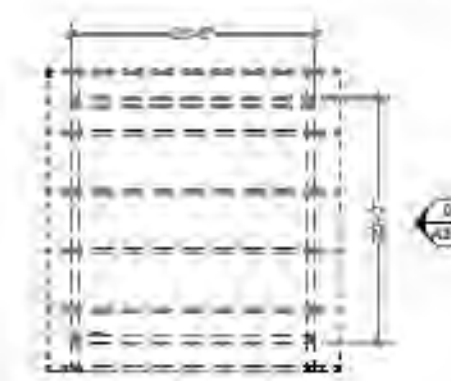
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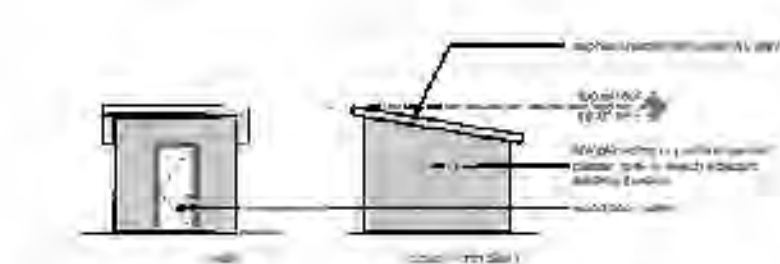


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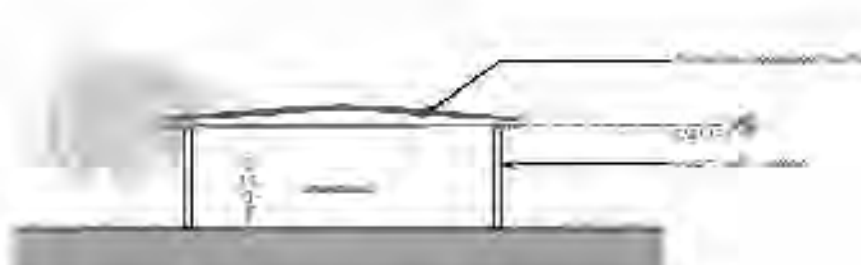


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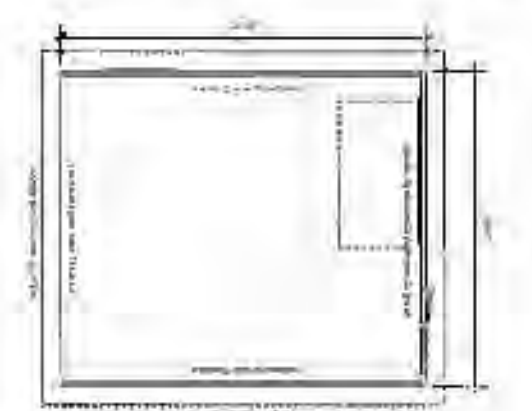
Structural Section - 2



Structural Section - 10



Structural Section - 1



5

Structural Section - 1

Blackbird

2000 S. Main St. Suite 100
San Jose, CA 95128
Tel: 408.943.1111
Fax: 408.943.1112
www.blackbird.com

Project Name:
Krishnamurti Education Center

Project Location:
San Jose, CA

Project Size:
100,000 sq. ft.

Project Status:
Completed

Project Team:
Blackbird Architects
2000 S. Main St. Suite 100
San Jose, CA 95128
Tel: 408.943.1111
Fax: 408.943.1112
www.blackbird.com

Project Description:
The Krishnamurti Education Center is a new 100,000 sq. ft. educational facility located in San Jose, CA. The center will provide a high-quality educational environment for students from kindergarten through grade 12. The center will include classrooms, laboratories, a library, a cafeteria, and a gymnasium. The center will also include a parking lot for 200 cars.

Project Goals:
The goal of the project is to provide a high-quality educational environment for students from kindergarten through grade 12. The center will provide a safe, secure, and healthy learning environment for students. The center will also provide a variety of extracurricular activities for students.

Project Challenges:
The project faced several challenges, including a tight budget, a short timeline, and a complex site. The project team worked closely with the client to overcome these challenges and deliver a high-quality project on time and on budget.

Project Results:
The Krishnamurti Education Center is now open and providing a high-quality educational environment for students from kindergarten through grade 12. The center has received positive feedback from students, parents, and the community.

Project Credits:
Blackbird Architects: Architect
Krishnamurti Education Center: Client
San Jose Unified School District: Owner

Project Photos:
[Photos of the Krishnamurti Education Center]

Project Map:
[Map of the Krishnamurti Education Center location]

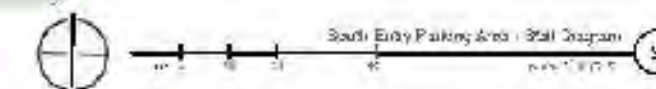
Project Contact:
Blackbird Architects
2000 S. Main St. Suite 100
San Jose, CA 95128
Tel: 408.943.1111
Fax: 408.943.1112
www.blackbird.com

Project Disclaimer:
This document is for informational purposes only. It does not constitute an offer of any financial product or service. Please consult your financial advisor for more information.

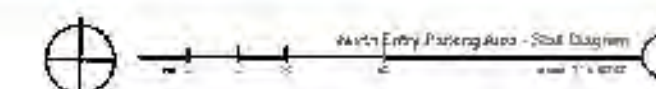
Project Footer:
A3.1



36 parking stalls (includes 2 HC)



12 parking stalls (includes 1 HC)



LANDSCAPE NOTES

proposed plant palette for erosion control
and/or revegetation
1" needed in areas of regrading per C.V.I.

Hydroseed with existing native grasses

permeable parking TYP. - material palette

state recommended palette

Blackbird Architects Inc.

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project title

planning and permitting

landscape design and survey
landscape design and survey
landscape design and survey
landscape design and survey
landscape design and survey

landscape architect

landscape architect
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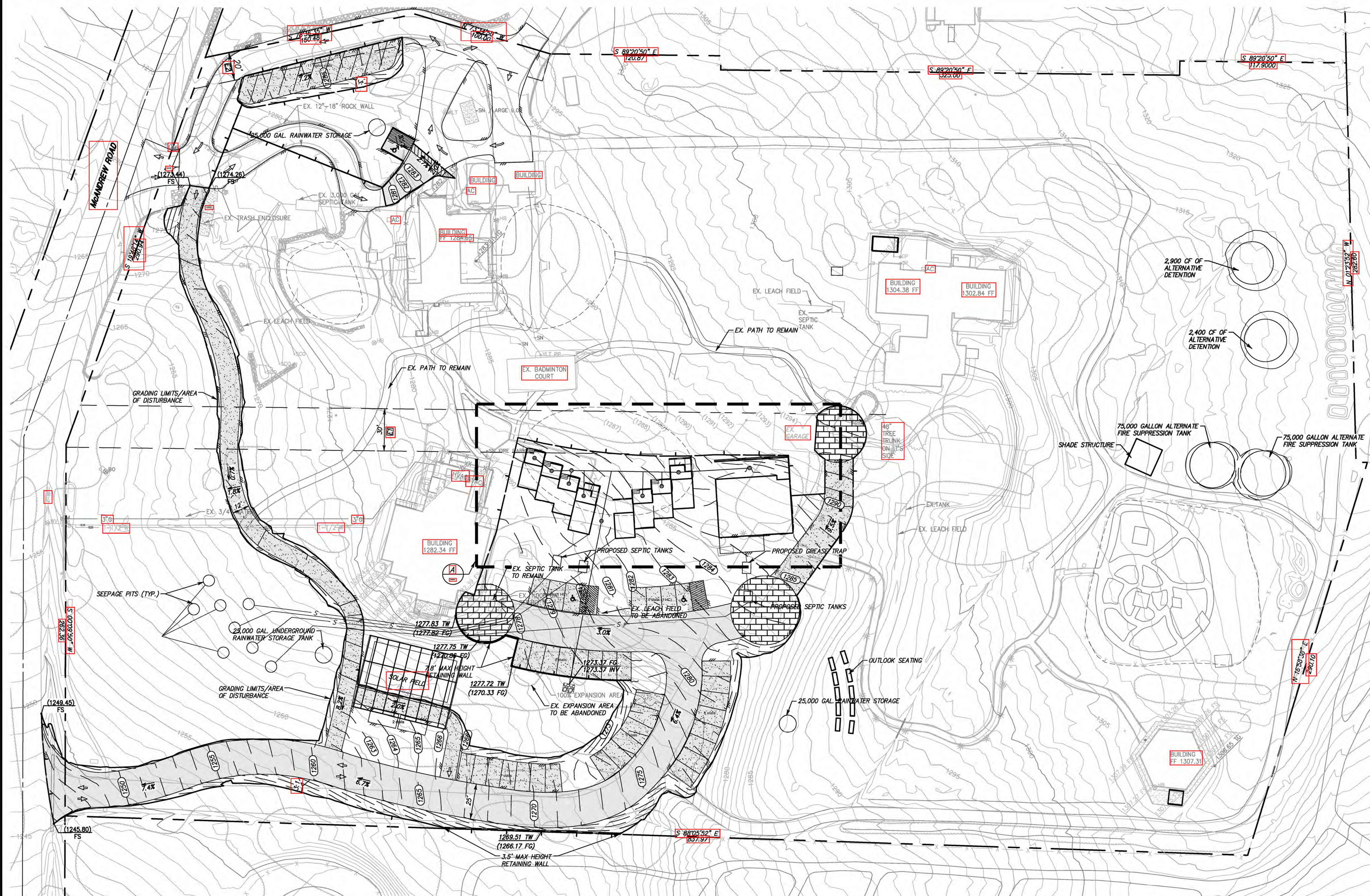
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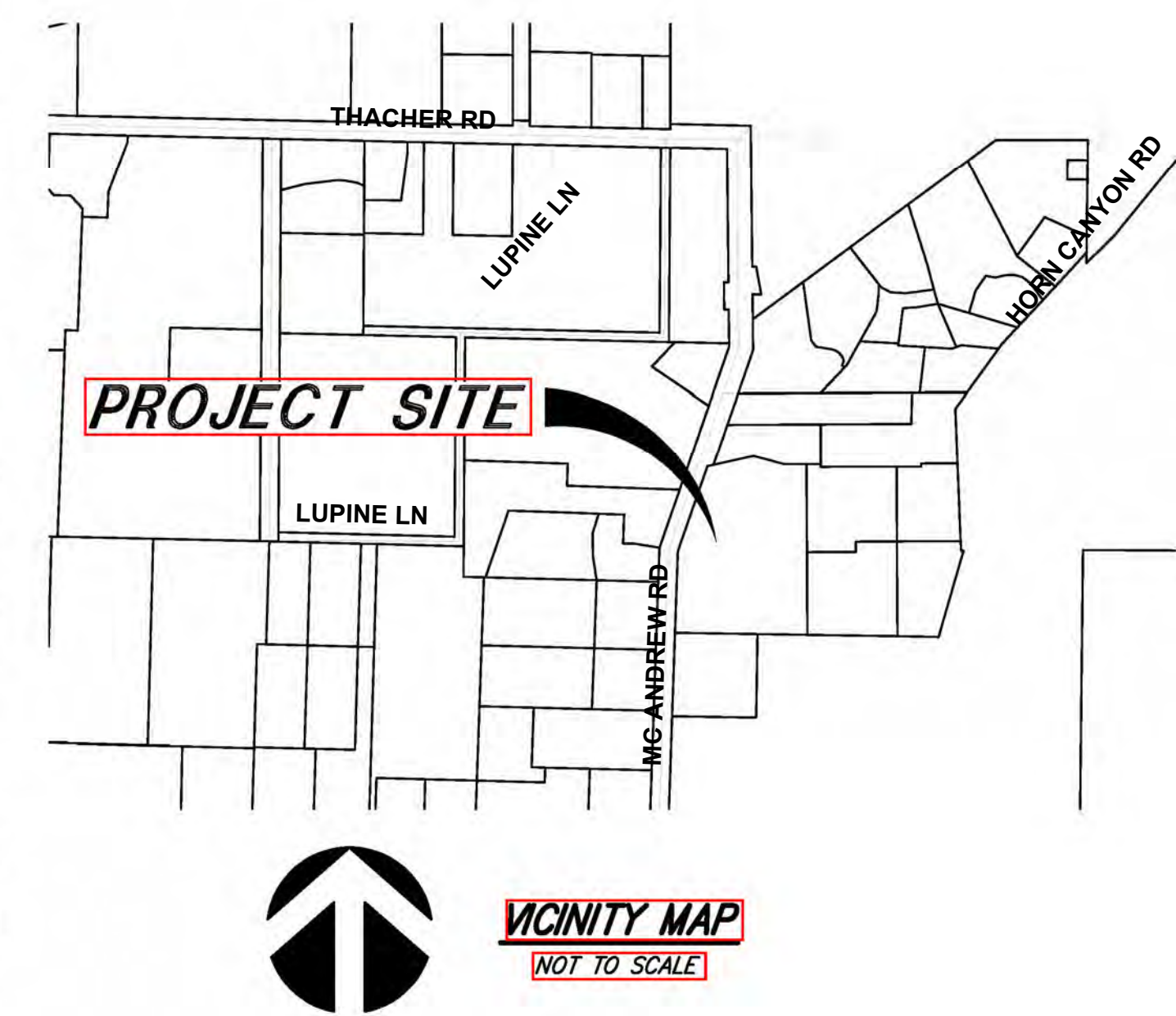
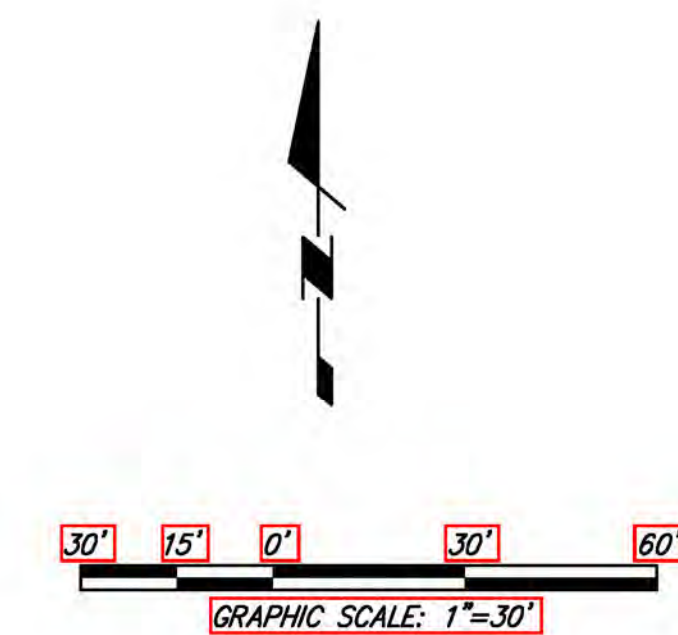
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CUP Update: 05.06.18

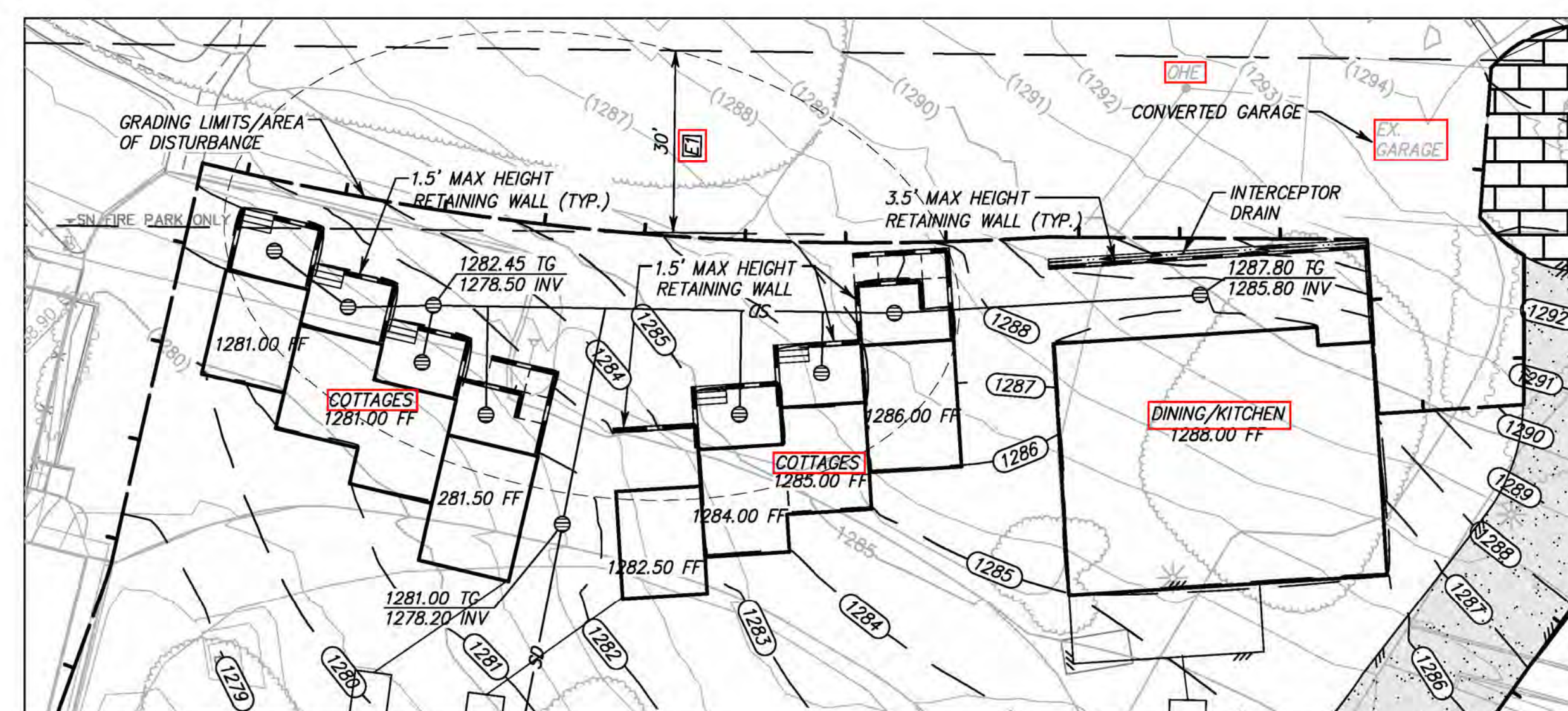


- EASEMENTS**
1. 30' UTILITY EASEMENT
 2. 20' ROAD EASEMENT

AREA OF DISTURBANCE = 2.09 ACRES



LEGEND		
PROPOSED	EXISTING	ABBREVIATIONS
STORM DRAIN	WATER	FS FINISH SURFACE
SURFACE DRAIN	SEWER	FG FINISH GRADE
WATER	GAS	INV INVERT
SEWER	TELEPHONE	TG TOP OF GRATE
FLOWLINE	WATER VALVE	SW SIDEWALK
EASEMENT LINE	FIRE HYDRANT	EX EXISTING
RETAINING WALL	STREET LIGHT	FL FLOW LINE
FIRE HYDRANT		PVT PRIVATE
AC PAVEMENT		
GRANITE OR GRAVEL PAVEMENT		
PERMEABLE PAVERS		

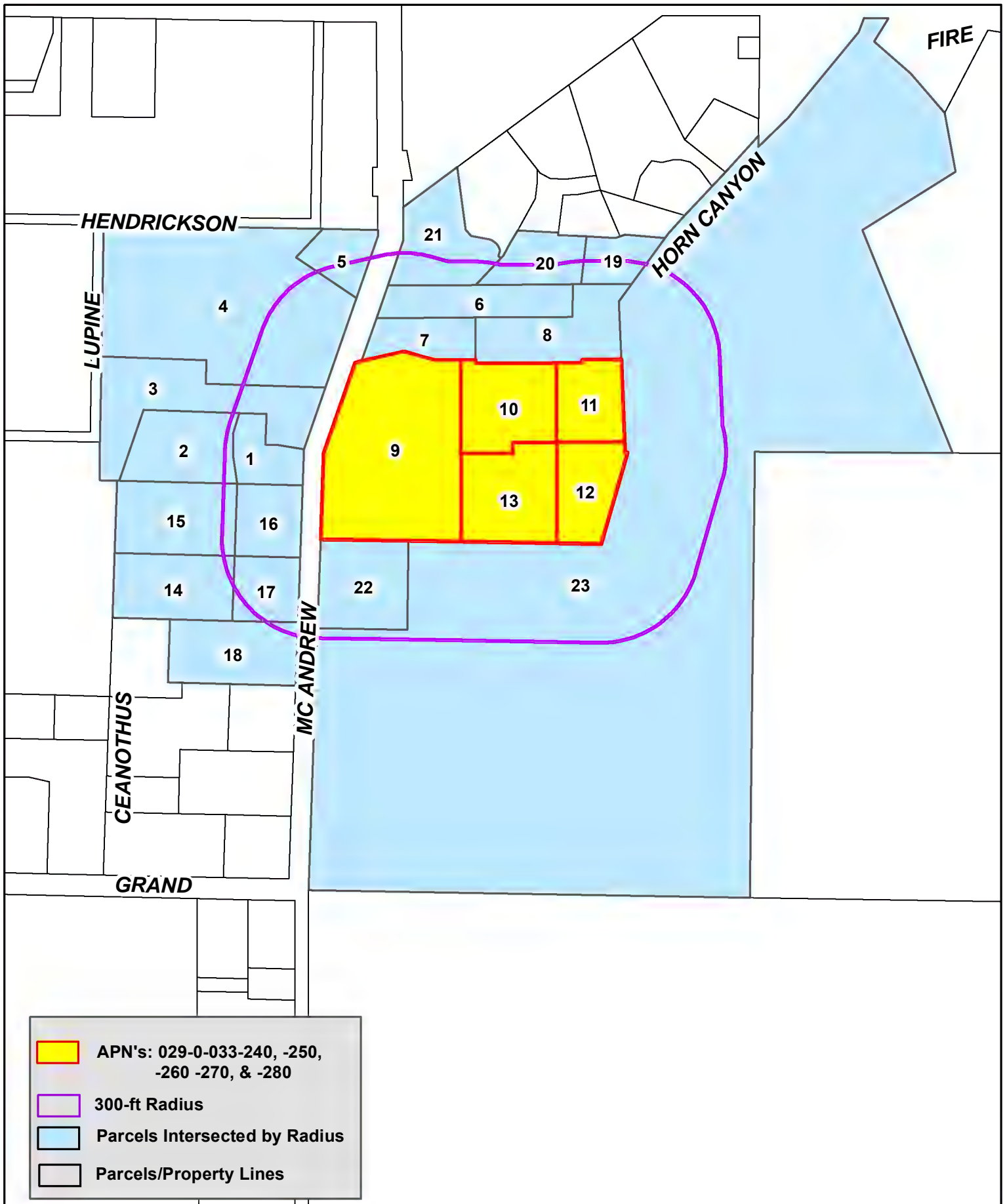


COTTAGE AREA
1" = 20'

 JENSEN DESIGN & SURVEY, INC. www.jdsurvey.com	1672 DONLON STREET VENTURA, CALIF. 93003 PHONE 805/654-6973 FAX 805/654-6973	PRELIM. GRADING PLAN FOR KRISHNAMURTI FOUNDATION 1070 McANDREW ROAD OJAI AREA OF VENTURA COUNTY COUNTY OF VENTURA STATE OF CALIFORNIA	SHEET 1 OF 1	
	SCALE: 1" = 30'			DWG. NAME: 56.32_PGP.dwg
	DATE: 8/21/2019			

● = Location of Midweek Programs and Dialogues

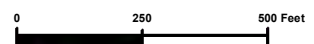




Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 02-24-2022



County of Ventura
Planning Department
Attachment 4 - 300 Foot
300' Radius Map
PL17-0012



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 no warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.



RH

APN	NAME_1	NAME_2	MAIL_ADDR	CTY_STA	ZIP	index
029003215	THOMAS CRAIG R-LINDA T TR		1087 MC ANDREW RD	OJAI CA	93023	1
029003217	KELLY MARGO M TR		1445 DONLON ST STE 4	VENTURA CA	93003	2
029003218	MELONE PAMELA M TR		1155 MCANDREW RD	OJAI CA	93023	3
029003219	NIGHTINGALE KEITH M-V V TR		1177 MCANDREW RD	OJAI CA	93023	4
029003202	NIGHTINGALE KEITH M-V V TR		1177 MCANDREW RD	OJAI CA	93023	5
029003319	WEAVER ANTHONY M-SUSAN H TR		PO BOX 1312	OJAI CA	93024	6
029003321	LINDLEY INST FOR CONFLICT RE		1236 MCANDREW RD	OJAI CA	93023	7
029003323	KENT CLAUDE E-NANCY A TR		442 COLYTON ST	LOS ANGELES CA	90013	8
029003324	KRISHNAMURTI FND OF AMERICA		PO BOX 1560	OJAI CA	93024	9
029003325	KRISHNAMURTI FND OF AMERICA		PO BOX 1560	OJAI CA	93024	10
029003326	KRISHNAMURTI FND OF AMERICA		PO BOX 1560	OJAI CA	93024	11
029003327	KRISHNAMURTI FND OF AMERICA		PO BOX 1560	OJAI CA	93024	12
029003328	KRISHNAMURTI FND OF AMERICA		PO BOX 1560	OJAI CA	93024	13
029007003	BONEWITZ ROBERT-LASELL R TR		1001 MC ANDREW RD	OJAI CA	93023	14
029007004	CHAMBLISS MICHAEL A		1023 MCANDREW RD	OJAI CA	93023	15
029007005	THACHER HUGH A TR		441 DOUGLAS ST	SAN FRANCISCO CA	94114	16
029007006	THACHER SCHOOL		5025 THACHER RD	OJAI CA	93023	17
029007007	BALDWIN SIDNEY R-SUSAN H TR		917 MC ANDREW RD	OJAI CA	93023	18
029012006	DINKINS GARY G-ELIZABETH TR		1288 MCANDREWS RD	OJAI CA	93023	19
029012010	DONNE RECOVERY LLC	ATTN CHORA YOUNG LLP	650 SIERRA MADRE VILLA #304	PASADENA CA	91107	20
029012016	MILLER CHRISTOPHER	DUKE LAUREN	2261 LOS ENCINOS RD	OJAI CA	93023	21
030001007	CASITAS MUN WATER DIST		PO BOX 37	OAK VIEW CA	93022	22
030001008	TOPA TOPA RANCH CO LLC	ATTN JUDY MUNZIG	682 MC ANDREW RD	OJAI CA	93023	23
Areas of interest	City of Ojai	ATTN: City Manager	401 South Ventura Street	Ojai CA	93023	24
	CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE	RANDY RODRIGUEZ, SENIOR ENVIRONMENTAL SPECIALIST	4665 LAMPSON AVE	LOS ALAMITOS CA	90720	25
	LOS PADRES NATIONAL FORREST		1980 OLD MISSION DRIVE	SOLVANG CA	93464	26
	UNITED STATES DEPARTMENT OF FISH AND WILDLIFE	CHRIS DELITH, SENIOR FISH AND WILDLIFE BIOLOGIST	2493 PORTOLA ROAD SUITE B	VENTURA CA	93003	27
	VENTURA LAFCO	ANDREA OZDY	801 SOUTH VICTORIA AVE SUITE 301	VENTURA CA	93003	28
	GLENDIA JONES		4438 HENDRICKSON ROAD	OJAI CA	93023	29



MITIGATION MEASURES CONSENT AGREEMENT

Project: Major Modification to Conditional Use Permit (CUP) No. 3697 (Case No. PL17-0012)

Assessor's Parcel Numbers (APNs): 029-0-033-240, 029-0-033-250, 029-0-033-260, 029-0-033-270, and 029-0-033-280

In accordance with §15063 of the California Environmental Quality Act (CEQA) Guidelines, the Ventura County Planning Division, in consultation with other appropriate public agencies, prepared an Initial Study, and has determined that the proposed project referenced above could have significant environmental impacts with respect to biological resources, agricultural resources, and cultural resources. However, the Initial Study identified mitigation measures that could reduce the impacts to a less-than-significant level. Provided that you accept the mitigation measures, the Planning Division may prepare a Mitigated Negative Declaration (MND) for the proposed project [CEQA Guidelines, §15070(b)(1) and -(2)].

The following list includes a summary of the potentially significant environmental impacts of the proposed project and the mitigation measures necessary to reduce the impacts to a less-than-significant level, which were identified in the Initial Study:

1. 4A- Biological Resources (Species) and 4B- Ecological Communities - Sensitive Plant Communities

BIO-1: Tree Protection Plan (TPP)

Purpose: The purpose of this mitigation measure is to: (1) reduce potentially significant impacts from the removal of four protected heritage sized coast live oak trees and the replacement of those trees with the 75 trees; (2) the encroachment of 72 protected trees from proposed development; and, (3) ensure compliance with the County's Tree Protection Regulations (Section 8107-25 et seq. of the Ventura County NCZO), and Fish and Game Code Section 1361), and Ojai Valley Area Plan Policy OV-36.8.

Requirement: KFA shall prepare a TPP pursuant to the requirements set forth in the Ventura County "Content Requirements for Tree Protection Plans" (2010b), which is currently available on-line at:

<https://docs.vcrma.org/images/pdf/planning/tree-permits/Tree-Protection-Plan.pdf>

KFA shall conduct all development activities on the project site, pursuant to the requirements set forth in the TPP.

Documentation: KFA shall retain a qualified arborist to monitor and prepare the documentation regarding the health of the protected trees, pursuant to the monitoring and

reporting requirements set forth in the "Content Requirements for Tree Protection Plans" and submit the TPP to the Planning Division for review and approval.

Timing: Prior to the issuance of the first Zoning Clearance¹ for construction of the solar panels and rainwater capture tanks, KFA shall submit the TPP to the Planning Division for review and approval. Prior to the start of the construction, KFA must implement the tree protection measures, and submit the TPP report to demonstrate that KFA implemented the tree protection measures, pursuant to the requirements set forth in the approved TPP.

Monitoring and Reporting: The Planning Division maintains a copy of the approved TPP in the project file. The Planning Division has the authority to inspect the property to ensure that KFA complies with the requirements of the TPP and may implement enforcement actions in accordance with Section 8114-3 of the Ventura County NCZO.

BIO-2: Tree Health Monitoring and Reporting

Purpose: To comply with the County's Tree Protection Regulations in Section 8107-25 of the Ventura County NCZO and Tree Protection Guidelines, and the Fish and Game Code Section 1361.

Requirement: KFA shall submit annual monitoring reports, prepared by a qualified arborist, after initiation of construction activities and until five years after the completion of construction activities, which address the success of tree protection measures and the overall condition of encroached-upon trees relative to their condition prior to the initiation of construction activities. If any trees are found to be in serious decline (e.g., "D" status, or "C" status if pre-construction status was "A"), the arborist's report must include a Damaged Tree Addendum to the TPP which recommends offsets and any associated additional monitoring.

Documentation: KFA shall submit annual arborist reports as stated in the "Requirement" section of this condition (above).

Timing: KFA shall submit annual arborist reports after initiation of construction activities and until five years after the completion of construction activities. The reports shall be submitted to the Planning Division for review and approval on June 1st of each year for the five-year period after construction.

Monitoring and Reporting: The Planning Division maintains copies of all documentation and evidence that the arborist's recommendations are implemented. KFA shall implement any recommendations made by the arborist's Damaged Tree Addendum to the satisfaction of the Planning Director. The Planning Division has the authority to inspect

¹ KFA has confirmed that the solar panels and the rainwater capture tanks will be constructed first, followed by the rest of the improvements within 3 years from the approval of the proposed project (email correspondence from Lisa Woodburn to Kristina Boero, dated May 24, 2021).

the site to confirm the health of the protected trees and to ensure that the recommendations made by the arborist are implemented consistent with the requirements of Section 8114-3 of the Ventura County NCZO.

BIO-3: Special Status Wildlife Surveys and Relocation for San Bernardino Ringneck Snake

Purpose: In order to prevent impacts to special status wildlife during construction, land clearing activities shall be regulated.

Requirement: A County-approved biologist with a California Department of Fish and Wildlife Scientific Collecting Permit shall conduct surveys for special-status wildlife, including the San Bernadino Ringneck snake. The first survey shall be conducted 30 days prior to initiation of demolition, tree removal/trimming, vegetation clearing, and grading activities (collectively, "land clearing activities"), and surveys must continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of land clearing activities. The County-approved biologist shall relocate special-status wildlife species that are found on-site to suitable undisturbed habitat, at least one mile² away from land clearing activities. If the County-approved biologist determines that silt fencing is necessary to prevent special-status wildlife from returning to the construction area or from falling into trenches, etc., KFA shall install silt fencing at the edge of the grading footprint. The County-approved biologist shall oversee the installation of the silt fencing.

Documentation: KFA shall provide to the Planning Division a Survey Report from a County-approved biologist documenting the results of the initial special-status wildlife survey and a plan for continued surveys and relocation of special-status wildlife in accordance with the requirements set forth in this condition (above). Along with the Survey Report, KFA shall provide a copy of a signed contract (financial information redacted) with a County-approved biologist responsible for the surveys and relocation of wildlife. KFA shall submit to the Planning Division a Mitigation Monitoring Report from a County-approved biologist following land clearing activities documenting actions taken to prevent loss of special-status wildlife and results.

Timing: The County-approved biologist shall conduct the special-status wildlife surveys 30 days prior to initiation of land clearing activities, and weekly with the last survey being conducted no more than 3 days prior to the initiation of land clearing activities. The County-approved biologist shall conduct the last survey for special-status wildlife no more than 3 days prior to initiation of land clearing activities. KFA shall provide the Survey Report documenting the results of the first special-status wildlife survey and the signed contract to the Planning Division, prior to issuance of the first Zoning Clearance for construction of the solar panels and rainwater capture tanks. KFA shall submit the Mitigation Monitoring Report within 14 days of completion of the land clearing activities.

²[https://explorer.natureserve.org/Taxon/ELEMENT_GLOBAL.2.103801/Diadophis_punctatus_modestus#:~:text=Diadophis%20can%20be%20found%20from,\(Evelyn%20and%20Sweet%202012\).](https://explorer.natureserve.org/Taxon/ELEMENT_GLOBAL.2.103801/Diadophis_punctatus_modestus#:~:text=Diadophis%20can%20be%20found%20from,(Evelyn%20and%20Sweet%202012).)

Monitoring and Reporting: The Planning Division maintains copies of the signed contract, Survey Report, and Mitigation Monitoring Report in the project file. If the Planning Division confirms that the required surveys and relocation measures were not implemented in compliance with the requirements of this condition, then enforcement actions may be enacted in accordance with Section 8114-3 of the Ventura County NCZO.

2. 4C- Ecological Communities - Waters and Wetlands

BIO-4: Avoidance of Non-Native Invasive Plants in Landscaping

Purpose: To comply with the County's landscaping requirements.

Requirement: KFA shall retain a landscape architect to prepare a landscape plan that complies with the requirements of this condition and Section 8106-8.2 et sec. of the Ventura County NCZO

Landscaping Objectives: KFA must install and maintain landscaping that serves the following functions:

- Invasive plant species (e.g., species identified by the California Invasive Plant Council) shall be prohibited with landscaping.
- Ensures compatibility with community character. KFA must install landscaping that visually integrates the development with the character of the surrounding community.
- Retains and treats stormwater. KFA must install landscaping that retains and treats stormwater as required pursuant item 2D of this initial study.
- Compliance with the California Department of Water Resources Model Water Efficient Landscape Ordinance. KFA must install landscaping that complies with the requirements of the California Department of Water Resources' Model Water Efficient Landscape Ordinance, which is available on-line at: <http://www.water.ca.gov/wateruseefficiency/landscapeordinance/>.

Landscaping Design: KFA shall design all landscaping to achieve the following design objectives:

- a. **Use Available Non-potable Sources of Water.** The landscaping must involve the harvesting and/or use of alternative, non-potable sources of water, including stormwater, reclaimed water, and gray water, if available to the project site.
- b. **Protection of Solar Access.** KFA must design the landscaping to avoid the introduction of vegetation that would now or in the future cast substantial shadow on existing solar collectors or photovoltaic cells or impair the function of a nearby building using passive solar heat collection.

- c. **Protection of Existing Vegetation.** Existing vegetation, especially trees, must be saved and integrated into landscape design wherever feasible, appropriate, or required by other regulations (e.g., the Tree Protection Ordinance).
- d. **Create Viable Growing Environment.** The landscape design must address the needs of the plants to ensure their health, long-term viability, and protection.
- e. **Species Diversity.** The landscape plan must integrate a variety of plant species, heights, colors, and textures, as appropriate given the size of the landscape.
- f. **Fire Resistance.** Plant material installed in the fuel modification zone must be fire resistant.
- g. **Use Non-Invasive Plant Species.**
- h. **Landscaping plans shall incorporate indigenous plant species where feasible in order to restore habitat in already disturbed areas.**

Historical Landscape Design Requirements: KFA shall retain a historic preservation professional to review the conceptual landscaping plans prior to submittal to the Planning Division. The professional shall meet the Professional Qualification Standards contained in the Secretary of Interior (SOI) Standards and Guidelines for Archaeology and Historic Preservation. To ensure compatibility with the historic nature of the project site, new landscape features shall include the following:

- i. Native trees, shrubs and grasses shall be utilized that are compatible with the historic nature of the project site;
- ii. The perimeter of the central island's parking shall include period-appropriate plantings to maintain the appearance of a planter; and,
- iii. Landscaping for the courtyard shall use period-appropriate plantings to maintain the orchard's integrity of setting

Documentation: KFA shall submit three sets of a draft landscape plan to the Planning Division for review and approval. A California registered landscape architect (or other qualified individual as approved by the Planning Director) shall prepare the landscape plan, demonstrating compliance with the requirements set forth in this condition (above), and Section 8106-8.2 et sec. of the Ventura County NCZO. The landscape architect responsible for the work shall stamp the plan. KFA shall provide the final landscaping plans in compliance with the requirement section above. All proposed exterior alterations or modifications shall comply with the SOI Standards and Guidelines for Archaeology and Historic Preservation for landscaping. After landscape installation, KFA shall submit to Planning Division staff a statement from the project landscape architect that KFA installed

all landscaping as shown on the approved landscape plan. Prior to installation of the landscaping, KFA must obtain the Planning Director's approval of any changes to the landscape plans that affect the character or quantity of the plant material or irrigation system design or modify the approved plant palette in accordance with Section 8106-8.2.9(b) of the Ventura County NCZO.

Timing: KFA shall submit the landscape plan to the Planning Division for review and approval prior to issuance of the second Zoning Clearance for construction for existing structure improvements and the construction of the new structures. Landscaping installation and maintenance activities shall occur according to the timing requirements set forth in the Section 8106-8.2 et sec. of the Ventura County NCZO.

Monitoring and Reporting: Landscaping shall be maintained by KFA according to the approved landscape plan and any permit conditions for the life of the permitted land use, in accordance with Section 8106-8.2.8(a) of the Ventura County NCZO. The Planning Division maintains the landscape plans and statement by the landscape architect in the Project file. The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance by the Permittee with this condition consistent with the requirements of Section 8114-3 of the Ventura County NCZO.

3. 5B- Agricultural Resources – Land Use Incompatibility

AG-1: Vegetative Screen

Purpose: In order to minimize potential conflicts between agricultural operations within 300 feet of the project boundary and the KFA facility, KFA must maintain a vegetative screen along the eastern and southern property boundary.

Requirement: KFA shall install and maintain a vegetative screen meeting the physical characteristics outlined in the Ventura County Agricultural Policy Advisory Committee *Agricultural/Urban Buffer Policy*. KFA shall retain a licensed landscape architect to prepare a landscape plan that complies with the requirements of this condition, the state Model Water Efficiency Landscape Ordinance (MWELo), Section 8106-8.2.2 of the Ventura County NCZO, and the Ventura County Agricultural/Urban Buffer Policy.

Landscape Objectives: KFA must install and maintain a landscape buffer and vegetative screening that serves the following functions:

- a. Provides additional separation between the KFA facility and the agricultural operations;
- b. Assists in minimizing fugitive dust from traveling onto or off the project site; and,
- c. Assists in minimizing fugitive pesticide spray from traveling onto the project site from the adjacent agricultural fields.

Landscape Design: KFA shall install and maintain a 150-foot-long vegetative screen along the eastern and southern portions of the project site. In addition, a reinforced 8-foot-chain link fence with top bar is required to be installed on site, that meets the minimum standards for vegetative screening as specified in the Agricultural Commissioner's Agricultural/Urban Buffer Policy standards and the general landscaping and water conservation requirements of Section 81.6-8.2 et seq. of the Ventura County NCZO. The vegetative screen shall consist of:

- a. Two staggered rows of trees and shrubs characterized by foliage that extends from the base of the plant to the crown;
- b. Native non-invasive trees and shrubs that are vigorous, drought tolerant and at least six feet in height at the time of installation;
- c. Plants that have 50% to 70% porosity;
- d. Plant height that varies to capture pesticide drift within four feet of ground applications. A mature height of 15 feet or more is required for trees;
- e. Adequate coverage, including two staggered rows located five feet apart, 10 feet on center; and,

Documentation: KFA shall submit three sets of a landscape plans to the Planning Division for review and approval, in consultation with the Agricultural Commissioner's Office. A California registered landscape architect (or other qualified individual as approved by the Planning Director) shall prepare the landscape plan, demonstrating compliance with the requirements set forth in this condition (above). The landscape architect responsible for the work shall stamp the plan. The landscape plans shall be submitted to the Building and Safety Division for plan check and issuance of a Building Permit prior to installation. After landscape installation, KFA shall submit to Planning Division staff a statement from the project landscape architect that KFA installed all landscaping as shown on the approved landscape plan. Any changes to the landscape plans that affect the character or quantity of the plant material or irrigation system design shall be approved by the Planning Director in consultation with the Agricultural Commissioner's Office.

Timing: KFA shall submit the landscape plan to the Planning Division for review and approval, in consultation with the Agricultural Commissioner's Office, prior to issuance of a first Zoning Clearance for construction. After the issuance of the first Zoning Clearance for construction, KFA shall submit the landscape plans to the Building and Safety Division for plan check review and issuance of a Building Permit for the proposed landscaping. All landscaping shall be installed prior to the issuance of the Certificate of Occupancy. Any requested deviations / waivers of the screening requirement must be approved by

the Planning Division and the Agricultural Commissioner's Office prior to the first Zoning Clearance for construction.

Monitoring: Landscaping monitoring activities shall occur according to the requirements set forth in Section 8106-8.2.8 of the Ventura County NCZO. The Planning Division maintains the landscape plans and statement by the landscape architect in the Project file. The Planning Division and the Agricultural Commissioner's Office have the authority to conduct site inspections consistent with the requirements of Section 8114-3 of the Ventura County NCZO to ensure that KFA installs and maintains the landscaping in accordance with the approved landscape plan, the requirements of this condition, the landscape regulations of the Ventura County NCZO, MWELO, and the Agricultural/Urban Buffer Policy. The Agricultural Commissioner's Office will notify the Planning Division of any reports of KFA's failure to comply with this condition.

4. 8A- Cultural Resources – Archaeological

CUL-1: Archaeological Resources

Purpose: To avoid significant impacts to archaeological resources that may exist on the subject property.

Requirement: KFA shall retain a Native American Monitor to monitor all project-related ground disturbance (including demolition of foundations and tree removal, grading, and trenching activities) on the Project site. The Native American monitor shall monitor the Project site during all ground disturbance, subsurface grading, and trenching.

Documentation: KFA shall submit one copy of a signed contract (financial information redacted) with a Native American monitor responsible for conducting archaeological monitoring for the project site along with a statement of qualifications. The monitor shall provide a weekly report to the Planning Division summarizing the activities during the reporting period. If no archaeological resources are discovered, the Native American Monitor shall submit a letter to the Planning Division, stating that no archaeological resources were discovered and that the monitoring activities have been completed.

Timing: Prior to the issuance of the Zoning Clearance for construction of the solar panels and rainwater capture tanks, KFA shall submit the required contracts and statements of qualifications to the Planning Division for review and approval. The Native American monitor shall monitor the Project site during ground disturbance (including demolition of foundations and tree removal, subsurface grading, and trenching). The Native American monitor shall submit reports weekly to the Planning Division during all ground disturbance, subsurface grading, and trenching activities.

Monitoring and Reporting: The Planning Division reviews the monitoring reports and maintains the monitoring reports in the Project file. The Planning Division has the authority to conduct site inspections to ensure that the monitoring activities occur in compliance

with this condition, consistent with the requirements of Section 8114-3 of the Ventura County NCZO.

CUL-2: Archaeological Resources Discovered During Grading

Purpose: In order to mitigate potential impacts to archaeological resources discovered during ground disturbance.

Requirement: KFA shall implement the following procedures:

- a. If any archaeological or historical artifacts are uncovered during ground disturbance or construction activities, KFA shall:
 - (1) Cease operations and assure the preservation of the area in which the discovery was made;
 - (2) Notify the Planning Director in writing, within three days of the discovery;
 - (3) The County-approved archaeologist shall assess the find and provide recommendations on the proper disposition of the site in a written report format;
 - (4) Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development; and
 - (5) Implement the agreed upon recommendations.
- b. If any human burial remains are encountered during ground disturbance or construction activities, KFA shall:
 - (6) Cease operations and assure the preservation of the area in which the discovery was made;
 - (2) Immediately notify the County Coroner and the Planning Director;
 - (3) If the County Coroner determines that human remains are those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact the Native American Heritage Commission by telephone within 24 hours to name a Most Likely Descendant (MLD) for the disposition of the remains;
 - (4) Upon the discovery of Native American remains, KFA shall ensure that the immediate vicinity is not damaged or disturbed by further development activity until KFA has discussed and conferred with the most likely descendants regarding the descendants' preferences and all reasonable options for

treatment and disposition of remains, in accordance with Public Resources Code section 5097.98.

- (5) Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development on-site; and
- (6) Implement the agreed upon recommendations.

Documentation: The above measure shall be noted on all grading and construction plans. If archaeological remains are encountered, KFA shall submit a report prepared by a County-approved archaeologist including recommendations for the proper disposition of the site. Additional documentation may be required to demonstrate that KFA has implemented any recommendations made by the archaeologist's report.

Timing: Prior to the issuance of the Zoning Clearance for construction of the solar panels and rainwater capture tanks, KFA shall submit a copy of the grading plans for the entire proposed project which shall include the above required notation. If any archaeological remains are uncovered during ground disturbance or construction activities, KFA shall provide the written notification to the Planning Director within three days of the discovery. KFA shall submit the archaeological report to the Planning Division immediately upon completion of the report.

Monitoring and Reporting: KFA shall provide the archaeological report to the Planning Division to be made part of the Project file. KFA shall implement any recommendations made in the archaeological report to the satisfaction of the Planning Director. The archaeologist shall monitor all ground disturbance activities within the area in which the discovery was made, in order to ensure the successful implementation of the recommendations made in the archaeological report. The Planning Division has the authority to conduct site inspections to ensure that KFA implements the recommendations set forth in the archaeological report, consistent with the requirements of Section 8114-3 of the Ventura County NCZO.

5. 8B- Cultural Resources – Historic and 36- Tribal Cultural Resources

CR-1: Stonework Alterations at the Northwest Edge of the Project Site

Purpose: To reduce the proposed project's potential impacts to the design integrity of the historic site of merit and streetscape along McAndrew Road.

Requirement: The following design features shall be implemented as part of the proposed project:

- To the maximum extent feasible maintain the overall form of the ovoid bed structure surrounded by its stone boundary.

- If new stones are required at the northwest edge of the project site, they shall match the existing in material, form and appearance.

KFA shall retain a historic preservation professional to review the proposed plans prior to submittal. The professional shall meet the Professional Qualification Standards contained in the SOI Standards and Guidelines for Archaeology and Historic Preservation and confirmed through the submittal of HABS Documentation as noted in mitigation measure CR-4 below.

Documentation: KFA shall provide the final construction plans for all stonework alterations at the northwest edge of the site in compliance with the design features noted in the requirement section above. All proposed exterior alterations or modifications to the stonework shall comply with the SOI Standards and Guidelines for Archaeology and Historic Preservation.

Timing: Prior to the issuance of the second Zoning Clearance for the construction, KFA shall submit plans for review and approval.

Monitoring and Reporting: The final approved plans shall be retained by the Planning Division in the case file.

CR-2: Garage Rehabilitation

Purpose: To reduce the proposed project's potential impacts to the design integrity of the historic site of merit for the existing garage (structure 8 on the February 17, 2021, project plans).

Requirement: The following design features shall be implemented as part of the proposed project:

- Exterior alterations shall be modest in scale and contextual with the building's architecture, materials, and surroundings.
- The final plans shall be reviewed by a County-approved historian and submitted to the CHB for their review.

KFA shall retain a historic preservation professional to review the proposed plans prior to submittal. The professional shall meet the Professional Qualification Standards contained in the SOI Standards and Guidelines for Archaeology and Historic Preservation and confirmed through the submittal of HABS Documentation as noted in mitigation measure CR-4 below.

Documentation: KFA shall provide the final construction plans for the interpretive center in compliance with the design features noted in the requirement section above. All proposed exterior alterations or modifications shall comply with the SOI Standards.

Timing: Prior to the issuance of the Zoning Clearance for construction, KFA shall submit plans for review and approval.

Monitoring and Reporting: The final approved plans shall be retained by the Planning Division in the case file.

CR-3: Exterior Repairs to Existing Buildings

Purpose: To reduce potential impacts to the integrity of the historic site of merit and maintain the historic integrity of the project site.

Requirement: Any exterior repairs or repainting that could damage the integrity of the historic site (such as sandblasting) shall be avoided. Should damage occur, KFA shall follow the guidance in the SOI Standards for Rehabilitation.

Documentation: KFA shall provide a scope of work detailing any exterior repairs or repainting to the Cultural Heritage Board Planner.

Timing: KFA shall provide a scope of work detailing any exterior repairs or repainting to the Cultural Heritage Board Planner 30 days prior to commencement of work.

Monitoring and Reporting: The approved scope of work shall be retained by the Planning Division in the case file.

CR-4: HABS Documentation

Purpose: To reduce the proposed project's potential impacts to historic resources.

Requirement: KFA shall provide a comprehensive report that includes photographic documentation and a written history and description of the historic buildings and historic cultural landscape that meet the SOI Standards for Architectural documentation at HABS / Historic American Landscapes Survey (HALS) Level II. The documentation plan shall be developed and reviewed by a county-approved architectural historian meeting the Professional Qualification Standards contained in the SOI Standards and Guidelines for Archaeology and Historic Preservation. The professional shall have demonstrable experience applying the SOI Standards for the Treatment of Historic Property, in particular the Guidelines for Preserving, Rehabilitation, Restoring and Reconstructing Historic Buildings, to ensure conformance with the standards of HABS / HALS level documentation.

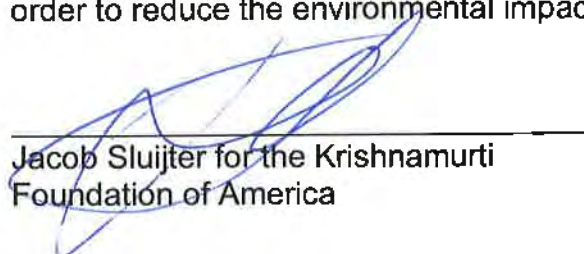
Documentation: The comprehensive report shall provide a visual record of the existing historic buildings, and the documentation of the historic cultural landscape, historic vistas, setting circulation elements, and landscape to HALS Level II standards. The master negatives, archival prints and HABS and HALS reports shall be donated to the Library of Congress (LOC) through the HABS/HALS donation program. Two sets of archival prints

and report (no negatives) will be donated to the Ojai Museum and Museum of Ventura County. KFA shall provide one set of views in PDF digital format to CHB Staff.

Timing: The comprehensive report shall be submitted prior to the issuance of the second Zoning Clearance for construction.

Monitoring and Reporting: Provide to Planning Division Staff a letter from the libraries acknowledging receipt of donation. A copy of the HABS documentation will also be on file with the Ventura County CHB.

I, Jacob Sluijter, the applicant for Major Modification to Conditional Use Permit (CUP) No. 3697 (Case No. PL17-0012), hereby agree to implement the mitigation measures described above, which have been developed in conjunction with the preparation of a Mitigated Negative Declaration for Major Modification to Conditional Use Permit (CUP) No. 3697 (Case No. PL17-0012). I understand that these mitigation measures or substantially similar mitigation measures must be adopted as conditions of approval for Major Modification to Conditional Use Permit (CUP) No. 3697 (Case No. PL17-0012), in order to reduce the environmental impacts to a less-than-significant level.



Jacob Sluijter for the Krishnamurti
Foundation of America

4/21/2022

Date