

**EXHIBIT 4.A - RESPONSES TO COMMENT ON THE MITIGATED NEGATIVE
DECLARATION (MND) FOR CAMP RAMAH MAJOR MODIFICATION TO
CONDITIONAL USE PERMIT NO. 3048 AND VARIANCE, CASE NOS. PL18-0052
AND PL23-0002**

The MND was circulated for public review from April 25, 2022, through May 25, 2022. In accordance with Public Resources Code (PRC) Section 21092.1, and California Environmental Quality Act (CEQA) Guidelines Sections 15073.5(a) and 15073.5(b), the MND was recirculated from October 28, 2022, to November 27, 2022, to incorporate additional analysis and information regarding biological resources, proposed uses within the open space parcels, and the Conditional Use Permit (CUP) term. The County extended the public comment period to December 5, 2022, to allow the public additional time to comment in light of the Thanksgiving holiday. In conformance with Section 15074(b) of the State CEQA Guidelines, written responses were prepared addressing comments on environmental issues received from reviewers of the recirculated MND.

Ventura County Planning Division staff also elected to respond to comments received prior to, during, and after the public review comment periods for the MND. Several comments on the draft MND raised similar issues. Rather than responding individually, master responses (MR) have been developed to address the comments comprehensively. The public comment letters and the County's response to these comments are included in Attachment 1 of this exhibit

1.1 List of Commenters on the MND

Table 1-1 presents the list of commenters prior to the release of the MND, including the numerical designation for each comment letter received, the author of the comment letter, and the date of the comment letter.

Table 1-1 List of Commenters Prior to Release of the MND			
Comment No.	Commenter	Date	Response Reference
1	Los Padres Forrest Watch Jeff Kuyper, Executive Director	December 16, 2019	MR-2
2	Ren Adam	December 17, 2019	MR-1.A
3	Judy Hohman	January 23, 2020 & January 17, 2020	Refer to County Response provided after Comment No. 3
4	Diane Bertoy	January 30, 2020	No specific comment provided. Commenter inquired about when to submit public comment
5	Ojai Valley Land Conservancy Thomas Maloney, Executive Director	May 11, 2022	MR-2
6	George Steinbach	May 17, 2022	Comment in Support of Project

Table 1-2 presents the list of commenters during the MND public comment period, including the numerical designation for each comment letter received, the author of the comment letter, and the date of the comment letter.

Table 1-2 List of Commenters During MND Public Comment Period			
Comment No.	Commenter	Date	Response Reference
7	Ventura County Local Action Formation Commission Andrea Ozdy, Deputy Executive Director	May 30, 2022	Refer to County Response provided after Comment No. 7
8	Diane Bertoy	May 15, 2022	MR-1.A, MR-1.B, MR-7, MR-13
9	Ren Adam	May 16, 2022	MR-1.A
10	Aryna Swope	May 16, 2022	MR-1.A, MR-1.B, MR-7, MR-13
11	Elaine Alberti	May 16, 2022	Refer to County Response provided after Comment No. 11
12	Julie Grist	May 16, 2022	MR-1.A, MR-1.B, MR-2, MR-3.A, MR-6.A, MR-9, MR-12, MR-13
13	Nancy Hanks Kroy	May 16, 2022	MR-1.A
14	Betsy Bachman	May 16, 2022	MR-1A, MR-1.B, MR-3, MR-4, MR-12
15	Betsy Bachman	May 16, 2022	MR-1A, MR-1.B, MR-3, MR-4, MR-12
16	John & Elaine Coudray	May 16, 2022	MR-8
17	Paul Holahan	May 16, 2022	MR-1.A, MR-1.B, MR-2, MR-6.A, MR-9, MR-12, MR-13
18	Michael Shapiro	May 16, 2022	MR-2, MR-3, MR-3.A, MR-7, MR-12
19	Monica Delorme	May 16, 2022	MR-8
20	Conrad Schroeder	May 16, 2022	MR-1.A, MR-7
21	Robert Roddick	May 16, 2022	MR-3, MR-4, MR-7, MR-12, MR-13
22	Glenda Brunette	May 16, 2022	MR-3, MR-3.A, MR-4, MR-7, MR-12, MR-13
23	Lavonne Vail	May 16, 2022	MR-3, MR-3.A, MR-4, MR-7, MR-12, MR-13
24	Sara Slater	May 16, 2022	MR-1.A, MR-4, MR-12
25	Bruce Vail	May 16, 2022	MR-3, MR-3.A, MR-4, MR-7, MR-12, MR-13
26	Diane Bertoy	May 16, 2022	MR-1.A, MR-1.B
27	Barry Verga	May 17, 2022	MR-1.A, MR-1.B, MR-12

28	Barb Rugo	May 17, 2022	MR-1.A, MR-1.B, MR-3, MR-3.A
29	Elaine Alberti	May 17, 2022	Refer to County Response provided after Comment No. 29
30	Ron Phillips	May 18, 2022	MR-1.A, MR-1.B
31	Linda Phillips	May 19, 2022	MR-1.A, MR-1.B
32	Simone Patterson	May 21, 2022	MR-3, MR-12
33	David Leeds	May 22, 2022 May 23, 2022	Refer to County Response provided after Comment No. 33 and MR-1.A, MR-1.B, MR-7, MR-11, MR-12
34	Will Knox	May 22, 2022	MR-1.A, MR-1.B, MR-3, MR-12,
35	Amanda McBroom	May 22, 2022	MR-3, MR-7
36	Lucila Arango	May 22, 2022	MR-3, MR-7
37	Lynne Olson	May 22, 2022	Refer to County Response provided after Comment No. 37
38	Kimberly Cluff	May 22, 2022	MR-2, MR-5.A, MR-5.B, MR-10
39	Allen Camp	May 22, 2022 May 27, 2022	Refer to County Response provided after Comment No. 39
40	Diane Bertoy	May 17, 2022	MR-1.B
41	Michael Shapiro	May 23, 2022	MR-1.A, MR-1.B, MR-2, MR-3, MR-8, MR-10
42	Dylan Dawes	May 23, 2022	MR-1.B
43	Michael Shapiro	May 23, 2022	MR-10
44	Julie Grist	May 23, 2022	MR-1.A, MR-1.B, MR-2, MR-4, MR-5.B, MR-6.A, MR-11, MR-12 and Refer to County Response provided after Comment No. 44
45	Hattie Vail	May 23, 2022	MR-1.A, MR-1.B, MR-2, MR-4, MR-5.B, MR-6.A, MR-11, MR-12 and Refer to County Response provided after Comment No. 44
46	Barry Verga	May 23, 2022	MR-1.A, MR-5.A, MR-5.B
47	Virginia Siegfried	May 23, 2022	MR-1.A, MR-1.B, MR-2, MR-4, MR-5.A, MR-5.B, MR-6.A, MR-11, MR-12 and Refer to

			County Response provided after Comment No. 44
48	Mike Rugo	May 23, 2022	MR-1.A, MR-1.B, MR-2, MR-4, MR-5.A, MR-5.B, MR-6.A, MR-11, MR-12 and Refer to County Response provided after Comment No. 44
49	David Leeds	May 24, 2022	MR-1.A, MR-1.B
50	California Department of Fish and Wildlife Erinn Wilson-Olgin, Environmental Program Manager South Coast Region	May 24, 2022	Refer to County Response provided after Comment No. 80
51	Lynne Olson	May 24, 2022	MR-2, MR-3, MR-6, MR-6.A, MR-7, MR-13
52	Jerry Maryniuk	May 24, 2022	MR-1.A, MR-1.B, MR-2, MR-4, MR-5.A
53	Mary Ellen McLoughlin	May 24, 2022	Comment in Support of Project
54	Tiffany Charaabi, Avmen Charaabi, Claudia Cunningham, Alvin Cunningham	May 24, 2022	MR-5.B, MR-6, MR-7
55	Los Padres Forrest Watch Bryant Baker, Conservation Director	May 25, 2022	MR-2
56	Ken Cluff	May 25, 2022	MR-1A, , MR-3, MR-6, MR-7, MR-12
57	Robert Blackmur	May 25, 2022	MR-12
58	Elaine Alberti	May 25, 2022	Refer to County Response provided after Comment No. 58
59	Nancy Peterson		MR-1.A, MR-1.B
60	Sean Jenkins	May 25, 2022	MR-1.A, MR-1.B, MR-4, MR-7, MR-11 and Refer to County Response provided after Comment No. 60
61	California Department of Transportation (Caltrans) District 7 Miya Edmonson, Branch Chief	May 25, 2022	MR-7
62	Ramona Schroeder	May 25, 2022	Refer to County Response provided after Comment No. 62

63	Andy Jen	May 25, 2022	MR-1.A, MR-1.B, MR-7, MR-10
64	Diane Bertoy	May 25, 2022	Refer to County Response provided after Comment No. 64
65	Phil White	May 25, 2022	MR-8
66	Lupe Garcia	May 16, 2022	MR-1.B, MR-3, MR-4, MR-7, MR-13
67	Glenda Brunette	May 25, 2022	MR-1.B, MR-7
68	Ramona Schroeder	May 25, 2022	Refer to County Response provided after Comment No. 62
69	Paul Holahan	May 25, 2022	MR-1.A, MR-1.B, MR-4, MR-11, MR-12
70	City of Ojai City Council Suza Francina	May 25, 2022	Refer to County Response provided after Comment No. 70
71	Michele Supan	May 25, 2022	Refer to County Response provided after Comment Nos. 71, and Comment No. 121 and MR-11
72	Jerry Maryniuk	May 27, 2022	MR-7
73	Hattie Vail	May 27, 2022	MR-12
74	Ramona Schroeder	June 1, 2022	MR-10
75	Ken Cluff	June 1, 2022	MR-9, MR-12
76	Elaine Alberti	June 1, 2022	MR-4, MR-10
77	Allen Camp	June 2, 2022	Refer to County Response provided after Comment No. 77
78	Gail & Rick Moore	June 13, 2022	MR-1.A, MR-1.B, MR-4, MR-7
79	Diane Bertoy	June 16, 2022	Refer to County Response provided in Comment No. 79
80	Hunt & Associates Biological Consulting Services Lawrence Hunt	June 8, 2022	Response from applicant's biologist regarding biological issues referred to in Comment No. 50
81	Susan Elledge Planning & Permitting Steve Welton, AICP, Principal Planner	June 17, 2022	Response from applicant regarding public comments received on the MND
82	Susan Elledge Planning & Permitting Steve Welton, AICP, Principal Planner	July 7, 2022	Response from applicant regarding Machon Village occupancy

83	Jerry Maryniuk	July 19, 2022 June 23, 2022	MR-5.A, MR-5.B
84	Ramona Schroeder	September 27, 2022	Refer to County Response provided in Comment No. 84
85	Jerry Maryniuk	October 30, 2022	MR-10 and Refer to County Response provided in Comment No. 85
86	Ventura County Local Action Formation Commission Andrea Ozdy, Deputy Executive Director	November 18, 2022	Refer to County Response provided after Comment Nos. 7 and 86
87	Ramona Schroeder	November 21, 2022	Refer to County Response provided in Comment No. 87
88	Jerry Maryniuk	November 22, 2022	MR-5.A,
89	Julie Grist	November 22, 2022	MR-1.A, MR-1.B, MR-4, MR-7, MR-10, MR-11
90	Ron Phillips	November 23, 2022	MR-1.A, MR-1.B, MR-4, MR-7, MR-10, MR-11
91	Robert Tallyn	November 23, 2022	MR-1.A, MR-1.B, MR-4, MR-11
92	Susie Ault	November 23, 2022	MR-1.A, MR-1.B, MR-4, MR-11
93	Diane Bertoy	November 23, 2022	MR-1.A, MR-1.B, MR-4, MR-11
94	Barry Verga and Virginia Siegfried	November 24, 2022	MR-1.A, MR-1.B, MR-4, MR-11
95	Elaine Alberti, Martin McDonald, Sara Slater	November 25, 2022	Refer to County Response provided after Comment No. 95
96	Martha Moran	November 25, 2022	MR-1.A
97	Sean Jenkins & Brian Jenkins	November 25, 2022	MR-1.A, MR-1.B, MR-4, MR-7, MR-11 and Refer to County Response provided after Comment No. 60
98	Virginia Siegfried	November 27, 2022	MR-1.A, MR-1.B, MR, - MR-11
99	Ramona Schroeder	November 27, 2022	Refer to County Response provided after Comment No. 99
100	Nancy Hanks Kroy	November 28, 2022	, MR-1.B, MR-4, MR-11

101	Betsy Bachman	November 28, 2022	MR-1.A, MR-1.B, MR-4, MR-6, MR-11
102	Los Padres Forest Watch Bryant Baker, Director of Conservation & Research	November 28, 2022	MR-2
103	Chad Vick	November 29, 2022	MR-1A, MR-4, MR-5.A
104	Jerry Maryniuk	December 3, 2022	MR-1.A, MR-1.B, MR-4, MR-5.A, MR-11
105	Ramona Schroeder	December 3, 2022	MR-1.A, MR-1.MR-6.A, MR-7, MR-11
106	Diane Bertoy	December 4, 2022	MR-13
107	Diane Bertoy	December 5, 2022	MR-1.A, MR-1.B
108	Diane Bertoy	December 5, 2022	MR-1.A
109	Diane Bertoy	December 5, 2022	MR-1.A, MR-1.B
110	Elaine Alberti	December 5, 2022	MR-7
111	Elaine Aliberti	December 5, 2022	Refer to County Response provided after Comment No. 111
112	Ramona Schroeder	December 5, 2022	Refer to County Response provided after Comment No. 112
113	Ramona Schroeder	December 5, 2022	MR-6

Table 1-3 presents the list of comments received after the close of the MND public comment periods. The comments include the numerical designation for each comment letter received, the author of the comment letter, and the date of the comment letter.

Table 1-3 List of Commenters Received after Close of MND Public Comment Period			
Comment No.	Commenter	Date	Response Reference
114	Ramona Schroeder	December 9, 2022	MR-7
115	Ramona Schroeder	December 9, 2022	Refer to County Response provided after Comment No. 115
116	Ramona Schroeder	December 9, 2022	MR-10
117	Susan Elledge Planning & Permitting Steve Welton, AICP, Principal Planner	December 19, 2022	Response from applicant regarding public comments received on the MND
118	Rincon Consultants, Inc. Josh Carman, INCE-USA, Director – Noise, Air Quality and GHG	December 19, 2022	Peer Review of the Advanced Engineering Acoustics, November 3, 2022 letter
119	United States Department of Agriculture, Forest Service, Los Padres National Forest John F. Smith, District Ranger (received January 4, 2023)	April 17, 2018	Public Comment Letter in Support of the Project

120	Venskus and Associates Jason Sanders	January 17, 2023	Refer to County Response provided after Comment No. 120
121	Hunt & Associates Biological Consulting Services Lawrence Hunt	January 26, 2023	Response from applicant's biologist regarding Public Comment No. 71, 80 and 99

1.2 Master Responses (MR)

Master responses are provided for the following topics: MR-1 Noise, MR-1.A Ineffective Noise Mitigation, MR-1.B Implementation of County's Loud and Raucous Noise Ordinance, MR-2 Public Trails, MR-3 Water, MR-3.A New Water Well, MR-4 Conditional Use Permit (CUP) Expiration Date, MR-5.A Onsite Populations and 5.B Building Coverage, MR-6 Impacts to Wildlife and Fauna, MR-6A Destruction of Oak Trees, MR-7 Traffic Safety and Circulation, MR-8 Project Notification, MR-9 Legalization of Unpermitted Structures, MR-10 Development in a High Fire Hazard Area, MR-11 Frequency of Non-summer Monthly Events is Incompatible with the Community, MR-12 Expansion of the CUP Boundary Will Lead to Increase in Noise and Camp Population Which is Incompatible with the Community and MR-13 Exterior Lighting is Incompatible with Surrounding Community. A reference to the master response is provided, where relevant, in response to the individual comments.

MR-1 Noise

This master response addresses recurring comments related to the impacts resulting from project-related noise and vibration. Several Commenters raised concerns about the approach and adequacy of the County's evaluation of noise and vibration impacts as a result of the proposed project.

MR-1.A Ineffective Noise Mitigation

Several Commenters raised concerns that due to site topography, the use of bullhorns, amplified equipment, and the increased number of guests and campers onsite year-round, noise impacts will not be mitigated.

Response: The recirculated MND evaluated noise in the impact discussion for Section B, Item 21. The applicant retained Dudek and Associates who prepared a Noise Assessment, dated October 2019, and amended in February, March, and September 2020 (Exhibit 4, Attachments 13 to 15). The Foothill and Fairview Neighbors retained Advanced Engineering Acoustics (AEA) who conducted ambient noise measurements at three offsite locations in June 2022 (Attachment 2, AEA Report, dated November 3, 2022). On December 19, 2022, Rincon Consultants conducted a peer review of the AEA

report (Attachment 3, Dudek Response to Advanced Engineering Acoustics Report, dated December 19, 2022).

The AEA report recommended that broadband and tonal source (Camp) and receiver (residences) testing be conducted to simulate and characterize the sound propagation of proposed event noise at the camp. AEA further recommended that acoustical computer modeling be conducted to estimate noise impacts from the proposed camp events at surrounding residences. Rincon agreed with AEA's recommendation. In February 2020, Dudek conducted noise measurements at the three closest offsite residences to the camp. To ensure the outdoor sound amplification generated by the applicant's programs complies with General Plan Hazards Policy HAZ-9.2, the project will include conditions of approval that require the applicant to conduct a simulated event comparable to the programs where outdoor amplification will take place. If necessary, sound attenuation measures may be augmented to reduce noise. The AEA report also recommended a specific control point sound level measurement system, the Extech SL13, with an additional 15-foot microphone cable and cut-off relay, could be used to allow the applicant and the deejay to monitor the music and public address system sound levels whenever the respective 10-foot daytime control point noise exceeds 90 decibels (dBA) or the evening control point noise exceeds 85 dBA. Rincon noted that this recommendation is similar to Recommended Mitigation Measure N-3 of the MND, which requires that the applicant purchase and employ sound monitoring equipment with a maximum speaker output set at a level that would not generate sound levels from the Camp that exceed 50 dBA Leq1H at the closest residence, which is consistent with General Plan Hazards Policy HAZ-9.2.

In addition to Recommended Mitigation Measure N-3 discussed above, Dudek & Associates (the applicant's noise consultant) provided three other recommended mitigation measures to ensure noise levels generated at five locations where amplified sound equipment will be employed. With the implementation of these mitigation measures, outdoor noise thresholds listed in General Plan Hazards Policy HAZ-9.2 will not be exceeded. The applicant will be required to position the amphitheater speakers to the northwest to reduce noise levels away from the eastern property line (Recommended Mitigation Measure N-1). The applicant will also be required to install noise attenuation devices (i.e., sound blankets) on the southern and eastern fences at the tennis courts, to reduce noise at the western property line (Recommended Mitigation Measure N-2). Further, all outdoor amplification equipment must be provided by the applicant for both day and nighttime use; deejays and similar broadcasters are restricted from using their own sound systems (Recommended Mitigation Measure N-3). In addition, a primary and secondary contact person is required to be onsite and be available, via telecommunication, 24 hours a day (Recommended Mitigation Measure N-4). Note, the applicant is not proposing to use bullhorns and the proposed Machon Village provides a multipurpose room where activities and programs would occur indoors.

MR-1.B Implementation of County's Loud and Raucous Noise Ordinance

Several Commenters raised concerns that the County's Loud and Raucous Noise Ordinance (Government Code Section 6299-1 through 6299-4) must be implemented.

Response: The recirculated MND did not address the Loud and Raucous Noise Ordinance as it is a local regulation and not an environmental impact pursuant to CEQA. An explanation of how the ordinance relates to the project is provided for informational purposes. On December 10, 1996, the Ventura County Board of Supervisors adopted Ordinance 4124, Loud or Raucous Nighttime Noise in Residential Zones. This ordinance prohibits loud or raucous noise in any residential zone which is audible to humans after 9:00 p.m. at 50 feet from the property line of the noise source. For the purpose of this ordinance, residential zones in the non-coastal zone include Urban Residential Zones (R1, R2, RPD), Single-Family Estate (RO), and Rural Exclusive (RE).

The camp is predominantly located on APN 010-0-110-130. This parcel has a General Plan land use designation of Rural, an Ojai Valley Area Plan land use designation of Rural Institutional and is zoned Rural Exclusive (RE). The Rural designation identifies areas suitable for institutional and recreational uses such as schools, retreats, and camps. The purpose of the RE zone is to provide for and maintain rural residential areas, and to provide a limited range of institutional uses. Camp Ramah is a private institution that provides education and recreation, consistent with the land use designations and zoning.

General Plan Hazards Policy HAZ-9.2 restricts outdoor noise levels to 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. Assuming approval of this permit by the decision-maker, the applicant would be required to comply with all permit conditions of approval, which include noise attenuation mitigation from the applicant's programs and events for the duration of the term of the permit. Additionally, the conditions of approval will prohibit the use of all amplified sound systems after 10:00 p.m. and portable sound amplification systems shall be turned off by 9:00 p.m. The Camp facility involves the practice of religion. Some religious events associated with this facility must occur after 9:00pm (i.e., after sunset). Pursuant to Federal law, the County must accommodate such religious practices unless it identifies a compelling governmental interest that precludes the event. Note that neither the County General Plan nor the Zoning Ordinance requires silence after 10:00pm. Non-amplified sounds that do not exceed 50 dB(A) at the property line are allowed.

MR-2 Public Trails

Portions of the Cozy Dell trail and a U.S. Forest Service Trail are located on APN 010-0-060-030 which is owned by Camp Ramah and will be included in the CUP boundary. Several Commenters raised concerns that the use of these public trails would be degraded by the applicant's campers and guests and that the public would be precluded from using these trails.

Response: The recirculated MND evaluated use of the surrounding trails in the impact discussion for Section B, Item 35. The Cozy Dell Trail and U.S. Forest Service trails are

not designated by easement and the applicant has not expressed an interest in granting an easement to the Ojai Valley Land Trust or similar entity. Use of these trails by the public on land owned by the state or federal government will continue by right. The project will include a condition of approval that requires the applicant to provide public access for recreational purposes over the areas containing the Cozy Dell trail and the U.S. Forest Service that are owned by the applicant through a deed restriction.

MR-3 Water

Concerns were raised about increases in water use as a result of the proposed project when the State is in a drought and water use is severely being restricted.

Response: The recirculated MND evaluated water use in the impact discussion for Section B, Items 2A and 2C. The MND determined water quantity impacts are less than significant. Domestic water service will continue to be provided by the Casitas Municipal Water District (CMWD) with water service being extended to the Machon Village. The applicant's current water allocation from CMWD is 37.055-acre feet per year (AFY). The existing water demand considers the historic camp population which has been roughly 1,000 staff, guests and campers in the summer and non-summer months, respectively. The projected water demand for the camp is 42.6 AFY. On April 12, 2023, the CMWD Board of Directors adopted a Resolution recognizing that CMWD is no longer under a Stage 3 Water Supply Condition that imposes a mandatory 20 percent allocation reduction for its customers. CMWD is now in a Stage 1 Condition which increases the allocation of every customer by ten percent and discontinues the Conservation Penalty for water usage exceeding monthly allocations for residential customers and annual allocations for all other customers. Under Stage 1, CMWD will provide water to meet additional demand (i.e., 5.5 AFY) and will charge a fee for the additional water use (personal communication from Julia Aranda to Kristina Boero, dated February 8, 2024). Additionally, the project will be conditioned to require the applicant prepare a Water Offset Plan to offset the additional water demand of 5.5 AFY. The Water Offset Plan requires the applicant to provide new plumbing fixtures or provide other means which will not to add any net increased demand on the existing water supply within the CMWD service area.

MR-3.A New Water Well

Concerns were raised regarding the County's approval of a new water well at Camp Ramah when the State is in a severe drought.

Response: The recirculated MND evaluated the new water well in the impact discussion for Section B, Item 2A. The MND concluded that the drilling and use of the water well is less than significant. The Ventura County Watershed Protection District approved the drilling of a new water well in 2016 (State Well Number 04N23W02D01). The Ventura River groundwater basin has prohibitions for new wells. However, the well is located outside of the Upper Ventura River groundwater basin boundary. As such there are no

restrictions on the drilling of the new well on the applicant's property. The purpose of the well is to resupply water to the reservoir. Groundwater extraction will not exceed more than 1.0-acre foot per year and complies with the adopted Initial Study Assessment Guidelines threshold for groundwater quality extraction. As of 2020, well production was 0.99 AFY. The onsite well production would offset the historical average annual water usage to 37.055 AFY. CMWD issued an updated Water Will Serve letter on February 8, 2024, confirming water service with an allocation of 37.055 AFY and the water well producing a minimum of 5 AFY annually. As such CMWD determined that the project is not expected to increase water use beyond the current allocation.

MR-4 CUP Expiration Date

Concerns were raised regarding the requested 30-year term of the CUP as it would create further non-compliance by the applicant.

Response: The recirculated MND evaluated the CUP term in Sections 1.2 and A-6 of the MND. The CUP term in and of itself does not result in any impact on the environment. Following the release of the recirculated MND, the applicant requested the Planning Commission consider an unlimited or 50-year term for the CUP. The applicant's reasons for the unlimited or 50-year term are included by letter as Attachment 4. The Planning Commission, as the decision-maker, can either approve, deny or modify the requested CUP term.

MR-5 Building Coverage and Onsite Populations

Concerns were raised regarding the number of overnight and daily onsite populations, and the increase in building coverage would enable the applicant to increase the number of guests and campers onsite leading to additional traffic, noise, and biological impacts. Concerns were also raised regarding a continual increase in building coverage over the years through discretionary permit adjustments and modifications and through ministerial zoning clearances.

MR-5.A Onsite Populations

Response: The recirculated MND evaluated onsite populations in Section A, Items 5 and 6 and in the impact discussion for Section B, Items 2A, 4, 21, 26, 27a(1), 27a(2), 27a(3), 32 and 34a. The recirculated MND evaluated summer and non-summer month populations based on the applicant's project description and 2019 Camp Ramah programs and activities log. Population limitations for Camps are included in NCZO Section 8107-17.2 (overnight) and NCZO Section 8107-17.3 (daily). This number is based on the size of the property, the zoning designation and a constant. Pursuant to the NCZO, the maximum number of overnight guests that could be allowed at Camp Ramah is 842. Following the release of the recirculated MND, the applicant requested a variance in order for the Camp to maintain its historic attendance level for overnight summer camp population of 1,014 people. The Planning Commission, as the decision-maker, can either

approve, deny or modify the requested variance. The project will include conditions of approval that include limitations on the maximum number of daily and overnight populations per the NCZO. With regard to noise impacts, refer to MR-1, above, and Recommended Mitigation Measures N-1 to N-4 in the recirculated MND. With regard to biological resource impacts, refer to MR-6, below and the impact discussion for the recirculated MND, Section B, Item 4. With regard to traffic impacts, refer to MR-7, below, and the impact discussion for the MND, Section B, Items 27a(1) through 27a(3).

MR-5.B Building Coverage

Response: The recirculated MND evaluated existing and proposed building coverage in the impact discussion for Section B, Item 25. Building coverage is regulated by the zone [NCZO Section 8106-1.4] and calculated by the size of the legal lot. In the RE zone, the maximum building coverage is 25 percent of the lot. Camp Ramah is developed on one legal lot comprised of three APNs that total 76.45 acres, and zoned RE. Existing development consists of a total of 97,849 sq. ft. or three percent of the maximum 25 percent allowance. The Camp is requesting the CUP boundary be expanded to include 348 acres zoned OS; a five percent maximum building coverage would allow approximately 17.4 acres to be developed. Maximum building coverage on the OS zoned parcels would be 0.0025% (13,487 sq. ft.). Development on the OS zoned parcels would be limited to 1.7 acres, which includes the Machon Village. The village would serve as the new location of the existing leadership training program for campers entering the 11th grade. The Machon Village provides additional space to accommodate existing campers, therefore an increase in onsite populations and traffic will not occur as a result of the proposed development.

MR-6 Impacts to Wildlife and Fauna

Several comments raised concerns that expansion the CUP boundary will significantly degrade wildlife habitat and fauna located on and within the areas surrounding the camp and the removal of protected oak trees as a result of the construction of Machon Village.

Response: The recirculated MND evaluated biological resources in the impact discussion for Section B, Item 4. Approved modifications to CUP No. 3048 resulted in minor additions to the camp in areas that were previously disturbed or reorienting of structures from an approved location. Unpermitted structures that are proposed to be legalized are located in previously disturbed areas. The proposed Machon Village will potentially impact sensitive plant and wildlife species; however, with implementation of Recommended Mitigation Measures BIO-1 through BIO-9, impacts would be reduced to less than significant. Recommended Mitigation Measure BIO-1 requires a qualified biologist to conduct pre-construction surveys and relocate special-status plants within the following vegetation Alliances: Coast Live Oak Woodland (*Quercus agrifolia*), Bush mallow Shrubland (*Malacothamnus fasciatus*) and Mule-fat Shrubland. Further, the County-approved, qualified biologist is required to prepare a Restoration Plan to establish these relocated plant alliances at a 3:1 mitigation to impact ratio. Recommended Mitigation

Measure BIO-2 requires the qualified biologist, in consultation with the contractor, to install temporary protective fencing a minimum of 100 feet from the edge of the scrub habitat and oak woodland during construction of the Machon Village. Recommended Mitigation Measure BIO-3 requires a qualified biologist to prepare and implement a fuel modification plan that minimizes impacts to Coast Live Oak Woodland (*Quercus agrifolia*), Bush mallow Shrubland (*Malacothamnus fasciatus*) and Mule-fat Shrubland Alliances and meets the Ventura County Fire Protection District's requirements to modify fuels surrounding proposed structures. Recommended Mitigation Measure BIO-4 and Mitigation Measure BIO-5 require a qualified arborist to prepare and implement a Tree Protection Plan to offset the impacts to protected oak trees and to submit 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. Recommended Mitigation Measure BIO-6 requires a qualified biologist to conduct and prepare pre-construction surveys for special-status wildlife (e.g., mountain lion (*Felis concolor*), western fence lizard (*Sceloporus occidentalis*), western skink (*Eumeces skiltonianus*), southern alligator lizard (*Elgaria multicarinata*), gopher snake (*Pituophis melanoleucus*), common kingsnake (*Lampropeltis getulus*), and western rattlesnake (*Crotalus oreganus*)) and conduct construction monitoring. Recommended Mitigation Measure BIO-7 requires a qualified biologist to conduct pre-construction surveys for bat roosts and relocate identified bat roost sites if found during the nesting season (April 1 to September 30) or commence land clearing and construction activities outside the bat roost season. Recommended Mitigation Measure BIO-8 prohibits the use of fertilizers, rodenticides, pesticides, or herbicides by the applicant during the life of the permit or preparation and implementation of a Pest Management Plan that includes pest management practices, and identifies the fertilizers, rodenticides, pesticides, or herbicides for use, location of storage, and areas for application on the project site, if these are utilized. Recommended Mitigation Measure BIO-9 requires an electrical engineer to submit a lighting plan that minimizes impacts to wildlife movement and reduces offsite glare.

MR-6.A Destruction of Oak Trees

Response: The recirculated MND evaluated oak tree disturbance in the impact discussion for Section B, Item 4A. The construction of Machon Village and the widening of the secondary access road will require the removal of four protected oak trees and encroachment into the tree protection zone (TPZ) of four protected oak trees. A discretionary Tree Permit (Case No. PL23-0002) is required to account for the removal of the protected Coast Live Oak trees and encroachment into the TPZ. To meet VCFPD minimum access standards (i.e., road width, turning radius and turnaround) impacts to these trees could not be avoided. Recommended Mitigation Measure BIO-4 and Mitigation Measure BIO-5 require a qualified arborist to prepare and implement a Tree Protection Plan to offset the impacts to protected oak trees and to submit 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.

MR-7 Traffic Safety and Circulation

Several Commenters raised concerns about the increase in traffic safety and circulation on Fairview Road, including the continued use of buses and large trucks that may result in traffic accidents, damage to property, and evacuation during an emergency.

Response: The recirculated MND evaluated traffic safety and circulation in the impact discussion for Section B, Items 27a(1), 27a(2) and 27a(3). The Associated Transportation Engineers' (ATE) December 2021 traffic study (Exhibit 4, Attachment 16) evaluated trip generation for the camp based on the camp's 2019 Programs and Activates log which represents the programs, activities and attendance that were held onsite that year. Based on this 2019 operational data, ATE estimated that trip generation for the summer months is 213 Average Daily Trips (ADT) and 80 ADT during non-summer months; for a total of 293 ADT. As these programs, events and attendees are representative of the applicant's typical operations, they are considered the existing baseline setting regarding traffic impacts.

The applicant initially requested a variance in July 2023 to allow 954 overnight campers and staff during the nine-week summer session, which aligned with the Associated Traffic Engineers trip generation analysis based on 2019 operational data. In October 2024, the applicant amended the variance request to allow 1,014 overnight campers and staff, accounting for approximately 60 additional overnight campers and staff, including spouses, daycare providers, visiting educators, and special guests. Of the 60 additional campers/staff, 20 - 25 are spouses and 8 - 10 daycare providers who use the same transportation methods as other campers and staff. Approximately 34 visiting educators and special guests are expected to attend all or a portion of the summer camp session and may arrive in their own personal vehicles. Ojai Valley Area Plan Policy OV-22.2 requires the County to evaluate discretionary development for individual and cumulative impacts on existing and future roads, with special emphasis on whether they would worsen traffic conditions on existing roads within the Regional Road Network that are currently functioning below an unacceptable LOS. The project description reflects that these visiting educators and special guests using their own personal vehicles, arrive and depart outside the AM and PM peak hours.^[1] Therefore the operations of the project will comply with the Ojai Valley Area Plan Policy OV-22.2.

Note, additional analysis for Vehicle Miles Traveled (VMT) and Levels of Service (LOS) will be required if the applicant requests an increase in population greater than the 2019 operational data.

Fairview Road is a local collector road; there are no prohibitions for the use of busses and large trucks on Fairview Road. To improve on- and off-site vehicle circulation the

^[1] Peak hours are weekdays from 6:30 am to 9:30 am and 3:30 pm and 6:30 pm in both directions on State Highway 33.

drop-off area adjacent to the existing Dining Hall will include a turnaround allowing buses to queue during drop-off and pick-up and not idle on Fairview Road. The project will include conditions of approval that require the applicant to improve the turning radius and sight distance at the private driveway adjacent to Fairview Road to comply with County Private Road Standards. These circulation and sight improvements will increase traffic visibility and improve overall circulation.

MR-8 Project Notification

Several Commenters raised concerns that they were not properly notified of Camp Ramah's proposal, and that the notification radius must be expanded.

Response: Notification of the recirculated MND is a regulatory compliance requirement and not an activity that is subject to evaluation for potential environmental impacts pursuant to CEQA. An explanation of the how MND notification was provided to the public is included for informational purposes. Notification of the April 2022 and the recirculated October 2022 Initial Studies were mailed to property owners within 300 feet of the project site and to members of the public who had requested notification of the MND. Notification was also sent to the California Department of Fish and Wildlife Service (CDFW), United States Fish and Wildlife Service (USFWS), United States Forest Service, United States Army Corps of Engineers (USACE) and Ventura County Local Action Formation Commission (LAFCo). Notification was also placed in the Ventura County Star, a copy of the MND was posted on the Planning Division website and a copy was made available at the County of Ventura Government Center. The project was also sent to the State of California Office of Planning and Research. This notification process is required for all initial studies and consistent with Section 8111-3.1.3 of the NCZO.

MR-9 Legalization of Unpermitted Structures

Concerns were raised regarding the legalization of unpermitted structures is a rubber-stamping of structures that never went through the regular permitting process.

Response: The recirculated MND evaluated the legalization of existing structures and uses in Section A, item 6 and in the impact discussion for Section B, Item 25. Assuming approval of this permit by the decision-maker to legalize these structures and uses, the applicant would be required to comply with all permit conditions of approval for the duration of the term of the permit. Evaluation of the project description is a required step in the approval of structures under a CUP that is subject to environmental review pursuant to CEQA. The recirculated MND concluded that all unpermitted structures and uses are located in previously disturbed areas and meet NCZO development standards (Section 8106-1.1) with regard to height, setbacks, maximum building coverage, and minimum lot area. The MND concluded that based on the location and the fact that only 3,602 sq. ft. of the existing square footage is associated with the unpermitted structures, no significant impacts would result from the legalization of these structures. These structures and uses will be further evaluated for consistency with the policies of the General Plan and NCZO

as part of the permit approval process. The applicant will be required to obtain a zoning clearance and building permits for unpermitted structures.

MR-10 Development in a High Fire Hazard Area

Several Commenters raised concerns that the proposed project should not be approved as the project is in a high fire hazard area.

Response: The recirculated MND evaluated fire hazards in the impact discussion for Section B, Item 18 and 37. As the Ventura County Fire Protection District (VCFPD) determined that the project is located within a Very High Fire Hazard Severity Zone, the project will include conditions of approval that require the applicant to comply with the Ventura County Building Code and the Ventura County Fire Code. Compliance includes annual brush clearance of 100 feet around all structures and 10 feet on either side of the driveways; establishment and maintenance of the required minimum fire flow (1,500 gallons per minute at 20 pounds per square inch (psi) for a minimum 2-hour duration); and installation and maintenance of fire hydrants capable of meeting the required fire flow and duration.

MR-11 Frequency of Non-summer Monthly Events is Incompatible with the Community

Concerns were raised that the frequency of these events and the number of guests at these events is not compatible with the surrounding rural residential neighborhood, and the expansion of the CUP boundary would create greater incompatibility with the neighborhood.

Response: The recirculated MND evaluated the frequency of events in Section A, Items 5 and 6 and in the impact discussion for Section B, Items 2A, 21, 27a(1) and 32. The MND concluded that the impacts from the frequency of non-summer month events is less than significant. The MND noted that the applicant hosts approximately 90 programs and activities during the non-summer months that generally occur Monday through Sunday from 8:00 a.m. to 10:00 p.m. All programs and activities that occur on the project site are governed by the camp CUP for which the applicant is wholly responsible and liable. To allow the camp the flexibility to adjust non-summer month program scheduling and attendance, non-summer month overnight population will be limited to 59,400 cumulative program participant days. A program participant is an individual (guests, campers, staff) that is onsite during any portion of a day or evening. For 28 days per year, overnight non-summer participants will be limited to between 550 and 872. The remaining overnight non-summer month programs shall not exceed 549 program participants in any given program.

Events during the non-summer months that require the use of Camp-owned amplification equipment are limited to the same designated locations within the existing camp as is required during the summer months. These locations include: inside Girl's gazebo for use

during summer camp and non-summer camp programs and activities (e.g., dance classes, occasional outdoor dining); at the Tennis Courts (requires sound blankets); at the Main Dining Room Lawn; at the amphitheater; and at the Fire Pit at Boy's Tent Area. Camp Ramah Staff remain on-site and are available for monitoring and to respond to complaints. To ensure that noise impacts originating from Camp Ramah programs and activities comply with the County noise thresholds the Camp will be required to implement Recommended Mitigation Measures N-1 through N-4 that require the Camp, campers, staff and guests to adhere to the following requirements: (1) establish and maintain a designated contact person for noise complaints; (2) provide the amplification system with a sound attenuating device that will lower the sound when the speaker exceeds a specified noise measurement; (3) restrict the amplification system is to the areas noted above; and, (4) a primary and secondary contact person is required to be onsite and be available, via telecommunication, 24 hours a day. In addition, the applicant is required to coordinate with the three adjacent residences¹ where noise measurements were taken to conduct another noise test to determine if sound attenuation measures are reducing amplified noise to at or below the General Plan noise thresholds and, if not, to provide recommendations for additional noise attenuation measures. With the implementation of the above referenced mitigation measures, impacts related to noise will be less than significant.

In addition, non-summer month campers and visitors would be bussed to the project site or arrive in personal vehicles (summer month campers would be bussed in) which reduces the frequency of trips on Fairview Road. Only 1.7 acres of open space zoned land will be developed with the Machon Village, with the remaining 346.3 acres of the expanded CUP boundary remaining in open space. Finally, there will not be an increase in campers as the Machon Village provides additional space to accommodate existing campers.

MR-12 Expansion of the CUP Boundary Will Lead to Increase in Noise and Camp Population Which is Incompatible with the Community

Concerns were raised that the expansion of the CUP boundary would result in an increase in camp population and lead to an increase in noise.

Response: The recirculated MND evaluated the expansion of the CUP boundary in the impact discussion for Section B, Items 2A, 2B, 2C, 2D, 4A through 4E, 6, 7A, 8A, 17A, 21, 22, 23, 25, 27(a)1, and 27(a)4. The Camp is requesting the CUP boundary be expanded to include 348 acres zoned OS. Construction of Machon Village on 1.7 acres is the only development proposed by the applicant in the OS. The development will provide additional indoor space to accommodate existing campers. The number of guests and staff is not increasing above the historical populations for the summer and non-summer months. As discussed in MR-1 (Noise) above, the applicant has agreed to implement four recommended mitigation measures to ensure noise levels generated at

¹ 1447 Foothill Road, 406 Fairview Road, and 312 Fairview Road

five locations where amplified sound equipment will be employed is below County noise thresholds. The applicant will be required to position the amphitheater speakers to the northwest to reduce noise levels away from the eastern property line (Recommended Mitigation Measure N-1). The applicant will also be required to install noise attenuation devices (i.e., sound blankets) on the southern and eastern fences at the tennis courts, to reduce noise at the western property line (Recommended Mitigation Measure N-2). Further, all outdoor amplification equipment must be provided by the applicant for both day and nighttime use; deejays and similar broadcasters are restricted from using their own sound systems. Recommended Mitigation Measure N-3 requires that the applicant purchase and employ sound monitoring equipment with a maximum speaker output set at a level that would not generate sound levels from the camp that exceed 50 dBA Leq1H at the closest residence. Finally, Recommended Mitigation Measure N-4 requires the applicant to provide a primary and secondary contact person onsite and be available, via telecommunication, 24 hours a day.

MR-13 Exterior Lighting is Incompatible with Surrounding Community

Concerns were raised that exterior lighting is intense and shines onto offsite properties which creates a nuisance to surrounding neighbors and wildlife.

Response: The recirculated MND evaluated the effects of exterior lighting in the impact discussion for Section B, Items 4A, 6 and 25. As the entire project site is located within the Dark Sky Overlay zone, the MND concluded that existing lighting meets the requirements of the Dark Sky Overlay zone, Section 8109-4.7.2 (Existing Lighting) and 8109-4.7.4 (General Standards) of the NCZO and impacts from exterior lighting would be less than significant. For proposed exterior lighting, Recommended Mitigation Measure BIO-4, requires the applicant's submittal of lighting plan to the Planning Division for review and approval. The plan will require all lighting to be shielded downward and not exceed 850 lumens. Upward facing display lights, outdoor spotlights and laser lights are prohibited.

1.3 RESPONSE TO SPECIFIC COMMENTS NOT INCLUDED IN THE MASTER RESPONSES

Several comments on the draft MND raised specific issues that are not covered in the MR's above. Attachment 1 also includes the specific comment indicated by a line bracket and identifying number in the margin of the comment, followed by a response.

Attachments

Attachment 1	Public Comments
Attachment 2	Advanced Engineering Acoustics Noise Report, dated November 3, 2022
Attachment 3	Dudek Response to Advanced Engineering Acoustics Report, dated December 19, 2022
Attachment 4	Applicant's CUP Term Request, dated November 17, 2022 and November 15, 2023



December 16, 2019

1.

BOARD OF DIRECTORS

Allan S. Morton
President, Santa Barbara

Russ Radom
Vice President, Solvang

Patricia Krout
Treasurer, Goleta

Terri Laine
Secretary, Oak View

Rachael Barkley
Ojai

Chris Collier
Camarillo

Anna deLaski
Los Olivos

Ethan Stone
Santa Barbara

Sam Thomas
Thousand Oaks

STAFF

Jeff Kuyper, J.D.
Executive Director

Rebecca August
Director of Advocacy

Bryant Baker, M.S.
Conservation Director

Jody Brown
*Membership + Grants
Manager*

Graciela Cabello
*Director of Youth +
Community Engagement*

Lindy Carlson
Events Manager

Kristina Boero, Planner
Ventura County Planning Division
800 S Victoria Ave
Ventura CA 93009

kristina.boero@ventura.org

Steve Offerman, Executive Director
Ojai Valley Municipal Advisory Council
Ventura County Government Center
800 S Victoria Ave
Ventura CA 93009

steve.offerman@ventura.org

RE: Item #6—Review of Modification of the Conditional Use Permit for Camp Ramah

Dear Ms. Boero and Mr. Offerman:

Thank you for this opportunity to submit our comments on the proposed modification of the Conditional Use Permit (CUP) for Camp Ramah. Los Padres ForestWatch is a nonprofit organization working to protect the Los Padres National Forest directly adjacent to the CUP area. One of our main programs focuses on working with landowners to ensure that historic trails leading into the forest are maintained for public access and enjoyment.

The expanded CUP area includes two trails—Cozy Dell and Foothill—that are popular with hikers, bicyclists, and equestrians. We want to ensure that any revisions to the CUP preserve historic public access to these trails in the Los Padres National Forest.

We attempted to review the mitigated Negative Declaration prepared for this project. While the agenda states that the MND will be posted on the County's website prior to today's meeting, it has yet to be posted. Please notify us when the MND is available for public review.

The Foothill and Cozy Dell trails cross a network of national forest and private land, including Camp Ramah. The public has used these trails for well over one hundred years. They provide a gateway into the Los Padres National Forest and lead visitors to popular sites. They are an integral part of the recreational trail system in the Ojai Valley, forming a loop trail with the neighboring Pratt Trail.

Headquarters: Post Office Box 831 • Santa Barbara, CA 93102 | Post Office Box 98 • Ojai, CA 93024 | Post Office Box 499 • San Luis Obispo, CA 93406
805-617-4610 • WWW.LPFW.ORG

PRINTED ON 100% POST-CONSUMER RECYCLED PAPER

Exhibit 4.a, Attachment 1 - Public Comments

As part of this CUP amendment process, and the accompanying CEQA review, please ensure that the recreational values of these trails are recognized and evaluated, and that potential impacts to future public recreational use of these trails is fully mitigated. This could be accomplished by adding the following permit conditions:

- The permittee shall preserve and facilitate public access along these trails where they cross through the CUP boundary.
- The permittee shall work with the Forest Service to record a permanent public easement along these trails where they cross the CUP boundary, by a date certain.

Thank you for taking these important steps to ensure that current and future generations can continue recreating along these iconic trails of the Ojai Valley. Please place us on the interested parties list for this project so that we receive future public notices and environmental documents related to it.

Best regards,

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

Jeff Kuyper
Executive Director

Boero, Kristina

From: Ren Adam <renadam100@gmail.com>
Sent: Tuesday, December 17, 2019 2:39 PM
To: Offerman, Steve
Subject: Camp Ramah & noise

2.

CAUTION: If this email looks suspicious, DO NOT click. Forward to Spam.Manager@ventura.org

Dear Mr. Offerman

While I was unable to attend this week's hearing to do with Camp Ramah, I would like to go on record as supporting Ms. Diane Bertoy, a neighbor, who spoke regarding noise levels produced by the Camp. I've lived at 1459 Foothill Road for 28 years, and have seen a noticeable increase in both the decibel levels of the amplified noise coming from the Camp, as well as the frequency of such amplification into the evening and night-time hours.

I understand there is a necessity for some amplification when addressing a large number of children attending the Camp. However, in deference to the neighbors, I believe the Camp should be held to time restrictions insofar as when they may use amplifiers to address campers, and/or to play music for them, as well as the decibel levels at which they are allowed to broadcast.

The nature of the geography of the area has a megaphone effect on sounds generated by the Camp, and using amplifiers at 10 p.m. is intrusive on the environment, rude and disrespectful.

I would hope in the deliberations of the county in its approval process that attention will be paid to this issue.

Regards

Ren and Victoria Adam
1459 Foothill Road



Ren L. Adam
Publisher

OJAI VALLEY DIRECTORY

The Valley's #1 Information Resource since 1926

805.320.8458 mobile

805.646.2124 fax

Download our FREE Mobile App

Search VISIT OJAI

in the Apple and Google stores

www.VisitOjai.com

Boero, Kristina

From: Judy Hohman <jphohman@outlook.com> 3.
Sent: Thursday, January 23, 2020 4:01 PM
To: Boero, Kristina
Subject: Re: December 16th Ojai Valley MAC meeting and CEQA document for Camp Ramah Project PL18-0052
Attachments: image002.png

CAUTION: If this email looks suspicious, DO NOT click. Forward to Spam.Manager@ventura.org

Hello, Ms. Boero,

Thank you for your email and reaching out to me to 1) confirm that you received my comments on the proposed Camp Ramah improvements/additions/uses, 2) provide your email as the point of contact for this project, and 3) place me on the mailing list for the Mitigated Negative Declaration for the proposed Camp Ramah improvements/additions/uses. I look forward to hearing from you as this project moves forward.

Kind regards,

Judy Hohman
Oak View, CA

From: Boero, Kristina <Kristina.Boero@ventura.org>
Sent: Thursday, January 23, 2020 3:37 PM
To: jphohman@outlook.com
Cc: Offerman, Steve
Subject: RE: December 16th Ojai Valley MAC meeting and CEQA document for Camp Ramah Project PL18-0052

Ms. Hohman,

I received your email from Steve Offerman. I am the case planner for the project and spoke about the project at the December 16, 2019 Ojai Valley MAC meeting. Although it was announced at the MAC meeting that the MND would be available for public review on December 23rd, the applicant has chosen to revise their project description to address the public concerns raised at the meeting as well as the MAC member recommendations. So, the MND has not yet been released to the public because of that. I now have your email, so I will send you an email notifying you when the MND is ready to be released and the dates of the public review of that document. Your January 17th email to Supervisor Bennett will be included in the public record for the project as well. Any further comments you may have about this project, please email me directly. Thank you.

My contact information is included below.

-Kristina

Kristina Roodsari Boero, MPPA | Senior Planner Residential Permits Section
kristina.boero@ventura.org<mailto:kristina.boero@ventura.org>
[cid:image002.png@01D5D202.FF4F1CC0]<http://vc2040.org/>
Ventura County Resource Management Agency | Planning Division P. (805) 654-2467 | F. (805) 654-2509
800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740 Visit the Planning Division website at
vcrma.org/planning<http://www.vcrma.org/planning>
Ventura County General Plan Update. Join the conversation at VC2040.org<http://www.vc2040.org/>
For online permits and property information, visit VC Citizen Access<https://vcca.ventura.org/>

Pursuant to the California Public Records Act, email messages retained by the County may constitute public records subject to disclosure.

-----Original Message-----

From: Bennett, Steve <Steve.Bennett@ventura.org>
Sent: Tuesday, January 21, 2020 9:36 AM
To: Offerman, Steve <Steve.Offerman@ventura.org>
Subject: FW: December 16th Ojai Valley MAC meeting and CEQA document for Camp Ramah Project PL18-0052

-----Original Message-----

From: Judy Hohman <jphohman@outlook.com<mailto:jphohman@outlook.com>>
Sent: Friday, January 17, 2020 6:08 PM
To: Bennett, Steve <Steve.Bennett@ventura.org<mailto:Steve.Bennett@ventura.org>>
Subject: Fw: December 16th Ojai Valley MAC meeting and CEQA document for Camp Ramah Project PL18-0052

Dear Supervisor Bennet,

I have searched several times for the Mitigated Negative Declaration for the Camp Ramah Project(PL18-0052) since it was announced a few days before the Ojai Valley MAC meeting on December 16, 2019. AT that meeting, it was announced that it would be posted the following Monday (that would be December 23, 2019) for a 30-day public review period (to January 22, 2020). I have not been able to find this document on the County's Mitigated Negative Declaration webpage, I was unable to find a search feature on the Mitigated Negative Declarations webpage, and the overall search feature for the County's website yields zero results for "Camp Ramah" and PL18-0052.

My concerns about the proposed Conditional Use Permit for Camp Ramah are:

1. Senior consideration should be given to the residences that existed adjacent to/near the current location of the Camp Ramah as they existed prior to the Camp being moved to its current location. Their needs should take precedent over the Camp's proposed desired changes.

3-1

2. Noise. The noise report was presented at the MAC; it was highly restricted in its methods, locations, timing, and scope.. In the past and at the MAC meeting, the adjacent/nearby residents to Camp Ramah have expressed concern to the County for the current sound frequency, temporal frequency, volume, and duration of outdoor amplified music from Camp Ramah with no resolution or action by the County.

When a person purchases a home in the county away from commercial or industrial development, that person is seeking quiet. The proposed CUP would eliminate quiet for the nearby residences. Restricting outdoor amplified music to between 10 am and 10 pm still produces loud noise for 12 hours a day for 2 or more days per weekend and most weekends of the year.

3. The precedent this approval would set by allowing similar actions to occur on other properties in the County. My home is adjacent to a 30+acre ranch that is zoned for agriculture, but also used for outdoor events. The owners have no CUP for this use. For several years they would have outdoor parties with amplified music on weekends and holidays from mid-day to late at night. When I purchased my house and moved in, the parcel had a different owner and was used for agriculture, not parties.

3-2

4. The County has a history of lack of enforcement and lack of consideration of the effects on neighbors. As described in #3 above, when these events occurred, we would call the County Sheriff and complain of the noise from outdoor amplified music that rattled our house and made it difficult to watch television with all doors and windows closed, Nothing was done for years to stop or limit the noise. We were told the landowner had purchased a County permit for each one-time event, but there

3-3

were multiple events each year. We were never contacted prior to or after issuance of the permits. Thus, I conclude the County has a history of looking the other way regarding enforcement of noise limits at this property and elsewhere.

5. The adverse effects on the physical and mental health of the nearby residents of Camp Ramah. Elevated volumes at various sound frequencies for up to 12 hours a day for 35 weekends will adversely affect the physical and mental health, lifestyle, and task performance (Dalton & Behm 2007). of anyone living near the Camp. Exposure to certain levels of sound can damage hearing, change the structure of the hair cells in the inner ear, resulting in hearing loss, and cause tinnitus (Chepesiuk 2005). Nonauditory effects of noise exposure are those effects that don't cause hearing loss but still can be measured, such as elevated blood pressure, loss of sleep, increased heart rate, cardiovascular constriction, labored breathing, and changes in brain chemistry (Chepesiuk 2005). According to the WHO Guidelines for Community Noise, "these health effects, in turn, can lead to social handicap, reduced productivity, decreased performance in learning, absenteeism in the workplace and school, increased drug use, and accidents." (Chepesiuk 2005). Basner et al. 2014 report that noise exposure leads to annoyance, disturbs sleep and causes daytime sleepiness, affects patient outcomes and staff performance in hospitals, increases the occurrence of hypertension and cardiovascular disease, and impairs cognitive performance in schoolchildren.

6. Denial of civil rights: Secondhand noise is increasingly used to describe noise that is experienced by people who did not produce it. Like secondhand smoke, it is put into the environment without people's consent and then has adverse effects on them that they don't have any control over (Chepesiuk 2005).

3-4

7. Devaluation of residential property near Camp Ramah: The CUP would allow outside amplified music for an additional 25 weekend events above the current 10. This would result in devalued property for the adjacent/nearby residential land owners and less tax money for the County.

3-5

8. Legal action: The approval of the CUP that would result in the above-mentioned adverse effects to nearby residents could result in legal action against the County. I do not want my tax dollars being spent on a law suit that could be easily avoided by eliminating outdoor amplified music from this CUP and enforcing the current noise ordinances.

3-6

I request that you amend the CUP to not allow outdoor amplified music.

Judy Hohman

Oak View, CA

Literature Cited

Basner, M., D. Babisch, A. Davis, M. Brink, C. Clark, S. Janssen, S. Stansfiels. 2014. Auditory and non-auditory effects of noise on health. *The Lancet* 383 (9925): 1325-1332.

Chepesiuk, R. 2005. Decibel hell. *Environmental Health Perspectives* 113 (1): 35-41.

Dalton, B.H. and D.G. Behm. 2007. Effects of noise and music on human and task performance: A systematic review. *Occupational Ergonomics* 7 (2007) 143-152.

From: Judy Hohman <jphohman@outlook.com<mailto:jphohman@outlook.com>>

Sent: Saturday, December 14, 2019 9:49 AM

To: Offerman, Steve

Subject: Re: December 16th Ojai Valley MAC meeting

Still not able to find a copy of the Mitigated Negative Declaration for the proposed Camp Ramah additions using the provide link. MAC meeting to discuss this proposed project is in 2 days.

From: Judy Hohman <jphohman@outlook.com<mailto:jphohman@outlook.com>>

Sent: Monday, December 9, 2019 11:04 AM

To: Offerman, Steve

Subject: Re: December 16th Ojai Valley MAC meeting

Mitigated Negative Declaration for Camp Ramah currently not available on the provided County website.

From: Offerman, Steve <Steve.Offerman@ventura.org<mailto:Steve.Offerman@ventura.org>>

Sent: Monday, December 9, 2019 10:42 AM

To: Offerman, Steve

Subject: December 16th Ojai Valley MAC meeting

Season's Greetings-

The Ojai Valley Municipal Advisory Council will meeting on December 16th to consider the Conditional Use Permit for Camp Ramah, located on Fairview Road. Agenda attached and below.

Cordially,

Steve Offerman

County Supervisor Bennett's Office

805 654-2703

MEETING NOTICE AND AGENDA

THE OJAI VALLEY MUNICIPAL ADVISORY COUNCIL

Monday, December 16th, 2019, at 7:00 PM

at the Oak View Community Center, 18 Valley Road, Oak View

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Public Comments and Announcements (regarding items not on the agenda).
5. Approval of Summary of October 21st, 2019 meeting.
6. Review of Modification of the Conditional Use Permit for Camp Ramah. Location: 385 Fairview Road. The project involves construction of additional camp buildings, authorization of use of existing buildings, and authorization of up to 30 special events per year in addition to summer camp. There would be no change to the permissible maximum number of campers. Outdoor activities would be allowed until 10:00 PM. A mitigated Negative Declaration has been prepared to address and mitigate impacts regarding noise and biological resources. The MND will be available before the meeting at <https://vcrma.org/mitigated-negative-declarations>
7. Future Meeting Schedule

8. Adjournment

Comment # 3

Response to Comment from Judy Hohman letter, dated January 22, 2020.

- 3-1. The Commenter asserts that “senior consideration” should be given to residents who have lived near or adjacent to the camp prior to 1969 and their needs should take precedence over the camp’s proposed changes. The concept of senior consideration is not considered an environmental impact and therefore is not subject to environmental review pursuant to the California Environmental Quality Act. As such, the MND does not include analysis of this concept of prioritizing the needs of residents living near or adjacent to the camp prior to 1969 over the camp’s proposed project.
- 3-2. The Commenter is concerned that the approval of the proposed project would set a precedent to allow the Camp do what it wants. The Commenter also asserts that the Camp does not have a Conditional Use Permit (CUP) to hold outdoor events on their property. Under the Camp’s current CUP, there is no limit on the number of outdoor events the camp is allowed to have on its property. Assuming approval of this permit by the decision-maker the Camp would be issued a CUP which would permit those activities included in the MND project description including outdoor events. The Permittee would be required to comply with all conditions of approval for the duration of the term of the permit. The existing CUP allows the camp to operate a year-round camp for children, youth and university personnel for study, sports and entertainment. Non-summer months events are accessory to the camp use.
- 3-3. The Commenter is concerned that there will continue to be adverse effects on the physical and mental health of the nearby residents of Camp Ramah from elevated volumes at various sound frequencies for up to 12 hours a day for 35 weekends. The MND evaluated the adverse effects of noise on the nearby residents in the impact discussion for Section B, Item 21. Please refer to Master Response (MR) 1.A for a discussion on the four MND required noise mitigation measures (N-1 through N-4) which would reduce impacts to offsite residences in and around the Camp year round. These noise thresholds are designed to protect the health, safety, and general welfare of county residents by striving to eliminate or avoid the adverse noise impacts on existing and future noise sensitive uses.
- 3-4. The Commenter asserts secondhand noise that creates a significant effect is a violation of the receiver’s civil rights. The concept of civil rights is not considered an environmental impact and therefore is not subject to environmental review pursuant to the California Environmental Quality Act. Therefore, the MND did not analyze this concept.
- 3-5. The Commenter asserts that approval of the proposed project would reduce nearby and adjacent property values and result in less property tax for the County. The concept of property values is not considered an environmental impact and therefore is not subject to environmental review pursuant to the California Environmental Quality Act. Therefore, the MND did not analyze this concept.

- 3-6. The Commenter asserts that legal action against the County could result due the adverse effects that will result from the proposed project. The concept of legal action is not considered an environmental impact and therefore is not subject to environmental review pursuant to the California Environmental Quality Act. Therefore, the MND did not analyze this concept.

Boero, Kristina

From: Diane Bertoy <dbertoy@gmail.com>
Sent: Thursday, January 30, 2020 10:17 AM
To: Boero, Kristina
Subject: Re: camp ramah cup

4.

CAUTION: If this email looks suspicious, DO NOT click. Forward to Spam.Manager@ventura.org

Thank you! Noise is the biggest issue.

Diane

On Jan 30, 2020, at 7:40 AM, Boero, Kristina <Kristina.Boero@ventura.org> wrote:

Ms. Bertoy,
Yes, I am the Planner. You can send in public comments by email directly to me. However, the environmental document has not been released to the public, so there is nothing to comment on yet. The applicant is updating their project in part to address comments made by the Ojai Valley Municipal Advisory Committee members and members of the public who attended the December 16, 2019 meeting. You will be receiving an orange card in the mail when the environmental document is ready to be released for public review. The card will include the dates when the public can comment on the project. Please wait to send any comments until after the environmental document is released so that you can comment on the project that is being proposed by the applicant.

Thank you,

Kristina Roodsari Boero, MPPA | Senior Planner

Residential Permits Section

kristina.boero@ventura.org

<i
ma
ge
00
3.p
ng
>

Ventura County Resource Management Agency | Planning Division
P. (805) 654-2467 | F. (805) 654-2509
800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740

Visit the Planning Division website at vcrma.org/planning

Ventura County General Plan Update. Join the conversation at VC2040.org

For online permits and property information, visit [VC Citizen Access](#)

Pursuant to the California Public Records Act, email messages retained by the County may constitute public records subject to disclosure.

From: Diane Bertoy <dbertoy@gmail.com>

Sent: Tuesday, January 28, 2020 8:41 PM

To: Boero, Kristina <Kristina.Boero@ventura.org>

Subject: camp ramah cup

Hi Kristina, are you the planner in charge of this project? Can we still send in public comments? thank you

Diane Bertoy

1447 Foothill Rd, Ojai, CA 93023



May 11, 2022

Board of Directors

Roger Essick
President
Bret Bradigan
Bill Brothers
Sandy Buechley
Fiona Hutton
Phil Moncharsh
Tonya Peralta
Don Reed
Larry Rose
Lucinda Setnicka
Sarah Sheshunoff
Cari Shore

Staff

Tom Maloney
Executive Director
Keith Brooks
Vivon Crawford
Xena Grossman
Jonathan LaPearl
Sophie McLean
Adam Morrison
Lisa Nix
Tania Parker
Dan Pizano
Brendan Taylor
Nathan Wickstrum
Linda Wilkin

Tax ID#77-0169682

County Resource Management Agency
Planning Division

Attn: Kristina Roodsari Boero

Residential Permits Section

800 S. Victoria Ave., L #1740

Ventura, CA 93009

VIA EMAIL: kristina.boero@ventura.org

5.

RE: Review Comments on Case No. PL18-0052 – Camp Ramah request
to make a major modification to CUP No. 3048

To Kristina Roodsari Boero,

The Ojai Valley Land Conservancy (OVLC) submits the following comments pertaining to Camp Ramah's request for a major modification to their Conditional Use Permit Number 3048. The OVLC is a private, non-profit, land trust serving the Ojai Valley in Ventura County, and is supported by over 1,400 households in the valley. Our mission is to protect and restore the open space, wildlife habitat, watersheds, and views of the Ojai Valley for current and future generations. In our efforts to achieve this mission, we promote and protect recreational access to open space as a tactic to deepen meaningful connection between the public and nature. Camp Ramah's request to modify their CUP will likely impact Cozy Dell and Foothill Trails, two trails that OVLC recommends should remain open and accessible to all.

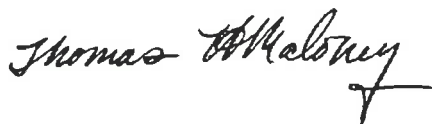
Cozy Dell and Foothill Trails are both important recreational amenities within the Los Padres National Forest trail system. Both trails also provide access to OVLC's Valley View Preserve, with a portion of Foothill Trail even crossing onto our land. Despite the frequency of use and familiarity with these trails, it is our understanding that there are no recorded easements assuring this use into the future. If any restrictions are placed on access across Cozy Dell or Foothill Trails as

they cross the proposed expanded CUP area, then trail users would have a limited ability to connect with our preserve, as well as the larger Los Padres National Forest trail system.

Furthermore, any restrictions on access could ultimately exacerbate trail management and land stewardship concerns for OVLC. A persistent outcome of the COVID-19 pandemic has been an explosion of outdoor recreation on private and public open spaces. These increases have been experienced everywhere and add untold wear and tear on existing trail infrastructure. Therefore, any reduction in accessible trail mileage in the Ojai Valley would likely serve to concentrate use on other open access trails. By ensuring that both Cozy Dell and Foothill Trails remain open and accessible to the public, trail use is dispersed across more miles of trail, reducing the wear and tear on any given section of trail.

OVLC is encouraged to note that the initial study reviewing Camp Ramah's case has found there will be no adverse impact on the use and accessibility of the trails in the proposed expanded CUP area (*Initial Study for Modified Conditional Use Permit No. PL18-0052, p. 103*). It is our understanding though that there are no recorded right of way easements or conservation easements that assure the continuance of these important recreational assets. OVLC would embrace the opportunity to work with the Camp leadership and the County to ensure the formal codification of this access as well as any open space set asides that may come out of the process.

Thank you for the opportunity to provide comments.

A handwritten signature in black ink that reads "Thomas H. Maloney". The signature is fluid and cursive, with a long horizontal stroke at the end.

Sincerely,
Thomas H. Maloney
Executive Director

Cc: Municipal Advisory Committee

17 May 2012

6.

Ojai Valley Municipal Advisory Council
c/o Supervisor LaVere
800 S. Victoria Avenue
Ventura, CA 93009

Council Members:

I am writing to express my support for the project proposed for Camp Ramah (Case No. PL18-0052).

I have lived at my residence on Foothill Road since 2001 where I share a 483 feet property line with Camp Ramah. We are located above the Camp and have a direct line-of-sight view of the facilities. We have found the Camp to be good neighbors.

The issue of noise was raised by other residents at the OVMAC meeting on May 16, 2022. I found many of the meeting comments to be overblown and exaggerated compared to my experiences. We can certainly hear the singing and music from the camp quite clearly, but it is not a nuisance, and it does not continue into late hours. This is not an industrial-type noise, but the sound of children's voices and music being played for their entertainment. As an adult, I feel it is my responsibility to tolerate what is a minor inconvenience for the overwhelmingly positive contribution the Camp is making.

I am very supportive of the Camp and its mission. It is performing an important function for our society by providing a positive camping experience for the youth of our State. I have worked with non-profit youth organizations in the past, and find that too many have been shuttered due to waning support. Camp Ramah is a jewel within the Ojai Valley that shines a positive light on our community for providing it a home. It should be supported and be allowed to prosper and grow.



George R Steinbach
1353 Foothill Road
Ojai, CA 93023

Cc: Camp Ramah



VENTURA LOCAL AGENCY FORMATION COMMISSION

801 S. VICTORIA AVENUE • VENTURA, CA 93003

TEL (805) 654-2576 • FAX (805) 477-7101

VENTURA.LAFCO.CA.GOV

7.

May 20, 2022

SENT VIA E-MAIL

Kristina Boero, Senior Planner
Planning Division, County of Ventura
800 S. Victoria Avenue
Ventura, CA 93009-1740

Subject: Draft Mitigated Negative Declaration (MND) for PL18-0052
Major Modification to Conditional Use Permit (CUP) 3048 (Camp Ramah)
385 Fairview Road, Oak View
Assessor's Parcel Numbers 010-0-060-030, 010-0-060-070, 010-0-070-030,
010-0-070-300, 010-0-070-310, 010-0-110-120, 010-0-110-130, 010-0-120-040

Dear Ms. Boero:

Thank you for providing the Ventura Local Agency Formation Commission (LAFCo) with the opportunity to review the draft MND for the Camp Ramah proposal. As a responsible agency under the California Environmental Quality Act (CEQA), LAFCo is charged with ensuring that environmental documents prepared by lead agencies address the issues that relate to LAFCo's scope of authority. LAFCo is a responsible agency for the subject project because LAFCo approval of an annexation to the Ojai Valley Sanitary District (OVSD) and related sphere of influence amendment are required in order for sewer service to be provided to the proposed development.

LAFCo's purposes are to (1) discourage urban sprawl, (2) preserve open space and prime agricultural land, (3) ensure efficient provision of government services, and (4) encourage the orderly formation and development of local agencies (i.e., cities and special districts) (Government Code § 56301). The Ventura LAFCo has adopted local policies that it must consider when making decisions on boundary change proposals and sphere of influence amendments. Specifically, the policies contained within Divisions 3 and 4 of the Ventura LAFCo Commissioner's Handbook (Handbook) apply to the proposed project. The Commission has not reviewed the draft environmental document; this letter represents the analysis of LAFCo staff.

Project Description

Camp Ramah operates as a year-round camp for children, youth, and university personnel for study, sports, and entertainment. The facility contains cabins, restrooms, and other structures in support of the camp. The existing camp use is authorized under Conditional Use Permit (CUP) No. 3048, which was originally approved in 1969 and has been modified 10 times over the course of its existence to accommodate a variety of additional camp-related buildings and

features. The subject project is a major modification to the CUP that includes an expansion of the CUP boundary (from 83.45 acres to 431.45 acres), construction and legalization of several structures, and a time extension of the CUP for an additional 20-year period. Of the expanded CUP area, a 1+-acre portion of the 25-acre property known as APN 010-0-070-310 is proposed for new development known as “Machon Village,” which would consist of six new cabins (totaling 4,320 square feet) and a central gathering structure that includes counselor sleeping quarters, a kitchen, meeting spaces, and restrooms (totaling 6,289 square feet). The southern portion of the proposed CUP area (including the existing developed area that is within the current CUP boundary) is located within the sphere of influence¹ of the City of Ojai; however, the entire project site is located within the unincorporated County area.

The existing development is confined to land that is designated by the Ventura County General Plan as *Rural* and has a zoning designation of *Rural Exclusive, 20 acre minimum parcel size*. The proposed development would occur on land that has a County General Plan designation of *Open Space*, County zoning designation of *Open Space, 80 acre minimum parcel size*.

Water Service

According to information provided in the draft MND, the facility is currently provided water service by the Casitas Municipal Water District. The applicant proposes that the Casitas Municipal Water District will provide water to the expanded camp area, specifically Machon Village. Both the existing and proposed CUP area are within the Casitas Municipal Water District’s jurisdictional area; therefore, no LAFCo action is required to accommodate the proposed development with respect to water service.

Wastewater Service

The OVSD provides sewer service to the existing camp facility and the applicant proposes that it will provide service to Machon Village. Of the territory included in the CUP according to the project description, only APN 010-0-110-130 (i.e., the currently-developed portion of Camp Ramah) is within the jurisdictional area of the OVSD. Additionally, APNs 010-0-110-120 and 010-0-120-04 are located within the OVSD’s sphere of influence, but not within its service area. All other portions of the proposed CUP area are located outside of both the OVSD’s jurisdictional area and its sphere of influence. Because the development site of Machon Village would be located outside the current sphere of influence and jurisdictional area of the OVSD, both a sphere of influence amendment and annexation to the OVSD would be necessary in order for sewer service to be provided to the expanded portion of the camp facility.

LAFCo Requirements and CEQA Review

In order for the proposed sewer service to be extended to the project site, LAFCo law and Ventura LAFCo policies provide that the area served be located within the provider’s service

¹ Government Code § 56076 defines a sphere of influence as a plan for the probable physical boundaries and service area of a local agency, as determined by the Commission.

area and its sphere of influence. The area to be developed and connected to the OVSD wastewater system is outside the OVSD's sphere of influence and jurisdictional area. Therefore, both a sphere of influence amendment and annexation to the OVSD would be necessary.²

In 2004, the Commission accepted a municipal service review for the OVSD and, in 2005, updated its sphere of influence. As part of the update, the Commission determined that all parcels that were designated for some type of urban use (residential, commercial, or industrial) by the County's Ojai Valley Area Plan were to be included within the OVSD's sphere of influence. The Commission also determined that all parcels that were not designated for urban-type uses (i.e., parcels designated for agricultural or open space uses) by the Area Plan were to be removed from the sphere of influence, unless they were already receiving service from the OVSD. As a result of the update, approximately 2,000 acres were removed from the OVSD's sphere of influence. The MSR for the OVSD accepted by LAFCo in February 2022 acknowledges the Commission's action in 2005 regarding the OVSD's sphere of influence.

The proposed development of Machon Village is within an area designated by the Ventura County General Plan as *Open Space*, and was among the area removed from the OVSD sphere in 2005. The Commission's past actions are consistent with LAFCo law and Ventura LAFCo policies, which generally discourage the extension of urban services to land designated for non-urban-type uses such as open space. It appears that an amendment to the OVSD sphere (to include the expanded CUP area) and annexation of this area to the OVSD would be inconsistent with prior Commission action.

The Initial Study for the project includes an evaluation of expanded sewer service (i.e., to Machon Village) (Item 2 (Water Resources – Groundwater Quality) and (Item 29 (Waste Treatment and Disposal Facilities)). The discussion identifies the need for LAFCo approval for the OVSD to serve Machon Village, by means of either: (1) an annexation to the OVSD and coordinated sphere of influence amendment, or (2) an out of agency service agreement (OASA).³ Annexation appears to be feasible by virtue of contiguity of the parcel to be served with the existing boundary of the OVSD, and furthermore, a threat to health and safety has not been established to justify approval of an OASA.

² If, instead, a private septic system (or systems) is used for wastewater disposal, no LAFCo action will be necessary.

³ Government Code § 56133(a) states: "(a) city or district may provide new or extended services by contract or agreement outside its jurisdictional boundary only if it first requests and receives written approval from the (Local Agency Formation) commission." Ventura LAFCo refers to an agreement for an extraterritorial service as an OASA. As the property is located outside of the sphere of influence for the OVSD, an OASA can be approved only "... to respond to an existing or impending threat to the health or safety of the public or the residents of the affected territory..." (Government Code § 56133(c)). If an OASA is requested on these grounds to accommodate the sewer service to Machon Village, it is required that "(t)he entity applying for approval has provided the commission with documentation of a threat to the health and safety of the public or the affected residents" (Government Code § 56133(c)(1)). Absent such a threat to health and safety, LAFCo has no authority to approve an OASA and, consequently, the OVSD would have no authority to provide the service.

The initial study provides an environmental analysis from the perspective that an onsite wastewater treatment system would not be used, and therefore the proposed development would not result in environmental impacts related to groundwater quality or on-site disposal of wastewater. However, the analysis should also include an evaluation of the project's consistency with the policies contained within the Ventura LAFCo Commissioner's Handbook, which generally discourage urban sprawl and the extension of urban services to land designated for non-urban-type uses. Specifically, the environmental analysis should include a discussion of the following:

- **Section 3.2.4:** Unless exceptional circumstances are shown, LAFCo will not approve a proposal unless it is consistent with the applicable general plan and any applicable specific plan.
- **Section 3.3.1:** Factors to be considered by the Commission in evaluating a proposal, including whether or not the affected territory is urban in character or urban development is imminent, requiring municipal or urban-type services, and whether the proposal would result in a premature intrusion of urbanization into a predominantly agricultural or rural area.
- **Section 3.3.5:** LAFCo will approve a proposal for a change of organization or reorganization which is likely to result in the conversion of prime agricultural or existing open space land use to other uses only if the Commission finds that the proposal will lead to planned, orderly, and efficient development.
- **Section 4.3.2:** LAFCo will approve sphere of influence amendments and updates which are likely to result in the conversion of prime agricultural or existing open space land use to other uses only if the Commission finds that the amendment or update will lead to planned, orderly, and efficient development.

Please contact me if you have any questions.

Sincerely,



Andrea Ozdy
Deputy Executive Officer

c: Rebecca Lustig, Ventura County Environmental Health Division
Mike Flood, Casitas Municipal Water District
Jeff Palmer, Ojai Valley Sanitary District

Comment # 7 and # 86

Response to Comment from Ventura County Local Action Formation Commission (LAFCo), dated May 20, 2022 and November 18, 2022

The Ventura County Local Action Formation Commission (LAFCO) provided two letters regarding the proposed expansion of sewer service for the Machon Village. This comment letter provides a summary of LAFCO's comments and the County's response to LAFCO's comments.

In its May 20, 2022 letter, LAFCo staff comments that as the proposed expansion of the Machon Village is located on a parcel that is outside of both the Ojai Valley Sanitation District's (OVSD) jurisdictional area and its sphere of influence, both a sphere of influence amendment and annexation to the OVSD would be necessary in order for sewer service to be provided to the expanded portion of the camp facility. In 2005 LAFCo updated its sphere of Influence. As a result, all parcels that were not designated for urban-type uses (i.e., parcels designated for agricultural or open space uses) by the Ojai Valley Area Plan were to be removed from the sphere of influence, unless they were already receiving service from OVSD. This change has rendered the Camp's proposed expansion inconsistent with LAFCo law and Ventura LAFCo policies. Annexation into the OVSD's jurisdictional area would resolve the inconsistency. Prior to the release of the recirculated MND in October 2022, the Camp revised their project to only allow the approximately 1.7 acre Machon Village development on APN 010-0-070-310 (the open space lot) to be developed. The remaining 23.3 acres would remain undeveloped. The MND evaluated the extension of sewer service for the Machon Village in Section A, Item 6 and in the impact discussion for Section B, Item 2A, 2B, 29a and 29b. The MND concluded that with LAFCo's approval of the sphere of influence amendment and annexation to the OVSD to allow sewer connection for the Machon Village, impacts would be less than significant. In its November 18, 2022, review of the proposed project, LAFCo staff commented that limiting development on APN 010-0-070-310 to 1.7 acres would be considered consistent with LAFCo Commission's goal of preserving open space. Annexation into the OVSD's jurisdictional area would render the proposed project consistent with LAFCo law. A decision on the annexation and a change to OVSD's Sphere of Influence will occur after the County decision on the modified CUP is made and no appeals are filed.

Boero, Kristina

From: Diane Bertoy <dbertoy@gmail.com>
Sent: Sunday, May 15, 2022 10:07 AM
To: Boero, Kristina
Subject: MAC mtg May 16, 22 Camp Ramah

8.

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

MAC mtg May 16, 22 Camp Ramah

Greetings Kristina, We are still opposed to the spot lights, noise, traffic, loud speakers, bull horns, amplified rock, rap music type music, nighttime sports, chanting, yelling and late night partys by young adults and older teens (perhaps staff). This raucous noise continues to enter our homes and disrupt our lives. We feel Ventura County Planning has not protected us private Ojai citizens since 6-1-92 when CUP 3048 was approved. Please do not approve their CUP request. Below are attached documents from a historical file review to prove County Planning is not protecting private citizens from this threat to our enjoyment of peace, nature and quiet the Ojai Valley is famous for.

RESOURCE MANAGEMENT AGENCY
county of ventura

Planning Division

Thomas D.
Metcalf

May 16, 1988

Rabbi Glenn Karonsky
Camp Ramah
15600 Mulholland
Los Angeles, CA 90077

Subject: CUP-3048 - Camp Ramah
Request for Meeting

Camp Ramah's request to comply with Condition No. 25 of CUP-3048 for erection of a "six (6) foot high solid fence or wall" by providing redwood slats in the existing chainlink fence is approved. A review of the file and history indicates the primary purpose of this fence requirement is for security purposes to adjoining properties.

As you may recall from our meeting with camp representatives and several of the neighbors in August, 1987, a number of operational changes were proposed to limit noise emanating from the camp and reduce traffic congestion along Fairview Road. To our understanding, these suggestions were to be implemented by the camp during the 1988 season (beginning June 15, 1988) and include: (1) establishing "quiet times" from 10:00 p.m. to 6:00 a.m.; (2) placing a time on external night lights; (3) prohibiting bullhorns and loud music; (4) switching the boys' camp area near the westerly property line with the girls' area located close to the U.S. Forest Service property; (5) requiring that camp counselors act in a manner consistent with the established "quiet times" in the evenings after they finish their normal duties; (6) providing parking on-site for open house events to reduce the impacts to Fairview Road; and (7) providing campers and counselors with an initial orientation which includes directives to reduce noise and nuisance to neighbors.

We have had recent phone contact from several neighboring property owners who are anxious to address these concerns before they become problems this season. Because of the imminence of the camping season, we propose to meet immediately with you and your camp personnel to clarify what measures are going to be implemented and consider options to instituting these measures. Among these options could be that Camp Ramah initiate a permit adjustment to add these measures to existing conditions of CUP-3048. We believe that this option would ameliorate the situation with a minimum of conflict and provide assurances to neighbors that the camp will actually implement these measures.

June 27, 1988

Rabbi Glenn Karonsky
Director
Camp Ramah in California
385 Fairview Road
Ojai, CA 93023

100 JUN 28 PM 1:26

Dear Glenn:

Our meeting on Friday, June 24, was a long awaited opportunity to share a lot of pent-up frustration, as well as an enlightening experience to be able to view the camp and talk to your people.

For the record, and since not all of the neighbors were able to attend, let us summarize the day.

Attending for the neighbors were Jane McKinney, Ted and Barbara Carter, Betty Crosby, Edd Dickman, and John Van der Waal. Included in the supervisory group from the Camp were yourself, David Lazar, Gil Graff, Robin Graff, Mitch Cohen, and Elana (whose last name we missed) from Israel, and possibly others we have missed.

Our first meeting with the above individuals was pointed, open and set the stage for the planned afternoon meeting with the camp staff. Highlights of this first meeting, were as follows:

1. Noise - specific examples by the neighbors of the basic problems of noise included bullhorns (disconnected now), quiet hours (from 10:00 P.M. till 6:00 A.M.), night time tennis and basketball, "getto-blast" music, shouting, fighting, and crude language were among the items specifically cited as problems. The way in which noise carries at night was discussed, and the fact that Ojai weather lends itself to open windows in the summer which makes the noise even more obvious to the neighbors.
2. Traffic on Visitors Day - The total blocking of Fairview Road in both directions for several hours was specifically addressed both from a traffic control point of view as well as in the event of an emergency situation.
3. Communication - The difficulty experienced in the past in trying to reach a responsible individual late at night was discussed. Additional phone numbers and a "beeper" for Glenn were and will be provided.

The above meeting lasted for almost two hours and the exchange of ideas, thoughts, and problems, was both pointed and frank.

The entire group then joined the camp personnel at lunch in the camp cafeteria.

Following lunch a meeting was held in the Synagogue with about 200 members of the camp staff, as well as the individuals mentioned above.

Highlights of the above meeting, were as follows:

1. - Noise - the same items mentioned above were reviewed, with specific reference to individual situations. It was surprising to learn that some of the staff (who had been at the camp for several years before) were not aware that there were any neighbors - or that there was any kind of noise problem.

It was pointed out that the noise problem is apparently not with the children in the camp who are required to be in bed by 10:00 P.M., but with the camp staff who are free from 10:00 P. M. until 12:15 AM when the gates are locked. Pointed reference was made to the fact that the people in the room were the problem and not the children.

2. Past and future of the camp - A brief history of the camp was reviewed, from its location on Foothill to its present location on Fairview. At the time of its relocation to Fairview the camp had only one neighbor. Now there are six immediate neighbors on Fairview and some 40 neighbors on Foothill. The conditional use permit was explained and described, and that it was by "permission" from the County of Ventura that the camp was allowed to continue, and that if the problems being addressed could not be resolved by direct communication between the neighbors and the camp, a formal protest to the County would be the only recourse by the neighbors - this resulting in major changes. It was apparent that this came as a surprise, but was certainly understood.

3. Questions and answers - a number of questions were asked both by the neighbors and by the staff regarding specific areas of concern. These were answered directly and completely by both sides.

Tour of the grounds - Following the meeting the neighbors were invited to tour the grounds. It is significant that only one neighbor had ever been on the grounds, and a better understanding of the physical layout was extremely beneficial, particularly since the neighbors were able to point out their homes (most of which are not readily apparent by casual observation from the camp).

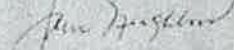
In closing let us say that for the first time in 20 years there has been an alternative to the "Camp Ramah Problem" for the neighbors which goes far beyond merely calling the police, and if the commitments, understanding of the problems and awareness of the alternatives are clear, we look forward to the summer of 1988 being markedly different from past summers.

As part of an on-going communication program, it was agreed that any and all individuals involved would meet again on July 18 at

11:00 A. M. at the Directors cottage to share an update. The date was selected on the basis of being the day after the first Visitors Day.

We would be remiss to not acknowledge the valuable contribution you personally have made to the positive current atmosphere. Your willingness to address the problems head-on, meet personally with the neighbors and to make yourself and staff available have formed the foundation for communication which has never existed before. Our thanks, and positive feeling for more of the same.

Cordially,



Your Neighbors

cc: Jane McKinney
Ted/Barbara Carter
Lou/Glenda Brunette
Bruce/Lavonne Vail
Betty Crosby
Ronald Mullins
Edd Dickman
John Van der Waal
Kelly Scoles
Robert Laughlin ←
Polly Bee
Bill Shulman

Thank you and please hear us this time.

Diane Bertoy
1447 Foothill Rd
Ojai, CA 93023
805-794-2792

Boero, Kristina

From: Ren Adam <renadam100@gmail.com>
Sent: Monday, May 16, 2022 10:26 AM
To: Boero, Kristina
Subject: Camp Ramah

9.

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

Hello

I've lived on Foothill Road, overlooking Camp Ramah, for 30 years, and must say the noise generated by their summer camps is very distracting, and annoying, to say the least. Consequently, I am against the modification of CUP 3048 Case PL 18-0052.

Thank you for your consideration in this matter.

Ren Adam
1459 Foothill Road
Ojai, CA 93023



Ren L. Adam

Publisher

OJAI VALLEY DIRECTORY

The Valley's #1 Information Resource since 1926

In Print | Online | Mobile App

805.320.8458 mobile

805.646.5074 office

805.646.2124 fax

www.VisitOjai.com

Boero, Kristina

From: aryna@earthlink.net
Sent: Monday, May 16, 2022 1:35 PM
To: ovmac; Boero, Kristina
Subject: MAC mtg May 16, 22 Camp Ramah

10.

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

We are AGAINST granting the 20 YEAR Major Modification of CUP 3048 Case PL 18-0052. We stand with our friends opposed to the spotlights, noise, traffic, loud speakers, bull horns, amplified rock, rap music type music, nighttime sports, chanting, yelling and late night parties by young adults and older teens (perhaps staff). This raucous noise continues to enter their homes and disrupt their lives. Please do not approve the Camp Ramah CUP request. There are major water issues as well. This expansion will use water from the Ojai Valley which is draught conditions.

Sincerely,
Aryna Swope
810 Quail Street
Ojai, Ca. 93023

Dear Ojai Valley Municipal Advisory Council

I am seriously concerned about the breadth of the CUP proposed for Camp Ramah for the upcoming **20 years!** As residents of the adjoining neighborhood impacted by their activities we were not even notified of this request. We by happenstance found out about this just days ago.

1. The proposed CUP is in violation of noise ordinances

The Ventura County noise ordinance is actually restricts noise audible to the human ear more than 50' from the property from **9pm to 7am**. I have attached a copy of the noise ordinance. I am approximately 1 mile from Camp Ramah as the crow flies and I hear their noise day and night when camp is in session. We are denied the peaceful enjoyment of our property because they have not heeded complaints from our neighborhood. We should not have to listen to a dance party every day and night all week long. If someone wants to hold an outdoor cello concert for example, it is impossible as the thump of the hip hop overwhelms softer music. Impacted neighbors cannot so much as sit and enjoy the outdoors without having to listen to someone else's very loud music selection. Amplified music at night can impact the ability to sleep with windows open and enjoy fresh air impacting health.

2. The operation of the Camp has lost community trust

There is a history of residents of the neighborhood adjacent to Camp Ramah making many noise complaints. The Camp has had ample opportunity to install mitigation measures with the welfare of the neighborhood in mind and has failed to do so. They use amplified music, loud speakers, megaphones all days and nights of the week without regard to the neighbors affected. The camp has lost the trust of the neighborhood. As there were recommendations in the past to eliminate bullhorns and loud music the camp has not heeded. To allow them a CUP for 20 years without community approval is irresponsible to the Ventura County residents of this community. There should be some accountability to the residents of this community.

11-1

This CUP also request legalization of illegally built non-permitted structures. The camp is not playing by the law and is not trustworthy.

3. Enforcement

Allowing the Camp to have amplified music, loud speakers, megaphones any day and night of the week make it impossible to police their violations. Police have no way to assess the decibels of the noise emanating from the camp. Temporary measures such as sound blankets are just that...temporary measures that can be rolled up, especially by teenagers. Amount of noise escaping from the tented areas are difficult to measure and police. Loud speakers can be turned around. Volume can be turned up. Teenagers do this kind of thing. Their solutions are not permanent can can be altered after issuance of a CUP. Using police resources to investigate a noise complaint when the police have other pressing matters is an irresponsible use of resources and often the police come hours after the noise has abated on its own accord sometimes as late as midnight. Israeli Dance nights are proposed in this CUP and can occur on any night of the week and they have indicated in the application that the noise will violate noise standards between 10pm to 6am. Imagine if this was next door to you!

11-2

4. Mitigation measures have not been tested by the neighborhood.

11-3

The proposed mitigation measures have not been put in place and tested during a full summer camp season for the neighbors to fully experience what will really happen. I know Camp Ramah has paid for studies done on their behalf. However if the past is any indication of how they operate the studies are in their favor and are meaningless when it comes to actually abating the noise affecting the neighbors peaceful enjoyment of their properties. The neighbors should be able to evaluate these mitigation measures and recommend additional measures prior to approval of the CUP. We believe these small concessions to try to mitigate sound are temporary and just a ruse to get the CUP which will actually increase noise as it will allow for more development, more events and more participants and more housing in an area that funnels any noise into our neighborhood, We believe the noise is going to get worse, not better.

5. California Penal Code Section 372 PC and § 373a PC: Public Nuisance

The conduct of Camp Ramah has been so egregious that it might be considered as a public nuisance that affects the livability of the entire neighborhood. By supporting the approval of the CUP that allows amplified music is continuing to permit these conditions. Criminal charges of maintaining or permitting a public nuisance under California Penal Code Section 372 PC and California Penal Code Section 373a PC may be brought against the those responsible and/or who permitted the nuisance to continue. By allowing them to continue this public nuisance it is akin to allowing a party to commit other typical misdemeanor charges such as petty theft, assault, vandalism, etc.....Every Day and Every Night! Please protect our community.

11-4

6. California Penal Code Section 415.

Under the guidelines of Section 415 of the California Penal Code, it is illegal for any resident (in this case Camp Ramah) to knowingly create loud and unreasonable noises as a means of disturbing another. Unnecessary noise can be a violation at any time. Camp Ramah using amplified music and megaphones outside anytime of day may be a violation of Code Section 415. This is unnecessary noise affecting a residential neighborhood bordering peaceful and quiet natural wildlands and open space. This is a designated rural area with designated open space. They know this noise disturbs us. We do not agree that the mitigation measures are sufficient and oppose any CUP that would allow amplified sounds day or night.

11-5

7. Financial Impact

Allowing a noise nuisance to continue at Camp Ramah negatively impacts the value of our properties whether for sale or rent.

11-6

8. Mitigation

Camp Ramah has proposed noise mitigation and they plan on spending large sums of money to expand the structures on the camp grounds. They have the funds. They have just chosen to continue making loud noise, amplified music, use of megaphones all day and night despite the complaints of neighbors. They do not control the noise made by their counselors after hours. Contact numbers have been useless. Efforts to call the police have been useless. It is impossible to enforce suggested mitigation measures. The camp has funds to build a dance hall, but they are choosing to build for expansion and continue neighborhood disturbance instead. Sound blankets can be removed. Loud speakers can be turned up and turned around.

11-7

9. Our house was built in 1960 before Camp Ramah. This is not a question of them being in operation for a long period of time. We are in a residential neighborhood adjacent to quiet rural space that has been here for longer. Their CUP is expiring. They should not be allowed to extend under the current proposal let alone a major expansion. As a community impacted by their operation we should have some input on what mitigation measures are implemented if they are to continue any operation. Self monitoring has not worked.

11-8

10. Violation of dark sky ordinance. We oppose any violation of the dark sky ordinance,

11. We oppose any increase of water usage by Camp Ramah.

12 We oppose the construction of Machon village which will be in our direct line of sight and will **create additional noise impact day and night**. Our understanding is that this development is on vacant land with rural and/or open space designation and we oppose any development on land designated as open space.

11-9

13. We also oppose removal of the oak trees and environmental impact of the development.

14. We oppose Annexing acres which would allow for more participants and more noise and may eventually limit current trail access.

15. We oppose their intent to increase noisy operations all year long, not just in the summer months.

16. The proposed increase of traffic of huge buses could be a hazard, especially now that highway 33 has been reduced to one lane going through town and that access is critical to access emergency services.

17. The neighborhood has a history of trying to work with the camp to mitigate impact. It hasn't worked. They should not be allowed to expand, They should not get another CUP without significant permanent mitigation measures, especially with respect to noise and light and traffic. Any CUP should be on a probation basis and with a limit of 1 year.

PROPOSAL

We require permanent mitigation measures that are not easily reversed if the camp is to continue its operation and receive any kind of CUP to continue the level of its current operations.

We propose

1. Require the development of a sound proof structure on the property for amplified music. The Camp is proposing additional structures on the property and we request that the plan be modified to include a structure for enclosing loud music and other loud noise. Dance classes and noisy events such as amplified plays and concerts and even noisy registration events should be required to be held inside the sound proof structure. Have a double door entry system to contain the noise during entry and exit.
2. No exterior amplified music, loud speakers, or megaphones. We feel the loud music constantly played every day and night of the week is a nuisance and disturbance. As citizens we should be allowed the peaceful enjoyment of our properties.
3. Cafe Ezra should not be allowed to amplified music until 11pm. Enclose the space, eliminate amplified sounds. Same with the girls gazebo.

11-10

11-11

4. Camp Ramah should monitor their counselors and not let them make noise in violation of the Ventura County noise ordinance. Counselors should only be allowed in enclosed spaces after 9pm if they are going to be making any noise.
5. Megaphones/bullhorns should be prohibited. Cell phones are a great resource and can be used to manage large groups.
6. Require the camp to comply with the Ventura County noise ordinance.
7. Require the camp to comply with California Penal Code Section 415: Disturbing the peace.
8. Require the camp to comply with California Penal Code Section 372 PC and § 373a PC: Public Nuisance
9. After permanent mitigation measures have been agreed to and put in place allow for a longer period of review to assess the real neighborhood impact of allowed operation under new measures before a CUP (for 20 years!) is approved. **Maximum CUP one year at a time!**
10. The CUP should include a provision to revoke the CUP if violations are committed and exactly what documentation is necessary for proof of violation and to whom documents should be submitted and authority and time frame required to act on violations.

11-12

11-13

We would like to thank the commission for their service and consideration of our complaints hereby filed with you against Camp Ramah. Because we were barely informed of this application just days ago we would like to extend the period of time allowed for submittal of comments so we can inform our neighbors. We would like at least a month extension so that others have time to review the impact study and submit comments. Extend the period for public comments to June 16.

Lets get the mitigation measures right and not rush through a CUP in the dark of night while not notifying those impacted.

We oppose approval of the CUP for Camp Ramah PL18-0052. Mitigation measures are not sufficient. Camp Ramah has been a bad neighbor.

Thank you for your consideration.



Elaine Aliberti & Jeff Ure
1417 Foothill Rd
Ojai, CA 93023

ORDINANCE NO. 4124

AN ORDINANCE OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF VENTURA REGARDING LOUD
AND RAUCOUS NIGHTTIME NOISE IN RESIDENTIAL ZONES

The Board of Supervisors of the County of Ventura ordains as follows:

Section 1. Article 11 is hereby added to Chapter 2, Division 6 of the Ventura County Ordinance Code as follows:

ARTICLE 11

LOUD OR RAUCOUS NIGHTTIME NOISE IN RESIDENTIAL ZONES

Sec. 6299-1 - Loud or Raucous Noise Prohibition

No person shall create within any residential zone of the County of Ventura any loud or raucous noise which is audible to the human ear during the hours of 9 p.m. to 7 a.m. of the following day, at a distance of 50 feet from the property line of the noise source or 50 feet from any such noise source if the noise source is in a public right-of-way.

Sec. 6299-2 - Definitions

For purposes of this Article, the following definitions shall apply:

- a. "Person" means any individual, association, firm, organization, partnership, corporation or other entity, but does not include any government entity or public utility.
- b. "Residential Zone" means any areas within the unincorporated portion of Ventura County that are zoned:
 - 1. Single-Family Residential (R-1)
 - 2. Two-Family Residential (R-2)

3. Residential Planned Development (R-P-D)
4. Single Family Estate (R-O)
5. Rural Exclusive (R-E)
6. Coastal Single-Family Residential (C-R-1)
7. Coastal Two-Family Residential (C-R-2)
8. Coastal Residential Planned Development (C-R-P-D), or
9. Coastal Rural Exclusive (C-R-E),

as provided in Chapter 1 and Chapter 1.1 of Division 8 of this Code.

- c. "Loud or raucous noise" means sounds from: 1) the use or operation of any radio, musical instrument, phonograph, television receiver, video cassette recorder, or any machine or device for the production, reproduction or amplification of the human voice or any other sound or 2) the use or operation of any lawn mower, backpack blower, blower, lawn edger, riding tractor or other mechanical or electrical device or hand tool.

Sec. 6299-3 - Penalty

It is unlawful for any person in the unincorporated areas of Ventura County to do any of the acts prohibited by this Article. Any person who violates any of the provisions of this Article shall be guilty of a misdemeanor/infraction and, upon conviction thereof, shall be punished in accordance with Section 13-2 of the Ventura County Ordinance Code.

Sec. 6299-4 - Severability

If any provision or clause of the Article or the application thereof to any person or circumstance is held to be unconstitutional or otherwise invalid by a final judgment of

any court of competent jurisdiction, such invalidity shall not effect any other provisions, clauses or application, and to this end, the provisions and clauses of this Article are declared to be severable.

PASSED AND ADOPTED this 10th day of December, 1996, by the following vote:

AYES: SUPERVISORS

Lacey, Kildee, Mi Kels,
Flynn and Schillo.

NOES:

None.

ABSENT:

None.

Frank Schillo

CHAIR, BOARD OF SUPERVISORS

ATTEST:

RICHARD D. DEAN, County Clerk,
County of Ventura, State of
California, and ex officio Clerk of
the Board of Supervisors thereof.

By

Roberto Rodriguez
Deputy Clerk



Comment # 11

Response to Comment from Elaine Alberti, dated May 16, 2022

- 11-1. The Commenter raised concerns that the Camp has lost the community's trust for failure to implement mitigation and other conditions limiting noise at the camp. The MND evaluated noise in the impact discussion for Section B, Item 21. The current CUP does not require noise mitigation limiting the use of amplified music. The Camp will be required to implement four recommended Mitigation Measures (N-1 through N-4) that would reduce noise impacts to offsite residences in and around the Camp. Speakers will be positioned at the amphitheater to the northeast and northwest, in the direction of the audience, and away from the eastern property line; noise attenuation devices (i.e., sound blankets) will be installed on the southern and eastern fence at the basketball courts and the southside of the tennis court; a sound monitoring system will be installed on the amplification systems; and, the Camp will designate a primary and secondary contact person that will be available, via telecommunication, 24 hours a day. These recommended mitigation measures apply year-round and only the Camp owned amplification system with approved sound attenuation mechanisms can be utilized. With the implementation of the proposed mitigation, the MND found that environmental impacts related to noise are less than significant. These recommended mitigation measures will be included as conditions of approval for the CUP to ensure noise generation does not exceed the outdoor noise thresholds listed in General Plan Hazards Policy HAZ-9.2.
- 11-2. The Commenter is concerned that allowing the camp to have amplified sound will make it impossible to police their violations. The MND did not evaluate the applicant's possibility of violating their CUP as it is not an environmental impact subject to the California Environmental Quality Act (CEQA). Assuming approval of this permit by the decision-maker the Camp would be required to comply with all conditions of approval, which include noise attenuation from the Camp's programs and events for the duration of the term of the permit. The Planning Division has the authority to inspect the site to ensure that the Camp is following all conditions and mitigation measures. CUP conditions, including all mitigation measures, can only be altered through a permit adjustment or modification of the permit. The Commentor also asserts that the noise mitigation, such as the sound blankets are temporary, can be removed by teenagers and can be altered after CUP issuance. None of the noise mitigation requirements are temporary. Recommended Mitigation Measure N-2 requires acoustical blankets be installed one hour before the start of any activities or programs at the tennis courts, have no gaps and extend from the ground to a height of 10 feet above the ground. In addition, the camp is required to prepare a written procedure for camp staff that outlines the protocol for placing the acoustical blankets on the fencing along the southern and eastern sides of the courts.
- 11-3. The Commenter asserts that the mitigation measures have not been put in place and tested during a full camp season for the neighbors to fully experience what will

really happen. The MND evaluated noise impacts from offsite residents in the impact discussion for Section B, item 21. The MND concluded that based on the offsite noise measurements that were taken from three of the closest residents when the camp was in session, there were 7 instances where a recorded sound level exceeded the General Plan noise thresholds at these three offsite properties (Exhibit 4, Attachment 14). In addition to the implementation of the four recommended mitigation measures noted in Response No. 11-1 above, the project will include a condition of approval that after the recommended noise mitigation measures are implemented, the Camp, in coordination with the County Planning Division, must conduct noise monitoring to demonstrate compliance with County standards. Supplemental noise reduction measures will be required if necessary to achieve compliance with County standards.

- 11-4. The Commenter asserts that the conduct of the camp has been so egregious that it might be considered a public nuisance, pursuant to California Penal Code Sections 372 and 373a. The concept of the Camp's conduct as a nuisance is not considered an environmental impact and therefore is not subject to environmental review pursuant to the California Environmental Quality Act. Therefore, the MND did not analyze this concept.
- 11-5. The Commenter asserts that the camp is in violation of California Penal Code Section 415 as the camp knowingly creates loud and unreasonable noise as a means of disturbing another. The Camp will create noise that exceeds General Plan noise thresholds from use of amplified music during certain outdoor events. However, with the implantation of the four recommended Mitigation Measures discussed in Response to Comment No. 11-1, above, impacts to offsite noise sensitive receptors will be less than significant.
- 11-6. The Commenter asserts that approval of the proposed project would reduce nearby and adjacent property values. The concept of property values is not considered an environmental impact and therefore is not subject to environmental review pursuant to the California Environmental Quality Act. Therefore, the MND did not analyze this concept.
- 11-7. The Commenter asserts that the camp plans on spending large sums of money to expand structures onsite and chose to continue with creating a noise impact on the surrounding neighbors. The Camp's financial plans is not considered an environmental impact and therefore is not subject to environmental review pursuant to the California Environmental Quality Act. Therefore, the MND did not analyze this concept. The MND did evaluate noise in the impact discussion for Section B, Item 21. The Machon Village will provide additional program and living space for campers. The current CUP does not require noise mitigation limiting the use of amplified music. The MND concluded that noise impacts from the use the amplified equipment would be potentially significant. However, the impact would be reduced to a less than significant level with the implementation of four recommended mitigation measures (N-1 through N-4) that would reduce noise

impacts to offsite residences in and around the Camp. These recommended Mitigation Measures are discussed in Response to Comment No. 11-1, above.

- 11-8. The Commenter asserts that the Camp's CUP is expiring, and they should not be allowed to extend the use under the current proposal let alone a major expansion. Currently, the Camp is allowed to operate without any expiration date. The MND evaluated the expansion of the CUP boundary in Section A, item 6 and in the impact discussion for Section B, Items 2A, 2B, 2C, 2D, 4A through 4E, 6, 7A, 8A, 17A, 21, 22, 23, 25, 27(a)1, and 27(a)4 and in Master Response (MR)-12. The MND evaluated the CUP term in Section A, Item 6. Expiration of an existing CUP is regulated by the County's Non-Coastal Zoning Ordinance (NCZO) Section 8111-2.10, which allows an applicant to continue operation of their approved permit during the application renewal process.
- 11-9. The Commenter asserts that the construction of the Machon Village will be in their direct line of site and creates additional noise impacts. The concept of private views is not considered an environmental impact and therefore is not subject to environmental review pursuant to the California Environmental Quality Act. Therefore, the MND did not analyze this concept. Regarding additional noise impacts, the Commenter does not specify what the additional noise impacts are. In any case, with the implementation of the four recommended mitigation measures evaluated in the MND impact discussion for Section B, Item 21 and in MR-1.A, outdoor noise thresholds listed in General Plan Hazards Policy HAZ-9.2 will not be exceeded. These recommended Mitigation Measures are discussed in Response to Comment No. 11-1, above, and apply to the existing camp area as well as the proposed Machon Village and OS zoned parcels included in this CUP modification request.
- 11-10. The Commenter suggests that the camp build a soundproof structure for enclosing loud music and other loud noise, rather than the Machon Village. The MND evaluated the effects of noise from the use of fixed and portable sound amplification devices in the impact discussion for Section B, Item 21 and in MR-1.A. The village would serve as the new location of the existing leadership training program for campers entering the 11th grade, however, existing summer and non-summer month camp events will continue to occur onsite. The project will include conditions of approval that will require the Camp to allow the use of fixed amplified sound system in six designated outdoor locations onsite. Amplified sound systems will operate between 9:00 a.m. and 10:00 p.m. except for Café Ezra which closes at 11:00 p.m. on Thursdays during the summer sessions and uses low-level ambient music. With the implementation of the four recommended noise mitigation measures evaluated in the MND and summarized in MR-1.A, outdoor noise thresholds listed in General Plan Hazards Policy HAZ-9.2 are not expected to be exceeded. To ensure that the noise mitigation complies with the General Plan noise thresholds, the project will include a condition of approval that will require the Camp to test and obtain noise measurements from the three nearest offsite

residences to the camp following installation of the sound attenuation devices as required by recommended Mitigation Measure N-3.

- 11-11. The Commenter proposes that Café Ezra should not have amplified music until 11:00 p.m. The MND evaluated noise at Café Ezra in the impact discussion for Section B, Item 21. The café will use a portable speaker to play music on Thursdays during the summer months. The MND concluded the noise associated with Café Ezra would not exceed General Plan noise thresholds. This conclusion is based on noise measurements included in the February 2020 Dudek noise study (Exhibit 4, Attachment 13) prepared for the project, which found that the average nighttime noise levels from the closest adjacent property boundary to the north, east, and west were between 17 dB(A) and 35 dB(A). The General Plan threshold between 10:00 p.m. to 6:00 a.m. is 45 dB(A) or ambient noise level plus 3dB(A).
- 11-12. The Commenter proposes that the maximum term for the CUP should be one year at a time. The MND evaluated the proposed CUP term in Section A, Item 6. Assuming approval of this permit by the decision-maker the Camp would be required to comply with all permit conditions of approval for the duration of the permit term.
- 11-13. The Commenter proposes that the CUP should include a provision to revoke the CUP if violations are committed and indicate exactly what documentation is necessary for proof of violation. Assuming approval of this permit by the decision-maker, the Camp would be required to comply with all conditions of approval for the duration of the permit. This compliance requirement is not an activity that is subject to evaluation for potential environmental impacts pursuant to CEQA as it is an action that requires regulatory compliance. The project will include a condition of approval that will require the Camp to comply with all conditions of the CUP. Failure to abide by and comply with any condition of the CUP would constitute grounds for enforcement action provided in the NCZO (Article 14) and may include suspension of the permitted land uses, modification of the CUP conditions of approval, imposition of civil administrative penalties; and/or revocation of this CUP.

Boero, Kristina

From: Julie Grist <jgrist@mac.com>
Sent: Monday, May 16, 2022 11:55 AM
To: ovmac
Subject: Opposition to Camp Ramah CUP: Case PL-180052, CUP No. 3048

12.

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

To the Ojai Valley Municipal Advisory Council:

I am writing to oppose approval of the **"Major Modification to Conditional Use Permit" for Camp Ramah** which will be heard by County Planning on May 25.

If approved, this CUP would significantly affect residents of Ojai for the next twenty years. Approval of this CUP would erode the quality of life and tranquility of our Ojai Valley as our community has grappled over the years with the noise and activity at Camp Ramah. We like the 'camp' side of the operation and enjoy hearing the kids playing, singing and having fun. However, Camp Ramah is now requesting approval for expanding both the physical and event aspects of their operation which causes us great concern.

In short, our concerns include:

1. Excessive noise, light pollution and vibrations from Camp Ramah renting outdoor spaces for camp and non-camp events late into the night. Neighbors up to a mile away from the camp have complained over the years, the camp says they are mitigating these concerns but other than taking residents' complaints, do nothing about the public nuisance they are creating. Their 'self-monitoring' has not worked. They are asking for over 90 events annually, in addition to their regular camp program, which means potentially two loud amplified outdoor events per week in addition to camp events.
2. Expansion of the Camp Ramah footprint from 83 acres to 431 acres (twice the size of the Ojai Valley Inn) that also allows them to significantly increase the number of people on the site. Many times there are more than 700 people on site at a time. We understand the camp's population could be increased significantly with the acreage expansion. The expansion could also stress Ojai's water resources during our severe drought.
3. Access to well-used public hiking trails (Cozy Dell, Foothill Trail) could be closed off should Camp Ramah have a CUP for the entire acreage.
4. Destruction of protected oak trees and native habitat to expand their dormitory space with construction of "Machon Village" a 10,000 square foot set of structures including two-story cabins and additional outdoor 'gathering spaces'.
5. Legalization of a number of structures Camp Ramah already built, without permits, thus rubber-stamping buildings that never went through the regular permitting process. Any other business in the county would be required to go through the permitting process.
6. The CUP would allow 'Cafe Ezra', the outdoor space for camp counselors, to have amplified music every Thursday night until 11 pm. This goes well past city and county noise ordinances, and disturbs the peace, decreases property values in the area, and really impacts our ability to enjoy quiet evenings and nights. Since Camp Ramah is located in a bowl, the sound travels clearly up three sides of the valley, affecting residents on Fairview, Foothill and along Hwy33.

I sincerely hope that you, as our Municipal Advisory Council, will take a close look at these issues and represent the residents' concerns about the CUP. We can't let Camp Ramah continue to disrupt our once-quiet life here in Ojai.

Sincerely,

Julie Grist
1477 Foothill Road
Ojai, CA 93023

323-327-2271

Boero, Kristina

From: Nancy Hanks Kroy <nancykroy@gmail.com>
Sent: Monday, May 16, 2022 12:06 PM
To: ovmac; kristina.borero@ventura.org
Subject: MAC Mtg May 16th - Camp Ramah

13.

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

To whom it may concern,

I strongly support my neighbors and friends that are affected by the noise and disruption caused by Camp Ramah and oppose granting the 20 Year Major Modification of CUP 3048 Case PL 18-0052.

Thank you.

Nancy Hanks Kroy
1464 Foothill Rd.
Ojai, CA 93023

Boero, Kristina

From: Betsy Bachman <eabirder916@gmail.com>
Sent: Monday, May 16, 2022 2:09 PM
To: Boero, Kristina
Subject: Camp Ramah

14.

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

I am against extending/expanding the CUP for Camp Ramah. I support our fellow Foothill Rd neighbors who are greatly affected by the noise levels. Also I am concerned by the amount of potential water use caused by the extensive expansion of their camp. Thank you.

Elizabeth Bachman
1404 Foothill
Ojai

Boero, Kristina

From: Betsy Bachman <eabirder916@gmail.com>
Sent: Monday, May 16, 2022 2:15 PM
To: ovmac
Subject: Camp Ramah

15.

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

I do not support the modification of the CUP for Camp Ramah. Our Foothill neighbors are greatly affected by the excessive noise past quiet hours, and I am also concerned about the water usage by the expanded camp. The camp is a good neighbor except for the loud noise/music late at night which has not abated. They are in a residential neighborhood. Thank you.

Elizabeth Bachman
1404 Foothill
Ojai CA

Boero, Kristina

From: ovmac
Sent: Monday, May 16, 2022 3:26 PM
To: Trunk, Jennifer; Boero, Kristina; Steve Welton
Subject: Fwd: Camp Ramah: Conditional Use Permit

16.

Maruja Clensay
Supervisor Matt LaVere - District 1

Sent from my mobile device. Please excuse typos and brevity.

From: asihome@silcom.com <asihome@silcom.com>
Sent: Monday, May 16, 2022 3:19:32 PM
To: ovmac <ovmac@ventura.org>
Cc: 'Elaine Aliberti' <pcfencing@icloud.com>; 'Diane Bertoy' <dbertoy@gmail.com>
Subject: RE: Camp Ramah: Conditional Use Permit

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

To whom it may concern:

We have in the last 24 hours become aware of the application for CUP for Camp Ramah. Unfortunately we are out of state just now and not in a position to study the application nor present written comment for tonight's meeting. We tried to glance through (on iPhone) the lengthy review documents but cannot determine much from this. We will review the available documents thoroughly upon our return next week.

Immediately though please recognize our concern that:

1. Neighbors in close proximity to the Camp Ramah property were not notified of the CUP application
2. We feel that at least some members of the Upper Foothill Property Owners Assoc are in jeopardy of impact from this project and should have right to study/comment.
3. We request that the application process be delayed in order to evaluate and notify potentially affected owners that were not previously notified.

Thank you,
John & Ellen Coudray
1393 Foothill Rd.
Ojai, CA 93023

asihome@silcom.com
805-689-3982 (Ellen's mobile)

From: Elaine Aliberti <pcfencing@icloud.com>
Sent: Monday, May 16, 2022 12:21 PM
To: Ellen Coudray <asihome@silcom.com>; Gail Moore <gail_moore@sbcglobal.net>; Karen Kelly

<yogaalters.kk@gmail.com>

Subject: Fwd: Camp Ramah: Conditional Use Permit

Hi Friends.

I am asking for your help to oppose a major expansion of Camp Ramah that will significantly impact our neighborhood. The Ojai Valley Land Conservancy is also against this major expansion that will impact us for the next 20 years without recourse. We need people to show up at the meeting tonight at 7pm at 18 Valley Rd in Oak View. If you can't show up in opposition, please submit a letter opposing the proposed Major Modification to Conditional Use Permit No. 3048 (case # PL 18-0052) for Camp Ramah on Fairview Road in Oakview. We oppose this proposal because the noise, traffic & other issues will negatively impact our community for the 20 year duration of the permit.

Submit your letter to
OVMAC@VENTURA.ORG

ALSO CALL AND SUBMIT YOUR LETTER TO:

District 1 - Supervisor Matt LaVere. **800 S. Victoria Ave., L#1900, Ventura, CA 93009**
Phone: (805) 654-2703 | Fax: (805) 654-2226
Email: Matt.LaVere@ventura.org

BELOW IS A LETTER THAT EXPLAINS THE SITUATION

Begin forwarded message:

From: Julie Grist
Subject: Camp Ramah: Conditional Use Permit

I admire OVN's thorough news reporting and investigation into matters that affect our Ojai community, and am reaching out to you about the **"Major Modification to Conditional Use Permit" for Camp Ramah.**

If approved, this CUP would significantly affect residents of Ojai for the next twenty years. Approval of this CUP would erode the quality of life and tranquility of our Ojai Valley as our community has grappled with noise and activity at Camp Ramah. We like the 'camp' side of the operation and enjoy hearing the kids playing, singing and having fun. However, Camp Ramah is now requesting approval for expanding both the physical and event aspects of their operation, and causes us great concern.

A hearing before the Ojai Valley MAC is happening tonight at 7 pm (notice attached.) We received notice of this CUP rather late and are just now organizing community residents. We are hoping to get a small turnout tonight, and a much larger public turnout on May 25 when it goes before Ventura County Planning. I have attached the 15 page Notice of Intent from Planning in which we have highlighted some of the items which pose most pressing concern for Ojai residents. In short, our concerns include:

1. Excessive noise, light pollution and vibrations from Camp Ramah renting outdoor spaces for camp and non-camp events late into the night. Neighbors up to a mile away from the camp have complained over the years, the camp says they are mitigating these concerns but other than taking residents' complaints, do nothing about the public nuisance they are creating. Their 'self-monitoring' has not worked. They are asking for over 90 events annually, in addition to their regular camp program, which means potentially two loud amplified outdoor events per week in addition to camp events.

2. Expansion of the Camp Ramah footprint from 83 acres to 431 acres (twice the size of the Ojai Valley Inn) that also allows them to significantly increase the number of people on the site. Many times there are more than 700 people on site at a time. We understand the camp's population could be increased significantly with the acreage expansion.

3. Access to well-used public hiking trails (Cozy Dell, Foothill Trail) could be closed off should Camp Ramah have a CUP for the entire acreage.

4. Destruction of protected oak trees and native habitat to expand their dormitory space with construction of "Machon Village" a 10,000 square foot set of structures including two-story cabins and additional outdoor 'gathering spaces'. See the attached document which outlines the environmental impact.

5. Legalization of a number of structures Camp Ramah already built, without permits, thus rubber-stamping buildings that never went through the regular permitting process. Any other business in the county would be required to go through the permitting process.

6. The CUP would allow 'Cafe Ezra', the outdoor space for camp counselors, to have amplified music every Thursday night until 11 pm. This goes well past city and county noise ordinances, and disturbs the peace, decreases property values in the area, and really impacts our ability to enjoy quiet evenings and nights. Since Camp Ramah is located in a bowl, the sound travels clearly up three sides of the valley, affecting residents on Fairview, Foothill and along Hwy33.

I am writing on behalf of a small group of Ojai residents in the Fairview and Foothill area and we hope you'll consider OVN exploring this matter further. Should you want to speak to one of our group I'd be happy to share their contact info.

Sincerely,

Julie Grist
1477 Foothill Road
Ojai, CA 93023

323-327-2271

Link to 500 page document from

Planning: <https://www.dropbox.com/s/pgyi02ofqpuh79/Study%20for%20Ramah%20CUP%20%20May%202022%20MND%20PL18-0052.pdf?dl=0>

Boero, Kristina

From: ovmac
Sent: Monday, May 16, 2022 3:27 PM
To: Trunk, Jennifer; Boero, Kristina; steve@sepps.com
Subject: Fwd: Opposition to Camp Ramah CUP: Case PL-180052, CUP No. 3048

17.

Maruja Clensay
Supervisor Matt LaVere - District 1

Sent from my mobile device. Please excuse typos and brevity.

From: PAUL HOLAHAN <holahan@mac.com>
Sent: Monday, May 16, 2022 3:21:11 PM
To: ovmac <ovmac@ventura.org>
Subject: Opposition to Camp Ramah CUP: Case PL-180052, CUP No. 3048

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

To the Ojai Valley Municipal Advisory Council:

I am writing to oppose approval of the "Major Modification to Conditional Use Permit" for Camp Ramah which will be heard by County Planning on May 25.

If approved, this CUP would significantly affect residents of Ojai for the next twenty years. Approval of this CUP would erode the quality of life and tranquility of our Ojai Valley as our community has grappled over the years with the noise and activity at Camp Ramah. We like the 'camp' side of the operation and enjoy hearing the kids playing, singing and having fun. However, Camp Ramah is now requesting approval for expanding both the physical and event aspects of their operation which causes us great concern.

In short, our concerns include:

1. Excessive noise, light pollution and vibrations from Camp Ramah renting outdoor spaces for camp and non-camp events late into the night. Neighbors up to a mile away from the camp have complained over the years, the camp says they are mitigating these concerns but other than taking residents' complaints, do nothing about the public nuisance they are creating. Their 'self-monitoring' has not worked. They are asking for over 90 events annually, in addition to their regular camp program, which means potentially two loud amplified outdoor events per week in addition to camp events.
2. Expansion of the Camp Ramah footprint from 83 acres to 431 acres (twice the size of the Ojai Valley Inn) that also allows them to significantly increase the number of people on the site. Many times there are more than 700 people on site at a time. We understand the camp's population could be increased significantly with the acreage expansion. The expansion could also stress Ojai's water resources during our severe drought.
3. Access to well-used public hiking trails (Cozy Dell, Foothill Trail) could be closed off should Camp Ramah have a CUP for the entire acreage.
4. Destruction of protected oak trees and native habitat to expand their dormitory space with construction of "Machon Village" a 10,000 square foot set of structures including two-story cabins and additional outdoor 'gathering spaces'.
5. Legalization of a number of structures Camp Ramah already built, without permits, thus rubber-stamping buildings that never went through the regular permitting process. Any other business in the county would be required to go through the permitting process.
6. The CUP would allow 'Cafe Ezra', the outdoor space for camp counselors, to have amplified music every Thursday night until 11 pm. This goes well past city and county noise ordinances, and disturbs the peace, decreases property values in the area, and really impacts our ability to enjoy quiet evenings and nights. Since Camp Ramah is located in a bowl, the sound travels clearly up three sides of the valley, affecting residents on Fairview, Foothill and along Hwy33.

I sincerely hope that you, as our Municipal Advisory Council, will take a close look at our concerns and represent the residents' concerns about the CUP. We can't let Camp Ramah continue to disrupt our once-quiet life here in Ojai.

Sincerely,

Paul Holahan
1477 Foothill Road

Paul

Boero, Kristina

From: ovmac
Sent: Monday, May 16, 2022 3:46 PM
To: Trunk, Jennifer; Boero, Kristina
Subject: Fwd: MAY 16 MAC MEETING IN OAK VIEW RE: AGENDA ITEM 8.

18.

Maruja Clensay
Supervisor Matt LaVere - District 1

Sent from my mobile device. Please excuse typos and brevity.

From: Michael Shapiro <michael@michaeljshapiro.com>
Sent: Monday, May 16, 2022 3:44:01 PM
To: ovmac <ovmac@ventura.org>
Cc: Louise Mara Sandhaus <lulu101@mac.com>
Subject: MAY 16 MAC MEETING IN OAK VIEW RE: AGENDA ITEM 8.

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

TO WHOM IT MAY CONCERN:L

My wife and I reside at 1231 Fairview Court so we are indeed neighbors of the property in question. We oppose the scope and breadth of the proposed modification and CUP for Camp Ramah as stipulated in CASE NO. PL18-0052.

We utilize Fairview Road countless times every day and throughout every week and month of the year. Properties that lie above the said Camp Ramah property have already accommodated the facility by coexisting with substantial noise when the camp is in full operation as it was prior to the pandemic. Fairview Road is also a prime evacuation route for many hundreds of residents of both Foothill and Fairview Roads and Fairview Court and the dozens of smaller side streets off of Foothill Road. Even if it were a seasonal occurrence - the potential added traffic from a greatly expanded use of the said property might pose a danger to each evacuation and egress via Fairview Road to (for example) Route 33. But even in its present size and seasonal use - the occasional noise level is something that we put-up with out of decency and compromise. But the proposed significant enlargement of the the property and its use may well indeed make that noise level reach levels that would be totally unacceptable for an area that residents have long prized for its tranquility, quiet and peace. It would be our preference to keep the said property as OPEN SPACE and not approve any significant wholesale increase and expansion of the existing development footprint without further studies and specific definition of the kinds and types of activities planned for such a major expansion. Finally - everyone here in the Ojai Valley continues to face a water crisis of gargantuan proportions. We feel it to be unwise and foolish at this moment in time as we continue to face an ongoing and significant drought crisis that's increasing pressures on water conservation (even owned and operated wells that —after all - will pump and take water from common aquifers) as never before. It's both counter productive and counterintuitive to approve any major increase in the use of the said property for that reason alone - but as stated above - its one of several reasons why we oppose this plan.

Sincerely -

Michael J. Shapiro & Louise M. Sandhaus

Michael J. Shapiro
1231 Fairview Court, Ojai, CA 93023
805-889-7105
michael@michaeljshapiro.com

Louise M. Sandhaus
1231 Fairview Court, Ojai, CA 93023
323-578-2735
lu@lsd-studio.net

Boero, Kristina

From: Monica Erdle-Delorme <monica.e.delorme@gmail.com>
Sent: Monday, May 16, 2022 4:01 PM
To: ovmac
Subject: Meeting Date 5/16/22

19.

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

Monica Delorme

Agenda item #8

Running Ridge Trail

I firmly disagree with the building proposal. Also don't love that I received this notice today!

Monica Delorme

Camp Ramah Expansion

Monica Erdle-Delorme

Ojai Valley Municipal Advisory Council
Re: Case Number PL18-0052
MAC Item number 8
Meeting date 5/16/22

20.

Dear MAC,

My name is Conrad Schroeder. I live directly across the street from Camp Ramah. I oppose the granting of the Conditional Use Permit, Item number PL 18-0052. Camp Ramah has provided no noise mitigation or traffic mitigation and allowing it to expand even greater will only exacerbate the problem and it will continue to degrade the quality of life of the neighbors living close by.

Sincere Regards,

Conrad Schroeder

Ojai Valley Municipal Advisory Council
Re: Case Number PL18-0052
MAC Item number 8
Meeting date 5/16/22

Robert Roddick
677 Fairview Road
Ojai CA 93023

Dear MAC,

My name is Robert Roddick. I live on Fairview Road and I oppose the granting of the Conditional Use Permit, Item number PL 18-0052. Huge buses and vendor trucks come by our house constantly disturbing the tranquility of my family and my neighborhood.

The County of Ventura seems to rubber stamp anything the camp wants to do. Complaints go uninvestigated. Our neighborhood is affected negatively the camp activities and now it seems they are asking to go from 80 acres to over 200?

The County of Ventura should consider the actual residents who live in this area and deny this conditional use permit. We are all decreasing our water usage whereas Camp Ramah keeps increasing their footprint.

Granting this conditional use permit for 20 years is unacceptable. Allowing this camp to expand to even greater boundaries will only exacerbate the light, traffic, noise and water use. Granting this CUP will continue to degrade the quality of life of the neighbors living close by.

Please deny the renewal of this CUP, Case Number PL 18-0052. For once, consider the residents over the camp and is continuing expanding footprint.

Sincerely,

Robert Roddick

Ojai Valley Municipal Advisory Council
Re: Case Number PL18-0052
MAC Item number 8
Meeting date 5/16/22

Glenda Brunette
406 Fairview Road
Ojai, CA 93023

Dear MAC,

My name is Glenda Brunette. I live right across the street from Camp Ramah. I oppose the granting of the Conditional Use Permit, Item number PL 18-0052. Camp Ramah has not been a good neighbor. For decades, Camp Ramah has reneged on their promises to mitigate traffic and noise, and light. We eventually realized complaining would just fall on deaf ears and nothing would be done.

I was one of the original signatories on the complaint letter dated June 27, 1988. Since that time, Camp Ramah has provided no noise, light or traffic mitigation.

Allowing this expansion will cause the camp's water use to go up exponentially. We continue to cut back on water. I am informed Camp Ramah received a water well approval in the middle of this drought. This appears to be evidence of preferential treatment by the County of Ventura favoring Camp Ramah to the detriment of the long-standing residents and ranchers.

Granting this conditional use permit for 20 years is unacceptable. Allowing this camp to expand to even greater boundaries will only exacerbate the light, traffic and noise. Granting this CUP will continue to degrade the quality of life of the neighbors living close by.

Please deny the renewal of this CUP, Case Number PL 18-0052.

Regards,

Glenda Brunette

Ojai Valley Municipal Advisory Council
Re: Case Number PL18-0052
MAC Item number 8
Meeting date 5/16/22

23.

Lavonne Vail
534 Fairview Road
Ojai, CA 93023

Dear MAC,

My name is Lavonne Vail. I live very close Camp Ramah. I oppose the granting of the Conditional Use Permit, Item number PL 18-0052. For decades, Camp Ramah has reneged on their promises to mitigate traffic and noise, and light. We eventually realized complaining would just fall on deaf ears and nothing would be done.

I was one of the original signatories on the complaint letter dated June 27, 1988. Since that time, Camp Ramah has provided no noise, light or traffic mitigation.

Allowing this expansion will cause the camp's water use to go up exponentially. We have had to let our avocado orchard die due to costs and restrictions. I am informed Camp Ramah received a water well approval in the middle of this drought. This appears to be evidence of preferential treatment by the County of Ventura favoring Camp Ramah to the detriment of the long-standing residents and ranchers.

Granting this conditional use permit for 20 years is unacceptable. Allowing this camp to expand to even greater boundaries will only exacerbate the light, traffic and noise. Granting this CUP will continue to degrade the quality of life of the neighbors living close by.

Please deny the renewal of this CUP, Case Number PL 18-0052.

Regards,

Lavonne Vail

Boero, Kristina

From: Sara Slater <saraslaterlicsw@gmail.com>
Sent: Monday, May 16, 2022 3:58 PM
To: ovmac
Subject: For Tonight's Agenda: Concern regarding Case #PL 18-0052

24.

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

May 16, 2022

TO: Ojai Valley Municipal Advisory Council

Re: Conditional Use Permit (CUP) for Camp Ramah: Case #PL 18-0052

Dear Members of the OVMAC:

I have been in conversation with a number of my very concerned neighbors about the Conditional Use Permit (CUP) for Camp Ramah, which is on the agenda for tonight, May 16, 2022.

I have followed this issue and attended meetings about possible mitigation efforts for several years now. Following a County hearing back in 2019, Camp Ramah had been assigned a series of steps in the interest of reducing sound and light affecting those living nearby. Since the Camp has not been in operation the past two years due to COVID 19, there is no way of knowing whether mitigation requirements have been completed, or if they will even be effective.

I therefore oppose a Conditional Use Permit which allows substantial changes in operation, including property expansion and extended nighttime hours and number of events, without more discussion of the issues which impact our community and our environment.

We are a community of families committed to living with mutual respect for one another, and in accordance with well established guidelines that honor our beautiful Ojai Valley. We have the privilege of living by choice and effort under dark skies and in quiet surroundings, respectfully cohabitating with one another and our area wildlife. Over my years on Foothill, I have found the typical camp sounds of children and families playing games or singing to feel consistent with the Ojai spirit, and I support the mission of Camp Ramah.

What I object to is the granting of this CUP without proper consideration. Some of my neighbors can speak far more eloquently about the County and State regulations and ordinances which address issues of public nuisance and environmental impact. *I ask that you please do not grant a CUP which would impact the community, the environment, property values, etc, for the next TWENTY years without a more thoughtful, post-COVID analysis of what has been done and still needs to be done so that both Camp Ramah and our community can respectfully co-exist.*

Thank you for your consideration of this important issue.

Sincerely,

Sara Slater
1429 Foothill Road
Ojai, CA 93023
saraslaterlicsw@gmail.com

--

Sara Slater, MSW, LICSW
(206) 579-1729
saraslaterlicsw@gmail.com

Ojai Valley Municipal Advisory Council
Re: Case Number PL18-0052
MAC Item number 8
Meeting date 5/16/22

25.

Bruce Vail
534 Fairview Road
Ojai, CA 93023

Dear MAC,

My name is Bruce Vail. I live very close to Camp Ramah. I oppose the granting of the Conditional Use Permit, Item number PL 18-0052. For decades, Camp Ramah has reneged on their promises to mitigate traffic and noise, and light. We eventually realized complaining would just fall on deaf ears and nothing would be done.

I was one of the original signatories on the complaint letter dated June 27, 1988. Since that time, Camp Ramah has provided no noise, light or traffic mitigation.

Allowing this expansion will cause the camp's water use to go up exponentially. We have had to let our avocado orchard die due to costs and restrictions. I am informed Camp Ramah received a water well approval in the middle of this drought. This appears to be evidence of preferential treatment by the County of Ventura favoring Camp Ramah to the detriment of the long-standing residents and ranchers.

Granting this conditional use permit for 20 years is unacceptable. Allowing this camp to expand to even greater boundaries will only exacerbate the light, traffic and noise. Granting this CUP will continue to degrade the quality of life of the neighbors living close by.

Please deny the renewal of this CUP, Case Number PL 18-0052.

Regards,

Bruce Vail

Boero, Kristina

From: Diane Bertoy <dbertoy@gmail.com>
Sent: Monday, May 16, 2022 10:20 PM
To: ovmac; Boero, Kristina; Trunk, Jennifer
Subject: Ventura County Noise Ordinance
Attachments: Noise_Ordinance.pdf

26.

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

Hi Again, here is a pdf that may be easier to see. Please adapt Camp Ramah's CUP 3048 to stop amplified sound and raucous party voices at 9 pm as per the County Noise Ordinance. thank you
thank you

Diane Bertoy
1447 Foothill Rd
Ojai, CA 93023
805-794-2792

ORDINANCE NO. 4124

AN ORDINANCE OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF VENTURA REGARDING LOUD
AND RAUCOUS NIGHTTIME NOISE IN RESIDENTIAL ZONES

The Board of Supervisors of the County of Ventura ordains as follows:

Section 1. Article 11 is hereby added to Chapter 2, Division 6 of the Ventura County Ordinance Code as follows:

ARTICLE 11

LOUD OR RAUCOUS NIGHTTIME NOISE IN RESIDENTIAL ZONES

Sec. 6299-1 - Loud or Raucous Noise Prohibition

No person shall create within any residential zone of the County of Ventura any loud or raucous noise which is audible to the human ear during the hours of 9 p.m. to 7 a.m. of the following day, at a distance of 50 feet from the property line of the noise source or 50 feet from any such noise source if the noise source is in a public right-of-way.

Sec. 6299-2 - Definitions

For purposes of this Article, the following definitions shall apply:

- a. "Person" means any individual, association, firm, organization, partnership, corporation or other entity, but does not include any government entity or public utility.
- b. "Residential Zone" means any areas within the unincorporated portion of Ventura County that are zoned:
 1. Single-Family Residential (R-1)
 2. Two-Family Residential (R-2)

3. Residential Planned Development (R-P-D)
4. Single Family Estate (R-O)
5. Rural Exclusive (R-E)
6. Coastal Single-Family Residential (C-R-1)
7. Coastal Two-Family Residential (C-R-2)
8. Coastal Residential Planned Development (C-R-P-D), or
9. Coastal Rural Exclusive (C-R-E),

as provided in Chapter 1 and Chapter 1.1 of Division 8 of this Code.

- c. "Loud or raucous noise" means sounds from: 1) the use or operation of any radio, musical instrument, phonograph, television receiver, video cassette recorder, or any machine or device for the production, reproduction or amplification of the human voice or any other sound or 2) the use or operation of any lawn mower, backpack blower, blower, lawn edger, riding tractor or other mechanical or electrical device or hand tool.

Sec. 6299-3 - Penalty

It is unlawful for any person in the unincorporated areas of Ventura County to do any of the acts prohibited by this Article. Any person who violates any of the provisions of this Article shall be guilty of a misdemeanor/infraction and, upon conviction thereof, shall be punished in accordance with Section 13-2 of the Ventura County Ordinance Code.

Sec. 6299-4 - Severability

If any provision or clause of the Article or the application thereof to any person or circumstance is held to be unconstitutional or otherwise invalid by a final judgment of

any court of competent jurisdiction, such invalidity shall not effect any other provisions, clauses or application, and to this end, the provisions and clauses of this Article are declared to be severable.

PASSED AND ADOPTED this 10th day of December, 1996, by the following vote:

AYES: SUPERVISORS

Lacey, Kildee, Mi Kels,
Flynn and Schillo.

NOES:

None.

ABSENT:

None.

Frank Schillo

CHAIR, BOARD OF SUPERVISORS

ATTEST:

RICHARD D. DEAN, County Clerk,
County of Ventura, State of
California, and ex officio Clerk of
the Board of Supervisors thereof.

By

Roberta Rodriguez
Deputy Clerk



Boero, Kristina

From: Barry Verga <verga@sbcglobal.net>
Sent: Tuesday, May 17, 2022 8:07 AM
To: Boero, Kristina
Subject: Fwd: Camp Ramah Expansion

27.

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

Sent from my iPhone

Begin forwarded message:

From: Barry Verga <verga@sbcglobal.net>
Date: May 17, 2022 at 7:59:45 AM PDT
To: ovmac@ventura.org
Subject: Camp Ramah Expansion

As a nearby Ojai home owner I am emailing in support of the homeowners opposition to the expansion of Camp Ramah. The camp is a significant noise problem for many of the neighbors and the expansion will only increase the problem. Unfortunately the location of the camp enhances the distance and volume of any noise making it very intrusive to all the surrounding homes. Please consider the quality of life to their Ojai neighbors.

Barry Verga
1416 Foothill Road
Ojai, CA

Sent from my iPhone

Boero, Kristina

From: Barb Rugo <bjrugo@gmail.com>
Sent: Tuesday, May 17, 2022 9:32 AM
To: ovmac; Boero, Kristina
Subject: CUP 3048 PL 18-0052

28.

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

To Whom It May Concern,

We support the neighbors affected by the noise of Camp Ramah and are AGAINST granting the 20 YEAR Major Modification of CUP 3048 Case PL 18-0052..

The Camp is requesting to increase by 345 acres and will exceed their water allocation. They were already granted a second well in 2016 during a devastating drought. They have had 20 plus years of noise, now we want some peace and quiet.

To my understanding there was only one neighbor on Foothill that complained about a next door neighbor's supposed noise coming from their Airbnb and the now the whole Ojai Valley can't have Airbnb's. How can Camp Ramah's obnoxious noise be allowed to persist, especially when it impacts multiple neighbors!?!

And what about the drought and restricting water? Not allocating more!

Please hear us!

Thank you,

Barbara & Micheal Rugo
1777 Foothill Rd., Ojai

Boero, Kristina

From: ovmac
Sent: Tuesday, May 17, 2022 10:49 AM
To: Boero, Kristina; Trunk, Jennifer
Subject: FW: CUP 3048 (case # PL 18-0052)
Attachments: Highlighted 8181-10.4 - Modification of permits (applicant initiated). Code of Ordinances Ventura County, CA Municode Library.pdf

29.

FYI - I informed Ms. Aliberti that she can contact either of you for her statements below regarding the existing CUP

Maruja Clensay

District Representative
District 1 | Supervisor Matt LaVere
800 South Victoria Avenue | 4th Floor | #1900
Ventura, CA 93009-0001 (805) 654-2703
Maruja.Clensay@ventura.org
ventura.org/board-of-supervisors/district-1/



COUNTY of VENTURA

From: Elaine Aliberti <pcfencing@icloud.com>
Sent: Tuesday, May 17, 2022 10:13 AM
To: ovmac <ovmac@ventura.org>; LaVere, Matt <Matt.LaVere@ventura.org>
Subject: CUP 3048 (case # PL 18-0052)

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

Dear Ojai Valley Municipal Advisory Board

I would like to thank you for your careful consideration of the neighbors complaints towards Camp Ramah. Despite many of our neighbors not being able to attend either because of Covid exposure, or short notice, or they were out of town, you can see that by the packed house the neighbors are complaining in force about the noise nuisance. I appreciate the suggestion that further noise monitoring be done to make sure Camp Ramah mitigates the noise issue.

However, I believe it was their attorney who tried to tell us they do not have to mitigate their noise nuisance because they have a CUP in perpetuity. That is only partially true. I am attaching documents from the Ventura County Municipal Code stating the conditions for modification, suspension, or revocation. The neighbors are complaining about the noise. The technology of amplified music probably was not what it was when the CUP was first granted. They have not proven themselves responsive to mitigating the noise issue even though they know it is a problem. Last night they had the bravado to tell us they wouldn't mitigate it unless they received the major modification to the CUP and major expansion. They tried to convince us that the major expansion was the only way to get protection from their egregious behavior. We do not believe this is true.

29-1

Not only are we requesting that you do not grant this major modification of the CUP, we request that you modify the existing CUP so that the camp has to comply with county noise ordinance as well as not create a noise nuisance during the day. Again we request no exterior amplified music. They have the money to build 15,000 square feet of structure. We request they use that to mitigate the issue at hand rather than expand and create more of a problem. This is not fair to our neighborhood that is adjacent to rural open space.

Thank you again for your valuable time and sincere consideration.

Elaine Aliberti & Jeff Ure
1417 Foothill Rd.
Ojai, CA 93023

VERSION: FEB 23, 2022 (CURRENT)

8181-6.1 - Determination of applicable procedures.

8181-6.2 - Public hearings.

8181-6.2.1 - Notice requirements.

8181-6.2.2 - Conduct of public hearings.

8181-6.2.3 - Waiver of hearing for minor developments.

8181-7 - Decisions.

8181-7.1 - Decision options.

8181-7.2 - Finality of decision.

8181-7.3 - Notice of final decision.

8181-7.4 - Effective date of decisions.

8181-7.5 - County failure to act.

8181-7.6 - Implementation.

8181-7.7 - Expiration.

8181-8 - Reapplication.

8181-9 - Appeals.

8181-9.1 - Application.

8181-9.2 - County appeal period.

8181-9.3 - Hearing and notice.

8181-10.1 - Causes for modification, suspension or revocation.

- (a) That any term or condition of the permit or variance has not been complied with;
- (b) That the property subject to the permit or variance or any portion thereof, is or has been used or maintained in violation of any statute, ordinance, law or regulation; *Violation of Ventura County Noise Ordinance?*
- (c) That the use for which the permit or variance was granted has not been exercised in accordance with [Section 8181-7.7](#), or has ceased to exist, or has been abandoned;
- (d) That the use for which the permit or variance was granted has been so exercised as to be detrimental to the public health, or safety, or as to constitute a nuisance;
- (e) That changes in technology, or in the type or amount of development in the vicinity of the use, or other good cause warrants modification of conditions of operation of imposition of additional conditions of operation to assure that the use remains compatible with existing and potential uses of other property within the general area in which the use is located. This Section is declaratory of existing law.

(Ord. No. 4451, § 7, 12-11-2012)

8181-10.2 - Nonwaiver.

The failure of the Planning Director, Planning Commission or Board of Supervisors to revoke a variance or permit or suspend its use whenever cause therefor exists or occurs does not constitute a waiver of such right with respect to any subsequent cause for revocation or suspension of the use.

(Ord. No. 4451, § 7, 12-11-2012)

8181-10.3 - Prohibition.

No person shall carry on any of the operations authorized to be performed under the terms of any permit, during any period of suspension thereof, or after the revocation thereof, or pending a judgment of court upon any application for writ taken to review the decision or order of the final appeal body in the County in suspending or revoking such permit; provided, however, that nothing contained herein shall be construed to prevent the performance of such operations as may be necessary in connection with a diligent and bonafide effort to remedy the default, noncompliance or violation, for which a suspension of the permit was ordered by the applicable County entity, or such operations as may be required by other laws and regulations for the safety of persons and the protection and preservation of property.

Comment # 29

Response to Comment from Elaine Alberti, dated May 17, 2022

- 29-1. The Commenter asserts that the current CUP application should be modified, suspended, or revoked because the camp has not mitigated the noise impact. The MND evaluated noise in the impact discussion for Section B, Item 21. The current CUP does not require noise mitigation limiting the use of amplified music. The proposed CUP application is a discretionary action that has not yet been entitled. The Camp will be required to implement four recommended noise mitigation measures (N-1 through N-4) that would reduce noise impacts to offsite residences in and around the Camp to below noise thresholds listed in General Plan Hazards Policy HAZ-9.2. Speakers will be positioned at the amphitheater to the northeast and northwest, in the direction of the audience, and away from the eastern property line; noise attenuation devices (i.e., sound blankets) will be installed on the southern and eastern fence at the tennis courts; a sound monitoring system will be installed on the amplification systems; and, the Camp will designate a primary and secondary contact person that will be available, via telecommunication, 24 hours a day. These recommended mitigation measures apply year-round and only Camp owned amplification systems with approved sound attenuation mechanisms can be utilized at all non-summer month program or activity. In addition to the recommended mitigation measures, the project will include a condition of approval that requires the Camp, in coordination with the County Planning Division, to conduct noise monitoring after the implementation of the required noise mitigation measures to demonstrate compliance with County standards. Supplemental noise reduction measures will be required if necessary to achieve compliance with County standards. The monitoring shall occur at the three residences previously evaluated in the March 2020 Dudek noise study (Exhibit 4, Attachment No. 14).

Boero, Kristina

From: Ron Phillips <ronojai@gmail.com>
Sent: Wednesday, May 18, 2022 3:40 PM
To: ovmac; Boero, Kristina
Subject: Re: CUP 3048 Case PLK 18-00052

30.

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

This is to advise you that I vehemently support our neighbors who are egregiously impacted by the noise and commotion from Camp Ramah and urge you to not grant the 20 year major modification.

The Camp has been dismissive of all requests by neighbors to contain their noise. Their expansion would only increase it.

Thank you for your support.

Ron Phillips

Ron Phillips
310 210-5818
ronojai@gmail.com
1676 Foothill Rd
Ojai, CA 93023

Boero, Kristina

From: Linda Phillips <lindyojai@sbcglobal.net>
Sent: Thursday, May 19, 2022 7:27 PM
To: Boero, Kristina
Cc: Diane Bertoy
Subject: Noise at Camp Ramah Ojai

31.

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

I am writing in support of my neighbors who are adversely affected by the noise generated by Camp Ramah, Ojai, directly below them.

I am also against granting a major modification of CUP 3048 Case PL 18-0052.

Sincerely,

Linda Phillips
1676 Foothill Road
Ojai, Ca. 93023

Boero, Kristina

From: Simone Patterson <citrusbaroness@mac.com>
Sent: Saturday, May 21, 2022 4:08 PM
To: ovmac; Boero, Kristina
Subject: Camp Ramah

32.

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

I was shocked to learn that Camp Ramah is seeking to expand its activities.

We are living in an age of severe drought and have to adjust our thinking accordingly. Expansion is simply not appropriate. I have an orchard in the east end and, although it pained me, I removed five acres of trees in order to meet my water allocation. I understand that Camp Ramah will, if their request is granted, exceed their allocation.

This is not only irresponsible it is unjust. They should not be granted different rules from the rest of the community.

Furthermore, their expansion will further impact the local residents quiet enjoyment of their nearby homes.

I strongly urge you to deny their request. It is not in the best interests of the community at large and is blatantly unfair.

Sincerely,

Simone Patterson
2108 Ladera Road
Ojai, CA 93023
Tel: 818-645-8458

Boero, Kristina

From: David Leeds <davidrleeds@gmail.com>
Sent: Monday, May 23, 2022 1:18 PM
To: Boero, Kristina
Subject: Re: Camp Ramah Expansion

33.

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

Kristina,
There was an important element I neglected to mention.
Camp Ramah has a reservoir of its own where it gets its water.
In fact, I live two houses away from it.
This water comes from the Ojai water table.
This gigantic usage increase, with its events building complex and up to 90 events a year, will be a serious and very substantial drain on this precious water supply.
As you know, Lake Casitas has only 3 years of water left.
At that point we will all be drawing from this same water table - even if the state pipeline and desalination alternatives eventually come into being.
This is another major negative impact from Ramah's plan.
David

33-1

On Mon, May 23, 2022 at 9:48 AM Boero, Kristina <Kristina.Boero@ventura.org> wrote:

Hi David,

Thank you for your comment. It will be added to the administrative record and a response provided in the staff report for the County decision-maker.

Kristina Roodsari Boero, M.P.P.A. | Senior Planner

Residential Permits Section

kristina.boero@ventura.org

Ventura County Resource Management Agency | Planning Division

P. 805.654.2467 | F. 805.654.2509

800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740

Visit the Planning Division website at vcrma.org/planning

For online permits and property information, visit [VC Citizen Access](#)



From: David Leeds <davidrleeds@gmail.com>
Sent: Sunday, May 22, 2022 8:15 AM
To: Boero, Kristina <Kristina.Boero@ventura.org>
Subject: Camp Ramah Expansion

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

Dear Ms. Boero,

My name is David Leeds, and I live on Running Ridge Trail, which is off Fairview Court, just above and almost contiguous to, Camp Ramah. I, and all of my neighbors, only just became aware of Ramah's application to dramatically expand their footprint. This plan is a disaster on many levels for our neighborhood.

There is already considerable noise from the camp that echoes through and around the canyon and foothills.. I can't imagine what the noise level would be if they are allowed to expand from 83 acres to ca. 430 acres. On top of that, they would have a huge event space and possibly up to 90 events a year. To put the scope of this expansion in perspective, the projected acreage expansion would be over twice the size of the Ojai Valley Inn. The noise level would be horrific - causing a major change and degradation of lifestyle to the entire neighboring community.

Camp Ramah's entrance is on Foothill Road, a very narrow, hilly and winding road. It is already a very dangerous street to drive, requiring great concentration and care. The idea of having this road clogged by the continuous procession of heavy construction vehicles necessary for a project of this scope, would create an incredibly dangerous traffic situation. The added traffic - and the innumerable "party buses" going into and out of Ramah, would also dramatically effect traffic and noise along Foothill Road.

The foothills around Camp Ramah and our neighborhood are the home of a plethora of wildlife and fauna. The habitat of our local foxes, rabbits, bobcats, mountain lions, skunks and so many others could be threatened. Endangered turtles and many other animals, live in the estuaries that run through the camp. We also enjoy a wonderland of nesting birds and hawks.

The ecological impact of this expansion would have a profound effect on our area.

Those of us around Camp Ramah, live in an area of great natural beauty and tranquility. This proposed expansion is a grave threat to our lifestyle and indeed to our home values! (The public nuisance issues, noise, traffic and lights would have to be disclosed to potential buyers.)

This Camp Ramah expansion would fundamentally change the nature of our area.

It also runs completely counter to the spirit of the Ojai Valley Master Plan of the Ojai Valley.

I implore the Ventura County Planning Commission to rescind approval of this ill conceived and disastrous expansion plan.

Sincerely,

David & Kathy Leeds

Comment # 33

Response to Comment from David Leeds, dated May 23, 2022.

- 33-1. The Commenter is concerned that the Camp's proposed expansion will increase water usage from Lake Casitas when they have a reservoir of their own to get their water from. The MND evaluated water quantity in the impact discussion for Section B, Item 2A. The MND concluded that impacts to groundwater quality and quantity would be less than significant. The reservoir feeds the fire suppression system and provides irrigation water for existing landscaping. The Ventura County Watershed Protection District approved the drilling of a new water well in 2016. The purpose of the well is to resupply water to the reservoir. According to CMWD's 2015 Urban Water Management Plan, Casitas Municipal Water District obtains 99 percent of its water supply from Lake Casitas and approximately 1 percent from a well located in the Upper Ventura River Basin. As there will not be an increase in the number of camp guests, staff, or programs and activities, the MND concluded there will not be any increase in water use. Groundwater extraction will not exceed more than 1.0-acre foot per year and the onsite well production would offset the historical average annual water usage.

Boero, Kristina

From: Boero, Kristina
Sent: Monday, May 23, 2022 10:50 AM
To: Will Knox
Subject: RE: Case # PL 18-0052

34.

William,

There will be a Planning Commission hearing scheduled and the Commissioner's will hear and decide on the project. You will have another opportunity to comment on the project's staff report (which will be sent out a week before the hearing) and at the hearing (you can comment at the hearing or submit a written comment to me). You will receive a postcard notification and email with the details of the hearing date and how to comment.

Kristina Roodsari Boero, M.P.P.A. | Senior Planner
Residential Permits Section
kristina.boero@ventura.org

Ventura County Resource Management Agency | Planning Division
P. 805.654.2467 | F. 805.654.2509
800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740
Visit the Planning Division website at vcrma.org/planning
For online permits and property information, visit [VC Citizen Access](#)



COUNTY of VENTURA
Resource Management Agency

From: Will Knox <will@theknoxcompany.com>
Sent: Monday, May 23, 2022 9:52 AM
To: Boero, Kristina <Kristina.Boero@ventura.org>
Subject: Re: Case # PL 18-0052

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

Thank you.

How would one attend the hearing or ZOOM?

theknoxcompany
restaurant real estate & concept development

☐ [310.993.6896](tel:310.993.6896)
☐ theknoxcompany.com

On May 23, 2022, at 9:50 AM, Boero, Kristina <Kristina.Boero@ventura.org> wrote:

Hi William,

Thank you for your comment. It will added to the administrative record and a response provided in the staff report for the County decision-maker.

Kristina Roodsari Boero, M.P.P.A. | Senior Planner
Residential Permits Section
kristina.boero@ventura.org

Ventura County Resource Management Agency | Planning Division
P. 805.654.2467 | F. 805.654.2509
800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740
Visit the Planning Division website at vcrma.org/planning
For online permits and property information, visit [VC Citizen Access](#)
<image001.png>

From: Will Knox <will@theknoxcompany.com>
Sent: Sunday, May 22, 2022 9:18 AM
To: Boero, Kristina <Kristina.Boero@ventura.org>
Cc: LaVere, Matt <Matt.LaVere@ventura.org>
Subject: Case # PL 18-0052

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

Hello:

In June 2014, we bought our home at 183 Fairview Rd, 1/2 mile from Camp Ramah...It was of some concern to my wife and I that we might be in sound range of the camp songs and activity. We came to understand we were not affected by such close proximity.

But now, it is our understanding that in the process of renewing the CUP the camp is looking to expand its active footprint from 80 acres to 432 acres.

This is a move we do not endorse. Not only do we feel there will indeed be more sound pollution, but more importantly, added stress on our water supply(as their reservoir taps into our aquifer) but added vehicular traffic as Fairview is a solid artery to and from the camp.

The neighborhood and the community does not need any additional stress to its environment. It is hard enough to maintain what we have without additional growth.

Please VOTE NO on expansion of Camp Ramah.

William Knox
183 Fairview Rd.
Ojai, Ca. 93023

<image002.png>

<~WRD1948.jpg> 310.993.6896

<~WRD1948.jpg> theknoxcompany.com

Boero, Kristina

From: Amanda McBroom <amanda@amcbroom.com>
Sent: Sunday, May 22, 2022 1:33 PM
To: Boero, Kristina
Subject: In reference to CASE NUMBER PL 18-0052-Camp Ramah expansion plans

35.

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

Dear Ms. Boero:

My name is Amanda McBroom.

My husband George Ball and I live in Ojai at 167 Fairview Road, just down the road from Camp Ramah. We have been here for almost 30 years.

We have just recently learned of Camp Rama's intended expansion plans...CASE NUMBER PL 18-0052.

We STRONGLY oppose this proposed expansion.

It is so ill advised on so many counts...Fairview Road now is an overly busy highway, and adding more buildings and more events will only increase the number of vehicles and the dangerous driving in the area.

And Fairview is our main evacuation route in case of disaster. Trying to get to Highway 33 during the Thomas Fire when we evacuated was very difficult.

With so many more potential evacuees, it could be deadly.

And of course, the largest concern is WATER! Our supply is dwindling rapidly, as I am sure you are aware, during this 1000 year drought. More people, more buildings, means more water usage.

These are only three of my concerns about any expansion to Camp Ramah. I respectfully request that this proposition be rejected.

Thank you for your attention.

Amanda Mc Broom Ball

Boero, Kristina

From: Lucila Arango <luciarango@mac.com>
Sent: Sunday, May 22, 2022 4:51 PM
To: Boero, Kristina
Subject: Camp Ramah Expansion and CUP

36.

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

Dear Ms. Boero,

As a homeowner on Fairview, I would like to say that the proposed expansion of Camp Ramah will bring disruption to our quiet community. Fairview Rd, already has a lot more traffic, since it connects Miner's Oak's and City of Ojai. The intersection between La Luna and Maricopa Hwy is already one of the most dangerous in the area. There are no stop signs on Maricopa Away with a blind curve and fast moving traffic coming into a three way intersection. Adding construction trucks and more traffic to this would cause catastrophic accidents.

As I am sure you are aware, all our Oaks in the Ojai area are very stressed by the lack of water, the idea of removing 4 healthy oaks that provide carbon sequestration to the atmosphere seems like a terrible idea.

Best,
Lucila Arango
260, 310 and 308 Fairview Rd.
+3105622872

Boero, Kristina

From: Lynne Olson <ojaibunny@gmail.com> 37.
Sent: Sunday, May 22, 2022 5:47 PM
To: Boero, Kristina; LaVere, Matt
Subject: Re: Notice of Availability and intent to adopt mitigated negative Declaration/Camp Ramah.

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

PL 18-0052

We are opposed to Expansion of Camp Ramah on many levels.

- 1) Water availability. As the valley is in full drought mode, there is NO water to support proposed Camp Ramah projects, and, increased occupants.
 - 2) Transportation/traffic. Two small county Rds access Camp Ramah. Rds are not built to accommodate building expansion structures, visitors/occupants without negative impact on surrounding homes or properties. Currently huge busses are used to enter camp.
 - 3) Plant/animal life. Serious liability to sustain, develop native plant, animals indiginous to area.
 - 4) Use of National trails will most likely be limited or rescinded. Currently there is a full time guard in place to keep hikers out.
 - 5) National Forest. Is any portion of these proposed developments encroaching on part, or access to Las Padres National Forest? Federal land to which the public is entitled to use. 37-1
 - 6) Night Sky. Area is designated "Night Sky." Expansion structures, activities will jeopardize Night Sky opportunities.
 - 7) Noise Pollution. Property owners enjoy the quiet, solitude location surrounding Camp Ramah. The noise compromises the value for living in area, probably the property value as well.
 - 8) Zoning. Expansion in all aspects offsets history of Camp Ramah use. Is expansion permitted? 37-2
- The proposed area has historically been residential/rural for private use. The focus is being changed to commercial in anotherwise residential area.
- We object!
- Lynne Olson. Arlyn Olson

Comment # 37

Response to Comment from Lynne Olsen, dated May 22, 2022

- 37-1. The Commenter has inquired whether any portion of the proposed development encroaches access to the Los Padres National Forest. The MND evaluated project effects of the proposed project on Los Padres National Forest land in Section A, Item 6 and in the impact discussion for Section B, Items 4A, 6A, and 35. The MND concluded that the proposed project will not adversely impact the use and accessibility of the existing trails on Los Padres National Forest land. Approximately seven acres of the existing camp is located on Los Padres National Forest land (APNs 010-0-070-030 and 010-0-070-300). Camp Ramah has leased approximately 5 to 7 acres on these APNs from the United States Forest Service for camp use under a Special Use Permit. Although the current Special Use Permit has expired, the Camp is working with the United States Forest Service to renew their permit. The Special Use Permit lease term will correspond with the CUP term for the proposed modification. Use of these trails by the public on Los Padres National Forest land will continue by right. The project will include a condition of approval that requires the Camp to provide public access for recreational purposes over the areas on U.S. Forest Service land that are owned by Camp Ramah through a deed restriction.
- 37-2. The Commenter is inquiring whether the CUP expansion is permitted. The MND evaluated the expansion of the CUP boundary in the impact discussion for Section B, Items Section A, item 6 and in the impact discussion for Section B, Items 2A, 2B, 2C, 2D, 4A through 4E, 6, 7A, 8A, 17A, 21, 22, 23, 25, 27(a)1, and 27(a)4. Pursuant to Section 8105-4 of the County's Non-coastal Zoning Ordinance (NCZO), a camp is a permitted use in the RE and OS zone districts with an approved CUP. The Camp's request to modify their current CUP to continue the operation and maintenance of the camp, expand the CUP boundary, construct new structures, legalize existing structures and remove four protected oak trees are allowed as part of the camp use in the RE and OS zone districts.

Boero, Kristina

From: Kimberly Cluff <kacluff@gmail.com>
Sent: Sunday, May 22, 2022 8:46 PM
To: Boero, Kristina
Subject: CASE NO. PL 18-OO52 Camp Ramah

38.

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

Hello Ms. Boero -

I am writing to you on behalf of myself and my father.

I am an Ojai resident, and grew up at 222 Running Ridge Trail. My father still lives at this address. Growing up we could always peek over the hill and see Camp Ramah and hear music, announcements etc. Having the camp as a neighbor was not a problem, their footprint on the area, while noticeable, was pretty light.

However having read the documents related to the desired expansion and renewal of the CUP of the camp, I am very opposed. All of the obvious increases in activity are troubling but the biggest impact on me and my family, given that we now live about two miles away, is the encroachment on beloved hiking trails. I walk Cozy Dell and Foothills trails on a regular basis. These trails are part of what makes life in Ojai so amazing. Any infringement on the trails, whether through development, increased noise, increased presence of people, loss of views would all have a tangible and heartbreaking impact on overall recreation options and our quality of life.

For my Father, who remains a close neighbor the possible impacts are even more grave. Increased traffic is a huge worry, as he is 89 years old, lives alone and would need extra time and attention in the event of an emergency. But if the camp has an increased population, increased number of buildings, increased number of events, First Responders will be stretched even more thin in the event of an emergency. Further, my father asked me to include in this email his deep concern that Camp Ramah is already a commercial operation in a residential area, and while tolerable at the current level of activity and size, to increase this commercial activity is simply not appropriate, again as the area is truly residential.

Thank you for our consideration of our objections to the request of Camp Ramah to expand.

Kimberly Cluff
and Donald Cluff

Boero, Kristina

From: Allen Camp <allencamp@me.com>
Sent: Friday, May 27, 2022 8:11 AM
To: Boero, Kristina
Subject: Re: Camp Ramah expansion

39.

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


Kristina: For printing maybe the 2 colored maps need to be printed in color so I can discern the legend, etc. See you at 1:30. Thanks. Allen

On May 23, 2022, at 10:11 AM, Boero, Kristina <Kristina.Boero@ventura.org> wrote:

Allen,

Thank you for your comment. It will added to the administrative record and a response provided in the staff report for the County decision-maker.

Below is a link to the project Memorandum that was provided to the Ojai Valley Municipal Advisory Council who discussed the project last Monday, May 16th. The application, the applicant's project description and the current project description are included in the memorandum.

 https://countyofventuracamy.sharepoint.com/:b:/g/personal/kristina_boero_ventura_org/EfOnTNdRGKFLkmW0SrJrykcBE5gFePXKBi4s4ZQkRybiOA?e=tzK26o

A link to the Mitigated Negative Declaration is included below, which evaluates the proposed project's environmental impacts. Please send any comments directly to me.
<https://vcrma.org/mitigated-negative-declarations>.

If you'd like to review the file, you will need to make an appointment with me directly to come into the government center to review the paper file.

Kristina Roodsari Boero, M.P.P.A. | Senior Planner
Residential Permits Section
kristina.boero@ventura.org

Ventura County Resource Management Agency | Planning Division
P. 805.654.2467 | F. 805.654.2509
800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740
Visit the Planning Division website at vcrma.org/planning
For online permits and property information, visit [VC Citizen Access](#)

Boero, Kristina

From: Allen Camp <allencamp@me.com>
Sent: Sunday, May 22, 2022 2:31 PM
To: Boero, Kristina
Subject: Camp Ramah expansion

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

Kristina: I reside at 1116 Foothill Road, Ojai. I would like to review the CUP application and MND prior to the end of the comment period. Please advise as to how we can arrange that. Our neighborhood is concerned about the proposed expansion area and the impact upon our trail system in the adjacent National Forest and Ojai Land Conservancy properties. We are further concerned about night noise, artificial light impeding our dark sky environment, water use (which you must know is severely challenged in Ojai), increased traffic, and the potential conversion of untouched habitat area to intensified land uses. The idea of "camping" sites with an anticipated urban twist (the antithesis of passive) is counter to its interface with the unspoiled natural environment we enjoy for passive recreation, solitude, viewshed and the splendor of untouched natural beauty. This we will protect. And of course, such an interface suggests an increased fire risk for all residents in the area. For these reasons and more, I look forward to you facilitating my review of the application file, the MND, details of the plan and the draft conditions proposed for the CUP. Time appears tight for public comment. I only learned of the proposal from the Ojai Valley News: I reside outside of the 300 foot notice radius as do must people affected by the proposal. I look forward to hearing from you this work week. You should consider an extension of the public review period. It would appear prudent and fair, particularly given the limited usefulness of the notice radius. Word is just now getting out about this. Thank you.
Allen.camp@sfcoc.com. 895 377 4683

39-1

Comment # 39

Response to Comment from Allen Camp, dated May 22, 2022

- 39-1. The Commenter is concerned that “camping” sites on the proposed open space parcels will interfere with the undeveloped natural environment people enjoy for passive recreation. The MND evaluated the use of the open space lots and camping sites in Section A, Item 6. No structures or vegetation removal is proposed on APNs 010-0-060-030, 010-0-060-070, 010-0-070-310 and 010-0-070-300 (the open space parcels owned by Camp Ramah). Passive recreation (i.e., hiking, walking, overnight camping for 20-25 people, outdoor education, and wildlife viewing) will be confined to the existing trails and fire break trails (Exhibit 4, Attachment 3A) on APNs 010-0-060-030, 010-0-060-070, 010-0-070-310 and 010-0-070-030. Supplies and camping equipment are packed in and packed out, including all trash. No campfires are permitted. Portable toilets are brought to the camp sites by a 4x4 quad runner or pickup. No vegetation would be disturbed. The MND concluded that camping would have a less than significant impact on the open space parcels included as part of the CUP.

Boero, Kristina

From: Juachon, Luz
Sent: Monday, May 23, 2022 9:44 AM
To: Boero, Kristina
Subject: FW: Camp Ramah CUP 3048 Case No. PL18-0052 40.

From: Diane Bertoy <dbertoy@gmail.com>
Sent: Tuesday, May 17, 2022 3:34 PM
To: Juachon, Luz <Luz.Juachon@ventura.org>
Subject: Camp Ramah CUP 3048 Case No. PL18-0052

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

Greetings Luz Juachon,

We (neighbors and friends) are worried about the raucous noise levels produced by Camp Ramah in the Ojai Valley. They want a Major Modification on CUP 3048, and this is our time to ask for a quiet time of 9pm as per Ventura County Noise Ordinance. We are in a residential zone and are blasted with amplified sound and loud raucous party noises until 10pm and 11pm as per their current CUP. They want to continue with this nuisance noise. Can Scott Boydston help us with this? We are in the unincorporated area of Ventura County in the Ojai Valley, same as the Camp. Camp Ramah is at 385 Fairview Rd, Ojai 93023.

The Camp has had well over 20 years to be loud late into the night, we would like the next 20 years to be better.

Thank you

Diane Bertoy
1447 Foothill Rd
Ojai, CA 93023
805-794-2792

Boero, Kristina

From: Michael Shapiro <michael@michaeljshapiro.com>
Sent: Monday, May 23, 2022 10:11 AM
To: Boero, Kristina; LaVere, Matt
Cc: Jeff Kuyper
Subject: Planning Case No. PL 18-0052

41.

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

To: Planning Division, Ojai MAC and Supervisor Matt Lavere

I'm writing to you with regard to the recent decision by the Ojai MAC to approve a major modification and obtain a 20-year continuation of a Conditional Use Permit that would increase and expand the existing useable footprint of Camp Ramah from 80 acres to over 432 acres. To be better able to wrap one's head around this it's useful to imagine that this expansion would be the equivalent of being TWICE THE SIZE OF WHAT THE Ojai Valley INN utilizes. Additionally - the plan calls for over 90 multiple day and evening events annually!

REGARDING NOTICE TO ATTEND THE OJAI MAC MEETING

I live within close proximity to the Camp Ramah area footprint yet - like countless neighboring properties in the hills above the Camp Ramah property - I was never notified that such an agenda would be on the Municipal Advisory Council's calendar. When I phoned Ms. Trunk to express my objection to that I was tersely and rudely informed that all residents who's property were with 200 FEET OF THE PERIMETER of the Camp Ramah property boundary were noticed for this meeting. For anyone with any sense of fair play and equity - that 200 foot rule is a sham when the said project is located below and at the bottom of a very steep funnel—shaped canyon and when that 200-foot radius is measured from the center of the property up the steep hills on all sides. It's obvious that this was not the INTENTION of the rule in such a geologic makeup of any parcel being subjected to appropriate analysis and comment by countless neighbors in nearby properties. In fact - the mere nature of the topography of Camp Ramah actually AMPLIFIES NOISE - INCLUDING TEENAGERS CHEERING AND SINGING - so that residents who are 50-times that 200-foot radius can clearly hear EVERYTHING! I know - because my home and property experiences that every summer or whenever Camp Ramah has an event.

Accordingly — I'M REQUESTING THAT THE RECENT OJAI MAC MEETING'S DECISION BE IMMEDIATELY NULLIFIED AND CANCELED - AND THAT A NEW MEETING BE SCHEDULED SO THAT SCORES OF RESIDENTS SURROUNDING THE SAID PROPERTY BE INVITED TO ATTEND AND COMMENT.

Additionally — I object to the plan that was conditionally approved at the aforementioned MAC meeting because the project will negatively impact two of some of the most popular and well-utilized trails located anywhere in the Ojai Valley: The Cosy Dell trail and The Foothill Trail. I've lived in Ojai for over 30-years and I hike those trails throughout every year. I do not want these two popular trails to be affected in any manner whatsoever by any expansion plans of Camp Ramah. In addition to

interfering and adversely affecting the pure, natural, and peaceful setting of these two very popular wilderness trails - any encroachment upon them by the planned Camp Ramah expansion would certainly endanger the abundant wildlife that also inhabit these trails and the adjacent territory. At the very least the project must be required to conduct a comprehensive study of any impacts upon wildlife and native habitat. BTW.... was the LOS PADRES FOREST WATCH and the LOS PADRES CHAPTER OF THE SIERRA CLUB notified of the recent Ojai MAC meeting and given the opportunity to respond to Camp Ramah's plans? Doing so is essential otherwise I suspect a costly, drawn-out litigation of this matter.

WATER CONSERVATION ISSUE Camp Ramah's leadership undertaking this project likes to remind us that they enjoy use of a well. However - the water supply for that well comes from the underground aquifer that is shared by a multitude of people and I'd want to know if the Casitas Municipal Water District was a given notice to attend the recent Ojai MAC Meeting. All of us surrounding Camp Ramah have recently been informed that a STAGE FOUR NOTICE of water conservation may soon be declared by Casitas. This would forbid any outside watering completely. Is the appropriate time for Camp Ramah to begin such an ambitious expansion project that would inevitably and absolutely increase its water usage in a gargantuan quantity when we're all in the middle of a critical drought with no end in sight?

NOISE: Yes - I saw the description of what the applicant plans to do in the area of noise abatement. It's woefully inadequate. The funnel shape topographic nature of the entire property acts like a natural, giant megaphone **AMPLIFYING** sound from every and any source. I already know this when the current camp is in session and I'm walking my dogs near by but high above the camp.

EMERGENCY EVACUATION DANGERS: During the Thomas Fire I was fortunate to be able to evacuate my family via Fairview Road towards Highway 150 and ultimately the 101 Freeway. I was part of tremendous crowd of traffic made up of trucks, trailers, cars, etc and for a while it was slow-going and bumper to bumper. I shudder to think how much more of a danger our evacuation might have been if hundreds-upon-hundreds of Camp Ramah guests were also evacuating at the same time. There's no doubt that the planned Camp Ramah evacuation would significantly add to the dangers to safe evacuations in the event of a fire emergency in the area.

All of the above should have been discussed **IN DEPTH** at the recent MAC meeting but it wasn't because so few nearby residents had any notice that such a meeting was scheduled in the first place. Again - noticing property owners who reside within 200 FEET OF THE **PROPOSED PROJECT** is a joke and an absurdity and smacks of a grotesque attempt to keep the facts from those who would be impacted the most from the the Camp Ramah proposal.

Sincerely,

Michael J. Shapiro
1231 Fairview Court, Ojai, CA 93023
805-889-7105
michael@michaels Shapiro.com

Boero, Kristina

From: Dylan A. Dawes <dylan_dawes@hotmail.com>
Sent: Monday, May 23, 2022 10:28 AM
To: Boero, Kristina
Subject: Camp Ramah's CUP 3048 Case No. PL18-0052

42.

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

> Hello Kristina, I live on foothill near camp Ramah and believe the noise ordinance should be observed re: "Camp Ramah's CUP 3048 Case No. PL18-0052".

Best regards,
Dylan

Boero, Kristina

From: Boero, Kristina
Sent: Tuesday, May 24, 2022 6:29 AM
To: Michael Shapiro
Subject: RE: Pending Hearing

43.

Michael,

There will be a Planning Commission hearing scheduled and the Commissioner's will hear and decide on the project. You will have another opportunity to comment on the project's staff report (which will be sent out a week before the hearing) and at the hearing (you can comment at the hearing or submit a written comment to me). You will receive a postcard notification and email with the details of the hearing date and how to comment.

Kristina Roodsari Boero, M.P.P.A. | Senior Planner
Residential Permits Section
kristina.boero@ventura.org

Ventura County Resource Management Agency | Planning Division
P. 805.654.2467 | F. 805.654.2509
800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740
Visit the Planning Division website at vcrma.org/planning
For online permits and property information, visit [VC Citizen Access](#)



-----Original Message-----

From: Michael Shapiro <michael@michaeljshapiro.com>
Sent: Monday, May 23, 2022 11:26 AM
To: Boero, Kristina <Kristina.Boero@ventura.org>
Subject: Pending Hearing

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

Hello Ms. Boero -

I didn't see any reference to any pending Planning Division meeting regarding the planned Camp Ramah expansion project in your recent email response to me though you did include that information in your response to my neighbor, Will Knox, and his letter to your department. Please do forward me that same information so I have a record of that for me to plan for.

Thank you.

Regards...

Michael

michael@michaeljshapiro.com
805-889-7105

Boero, Kristina

From: Julie Grist <jgrist@mac.com> 44.
Sent: Monday, May 23, 2022 12:56 PM
To: Juachon, Luz; Boero, Kristina; Trunk, Jennifer
Subject: Opposition to Conditional Use Permit for Camp Ramah, Case No PL 18-0052

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

Dear Planning Commissioners:

I am writing to oppose the Modification to CUP for Camp Ramah in Ojai. I live at 1477 Foothill Road (less than a mile away) and the camp's activities directly affect my family's life. I spoke at the Ojai MAC meeting last week, and understand the matter will now be reviewed by the Ventura Planning Commission. The following are my concerns:

1. Excessive noise, light pollution and vibrations from Camp Ramah using outdoor spaces for camp and non-camp events late into the night. The County Noise Ordinances 6299 and 4124 allow amplified sound only until 9pm - why should Camp Ramah be allowed amplified music until 10pm (and 11 pm on Thursdays) ? The acoustics of the bowl where the camp is located means that most neighbors to the west, south and east hear an even greater amplification of the sound which travels uphill through the open spaces. Neighbors up to a mile away from the camp have complained over the years, the camp says they are mitigating these concerns but other than taking residents' complaints, do nothing about the public nuisance they are creating. Their 'self-monitoring' has not worked. They offer in the revised CUP that they will put volume limiters on their equipment, but the sound still carries far and wide. An accurate study of the noise levels at local residences also needs to be undertaken. **The camp should follow Ventura County noise ordinances and end amplified sound every night at 9 pm.**
2. Why a 20 year CUP? With the 40 plus year plus history of local residents voicing complaints with no significant corrections being made, why should the County give the camp a 20 year CUP when other permits are for only five or ten years? **Do not rubber stamp a permit that goes for 20 years when we have had years of complaints with no solutions.**
3. Camp Ramah is asking to host 90 'outside' events annually, year-round, and many are multi-day events, in addition to their regular camp program. These events, weddings, bar mitzvahs etc, would mean potentially two loud amplified outdoor events per week throughout the year, in addition to regular camp events. These events often bring in outside DJs who historically have not had volume limiters on their equipment. We would like the CUP to allow the camp to host retreats, but NO amplified events such as parties and weddings. **Do not let 90 events annually be codified into the permit.**
4. Expansion of the Camp Ramah footprint from 83 acres to 431 acres (twice the size of the Ojai Valley Inn) would allow the camp to build more buildings and increase the number of people on the site by at least 10%. Many times there are more than 700 people on site at once. The CUP expansion in acreage and subsequent increase in campers would also stress Ojai's water resources during our severe drought. **Do not give Camp Ramah a permit to operate on the full acreage as expansion in population and building could easily follow over the next 20 years, stressing natural resources and native species.**
5. Destruction of protected oak tress and native habitat for wildlife, in order to expand the camp's dormitory space with construction of "Machon Village" a 10,000 square foot set of structures including two-story cabins and additional outdoor 'gathering spaces'. The tree removal is noted specifically in the CUP. **Do not approve Machon**

Village, and re-think placement of additional housing expansion, given its impact on noise intrusiveness and the natural environment. Also, codify a landscape plan for areas to be developed. | 44-1

6. Many worry that this acreage expansion could also, in the future, deter public access to the well-used public hiking trails: Cozy Dell and Foothill Trail. While the current camp administration says they will accommodate public access on these trails, they could be closed off should Camp Ramah have a CUP for the entire acreage and under different camp administration. **Insist that public access to these trails be codified in the CUP.**

7. The CUP would allow 'Cafe Ezra', the outdoor space for camp counselors, to have amplified music every night until 10pm and Thursdays until 11 pm. This goes well past city and county noise ordinances of 9pm, and disturbs the peace and negatively impacts our ability to enjoy quiet evenings and nights. Why should temporary overnight campers and counselors desires to party have priority over the tax-paying residents who live in the area? **The camp should follow Ventura County noise ordinances and not allow amplified music or sound after 9 pm.**

I hope you will consider these concerns and alter the proposed CUP accordingly. This truly affects the quality of life here in the Ojai Valley. Thank you.

Sincerely,

Julie Grist
1477 Foothill Road
Ojai, CA 93023
323-327-2271

Comment # 44

Response to Comment from Julie Grist, dated May 23, 2022

- 44-1. The Commenter requests that a landscape plan be codified for areas to be developed. The MND evaluated landscaping in the impact discussion for Section B, Item 4A. The MND concluded that impacts to landscaping are considered less than significant. Although no new landscaping is proposed, the project will be subject to a condition of approval that will require the Camp to submit a landscaping plan to be reviewed and approved by the Planning Division for any changes to the existing landscaping. The landscaping plan will require that the planting of non-native invasive landscaping is prohibited.

Boero, Kristina

From: Hattie Vail <hattievail@gmail.com>
Sent: Monday, May 23, 2022 3:17 PM
To: Juachon, Luz; LaVere, Matt; Boero, Kristina; Trunk, Jennifer
Subject: Opposition to conditional use permit for Camp Ramah, case No PL 18-0052

45.

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

Subj: Opposition to Conditional Use Permit for Camp Ramah, Case No PL 18-0052

I am writing to oppose the Modification to CUP for Camp Ramah in Ojai. I live at 118 Layton Street. Ojai. CA I oppose for the following reasons:

1. Excessive noise, light pollution and vibrations from Camp Ramah using outdoor spaces for camp and non-camp events late into the night. The County Noise Ordinances 6299 and 4124 allow amplified sound only until 9pm - why should Camp Ramah be allowed amplified music until 10pm (and 11 pm on Thursdays) ? The acoustics of the bowl where the camp is located means that most neighbors to the west, south and east hear an even greater amplification of the sound which travels uphill through the open spaces. Neighbors up to a mile away from the camp have complained over the years, the camp says they are mitigating these concerns but other than taking residents' complaints, do nothing about the public nuisance they are creating. Their 'self-monitoring' has not worked. They offer in the revised CUP that they will put volume limiters on their equipment, but the sound still carries far and wide. An accurate study of the noise levels at local residences also needs to be undertaken. **The camp should follow Ventura County noise ordinances and end amplified sound every night at 9 pm.**

2. Why a 20 year CUP? With the 40 plus year plus history of local residents voicing complaints with no significant corrections being made, why should the County give the camp a 20 year CUP when other permits are for only five or ten years? **Do not rubber stamp a permit that goes for 20 years when we have had years of complaints with no solutions.**

3. Camp Ramah is asking to host 90 'outside' events annually, year-round. and many are multi-day events, in addition to their regular camp program. These events, weddings, bar mitzvahs etc, would mean potentially two loud amplified outdoor events per week throughout the year, in addition to regular camp events. These events often bring in outside DJs who historically have not had volume limiters on their equipment. We would like the CUP to allow the camp to host retreats, but NO amplified events such as parties and weddings. **Do not let 90 events annually be codified into the permit.**

4. Expansion of the Camp Ramah footprint from 83 acres to 431 acres (twice the size of the Ojai Valley Inn) would allow the camp to build more buildings and increase the number of people on the site by at least 10%. Many times there are more than 700 people on site at once. The CUP expansion in acreage and subsequent increase in campers would also stress Ojai's water resources during our severe drought. **Do not give Camp Ramah a permit to operate on the full acreage as expansion in population and building could easily follow over the next 20 years, stressing natural resources and native species.**

5. Destruction of protected oak trees and native habitat for wildlife, in order to expand the camp's dormitory space with construction of "Machon Village" a 10,000 square foot set of structures including two-story cabins and additional outdoor 'gathering spaces'. The tree removal is noted specifically in the CUP. **Do not approve Machon Village, and re-think placement of additional housing expansion, given its impact on noise intrusiveness and the natural environment. Require a detailed landscape plan for any property development.**

44-1

6. Many worry that this acreage expansion could also, in the future, deter public access to the well-used public hiking trails: Cozy Dell and Foothill Trail. While the current camp administration says they will accommodate public access on these trails, they could be closed off should Camp Ramah have a CUP for the entire acreage and be under different camp administration. **Insist that public access to these trails be codified in the CUP.**

7. The CUP would allow 'Cafe Ezra', the outdoor space for camp counselors, to have amplified music every night until 10pm and Thursdays until 11 pm. This goes well past city and county noise ordinances of 9pm, disturbs the peace and negatively impacts our ability to enjoy quiet evenings and nights. Why should temporary overnight campers and counselors desires to party have priority over the tax-paying residents who live in the area? **The camp should follow Ventura County noise ordinances and not allow amplified music or sound after 9 pm.**

HARRIET VAIL
118 Layton Street,
Ojai CA 93023

Boero, Kristina

From: Barry Verga <verga@sbcglobal.net>
Sent: Monday, May 23, 2022 5:54 PM
To: Boero, Kristina
Subject: Fwd: Camp Ramah expansion

46.

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

> As a concerned neighbor I am emailing to oppose the expansion of Camp Ramah. The noise from the current level of activities is already problematic. Unfortunately the noise from the camp is amplified as a result of it being at the bottom of a canyon. No attempt at noise mitigation will negate the additional noise from increased activity. The projected build out and more frequent events will make it unbearable. Please reflect on how you would feel if a neighbor decided to have numerous outside amplified parties which make it impossible for you to be in your own back yard. It's enough to drive you crazy or move. I don't believe this is the kind of neighbor we expect in Ojai.

> Barry Verga

>

> Sent from my iPhone

From: Virginia Siegfried <vasiegfried@gmail.com>
Sent: Monday, May 23, 2022 6:05 PM
To: Juachon, Luz; LaVere, Matt; Boero, Kristina; Trunk, Jennifer
Subject: Camp Ramah CUP

47.

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

Subj: Opposition to Conditional Use Permit for Camp Ramah, Case No PL 18-0052

I am writing to oppose the Modification to CUP for Camp Ramah in Ojai. I live at . . . I oppose for the following reasons:

1. Excessive noise, light pollution and vibrations from Camp Ramah using outdoor spaces for camp and non-camp events late into the night. The County Noise Ordinances 6299 and 4124 allow amplified sound only until 9pm - why should Camp Ramah be allowed amplified music until 10pm (and 11 pm on Thursdays) ? The acoustics of the bowl where the camp is located means that most neighbors to the west, south and east hear an even greater amplification of the sound which travels uphill through the open spaces. Neighbors up to a mile away from the camp have complained over the years, the camp says they are mitigating these concerns but other than taking residents' complaints, do nothing about the public nuisance they are creating. Their 'self-monitoring' has not worked. They offer in the revised CUP that they will put volume limiters on their equipment, but the sound still carries far and wide. An accurate study of the noise levels at local residences also needs to be undertaken. **The camp should follow Ventura County noise ordinances and end amplified sound every night at 9 pm.**

2. Why a 20 year CUP? With the 40 plus year plus history of local residents voicing complaints with no significant corrections being made, why should the County give the camp a 20 year CUP when other permits are for only five or ten years? **Do not rubber stamp a permit that goes for 20 years when we have had years of complaints with no solutions.**

3. Camp Ramah is asking to host 90 'outside' events annually, year-round. and many are multi-day events, in addition to their regular camp program. These events, weddings, bar mitzvahs etc, would mean potentially two loud amplified outdoor events per week throughout the year, in addition to regular camp events. These events often bring in outside DJs who historically have not had volume limiters on their equipment. We would like the CUP to allow the camp to host retreats, but NO amplified events such as parties and weddings. **Do not let 90 events annually be codified into the permit.**

4. Expansion of the Camp Ramah footprint from 83 acres to 431 acres (twice the size of the Ojai Valley Inn) would allow the camp to build more buildings and increase the number of people on the site by at least 10%. Many times there are more than 700 people on site at once. The CUP expansion in acreage and subsequent increase in campers would also stress Ojai's water resources during our severe drought. **Do not give Camp Ramah a permit to operate on the full acreage as expansion in population and building could easily follow over the next 20 years, stressing natural resources and native species.**

5. Destruction of protected oak trees and native habitat for wildlife, in order to expand the camp's dormitory space with construction of "Machon Village" a 10,000 square foot set of structures including two-story cabins and additional outdoor 'gathering spaces'. The tree removal is noted specifically in the CUP. **Do not approve Machon Village, and re-think placement of additional housing expansion, given its impact on noise intrusiveness and the natural environment. Require a detailed landscape plan for any property development.**

6. Many worry that this acreage expansion could also, in the future, deter public access to the well-used public hiking trails: Cozy Dell and Foothill Trail. While the current camp administration says they will accommodate public access on these trails, they could be closed off should Camp Ramah have a CUP for the entire acreage and be under different camp administration. **Insist that public access to these trails be codified in the CUP.**

7. The CUP would allow 'Cafe Ezra', the outdoor space for camp counselors, to have amplified music every night until 10pm and Thursdays until 11 pm. This goes well past city and county noise ordinances of 9pm, disturbs the peace and negatively impacts our ability to enjoy quiet evenings and nights. Why should temporary overnight campers and counselors desires to party have priority over the tax-paying residents who live in the area? **The camp should follow Ventura County noise ordinances and not allow amplified music or sound after 9 pm.**

Virginia Siegfried
1416 Foothill Rd, Ojai

Boero, Kristina

From: mike rugo <fvsilvercloud@gmail.com>
Sent: Monday, May 23, 2022 8:21 PM
To: Juachon, Luz; LaVere, Matt; Boero, Kristina; Trunk, Jennifer
Subject: Fwd: Camp Ramah, Case No PL 18-0052
Attachments: Ramah Notice_of_Availability_and_Intent_to_Adopt_an_MND (2).pdf

48.

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

Subj: Opposition to Conditional Use Permit for Camp Ramah, Case No PL 18-0052

I am writing to oppose the Modification to CUP for Camp Ramah in Ojai. I live at . . . I oppose for the following reasons:

1. Excessive noise, light pollution and vibrations from Camp Ramah using outdoor spaces for camp and non-camp events late into the night. The County Noise Ordinances 6299 and 4124 allow amplified sound only until 9pm - why should Camp Ramah be allowed amplified music until 10pm (and 11 pm on Thursdays) ? The acoustics of the bowl where the camp is located means that most neighbors to the west, south and east hear an even greater amplification of the sound which travels uphill through the open spaces. Neighbors up to a mile away from the camp have complained over the years, the camp says they are mitigating these concerns but other than taking residents' complaints, do nothing about the public nuisance they are creating. Their 'self-monitoring' has not worked. They offer in the revised CUP that they will put volume limiters on their equipment, but the sound still carries far and wide. An accurate study of the noise levels at local residences also needs to be undertaken. **The camp should follow Ventura County noise ordinances and end amplified sound every night at 9 pm.**

2. Why a 20 year CUP? With the 40 plus year plus history of local residents voicing complaints with no significant corrections being made, why should the County give the camp a 20 year CUP when other permits are for only five or ten years? **Do not rubber stamp a permit that goes for 20 years when we have had years of complaints with no solutions.**

3. Camp Ramah is asking to host 90 'outside' events annually, year-round. and many are multi-day events, in addition to their regular camp program. These events, weddings, bar mitzvahs etc, would mean potentially two loud amplified outdoor events per week throughout the year, in addition to regular camp events. These events often bring in outside DJs who historically have not had volume limiters on their equipment. We would like the CUP to allow the camp to host retreats, but NO amplified events such as parties and weddings. **Do not let 90 events annually be codified into the permit.**

4. Expansion of the Camp Ramah footprint from 83 acres to 431 acres (twice the size of the Ojai Valley Inn) would allow the camp to build more buildings and increase the number of people on the site by at least 10%. Many times there are more than 700 people on site at once. The CUP expansion in acreage and subsequent increase in campers would also stress Ojai's water resources during our severe drought. **Do not give Camp Ramah a permit to operate on the full acreage as expansion**

in population and building could easily follow over the next 20 years, stressing natural resources and native species.

5. Destruction of protected oak tress and native habitat for wildlife, in order to expand the camp's dormitory space with construction of "Machon Village" a 10,000 square foot set of structures including two-story cabins and additional outdoor 'gathering spaces'. The tree removal is noted specifically in the CUP. **Do not approve Machon Village, and re-think placement of additional housing expansion, given its impact on noise intrusiveness and the natural environment. Require a detailed landscape plan for any property development.**

6. Many worry that this acreage expansion could also, in the future, deter public access to the well-used public hiking trails: Cozy Dell and Foothill Trail. While the current camp administration says they will accommodate public access on these trails, they could be closed off should Camp Ramah have a CUP for the entire acreage and be under different camp administration. **Insist that public access to these trails be codified in the CUP.**

7. The CUP would allow 'Cafe Ezra', the outdoor space for camp counselors, to have amplified music every night until 10pm and Thursdays until 11 pm. This goes well past city and county noise ordinances of 9pm, disturbs the peace and negatively impacts our ability to enjoy quiet evenings and nights. Why should temporary overnight campers and counselors desires to party have priority over the tax-paying residents who live in the area? **The camp should follow Ventura County noise ordinances and not allow amplified music or sound after 9 pm.**

Barb and Mike Rugo

1777 Foothill Rd.
Ojai, Ca. 93023



NOTICE OF AVAILABILITY AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

The County of Ventura Resource Management Agency (RMA) Planning Division, as the designated Lead Agency, has reviewed the following project:

1. **Entitlement:** Major Modification (Case No. PL18-0052) to Conditional Use Permit (CUP) No. 3048
2. **Applicant:** Camp Ramah in California, Inc.
3. **Location:** 385 Fairview Road, approximately 0.32 miles west of the City of Ojai in the unincorporated area of Ventura County
4. **Assessor's Parcel Nos.:** 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
5. **Parcel Size:** The subject property is comprised of approximately 431.45 acres. The Camp Ramah CUP boundary encompasses 83.45 acres
6. **General Plan Designation:** Rural (APNs 010-0-110-130, 010-0-110-120, and 010-0-120-040) and Open Space (APNs 010-0-070-310, 010-0-060-070, 010-0-060-030, 010-0-070-300 and 010-0-070-030)
7. **Zoning Designation:**

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

8. **Responsible and/or Trustee Agencies:** California Department of Fish and Wildlife, United States Army Corps of Engineers, United States Forest Service, United States Fish and Wildlife Service, and Ventura County Local Action Formation Commission (Responsible Agency).

9. **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.

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

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

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	<u>Size (in square feet)</u>	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

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.

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.

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 (LAFCo) or negotiate an Out of Area Service Agreement with the Camp.

In accordance with Section 15070 of the California Code of Regulations, the RMA Planning Division determined that this proposed project may have a significant effect on the environment, however mitigation measures are available that would reduce the impacts to less than significant levels. As such, a Mitigated Negative Declaration has been prepared and the applicant has agreed to implement the mitigation measures.

List of Potentially Significant Environmental Impacts Identified:

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.

The public review period is from April 25, 2022 to May 25, 2022. The Initial Study/Mitigated Negative Declaration is available for public review on-line at www.ventura.org/rma/planning (select "CEQA Environmental Review") or at the County of Ventura, RMA, Planning Division, 800 South Victoria Avenue, Ventura, California from 8:00 am to 5:00 pm Monday through Friday. The public is encouraged to submit written comments to Kristina Boero, no later than 5:00 p.m. on May 25, 2022 to the address listed above. Alternatively, you may e-mail your comments to the case planner at E-MAIL ADDRESS.


Jennifer Trunk, Manager
Residential Permits Section

04/14/2022
Date



MITIGATED NEGATIVE DECLARATION

A. PROJECT DESCRIPTION:

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

Applicant: Camp Ramah in California, Inc.

Location: 385 Fairview Road, approximately 0.32 miles west of the City of Ojai in the unincorporated area of Ventura County

Assessor's Parcel Nos.: 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

Parcel Size: The subject property is comprised of approximately 431.45 acres. The Camp Ramah CUP boundary encompasses 83.45 acres

General Plan 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)

Zoning Designation:

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

Responsible and/or Trustee Agencies: California Department of Fish and Wildlife, United States Army Corps of Engineers, United States Forest Service, United States Fish and Wildlife Service, and Ventura County Local Action Formation Commission (Responsible Agency).

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.
- 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,

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

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
Infirmery (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	Infirmery/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.

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.

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.

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.

B. STATEMENT OF ENVIRONMENTAL FINDINGS:

State law requires the Resource Management Agency, Planning Division, as the lead agency for the proposed project, to prepare an Initial Study (environmental analysis) to determine if the proposed project could significantly affect the environment. Based on the findings contained in the attached Initial Study, it has been determined that the proposed project may have a significant effect on the environment; however, mitigation measures are available that would reduce the impacts to less than significant levels. Therefore, a Mitigated Negative Declaration has been prepared and the applicant has agreed to implement the mitigation measures.

C. LISTING OF POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS IDENTIFIED:

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.

D. PUBLIC REVIEW:

Legal Notice Method: Direct mailing to property owners within 300 feet of the property on which the proposed project is located, and a legal notice in the *Ventura County Star*.

Document Posting Period: April 25, 2022 through May 25, 2022

Public Review: The Initial Study/Mitigated Negative Declaration is available for public review online at <https://vcrma.org/divisions/planning> (select "CEQA Environmental Review") or at the County of Ventura, Resource Management Agency, Planning Division, 800 South Victoria Avenue, Ventura, California, from 8:00 am to 5:00 pm, Monday through Friday.

Comments: The public is encouraged to submit written comments regarding this Initial Study/Mitigated Negative Declaration no later than 5:00 p.m. on the last day

of the document posting period to Kristina Boero, the case planner, at the County of Ventura Resource Management Agency, Planning Division, 800 South Victoria Avenue L#1740, Ventura, CA 93009. You may also e-mail the case planner at kristina.boero@ventura.org.

D. CONSIDERATION AND APPROVAL OF THE MITIGATED NEGATIVE DECLARATION:

Prior to approving the project, the decision-making body of the Lead Agency must consider this Mitigated Negative Declaration and all comments received on the Mitigated Negative Declaration. That body may approve the Mitigated Negative Declaration if it finds that all the significant effects have been identified and that the proposed mitigation measures will reduce those effects to less than significant levels.

Prepared by:



Kristina Boero, Senior Planner
(805) 654-2467

Reviewed for Release to the Public by:



Jennifer Trunk, Manager
Residential Permits Section

Boero, Kristina

From: David Leeds <davidrleeds@gmail.com>
Sent: Tuesday, May 24, 2022 5:45 AM
To: Boero, Kristina
Subject: Camp Ramah - further concerns

49.

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

Kristina,

I just received a thoughtful letter back from Supervisor Matt LaVere in response to a letter I wrote him. He mentioned that the allowable amplified sound time had been scaled back from 10:00 pm shut down to 9:00 pm. While this is better, it's not okay. I would invite members of the commission to hear late afternoon noise that floats through these contiguous foothills from just normal camp noise. This canyon and the surrounding foothills are a noise funnel - similar to a wind tunnel.

I can not imagine what a dramatically increased level of amplified sound would be like for our neighborhood. It would dramatically expand the decibel level and distance carried! This issue alone would drastically impact the quality of our lifestyle. As it became a regularized situation, it would make the neighborhood a much less desirable place to live. As I mentioned earlier, the noise issues would have to be revealed to potential buyers. All of our home values would take a significant hit! This would no longer be an area of quiet natural beauty and tranquility.

I can't overstate how dramatic an effect this expansion will have on our neighborhood. Please have the commission address the seriousness of this noise issue in a much more restrictive manner!!!

Best regards.
David



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
South Coast Region
3883 Ruffin Road
San Diego, CA 92123
(858) 467-4201
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



50.

May 24, 2022

Ms. Kristina Boero
Ventura County
800 S. Victoria Ave. #1740
Ventura, CA 93009
Kristina.Boero@ventura.org

Subject: Major Modification to Conditional Use Permit No. 3048, Mitigated Negative Declaration, SCH No. 2022040478; City of Ojai, Ventura County

Dear Ms. Boero:

The California Department of Fish and Wildlife (CDFW) has reviewed the Ventura County's (County) Mitigated Negative Declaration (MND) for the Major Modification to Conditional Use Permit No. 3048 (Project). The County, as Lead Agency, prepared a MND pursuant to the California Environmental Quality Act (CEQA; Pub. Resources Code, § 21000 et. seq.) with the purpose of informing decision-makers and the public regarding potential environmental effects related to the Project. Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife or be subject to Fish and Game Code.

CDFW's Role

CDFW is California's Trustee Agency for fish and wildlife resources and holds those resources in trust for the people of the state [Fish & Game Code, §§ 711.7, subdivision (a) & 1802; Pub. Resources Code, § 21070; California Environmental Quality Act (CEQA) Guidelines, [§ 15386, subdivision (a)]. CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species (Id., § 1802). CDFW is also directed to provide biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect state fish and wildlife resources.

CDFW is also submitting comments as a Responsible Agency under CEQA (Public Resources Code, § 21069; CEQA Guidelines, § 15381). CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code, including lake and streambed alteration regulatory authority (Fish & Game Code, § 1600 et seq.). To the extent implementation of the Project as proposed may result in "take" of any species protected under the California Endangered Species Act (CESA; Fish & Game Code, § 2050 et seq.), or CESA-listed rare plant pursuant to the Native Plant Protection Act (NPPA; Fish & Game Code, § 1900 et seq.), CDFW recommends the Project proponent obtain appropriate authorization under the Fish and Game Code.

Ms. Kristina Boero
Ventura County
May 24, 2022
Page 2 of 25

Project Description and Summary

Objective: The proposed Project will enhance the facilities, play areas, trails, utilities, and landscaping at Camp Ramah (Camp). The Project includes the following activities:

Cabins and Structures

The proposed project will erect six new cabins, four of which will be two stories, and a central gathering structure. This expansion will result in 10,609 square feet of development over one acre of land. The project footprint was consciously chosen due to the lack of vegetation which burned in the 2017 Thomas fire. A retaining wall will be built around the structures and vary between six and eight feet in height.

Road Renovations

An existing secondary-access road along the western property line will be extended to provide access to the new cabin structures. Additionally, the existing driveway will be widened, resulting in the removal and encroachment of several coast live oaks.

Exterior Lighting

The Project has proposed that lighting fixtures would be limited to the number of necessary to illuminate the area for safety. Within the MND it states the fixtures will be positioned so that it would not affect adjacent uses by spilling onto into nearby open space and would be shielded to direct light. The lowest possible wattage will be used.

Grading and Construction

Grading and other construction activities involving heavy equipment shall be timed to occur between July 1 and March 1 to avoid potential impacts to nesting birds. 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. A qualified biologist shall direct the initial site clearing.

Conditional Use Permit (CUP) Extension

The project will also include an extension of the Conditional Use Permit (CUP) boundary, expanding the property from 83.45 acres to 431.45 acres. These parcels are undeveloped and are vacant open space land with public trails that are part of the Los Padres National Forest trail system. No structures or vegetation removal is proposed on these parcels.

Location: The project site is located at 385 Fairview Road approximately 0.32 miles west of the City of Ojai in the unincorporated area of Ventura County. Surrounding land uses include natural open space, agriculture, and scattered residential.

Comments and Recommendations

CDFW offers the comments and recommendations below to assist the County in adequately identifying, avoiding, and/or mitigating significant, or potentially significant, direct and indirect impacts on fish and wildlife biological resources based on the planned activities of this proposed Project. CDFW recommends the measures below be included in a science-based monitoring program with adaptive management strategies as part of the Project's CEQA mitigation, monitoring and reporting program (Public Resources Code, § 21081.6 and CEQA Guidelines, §

Ms. Kristina Boero
Ventura County
May 24, 2022
Page 3 of 25

15097). Additional comments or other suggestions may also be included to improve the document.

Specific Comments

Comment #1: Impacts to Sensitive Plant Communities and Special-Status Plant Species

Issue: It is unclear if the project will impact sensitive plants and sensitive plant communities. The most recent botanical surveys were conducted in 2017. Without more current surveys the Project may result in a significant impact to special-status plants/communities. Mitigation measures and ratios for ranked sensitive vegetation communities including S4 and S5 should be provided for the proposed Project impacts if present.

Specific impact: Following the Thomas fire in 2017, it is unclear if the plant communities which were previously present have since repopulated. The vegetation communities found within the Project footprint and the surrounding area prior to the fire provided important foraging and nesting areas for a variety of special status species. Development of the area and thinning of vegetation for fuel modification will result in the loss of resources. Rare plants within 1,000 meters from these activities are considered impacted.

Why impact would occur: A nine-quadrant review of the California Natural Diversity Database (CNDDB) revealed several special status plants that have potential to occur in the geographical area(s). Although multiple focus surveys have been conducted at the Project site the most recent botanical surveys occurred in 2017, before the Thomas Fire. A general survey was done in 2018, but mainly functioned to address the altered conditions following the fire event. Thus, 2017 observations may not be representative of current conditions. Rare plants/communities may have established in the Project site since the 2017/2018 surveys. Presence/absence determinations of rare plants in the Project area, specifically areas that would be impacted due to Project implementation (e.g., existing facilities), should be determined based on recent surveys. CDFW generally considers biological field assessments for rare plants valid for a period of up to three years.

Rare plants may have established in the Project site post-fire and have since been undetected. Burned habitat does not decline in value or importance by default of being burned. Given time, burned habitat is expected to successional progress back to the pre-burn vegetation community. The burned habitat still contains all of the vegetation species that occurred pre-fire, in the form of 1) embryos (seed bank) or 2) basal burls or roots that allow for resprouting of vegetation. Project construction and activities such as vegetation clearing, operating large equipment (e.g., loaders, dozers, drilling rigs, and cranes), and ground disturbance (e.g., staging, access, grading, excavating, drilling) may have direct impacts on sensitive or special status plant species and indirect impacts by modifying or removing habitat (Coop et al. 2020).

The following ranked vegetation classifications were found within or near the project footprint prior to the Thomas Fire: Coast live oak (*Quercus agrifolia*) woodland alliance (S4), bush mallow (*Malacothamus fasciculatus*) shrubland alliance (S4), and mulefat (*Baccharis saluicifolia*) scrub alliance (S4). The MND states a combined 1.17 acres of these sensitive vegetation communities were impacted by the Thomas fire and emergency fire operations.

Ms. Kristina Boero
Ventura County
May 24, 2022
Page 4 of 25

Evidence impact would be significant: Impacts to special-status plant species should be considered significant under CEQA unless they are clearly mitigated below a level of significance. Inadequate avoidance, minimization, and mitigation measures for impacts to these sensitive plant species will result in a Project(s) continuing to have a substantial adverse direct, indirect, and cumulative effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by CDFW or U.S. Fish & Wildlife Service (USFWS). CDFW considers plant communities, alliances, and associations with a statewide ranking of S1, S2, S3, and S4 as sensitive and declining at the local and regional level (Sawyer et al. 2008). An S3 ranking indicates there are 21-80 occurrences of this community in existence in California, S2 has 6-20 occurrences, and S1 has less than 6 occurrences. The Project may have direct or indirect effects to these sensitive species. Mitigation measures and replacement ratios should be provided for ranked vegetation communities if present.

Take of CESA-listed rare plants may only be permitted through an incidental take permit (ITP) or other authorization issued by pursuant to California Code of Regulations, Title 14, section, 786.9 subdivision (b). CDFW is concerned the loss of CESA-listed rare plants may occur if appropriate avoidance, minimization, and/or mitigation for these species is not adopted.

Recommended Potentially Feasible Mitigation Measure(s):

Mitigation Measure #1: CDFW recommends resurveying the project footprint and fuel modification area to produce a revised plant communities map. Vegetation surveys should be conducted following systematic field techniques outlined by CDFW's *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities* (CDFW 2018). To determine the rarity ranking of vegetation communities on a specific Project site(s), CDFW utilizes vegetation descriptions found in the *Manual of California Vegetation* (MCV). The MCV alliance/association community names should be provided as CDFW only tracks rare natural communities using this classification system (found online at <http://vegetation.cnps.org/>). CDFW recommends the environmental document provide measures to fully mitigate the loss of individual Endangered Species Act (ESA)- and CESA-listed plants and habitat.

1. The MND should provide a map showing which plants or populations will be impacted and provide a table that clearly documents the number of plants and acres of supporting habitat impacted, and plant composition (e.g., density, cover, abundance) within impacted habitat (e.g., species list separated by vegetation class; density, cover, abundance of each species).
2. The MND should provide species-specific measures for on-site mitigation. Each species-specific mitigation plan should adopt an ecosystem-based approach and be of sufficient detail and resolution to describe the following at a minimum: 1) identify the impact and level of impact (e.g., acres or individual plants/habitat impacted); 2) location of onsite mitigation and adequacy of the location(s) to serve as mitigation; 3) assessment of appropriate reference sites; 4) scientific [genus and species (subspecies/variety if applicable)] of plants being used for restoration; 5) location(s) of propagule source; 6) species-specific planting methods (i.e., container or seed); 7) measurable goals and

Ms. Kristina Boero
Ventura County
May 24, 2022
Page 5 of 25

success criteria for establishing self-sustaining populations (e.g., percent survival rate, absolute cover); 8) long-term monitoring, and; 9) adaptive management techniques.

Additionally, considerations should be made regarding timing of these field surveys to ensure accuracy in determining what plants exist on site. Adequate information about special status plants and natural communities present in a project area will enable reviewing agencies and the public to effectively assess potential impacts to special status plants or natural communities and will guide the development of minimization and mitigation measures (CDFW 2018).

Mitigation Measure #2: If rare or sensitive plants are found on or near the footprint of the Project, the MND should provide species-specific measures to fully avoid impacts to all ESA- and CESA-listed plants. This may include flagging all plants and/or perimeter of populations; no work buffers around plants and/or populations (e.g., flagged perimeter plus 50 feet); restrictions on ground disturbing activities within protected areas; relocation of staging and other material piling areas away from protected areas; restrictions on herbicide use and/or type of herbicide and/or application method within 100 feet of sensitive plants; and worker education and training.

Mitigation Measure #3: If rare or sensitive plants/communities are impacted on or near the footprint of the Project, CDFW recommends the MND provide measures to fully mitigate the loss of individual ESA- and CESA-listed plants and habitat. The Project proponent should mitigate at a ratio sufficient to achieve a no-net loss for impacts to special status plant species and their associated habitat. This should be for the number of plants replaced to number impacted, including acres of habitat created to acres of habitat impacted. CDFW recommends all impacts to S4 communities (*Quercus agrifolia* woodland alliance, *Malacothamus fasciculatus* shrubland alliance, and *Baccharis saluicifolia* scrub alliance) be mitigated at a minimum 3:1 ratio. Rare plants are habitat specialists that require specific conditions to persist such as vegetation composition (species abundance, diversity, cover), soils, substrate, slope, hydrology, and pollinators.

Mitigation Measure #4: All revegetation/restoration areas that will serve as mitigation should include preparation of a restoration plan (Plan), to be approved by CDFW prior to any ground disturbance. The restoration plan should include restoration and monitoring methods; annual success criteria; contingency actions should success criteria not be met; long-term management and maintenance goals; and a funding mechanism for long-term management. Areas proposed as mitigation should have a recorded conservation easement and be dedicated to an entity which has been approved to hold/manage lands (AB 1094; Government Code, §§ 65965-65968). The Plan should provide species-specific measures for on-site mitigation. Each species-specific mitigation plan should adopt an ecosystem-based approach and be of sufficient detail and resolution to describe the following at a minimum: 1) identify the impact and level of impact (e.g., acres or individual plants/habitat impacted); 2) location of onsite mitigation and adequacy of the location(s) to serve as mitigation; 3) assessment of appropriate reference sites; 4) scientific [Genus and species (subspecies/variety if applicable)] of plants being used for restoration; 5) location(s) of propagule source; 6) species-specific planting methods (i.e., container or seed); 7) measurable goals and success criteria for establishing self-sustaining populations (e.g. percent survival rate, absolute cover); 8) long-term monitoring, and; 9) adaptive management techniques.

Ms. Kristina Boero
Ventura County
May 24, 2022
Page 6 of 25

Mitigation Measure #5: Success criteria should be based on the specific composition of the vegetation communities being impacted. Success should not be determined until the site has been irrigation-free for at least 5 years and the metrics for success have remained stable (no negative trend for richness/diversity/abundance/cover and no positive trend for invasive/non-native cover for each vegetation layer) for at least 5 years. In the revegetation plan, the success criteria should be compared against an appropriate reference site, with the same vegetation alliance, with as good or better-quality habitat. The success criteria should include percent cover (both basal and vegetative), species diversity, density, abundance, and any other measures of success deemed appropriate by CDFW. Success criteria should be separated into vegetative layers (tree, shrub, grass, and forb) for each alliance being mitigated, and each layer should be compared to the success criteria of the reference site, as well as the alliance criteria in MCV ensuring one species or layer does not disproportionately dominate a site but conditions mimic the reference site and meets the alliance membership requirements.

CDFW does not recommend topsoil salvage or transplantation as viable mitigation options. Several studies have documented topsoil salvage had no effect on the recolonization of the target plant species (Hinshaw 1998). Based on the scientific literature available, relying on topsoil salvage alone to mitigate impacts to CEQA-rare plant species does not appear to provide any value to mitigate impacts to the plant.

Comment #2: Mountain Lion (*Puma concolor*)

Issue: The Project may impact mountain lion (*Puma concolor*), the Project lies within recorded mountain lion habitat.

Specific impacts: Project activities may impact mountain lion population by increasing human presence, traffic, noise, air pollutants and dust, and artificial lighting.

Why impacts would occur: Mountain lions may occur within areas immediately adjacent to the Project. The Project may increase human presence (e.g., new development, public trail access, traffic, noise, and artificial lighting) during Project construction and over the life of the Project. Mountain lions are exceptionally vulnerable to human disturbance (Lucas 2020). As human population density increases, the probability of mountain lion persistence decreases (Woodroffe 2000). Most factors affecting the ability of the southern California mountain lion populations to survive and reproduce are caused by humans (Yap et al. 2019). As California has continued to grow in human population and communities expand into wildland areas, there has been a commensurate increase in direct and indirect interaction between mountain lions and people (CDFWb 2013). As a result, the need to relocate or humanely euthanize mountain lions (depredation kills) may increase for public safety. Areas of high human activity have lower occupancy of rare carnivores. Mountain lions avoid areas with low woody vegetation cover and artificial outdoor lighting (Beir 1995). Mountain lions tend to avoid roads and trails regardless of how much they are used (Lucas 2020). Increased traffic could cause vehicle strikes. Loss of wildlife connectivity is another primary driver for the potential demise of the southern California mountain lion population (Yap et al. 2019). Habitat loss and fragmentation due to roads and development has driven the southern California mountain lion population towards extinction (Yap et al. 2019). Conserving and restoring habitat connectivity and corridors is essential for mitigating impacts to mountain lions. This is especially critical in the face of climate change-driven habitat loss and increased frequency of fires (Yap et al. 2019). Under a high emissions and warm and wet climate scenario, much of the chaparral habitat in southern California that

Ms. Kristina Boero
Ventura County
May 24, 2022
Page 7 of 25

provide habitat for mountain lions would be climactically highly stressed by the year 2070 (Thorne et al. 2016).

Evidence impact would be significant: The mountain lion is a specially protected mammal in the State (Fish and Game Code, § 4800). In addition, on April 21, 2020, the California Fish and Game Commission accepted a petition to list an evolutionarily significant unit (ESU) of mountain lion in southern and central coastal California as threatened under CESA (CDFWc 2020). As a CESA-candidate species, the mountain lion in southern California is granted full protection of a threatened species under CESA.

Recommended Potentially Feasible Mitigation Measure(s):

Mitigation Measure #1: Due to potential habitat near the Project footprint, a CDFW-approved biologist knowledgeable of mountain lion species ecology should survey areas that may provide habitat for mountain lion natal dens. This should be performed within one year of Project implementation, including site preparation, equipment staging, and mobilization. Caves and other natural cavities and thickets of brush and timber provide cover and are used for denning. Females may be in estrus at any time of the year, but in California, most births probably occur in spring. Survey results, including negative findings, should be submitted to CDFW prior to Project implementation. The survey report should include a map of potential denning sites. The survey report should also include measures to avoid impacts to dens and cubs if necessary.

Mitigation Measure #2: If potential habitat for natal dens is identified, CDFW recommends fully avoiding potential impacts to mountain lions, especially during spring, to protect vulnerable cubs. Two weeks prior to Project implementation, and once a week during construction activities, a CDFW-approved biologist should conduct a survey for mountain lion natal dens. The survey area should include the construction footprint and the area within 2,000 feet (or the limits of the property line) of the Project disturbance boundaries. CDFW should be notified within 24 hours upon location of a natal den. If an active natal den is located, during construction activities, all work should cease. No work should occur within a 2,000-foot buffer from a natal den. A qualified biologist should notify CDFW to determine the appropriate course of action. CDFW should also be consulted to determine an appropriate setback from the natal den that would not adversely affect the successful rearing of the cubs. No construction activities or human intrusion should occur within the established setback until mountain lion cubs have been successfully reared; the mountain lions have left the area; or as determined in consultation with CDFW.

Mitigation Measure #3: If “take” or adverse impacts to mountain lion cannot be avoided either during Project construction and, over the life of the Project, the County must consult with CDFW to determine if a CESA ITP is required (pursuant to Fish & Game Code, § 2080 *et seq.*).

Recommendation #1: CDFW recommends the County evaluate the mountain lion territory size and use of habitat within and surrounding the Project vicinity. The County should analyze the change (i.e., increase) in human presence and area of anthropogenic influence that will now be in mountain lion habitat and how it may impact mountain lion behavior, reproductive viability, and overall survival success. Based on these known anthropogenic impacts on mountain lions, CDFW also recommends the County provide compensatory mitigation for impacts to mountain lion. The CEQA document should justify how the proposed compensatory mitigation would reduce the impacts of the Project to less than significant.

Ms. Kristina Boero
Ventura County
May 24, 2022
Page 8 of 25

Comment #3: Impacts to Nesting Birds

Issue: The proposed Project may impact special status bird species. Buffer zones proposed for nesting passerine and raptor species within the MND need to be increased to reduce impacts.

Specific impacts: Ground-clearing, and construction activities could lead to the direct mortality of a listed species or species of special concern. The loss of occupied habitat could yield a loss of foraging potential, nesting sites, roosting sites, or refugia and would constitute a significant impact if absent of appropriate mitigation.

Why impacts would occur: The proposed Project may impact special status bird species. As such, we recommend including special-status protocol survey language as avoidance, minimization and/or mitigation measure(s). A lack of protocol surveys will likely lead to impacts to a variety of sensitive species. Protocol surveys are necessary to identify listed species and supporting habitat necessary for their survival.

Evidence impact would be significant: CDFW considers impacts to CESA-listed and Species of Special Concern (SSC) a significant direct and cumulative adverse effect without implementing appropriate avoidance and/or mitigation measures.

The following mitigation measures are suggested by CDFW for impacts to nesting birds:

Mitigation Measure #1: To protect nesting passerine birds that may occur on-site, CDFW recommends that no construction should occur from February 1 through September 15. If construction is unavoidable during February 1 through September 15, surveys should be conducted for nesting bird activity within 7 days prior to Project activities that occur. The surveys should be conducted by a qualified biologist to determine if active bird nests of special status bird species. Surveys will occur in the construction zone and within 500 feet of the site. The nesting bird surveys should be conducted at appropriate nesting times and concentrate on potential roosting or perch sites.

Mitigation Measure #2: If any nests of passerine birds are observed, these nests should be designated an ecologically sensitive area and protected (while occupied) by a minimum 300-foot radius during project construction. If active nests are found, all construction must be postponed or halted until the biologist determined the nest is vacated, juveniles have fledged, and no evidence of a second nesting attempt is observed. The biologist should serve as a construction monitor during periods of construction occur near the active nest areas to ensure that no inadvertent impacts occur.

The following mitigation measures are suggested by CDFW for impacts to raptors:

Mitigation Measure #1: To protect nesting raptors that may occur on site, CDFW recommends that the final environmental document include a measure that no construction should occur from January 1 through September 15. If construction is unavoidable during January 1 through September 15, a qualified biologist should complete surveys for nesting bird activity the orders *Falconiformes* and *Strigiformes* (raptors and owls) within a 500-foot radius of the construction site. The nesting bird surveys should be conducted at appropriate nesting times and concentrate on potential roosting or perch sites. If any nests of birds of prey are observed, these

Ms. Kristina Boero
Ventura County
May 24, 2022
Page 9 of 25

nests should be designated an ecologically sensitive area and protected (while occupied) by a minimum 500-foot radius during project construction. Pursuant to FGC Sections 3503 and 3503.5, it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird or bird-of-prey.

Mitigation Measure #2: CDFW cannot authorize the take of any fully protected species as defined by state law. State fully protected species may not be taken or possessed at any time and no licenses or permits may be issued for its take except for collecting those species for necessary scientific research and relocation of the bird species for protection of livestock (Fish & G. Code, §§ 3511, 4700, 5050, 5515). CDFW has advised the Permittee that take of any species designated as fully protected under the Fish and Game Code is prohibited. CDFW recognizes that certain fully-protected species are documented to occur on, or in, the vicinity of the Project area, or that such species have some potential to occur on, or in, the vicinity of Project, due to the presence of suitable habitat.

Comment #4: Impacts to Bat Species

Issue: The Project may impact the pallid bat (*Antrozous pallidus*), western red bat (*Lasiurus blossevillei*), the hoary bat (*Lasiurus cinereus*), Townsend's big-eared bat (*Corynorhinus townsendii*), and the long-legged bat (*Myotis volans*). The majority of which are SSC.

Specific impacts: The project as proposed includes direct impacts to bats such as removal of trees, vegetation, and/or structures that may provide roosting habitat. These activities have potential to result in direct loss of bats.

Why impacts would occur: Mature-riparian trees and crevices in buildings and facilities in the Project site could provide roosting habitat for bats. Species such as the pallid bat are well known to use man-made structures to roost. While the western red bat and hoary bat are a documented obligate tree roosting species. Removal of these structures without appropriate surveys could lead to direct mortality. Likewise, modifications to roost sites can have significant impacts on the bats' usability of the roost and can impact the bats' fitness and survivability (Johnston et al. 2004). Indirect impacts to bats and roosts could result from increased noise disturbances, human activity, dust, vegetation clearing, ground disturbing activities (e.g., staging, access, excavation, grading), and vibrations caused by heavy equipment. Demolition, grading, and excavating activities may impact bats using man-made structures or surrounding trees as roost sites. Although temporary, such disturbance can lead to the abandonment of a maternity roost (Johnston et al. 2004). Likewise, grassland, woodland, and scrub habitats will be impacted by development, grading, and fuel modification. These habitats could be utilized for foraging by the Townsend's big-eared bat and the long-legged bat.

Evidence impact would be significant: Bats are considered non-game mammals and are afforded protection by state law from take and/or harassment (Fish & Game Code, § 4150; Cal. Code of Regs, § 251.1). Several bat species are considered SSC and meet the CEQA definition of rare, threatened, or endangered species (CEQA Guidelines, § 15065). Take of SSC could require a mandatory finding of significance by the County (CEQA Guidelines, § 15065).

Ms. Kristina Boero
Ventura County
May 24, 2022
Page 10 of 25

Recommended Potentially Feasible Mitigation Measure(s):

Mitigation Measure #1: CDFW recommends a qualified bat specialist conduct bat roosting surveys within the Project site and a 200-foot buffer to locate potential bat roosting sites. These assessments will determine baseline conditions of potential roosting areas present throughout the study area to identify trees and/or structures (i.e., tunnels, maintenance buildings, food concession stands, comfort stations) that could provide daytime and/or nighttime roost sites.

Mitigation Measure #2: To prevent project delays and possible "take," CDFW also recommends nighttime emergence surveys of day roosts during seasons when bats are most mobile (April 1 to September 30). Emergence surveys should be performed shortly after dusk to identify any bats that emerge from a potential roost site. CDFW recommends using acoustic recognition technology to maximize detection of bats. In most parts of California, night roost use will only occur from spring through fall while day roosts are typically utilized during the spring, summer, and fall in California (Johnston et al. 2004).

Survey methodology and results, including negative findings, should be included in final environmental documents. Depending on survey results, please discuss potentially significant effects of the proposed Project on the bats and include species specific mitigation measures to reduce impacts to below a level of significance (CEQA Guidelines, § 15125).

Mitigation Measure #3: If maternity roosts are found, CDFW recommends, the following mitigation measures-

1. If maternity roosts are found, to the extent feasible, work should be scheduled between October 1 and February 28, outside of the maternity roosting season when young bats are present but are not yet ready to fly out of the roost (March 1 to September 30).
2. If maternity roosts are found and if trees and/or structures must be removed/demolished during the maternity season, a qualified bat specialist should conduct a pre-construction survey to identify those trees and/or structures proposed for disturbance that could provide hibernacula or nursery colony roosting habitat. Acoustic recognition technology will be used to maximize detection of bats. Each tree and/or structure identified as potentially supporting an active maternity roost should be closely inspected by the bat specialist no more than 7 days prior to tree and/or structure disturbance to determine the presence or absence of roosting bats more precisely. If maternity roosts are detected, trees and/or structures determined to be maternity roosts should be left in place until the end of the maternity season. Work should not occur within 100 feet of or directly under or adjacent to an active roost and work should not occur between 30 minutes before sunset and 30 minutes after sunrise.
3. If bats are not detected, but the bat specialist determines that roosting bats may be present at any time of year, trees will be removed using the two-step removal method. Segments of the tree which do not offer any roosting habitat will be removed using a chainsaw. To ensure the optimum warning for any roosting bats that may still be present, trees should be pushed lightly with heavy machinery two to three times, with a pause of approximately 30 seconds between each nudge to allow bats to become active. The tree should then be left in place for at least a 24-hour period and inspected by a bat

Ms. Kristina Boero
Ventura County
May 24, 2022
Page 11 of 25

specialist. Trees that are known to be bat roosts should not be bucked or mulched immediately. A period of at least 24 hours, and preferably 48 hours, should elapse prior to such operations to allow bats to escape. Bats should be allowed to escape prior to demolition of buildings. This may be accomplished by using lights, fans, and placing one-way exclusionary devices into areas where bats are entering a building that allow bats to exit but not enter the building.

Mitigation Measure #5: If roosting habitat is available but absence is confirmed following appropriate focus-surveys CDFW recommends removing potential roosting habitat during winter months (November 1-January 31). Removal of habitat where bats have been determined to be absent will prevent future occupation in the area. Bats move roosting locations frequently based on need or seasonal changes. Habitat that is not occupied may become so in a matter of days, to weeks, to months, to years.

Comment #5: Impacts to Non-Game Mammals and Wildlife

Issue: Wildlife may still move through the Project site during the daytime or nighttime. CDFW is concerned that any wildlife potentially moving through or seeking temporary refuge on the Project site may be directly impacted during Project activities and construction. Any final fence, or other design features, design should allow for wildlife movement.

Specific impacts: Project activities and construction equipment may directly impact wildlife and birds moving through or seeking temporary refuge on site. This could result in wildlife and bird mortality. Furthermore, depending on the final fencing design, the Project may cumulatively restrict wildlife movement opportunity.

Why impacts would occur: Direct impacts to wildlife may occur from: ground disturbing activities (e.g., staging, access, excavation, grading); wildlife being trapped or entangled in construction materials and erection of restrictive fencing; and wildlife could be trampled by heavy equipment operating in the Project site.

Evidence impact would be significant: Mammals occurring naturally in California are considered non-game mammals and are afforded protection by State law from take and/or harassment (Fish & Game Code, § 4150; Cal. Code of Regs, § 251.1).

Recommended Potentially Feasible Mitigation Measure(s): CDFW recommends the following four mitigation measures to avoid and minimize direct impacts to wildlife during Project construction and activities.

Mitigation Measure #1: If fencing is proposed for use during construction or during the life of the Project, fences should be constructed with materials that are not harmful to wildlife. Prohibited materials include, but are not limited to, spikes, glass, razor, or barbed wire. Fencing should also be minimized so as not to restrict free wildlife movement through habitat areas. CDFW recommends the County consider permeable fencing as part of its mitigation for Project-related impacts. Wildlife impermeable fencing is fencing that prevents or creates a barrier for the passage of wildlife from one side to the other. Los Angeles County's Significant Ecological Areas Ordinance Implementation Guide (<https://planning.lacounty.gov/site/sea/wp-content/uploads/2020/02/SEA-IG-2-6-20.pdf>) offers additional information on permeable fencing as well as design standards. CDFW recommends reviewing those design standards.

Ms. Kristina Boero
Ventura County
May 24, 2022
Page 12 of 25

Mitigation Measure #2: To avoid direct mortality, a qualified biological monitor should be on site prior to and during ground and habitat disturbing activities to move out of harm's way special status species or other wildlife of low mobility that would be injured or killed by grubbing or Project-related construction activities. Salvaged wildlife of low mobility should be removed and placed onto adjacent and suitable (i.e., species appropriate) habitat out of harm's way.

It should be noted that the temporary relocation of on-site wildlife does not constitute effective mitigation for the purposes of offsetting Program impacts associated with habitat loss.

Mitigation Measure #3: Grubbing and grading should be done to avoid islands of habitat where wildlife may take refuge and later be killed by heavy equipment. Grubbing and grading should be done from the center of the Project site, working outward towards adjacent habitat off site where wildlife may safely escape.

Additional Recommendations

Fuel Modification. If the Project includes fuel modification, CDFW recommends that the final environmental include avoidance and mitigation measures for any fuel modification activities conducted within and adjacent to the Project area. A weed management plan should be developed for all areas adjacent to open space that will be subject to fuel modification disturbance. CDFW also recommends that any irrigation proposed in fuel modification zones drain back into the development and not onto natural habitat land as perennial sources of water allow for the introduction of invasive Argentine ants.

Mitigation and Monitoring Reporting Plan. Per Public Resources Code section 21081.6(a)(1), CDFW has provided the County with a summary of our suggested mitigation measures and recommendations in the form of an attached Draft Mitigation and Monitoring Reporting Plan. A final MMRP should reflect results following additional plant and wildlife surveys and the Project's final on and/or off-site mitigation plans.

Filing Fees


The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the County and serve to help defray the cost of environmental review by CDFW. Payment of the fee is required for the underlying Project approval to be operative, vested, and final (Cal. Code Regs., tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089).

Conclusion

We appreciate the opportunity to comment on the Project to assist the County in adequately analyzing and minimizing/mitigating impacts to biological resources. CDFW requests an opportunity to review and comment on any response that the County has to our comments and to receive notification of any forthcoming hearing date(s) for the Project [CEQA Guidelines, § 15073(e)]. If you have any questions or comments regarding this letter, please contact Angela Castanon, Environmental Scientist, at Angela.Castanon@wildlife.ca.gov.

Ms. Kristina Boero
Ventura County
May 24, 2022
Page 13 of 25

Sincerely,

DocuSigned by:

B6E58CFE24724F5

Erinn Wilson-Olgin
Environmental Program Manager I
South Coast Region

cc: CDFW

Steve Gibson, Los Alamitos – Steve.Gibson@wildlife.ca.gov
Emily Galli, Fillmore – Emily.Galli@wildlife.ca.gov
Cindy Hailey, San Diego – Cindy.Hailey@wildlife.ca.gov
CEQA Program Coordinator, Sacramento – CEQACommentLetters@wildlife.ca.gov
State Clearinghouse, Office of Planning and Research – State.Clearinghouse@opr.ca.gov

References:

- Avila-Flores, R. and B.M. Fenton. 2005. Use of Spatial features by Foraging Insectivorous Bats in a Large Urban Landscape. *Journal of Mammalogy* 86(6):1193-1204.
- Beir, P. 1995. Dispersal of Juvenile Cougars in Fragmented Habitat. *The Journal of Wildlife Management*. 59(2): 228-237.
- [CDFWa] California Department of Fish and Wildlife. 2018. Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities. Available from: <https://nrm.dfg.ca.gov>
- [CDFWb] California Department of Fish and Wildlife. 2013. CDFW Departmental Bulletin. Human/Wildlife Interactions in California: Mountain Lion Depredation; Public Safety, and Animal Welfare. Available from: <https://nrm.dfg.ca.gov>
- [CDFWc] California Department of Fish and Wildlife. 2013. CDFW Departmental Bulletin. Human/Wildlife Interactions in California: Mountain Lion Depredation, Public Safety, and Animal Welfare. Available from: <https://nrm.dfg.ca.gov>
- Coop et al. 2020. Wildfire Driven Forest Conversion in Western North American Landscapes. *Bioscience* 70(8):659-673. Available from: <https://doi.org/10.1093/biosci/biaa061>
- Hinshaw, J.M., Holmstead, G.L., Cypher, B.L., Anderson D.C. 1998. Effects of Simulated Field Disturbance and Topsoil Salvage on *Eristium Hooveri*. Accessed from: <http://www.jstor.org/stable/41425279>
- Johnston, D., Tatarian, G., Pierson, E. 2004. California Bat Mitigation Techniques, Solutions, and Effectiveness. [Internet]. [cited 2020 June 16]. Available from: <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=10334>
- Lucas, E. 2020. Recreation-related disturbance to wildlife in California – better planning for and management of recreation are vital to conserve wildlife in protected areas where recreation occurs. *California Fish and Wildlife, Recreation Special Issue 2020*: 29-51.
- Oprea, M., Mendes, P., Vieira, T.B., Ditchfield, A.D. 2009. Do Wooded Streets Provide Connectivity for Bats in an Urban Landscape? *Biodiversity Conservation* 18:2361-2371.
- Remington, S and D.S. Cooper. 2014. Bat Survey of Griffith Park, Los Angeles, California. *The Southwestern Naturalist* 59(4):473-479.

Ms. Kristina Boero
Ventura County
May 24, 2022
Page 14 of 25

Sawyer, J.O., Keeler Wolf, T., and Evens J.M. 2009. A manual of California Vegetation, 2nd ed. ISBN 978 0 943460 49 9.

[TCD] Thousand Cankers Disease. 2021. What is Thousand Cankers? Available from:

<https://thousandcankers.com/>

Thorne, J.H., Boyton, R.M., Holguin, A.J., Stewart, J.A.E., and Bjorkman, J. 2016. A climate change vulnerability assessment of California's terrestrial vegetation. Final Report to: California Department of Fish and Wildlife. Information Center for the Environment University of California, Davis. Available from:

<https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=116208&inline>

[UCCE] UC California Cooperative Extension. 2022. Eskalen's Lab. Available from:

<https://ucanr.edu/sites/eskalenlab/?file=index.html>

[UCIPM] UC Integrated Pest Management Program. 2021. Goldcotted Oak Borer. Available from: <http://ipm.ucanr.edu/PMG/PESTNOTES/pn74163.html>

Woodroffe, R. 2000. Predators and people: using human densities to interpret declines of large carnivores. *Animal Conservation* 3:165-173.

Yap, T., Cummings, B., and J.P. Rose. 2019. A Petition to List the Southern California/Central Coast Evolutionarily Significant Unit (ESU) of Mountain Lions as Threatened under the California Endangered Species Act (CESA). Available from: <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=171208&inline>



State of California – Natural Resources Agency

DEPARTMENT OF FISH AND WILDLIFE

South Coast Region

3883 Ruffin Road

San Diego, CA 92123

(858) 467-4201

www.wildlife.ca.gov

GAVIN NEWSOM, Governor

CHARLTON H. BONHAM, Director

**Attachment A: Draft Mitigation and Monitoring Reporting Plan**

CDFW recommends the following language to be incorporated into a future environmental document for the Project. A final MMRP should reflect results following additional plant and wildlife surveys and the Project's final on and/or off-site mitigation plans.

Biological Resources (BIO)			
Mitigation Measure (MM) or Recommendation (REC)		Timing	Responsible Party
MM-BIO-1- Impacts to Special-status Plants/Plant Communities	<p>CDFW recommends resurveying the project footprint and fuel modification area to produce a revised plant communities map. Vegetation surveys should be conducted following systematic field techniques outlined by CDFW's <i>Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities</i> (CDFW 2018). To determine the rarity ranking of vegetation communities on a specific Project site(s), CDFW utilizes vegetation descriptions found in the MCV. The MCV alliance/association community names should be provided as CDFW only tracks rare natural communities using this classification system (found online at http://vegetation.cnps.org/). CDFW recommends the environmental document provide measures to fully mitigate the loss of individual ESA- and CESA-listed plants and habitat.</p> <ol style="list-style-type: none"> 1. The MND should provide a map showing which plants or populations will be impacted and provide a table that clearly documents the number of plants and acres of supporting habitat impacted, and plant composition (e.g., density, cover, abundance) within impacted habitat (e.g., species 	Prior to Project construction and activities	County of Ventura/ Applicant

Ms. Kristina Boero
Ventura County
May 24, 2022
Page 16 of 25

	<p>list separated by vegetation class; density, cover, abundance of each species).</p> <p>2. The MND should provide species-specific measures for on-site mitigation. Each species-specific mitigation plan should adopt an ecosystem-based approach and be of sufficient detail and resolution to describe the following at a minimum: 1) identify the impact and level of impact (e.g., acres or individual plants/habitat impacted); 2) location of onsite mitigation and adequacy of the location(s) to serve as mitigation; 3) assessment of appropriate reference sites; 4) scientific [genus and species (subspecies/variety if applicable)] of plants being used for restoration; 5) location(s) of propagule source; 6) species-specific planting methods (i.e., container or seed); 7) measurable goals and success criteria for establishing self-sustaining populations (e.g., percent survival rate, absolute cover); 8) long-term monitoring, and; 9) adaptive management techniques.</p> <p>Additionally, considerations should be made regarding timing of these field surveys to ensure accuracy in determining what plants exist on site. Adequate information about special status plants and natural communities present in a project area will enable reviewing agencies and the public to effectively assess potential impacts to special status plants or natural communities and will guide the development of minimization and mitigation measures (CDFW 2018).</p>		
MM-BIO-2- Impacts to Special-status	If rare or sensitive plants are found on or near the footprint of the Project, the MND should provide species-specific measures to fully avoid impacts to all ESA and CESA-listed plants. This may include flagging all plants and/or perimeter of populations; no work buffers around plants and/or populations (e.g., flagged perimeter plus 50	Prior to/ During construction and activities	

Ms. Kristina Boero
Ventura County
May 24, 2022
Page 17 of 25

Plants/Plant Communities	feet); restrictions on ground disturbing activities within protected areas; relocation of staging and other material piling areas away from protected areas; restrictions on herbicide use and/or type of herbicide and/or application method within 100 feet of sensitive plants; and worker education and training.		
MM-BIO-3- Impacts to Special-status Plants/Plant Communities	If rare or sensitive plants/communities are impacted on or near the footprint of the Project, CDFW recommends the MND provide measures to fully mitigate the loss of individual ESA- and CESA-listed plants and habitat. The Project proponent should mitigate at a ratio sufficient to achieve a no-net loss for impacts to special status plant species and their associated habitat. This should be for the number of plants replaced to number impacted, including acres of habitat created to acres of habitat impacted. CDFW recommends all impacts to S4 communities (<i>Quercus agrifolia</i> woodland alliance, <i>Malacothamus fasciculatus</i> shrubland alliance, and <i>Baccharis saluicifolia</i> scrub alliance) be mitigate at a minimum 3:1 ratio. Rare plants are habitat specialists that require specific conditions to persist such as vegetation composition (species abundance, diversity, cover), soils, substrate, slope, hydrology, and pollinators.	Prior to Project construction and activities	County of Ventura/ Applicant
MM-BIO-4- Impacts to Special-status Plants/Plant Communities	All revegetation/restoration areas that will serve as mitigation should include preparation of a restoration plan (Plan), to be approved by CDFW prior to any ground disturbance. The restoration plan should include restoration and monitoring methods; annual success criteria; contingency actions should success criteria not be met; long-term management and maintenance goals; and a funding mechanism for long-term management. Areas proposed as mitigation should have a recorded conservation easement and be dedicated to an entity which has been approved to hold/manage lands (AB 1094; Government Code, §§ 65965-65968). The Plan should provide species-specific measures for on-site mitigation. Each species-specific mitigation plan should adopt an ecosystem-based approach and be of sufficient detail and resolution to describe the	Prior to Project construction and activities	County of Ventura/ Applicant

Ms. Kristina Boero
Ventura County
May 24, 2022
Page 18 of 25

	following at a minimum: 1) identify the impact and level of impact (e.g., acres or individual plants/habitat impacted); 2) location of onsite mitigation and adequacy of the location(s) to serve as mitigation; 3) assessment of appropriate reference sites; 4) scientific [Genus and species (subspecies/variety if applicable)] of plants being used for restoration; 5) location(s) of propagule source; 6) species-specific planting methods (i.e., container or seed); 7) measurable goals and success criteria for establishing self-sustaining populations (e.g. percent survival rate, absolute cover); 8) long-term monitoring, and; 9) adaptive management techniques.		
MM-BIO-5- Impacts to Special-status Plants/Plant Communities	<p>Success criteria should be based on the specific composition of the vegetation communities being impacted. Success should not be determined until the site has been irrigation-free for at least 5 years and the metrics for success have remained stable (no negative trend for richness/diversity/abundance/cover and no positive trend for invasive/non-native cover for each vegetation layer) for at least 5 years. In the revegetation plan, the success criteria should be compared against an appropriate reference site, with the same vegetation alliance, with as good or better-quality habitat. The success criteria should include percent cover (both basal and vegetative), species diversity, density, abundance, and any other measures of success deemed appropriate by CDFW. Success criteria should be separated into vegetative layers (tree, shrub, grass, and forb) for each alliance being mitigated, and each layer should be compared to the success criteria of the reference site, as well as the alliance criteria in MCV ensuring one species or layer does not disproportionately dominate a site but conditions mimic the reference site and meets the alliance membership requirements.</p> <p>CDFW does not recommend topsoil salvage or transplantation as viable mitigation options. Several studies have documented topsoil</p>	Prior to/ During/ After Project construction and activities	County of Ventura/ Applicant

Ms. Kristina Boero
Ventura County
May 24, 2022
Page 19 of 25

	salvage had no effect on the recolonization of the target plant species (Hinshaw 1998). Based on the scientific literature available, relying on topsoil salvage alone to mitigate impacts to CEQA-rare plant species does not appear to provide any value to mitigate impacts to the plant.		
MM-BIO-6- Impacts to Mountain Lion	Due to potential habitat near the Project footprint, a CDFW-approved biologist knowledgeable of mountain lion species ecology should survey areas that may provide habitat for mountain lion natal dens. This should be performed within one year of Project implementation, including site preparation, equipment staging, and mobilization. Caves and other natural cavities and thickets of brush and timber provide cover and are used for denning. Females may be in estrus at any time of the year, but in California, most births probably occur in spring. Survey results, including negative findings, should be submitted to CDFW prior to Project implementation. The survey report should include a map of potential denning sites. The survey report should also include measures to avoid impacts to dens and cubs if necessary.	Prior to Project construction and activities	County of Ventura/ Applicant
MM-BIO-7- Impacts to Mountain Lion	If potential habitat for natal dens is identified, CDFW recommends fully avoiding potential impacts to mountain lions, especially during spring, to protect vulnerable cubs. Two weeks prior to Project implementation, and once a week during construction activities, a CDFW-approved biologist should conduct a survey for mountain lion natal dens. The survey area should include the construction footprint and the area within 2,000 feet (or the limits of the property line) of the Project disturbance boundaries. CDFW should be notified within 24 hours upon location of a natal den. If an active natal den is located, during construction activities, all work should cease. No work should occur within a 2,000-foot buffer from a natal den. A qualified biologist should notify CDFW to determine the appropriate course of action. CDFW should also be consulted to determine an appropriate setback from the natal den that would not adversely affect the successful rearing of the cubs. No construction activities or human intrusion should occur within the	Prior to Project construction and activities	County of Ventura/ Applicant

Ms. Kristina Boero
Ventura County
May 24, 2022
Page 20 of 25

	established setback until mountain lion cubs have been successfully reared; the mountain lions have left the area; or as determined in consultation with CDFW.		
MM-BIO-8- Impacts to Mountain Lion	If “take” or adverse impacts to mountain lion cannot be avoided either during Project construction and, over the life of the Project, the County must consult with CDFW to determine if a CESA ITP is required (pursuant to Fish & Game Code, § 2080 <i>et seq.</i>).	Prior to Project construction and activities	County of Ventura/ Applicant
MM-BIO-9- Impacts to Nesting Birds	To protect nesting passerine birds that may occur on-site, CDFW recommends that no construction should occur from February 1 through September 15. If construction is unavoidable during February 1 through September 15, surveys should be conducted for nesting bird activity within 7 days prior to Project activities that occur. The surveys should be conducted by a qualified biologist to determine if active bird nests of special status bird species. Surveys will occur in the construction zone and within 500 feet of the site. The nesting bird surveys should be conducted at appropriate nesting times and concentrate on potential roosting or perch sites.	Prior to Project construction and activities	County of Ventura/ Applicant
MM-BIO-10- Impacts to Nesting Birds	If any nests of passerine birds are observed, these nests should be designated an ecologically sensitive area and protected (while occupied) by a minimum 300-foot radius during project construction. If active nests are found, all construction must be postponed or halted until the biologist determined the nest is vacated, juveniles have fledged, and no evidence of a second nesting attempt is observed. The biologist should serve as a construction monitor during periods of construction occur near the active nest areas to ensure that no inadvertent impacts occur.	Prior to/ During Project construction and activities	County of Ventura/ Applicant
MM-BIO-11- Impacts to Nesting Birds	To protect nesting raptors that may occur on-site, CDFW recommends that the final environmental document include a measure that no construction should occur from January 1 through September 15. If construction is unavoidable during January 1 through September 15, a qualified biologist should complete surveys for nesting bird activity the orders <i>Falconiformes</i> and	Prior to/ During Project construction and activities	County of Ventura/ Applicant

Ms. Kristina Boero
Ventura County
May 24, 2022
Page 21 of 25

	<i>Strigiformes</i> (raptors and owls) within a 500-foot radius of the construction site. The nesting bird surveys should be conducted at appropriate nesting times and concentrate on potential roosting or perch sites. If any nests of birds of prey are observed, these nests should be designated an ecologically sensitive area and protected (while occupied) by a minimum 500-foot radius during project construction. Pursuant to FGC Sections 3503 and 3503.5, it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird or bird-of-prey.		
MM-BIO-12- Impacts to Nesting Birds	CDFW cannot authorize the take of any fully protected species as defined by state law. State fully protected species may not be taken or possessed at any time and no licenses or permits may be issued for its take except for collecting those species for necessary scientific research and relocation of the bird species for protection of livestock (Fish & G. Code, §§ 3511, 4700, 5050, 5515). CDFW has advised the Permittee that take of any species designated as fully protected under the Fish and Game Code is prohibited. CDFW recognizes that certain fully-protected species are documented to occur on, or in, the vicinity of the Project area, or that such species have some potential to occur on, or in, the vicinity of Project, due to the presence of suitable habitat.	Prior to Project construction and activities	County of Ventura/ Applicant
MM-BIO-13- Impacts to Bats	CDFW recommends a qualified bat specialist conduct bat roosting surveys within the Project site and a 200-foot buffer to locate potential bat roosting sites. These assessments will determine baseline conditions of potential roosting areas present throughout the study area to identify trees and/or structures (i.e., tunnels, maintenance buildings, food concession stands, comfort stations) that could provide daytime and/or nighttime roost sites.	Prior to Project construction and activities	County of Ventura/ Applicant
MM-BIO-14- Impacts to Bats	To prevent project delays and possible "take," CDFW also recommends nighttime emergence surveys of day roosts during seasons when bats are most mobile (April 1 to September 30). Emergence surveys should be performed shortly after dusk to identify any bats that emerge from a potential roost site. CDFW recommends using acoustic recognition technology to maximize	Prior to Project construction and activities	County of Ventura/ Applicant

Ms. Kristina Boero
Ventura County
May 24, 2022
Page 22 of 25

	<p>detection of bats. In most parts of California, night roost use will only occur from spring through fall while day roosts are typically utilized during the spring, summer, and fall in California (Johnston et al. 2004).</p> <p>Survey methodology and results, including negative findings, should be included in final environmental documents. Depending on survey results, please discuss potentially significant effects of the proposed Project on the bats and include species specific mitigation measures to reduce impacts to below a level of significance (CEQA Guidelines, § 15125).</p>		
MM-BIO-15- Impacts to Bats	<p>If maternity roosts are found, CDFW recommends, the following mitigation measures-</p> <ol style="list-style-type: none"> 1. If maternity roosts are found, to the extent feasible, work should be scheduled between October 1 and February 28, outside of the maternity roosting season when young bats are present but are not yet ready to fly out of the roost (March 1 to September 30). 2. If maternity roosts are found and if trees and/or structures must be removed/demolished during the maternity season, a qualified bat specialist should conduct a pre-construction survey to identify those trees and/or structures proposed for disturbance that could provide hibernacula or nursery colony roosting habitat. Acoustic recognition technology will be used to maximize detection of bats. Each tree and/or structure identified as potentially supporting an active maternity roost should be closely inspected by the bat specialist no more than 7 days prior to tree and/or structure disturbance to determine the presence or absence of roosting bats more precisely. If maternity roosts are detected, trees and/or structures determined to be maternity roosts should be left in place until the end of the 	Prior to Project construction and activities	County of Ventura/ Applicant

Ms. Kristina Boero
 Ventura County
 May 24, 2022
 Page 23 of 25

	<p>maternity season. Work should not occur within 100 feet of or directly under or adjacent to an active roost and work should not occur between 30 minutes before sunset and 30 minutes after sunrise.</p> <p>3. If bats are not detected, but the bat specialist determines that roosting bats may be present at any time of year, trees will be removed using the two-step removal method. Segments of the tree which do not offer any roosting habitat will be removed using a chainsaw. To ensure the optimum warning for any roosting bats that may still be present, trees should be pushed lightly with heavy machinery two to three times, with a pause of approximately 30 seconds between each nudge to allow bats to become active. The tree should then be left in place for at least a 24-hour period and inspected by a bat specialist. Trees that are known to be bat roosts should not be bucked or mulched immediately. A period of at least 24 hours, and preferably 48 hours, should elapse prior to such operations to allow bats to escape. Bats should be allowed to escape prior to demolition of buildings. This may be accomplished by using lights, fans, and placing one-way exclusionary devices into areas where bats are entering a building that allow bats to exit but not enter the building.</p>		
MM-BIO-16- Impacts to Bats	<p>If roosting habitat is available but absence is confirmed following appropriate focus-surveys CDFW recommends removing potential roosting habitat during winter months (November 1-January 31). Removal of habitat where bats have been determined to be absent will prevent future occupation in the area. Bats move roosting locations frequently based on need or seasonal changes. Habitat that is not occupied may become so in a matter of days, to weeks, to months, to years.</p>	Prior to Project construction and activities	County of Ventura/ Applicant

Ms. Kristina Boero
Ventura County
May 24, 2022
Page 24 of 25

MM-BIO-17- Impacts to Non-Game Mammals and Wildlife	If fencing is proposed for use during construction or during the life of the Project, fences should be constructed with materials that are not harmful to wildlife. Prohibited materials include, but are not limited to, spikes, glass, razor, or barbed wire. Fencing should also be minimized so as not to restrict free wildlife movement through habitat areas. Los Angeles County's Significant Ecological Areas Ordinance Implementation Guide (https://planning.lacounty.gov/site/sea/wp-content/uploads/2020/02/SEA-IG-2-6-20.pdf) offers additional information on permeable fencing as well as design standards. CDFW recommends reviewing those design standards.	Prior to Project construction and activities	County of Ventura/ Applicant
MM-BIO-18- Impacts to Non-Game Mammals and Wildlife	To avoid direct mortality, a qualified biological monitor should be on site prior to and during ground and habitat disturbing activities to move out of harm's way special status species or other wildlife of low mobility that would be injured or killed by grubbing or Project-related construction activities. Salvaged wildlife of low mobility should be removed and placed onto adjacent and suitable (i.e., species appropriate) habitat out of harm's way. It should be noted that the temporary relocation of on-site wildlife does not constitute effective mitigation for the purposes of offsetting Program impacts associated with habitat loss.	Prior to Project construction and activities	County of Ventura/ Applicant
MM-BIO-19- Impacts to Non-Game Mammals and Wildlife	Grubbing and grading should be done to avoid islands of habitat where wildlife may take refuge and later be killed by heavy equipment. Grubbing and grading should be done from the center of the Project site, working outward towards adjacent habitat off site where wildlife may safely escape.	Prior to Project construction and activities	County of Ventura/ Applicant
REC-1- Mountain Lion	CDFW recommends the County evaluate the mountain lion territory size and use of habitat within and surrounding the Project vicinity. The County should analyze the change (i.e., increase) in human presence and area of anthropogenic influence that will now be in mountain lion habitat and how it may impact mountain lion behavior, reproductive viability, and overall survival success. Based on these known anthropogenic impacts on mountain lions,	Prior to Project construction and activities	County of Ventura/ Applicant

Ms. Kristina Boero
Ventura County
May 24, 2022
Page 25 of 25

	CDFW also recommends the County provide compensatory mitigation for impacts to mountain lion. The CEQA document should justify how the proposed compensatory mitigation would reduce the impacts of the Project to less than significant.		
REC-2- Fuel Modification	If the Project includes fuel modification, CDFW recommends that the final environmental include avoidance and mitigation measures for any fuel modification activities conducted within and adjacent to the Project area. A weed management plan should be developed for all areas adjacent to open space that will be subject to fuel modification disturbance. CDFW also recommends that any irrigation proposed in fuel modification zones drain back into the development and not onto natural habitat land as perennial sources of water allow for the introduction of invasive Argentine ants.	Prior to Project construction and activities	County of Ventura/ Applicant
REC-3- Mitigation and Monitoring Reporting Plan	Per Public Resources Code section 21081.6(a)(1), CDFW has provided the County with a summary of our suggested mitigation measures and recommendations in the form of an attached Draft Mitigation and Monitoring Reporting Plan. A final MMRP should reflect results following additional plant and wildlife surveys and the Project's final on and/or off-site mitigation plans.	Prior to Project construction and activities	County of Ventura/ Applicant

Boero, Kristina

From: Lynne Olson <ojaibunny@gmail.com>
Sent: Tuesday, May 24, 2022 11:50 AM
To: Boero, Kristina
Subject: PL 18-0052. Expansion of Camp Ramah . Respond to my inquiries in written documentation.

51.

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

We are opposed to the expansion of Camp Ramah, with particular reference to number 8 as outlined in County of Ventura "Notice of Availability and Intent..." Responsible and/or Trustee Agencies.

1) CA Department of Fish and Wildlife. Specifically, How are they going to manage population/habitat of fish and wildlife? Many years of hiking/living near area, I observed deer, raptors, etc. As well there are water pools, caves where frogs live. How are these habitats to be preserved/protected through proposed expansion?

The integrity of existing wildlife is very fragile. Expansion by Camp Ramah will further encroach upon/compromise existing living species to the high probability of completely eliminating their population. No to expansion.

2) Water is huge for wildlife population. There are natural water sources in proposed expansion area. It is easily possible for Ramah to usurp the integrity for program use. Absolutely No.No expansion.

3) If the public trails that are a part of the National Las Padres Forest system cross proposed expansion, how do such trails not rest on public land? Specifically, is the National Forest included in expansion? How is the public to access?

4) No removal of four (4) protected Coast Live Oak Trees ! Reconfigure project to include these majestic, protected trees!

In Conclusion,

All expansion proposals give provide no benefit to the integrity of Ojai Valley as historically inhabited and designed. The proposed expansion area is not viable for commercial/business use - not matter how objectives are framed by Ramah. Basically expansion provides benefits to a specific entity. Ojai Valley receives no benefits/nothing!!!! Compromised Beauty, increased traffic, more lights, sounds, depletion of water accessibility, invasion of resources, habitat, wildlife, removal of protected trees, leave a sad legacy to a once pristine, beautiful sanctuary called Ojai.

With respect for your careful consideration,

Lynne Olson

Jerry Maryniuk

1447 Foothill Rd. • Ojai, CA 93023 • Cell : 805-794-2791

Ventura County Planning Commission
Hall of Administration
Resource Management Agency/Planning Division
800 S. Victoria Ave., L#1740
Ventura, CA 93009-1740

May 24, 2022

Dear Commissioners,

I'm writing regarding the proposed major modification to the Camp Ramah Conditional Use Permit (CUP-3048). The CUP should not be passed as presented at the OVMAC meeting on May 16, 2022.

Though I will comment in detail regarding the noise problems which are my main concern, following are major issues that (in my opinion) need to be addressed / changed:

1. **Resolve the Camp Ramah noise problems** (details below).
2. **Place a cap on the maximal number of campers allowed on the property at 700.** Currently, with 600-650 campers, 93 daytime and 250 overnight employees, there are approximately 1,000 people at the camp during the summer. The Camp Ramah CEO said (at the OVMAC meeting) that many more campers would be overwhelming. The new land acquisition will significantly increase the number of people allowed on the property (as limited by code). A limit of 700 campers is a reasonable number.
3. **Cap the number of permitted non-summer camp events to 90.** The staff of non-Camp Ramah camps are not as well trained and sensitized to the local environment & they make much more noise per camper.
4. **Formalize that the trails that pass through the newly acquired lands** (including Cozy Dell, Foothill and possibly others) **are allowed public access in perpetuity.**

My main concern with the CUP is the lack of noise control in the past and concern that it will continue in the future.

The noise has seriously degraded the quality of my wife's and my lives. We don't spend time outside during the afternoon / evening hours, we don't eat dinner outside, we close our windows. At night we play music or the TV to drown out the noise that comes through closed windows. To sleep at night, we turn on the air conditioning (windows have to stay closed to limit the noise), turn on white noise generators and not infrequently sleep with earplugs!

Camp Ramah has been inconsistently responsive to noise complaints. We met with the camp leadership who gave us contact numbers to call when there are problems. Most of the time our calls are answered, sometimes they are not. One particularly egregious event will stick in my mind forever. That night, the camp was exceptionally loud and we called at least a couple of times to complain, without improvement in the noise. When our calls weren't answered and at 1 am my wife and I still couldn't sleep, I drove to the camp and was stopped by the armed guard and told that the person in charge

didn't want to get out of bed to talk with us and deal with the problem!! That was the night I called the police and was interviewed by them at about 3 am. I was embarrassed to waste the time of the police, but there was no other way to document our problem.

The County of Ventura has not had a functional complaint system regarding how complainants are to deal with noise problems from Camp Ramah. We have not been successful at finding a way to lodge formal complaints. The people with whom we spoke at the county offices told us to talk with the camp staff to deal with the problem. This was frustrating because it didn't help resolve the problem and there has been no way to document the frequency and severity of the noise problem.

Regarding the future, the modified CUP application has several noise remediation strategies based on faulty assumptions. The applicants looked at the various Ventura County policies, regulations and ordinances and did what people do at a smorgasbord in a restaurant: chose the one they liked the best, not the one that was the appropriate one.

The Ventura County policies and regulations:

1. **Ventura County Noise Ordinance (4124)** (Ventura County Ordinance Code Chapter 2, Division 6, Section 1, Article 11). See attachment 1.
 - a. **This is the ordinance that governs current noise hazards.** It is simple and clear and Camp Ramah frequently violates it!
 - b. Sec. 6299-1 - Loud or Raucous Noise Prohibition: **"No person shall create within any residential zone of the County of Ventura any loud or raucous noise which is audible to the human ear during the hour of 9 p.m. to 7 a.m. of the following day, at a distance of 50 feet from the property line of the noise source..."**
 - c. Definition of raucous noise: "sounds from: 1) the use or operation of any radio, musical instrument, phonograph, television receiver, video cassette recorder, or any machine or device for the production, reproduction or amplification of the human voice or any other sound or 2) the use or operation of any lawn mower, backpack blower, blower, lawn edger, riding tractor or other mechanical or electrical device or hand tool.
2. **Ventura County 2040 General Plan Policies** (implemented September 2020) (see attachment 2):
 - a. HAZ-9 (section about noise hazards) states it has this goal: "To protect the health, safety, and general welfare of county residents by striving to eliminate or avoid the adverse noise impacts on existing and future noise sensitive uses."
 - b. Affirms that "residences... (are) noise sensitive land uses... where quiet is an essential element of their intended purpose."
 - c. **Other than the general statement, the document does not give any guidance on how to deal with current noise concerns. The entire document deals with "new noise sensitive uses" and "new noise generators".**
 - d. As an aside, Camp Ramah quotes the 2019 plan that was replaced in 2020 (the Camp Ramah Noise Study by Dudek was done February 2020 and was not updated for the application).
3. **Ventura County Outdoor Events Ordinance** (See attachment 3)
 - a. This ordinance is included in the 2020 Dudek "Revised Noise Assessment Technical Report" for the Camp Ramah Project.
 - b. **The Camp Ramah CUP covers all noise generation & this ordinance does not apply to Camp Ramah.** Maybe Dudek includes this because sometimes the camp has events with more than 75 attendees.

- c. The ordinance states: "The proposed use can coexist in relative proximity, and is not expected to unduly interfere with, the existing land uses of the surrounding area as determined based on the following land use factors: (1) Whether the proposed use would generate offsite noise louder than ambient noise levels..." The Dudek report states that "For the purpose of interpreting the outdoor event ordinance, a noise level at least 2 dBA over the ambient noise level would be considered the threshold for "louder than ambient"." We assume this would be the sound level measured at the external wall of the sound sensitive location.

In conclusion:

1. The current noise control system does not work. No one knows if the proposed mitigations will work. They should not be codified until we know they work. Why aren't we looking at a temporary CUP with reassessment in one year?
2. The noise should be governed by the Noise Ordinance: No person shall create... loud or raucous noise... 9 p.m. to 7 a.m.
3. With inadequate guidance for daytime noise, one can look to the 2040 General Plan regarding the permissible noise levels between 7am & 9pm.
4. Create a functional complaint and response system.
5. Place a cap on the maximal number of campers allowed on the property at 700.
6. Cap the number of permitted non-summer camp events to 90.
7. Formalize that the trails that pass through the newly acquired lands are allowed public access in perpetuity.

Thank you for all your hard work in making Ventura County an even better place to live.

Respectfully,

A handwritten signature in black ink, appearing to read "Jerry Maryniuk". The signature is stylized with a large, sweeping "J" and "M".

Jerry Maryniuk

Article 11. Loud or Raucous Nighttime Noise in Residential Zones

(Add. Ord. 4124-12/10/96)

6299-1 Loud or raucous noise prohibition.

No person shall create within any residential zone of the County of Ventura any loud or raucous noise which is audible to the human ear during the hours of 9 p.m. to 7 a.m. of the following day, at a distance of 50 feet from the property line of the noise source or 50 feet from any such noise source if the noise source is in a public right-of-way.

6299-2 Definitions.

For purposes of this article, the following definitions shall apply:

- (a) "Person" means any individual, association, firm, organization, partnership, corporation or other entity, but does not include any government entity or public utility.
- (b) "Residential Zone" means any areas within the unincorporated portion of Ventura County that are zoned:
 - (1) Single-Family Residential (R-1);
 - (2) Two-Family Residential (R-2);
 - (3) Residential Planned Development (R-P-D);
 - (4) Single Family Estate (R-O);
 - (5) Rural Exclusive (R-E);
 - (6) Coastal Single-Family Residential (C-R-1);
 - (7) Coastal Two-Family Residential (C-R-2);
 - (8) Coastal Residential Planned Development (C-R-P-D); or
 - (9) Coastal Rural Exclusive (C-R-E),
as provided in Chapter 1 and Chapter 1.1 of Division 8 of this Code.
- (c) "Loud or raucous noise" means sounds from: 1) the use or operation of any radio, musical instrument, phonograph, television receiver, video cassette recorder, or any machine or device for the production, reproduction or amplification of the human voice or any other sound or 2) the use or operation of any lawn mower, backpack blower, blower, lawn edger, riding tractor or other mechanical or electrical device or hand tool.

6299-3 Penalty.

It is unlawful for any person in the unincorporated areas of Ventura County to do any of the acts prohibited by this article. Any person who violates any of the provisions of this article shall be guilty of a misdemeanor/infraction and, upon conviction thereof, shall be punished in accordance with Section 13-2 of the Ventura County Ordinance Code.

6299-4 Severability.

If any provision or clause of the Article or the application thereof to any person or circumstance is held to be unconstitutional or otherwise invalid by a final judgment of any court of competent jurisdiction, such invalidity shall not effect any other provisions, clauses or application, and to this end, the provisions and clauses of this article are declared to be severable.

https://library.municode.com/ca/ventura_county/codes/code_of_ordinances?nodeId=DIV6PORE_CH2PUPR_ART11LORANINOREZO

7. Hazards and Safety Element

7.9 Noise

The predominant sources of noise in the county include traffic noise on major roadways, transit and freight trains, and aircraft. In addition to the information provided in Section 11.6, "Noise and Vibration," of the Background Report on existing conditions, Table 7-1 includes the calculated future noise levels at 50 feet from County roadways, as well as distances to the 60, 65, and 70 dBA CNEL noise contours for all modeled roadways.

Noise-sensitive land uses are generally considered to include those uses where noise exposure could result in health-related risks to individuals, as well as places where quiet is an essential element of their intended purpose. These uses include: residences; schools, historic sites, cemeteries; parks, recreation, and open space areas; hospitals and care facilities; sensitive wildlife habitats, including the habitat of rare, threatened, or endangered species; hotels and other short-term lodging (e.g., bed and breakfasts, and motels); places of worship, and libraries.

HAZ-9

To protect the health, safety, and general welfare of county residents by striving to eliminate or avoid the adverse noise impacts on existing and future noise sensitive uses.

HAZ-9.1

Limiting Unwanted Noise

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

HAZ-9.2

EIR HC

Noise Compatibility Standards

The County shall review discretionary development for noise compatibility with surrounding uses. The County shall determine noise based on the following standards:

1. New noise sensitive uses proposed to be located near highways, truck routes, heavy industrial activities and other relatively continuous noise sources shall incorporate noise control measures so that indoor noise levels in habitable rooms do not exceed Community Noise Equivalent Level (CNEL) 45 and outdoor noise levels do not exceed CNEL 60 or Leq1H of 65 dB(A) during any hour.
2. New noise sensitive uses proposed to be located near railroads shall incorporate noise control measures so that indoor noise levels in habitable rooms do not exceed Community Noise Equivalent Level (CNEL) 45 and outdoor noise levels do not exceed L10 of 60 dB(A)
3. New noise sensitive uses proposed to be located near airports:
 - a. Shall be prohibited if they are in a Community Noise Equivalent Level (CNEL) 65 dB or greater, noise contour; or
 - b. Shall be permitted in the Community Noise Equivalent Level (CNEL) 60 dB to CNEL 65 dB noise contour area only if means will be taken to ensure interior noise levels of CNEL 45 dB or less.

Policy Document

4. New noise generators, proposed to be located near any noise sensitive use, shall incorporate noise control measures so that ongoing outdoor noise levels received by the noise sensitive receptor, measured at the exterior wall of the building, does not exceed any of the following standards:
 - a. Leq1H of 55dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 6:00 a.m. to 7:00 p.m.;
 - b. Leq1H of 50dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 7:00 p.m. to 10:00 p.m.; and
 - c. Leq1H of 45dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 10:00 p.m. to 6:00 a.m.
5. Construction noise and vibration shall be evaluated and, if necessary, mitigated in accordance with the Construction Noise Threshold Criteria and Control Plan (Advanced Engineering Acoustics, November 2005). (RDR)

Table 7-1 Projected 2040 Noise Levels and Contours

Corridor and Segment		Noise (dBA CNEL) at 50 feet from Roadway	Noise Contour Distance in Feet		
			60 dBA	65 dBA	70 dBA
Roadways					
1	Aggen Road north of Los Angeles Avenue (SR 118)	55.0	32	10	3
2	Balcom Canyon Road south of South Mountain Road	58.2	65	21	7
3	Balcom Canyon Road north of Los Angeles Avenue (SR 118)	57.1	51	16	5
4	Bardsdale Avenue east of Sespe Street	56.7	47	15	5
5	Beardsley Road north of Central Avenue	62.8	190	60	19
6	Box Canyon Road south of Santa Susana Pass Road	59.3	86	27	9
7	Bradley Road north of Los Angeles Avenue (SR 118)	62.2	166	52	17
8	Briggs Road south of Telegraph Road	62.9	197	62	20
9	Briggs Road north of Telegraph Road	58.8	75	24	8
10	Bristol Road west of Montgomery Avenue	65.9	387	123	39
11	Broadway Road west of Grimes Canyon Road (SR 23)	61.0	125	40	13
12	Burnham Road south of Baldwin Road (SR 150)	57.7	59	19	6
13	Burnham Road east of Santa Ana Road	57.3	54	17	5
14	Calle Yucca north of Camino Manzanitas	54.2	26	8	3
15	Camino Dos Rios west of Lynn Road	57.2	52	17	5
16	Canada Larga Road east of Ventura Avenue	54.4	28	9	3
17	Casitas Vista Road west of Ojai Freeway (SR 33)	58.6	72	23	7
18	Center School Road south of Los Angeles Avenue (SR 118)	56.2	42	13	4
19	Center Street (Piru) west of Telegraph Road (SR 126)	54.7	29	9	3
20	Central Avenue west of Ventura Freeway (US 101)	67.9	619	196	62
21	Central Avenue west of Santa Clara Avenue	67.9	620	196	62
22	Central Avenue east of Vineyard Avenue (SR 232)	64.5	284	90	28
23	Channel Islands Boulevard west of Rice Avenue	68.4	693	219	69
24	Creek Road east of Country Club Drive	55.8	38	12	4
25	Creek Road east of Ventura Avenue (SR 33)	62.6	181	57	18
26	Donlon Road north of La Cumbre Road	52.0	16	5	2
27	Doris Avenue east of Victoria Avenue	64.9	311	98	31

7. Hazards and Safety Element

	Corridor and Segment	Noise (dBA CNEL) at 50 feet from Roadway	Noise Contour Distance in Feet		
			60 dBA	65 dBA	70 dBA
28	El Roblar Drive west of Maricopa Highway (SR 33)	57.7	58	18	6
29	Etting Road east of Dodge Road	62.0	159	50	16
30	Fairview Road east of Maricopa Highway (SR 33)	51.4	14	4	1
31	Fairway Drive north of Valley Vista Drive	57.3	53	17	5
32	West Fifth Street east of North Harbor Boulevard	59.6	92	29	9
33	Foothill Road west of Peck Road	61.1	128	40	13
34	Foothill Road west of Briggs Road	56.2	42	13	4
35	Foothill Road east of North Wells Road	62.1	161	51	16
36	Foothill Road east of Saticoy Avenue	63.3	211	67	21
37	Gonzales Road east of North Harbor Boulevard	63.3	213	67	21
38	Grimes Canyon Road north of Los Angeles Avenue (SR 118)	61.5	142	45	14
39	Guiberson Road east of Chambersburg Road (SR 23)	57.7	58	18	6
40	Harbor Boulevard north of Gonzales Road	70.6	1,153	365	115
41	Harbor Boulevard south of Gonzales Road	70.3	1,074	340	107
42	Howe Road east of Torrey Road	51.6	14	5	1
43	Hueneme Road east of Las Posas Road	67.1	512	162	51
44	Hueneme Road east of Nauman Road	66.9	495	156	49
45	Hueneme Road east of Wood Road	66.2	417	132	42
46	Hueneme Road east of Olds Road	68.7	746	236	75
47	Kanan Road east of Lindero Canyon Road	66.6	460	145	46
48	Kanan Road east of Hollytree Drive/Oak Hills Drive	66.6	454	143	45
49	Kanan Road south of Tamarind Street	68.2	667	211	67
50	La Luna Avenue south of Lomita Avenue	56.4	44	14	4
51	Laguna Road east of Pleasant Valley Road	60.4	109	34	11
52	Las Posas Road north of East Fifth Street (SR 34)	67.7	587	186	59
53	Las Posas Road south of East Fifth Street (SR 34)	67.8	601	190	60
54	Las Posas Road south of Hueneme Road	65.6	361	114	36
55	Lewis Road south of Pleasant Valley Road	69.0	788	249	79
56	Lewis Road north of Potrero Road	67.9	617	195	62
57	Lockwood Valley Road west of Kern County Line	56.8	48	15	5
58	Lockwood Valley Road east of Maricopa Highway (SR 33)	49.0	8	3	1
59	Lomita Avenue east of Tico Road	59.1	82	26	8
60	Main Street (Piru) north of Telegraph Road (SR 126)	56.7	46	15	5
61	Moorpark Road north of Santa Rosa Road	70.7	1,168	369	117
62	Old Telegraph Road west of Grand Avenue	59.2	82	26	8
63	Olds Road north of Hueneme Road	61.4	137	43	14
64	Olivas Park Drive west of Victoria Avenue	68.9	769	243	77
65	Pasadena Avenue east of Sespe Street	50.7	12	4	1
66	Patterson Road south of Doris Avenue	52.5	18	6	2
67	Pleasant Valley Road south of East Fifth Street (SR 34)	69.4	861	272	86
68	Pleasant Valley Road west of Las Posas Road	68.2	663	210	66
69	Portero Road east of Lake Sherwood Drive East	62.8	193	61	19
70	Portero Road west of Stafford Road	59.9	97	31	10
71	Portero Road west of Hidden Valley Road	52.4	17	6	2
72	Portero Road at Milepost 2.75	58.6	73	23	7
73	Portero Road east of Lewis Road	62.7	188	59	19
74	Rice Avenue south of East Fifth Street (SR 34)	72.9	1,936	612	194
75	Rice Avenue north of Channel Islands Boulevard	71.9	1,559	493	156

Policy Document

	Corridor and Segment	Noise (dBA CNEL) at 50 feet from Roadway	Noise Contour Distance in Feet		
			60 dBA	65 dBA	70 dBA
76	Rice Avenue north of Hueneme Road	59.8	96	30	10
77	Rice Road south of Lomita Avenue	59.8	96	30	10
78	Rose Avenue south of Los Angeles Avenue (SR 118)	64.2	265	84	26
79	Rose Avenue south of Central Avenue	64.5	279	88	28
80	Rose Avenue north of Collins Street	67.3	540	171	54
81	Santa Ana Boulevard east of Ventura River	58.8	76	24	8
82	Santa Ana Road south of Baldwin Road (SR 150)	54.6	29	9	3
83	Santa Ana Road south of Santa Ana Boulevard	60.7	119	37	12
84	Santa Clara Avenue north of Friedrich Road	69.0	803	254	80
85	Santa Clara Avenue south of Los Angeles Avenue (SR 118)	69.9	983	311	98
86	Santa Rosa Road west of Moorpark Road	70.8	1,203	380	120
87	Santa Rosa Road west of East Las Posas Road	69.0	801	253	80
88	Santa Susana Pass Road east of Katherine Road	58.2	66	21	7
89	Sespe Street north of South Mountain Road	61.6	144	45	14
90	Sespe Street south of Pasadena Avenue	55.7	37	12	4
91	South Mountain Road east of Balcom Canyon Road	55.1	32	10	3
92	South Mountain Road south of Santa Clara River	58.4	69	22	7
93	Stockton Road east of Balcom Canyon Road	56.4	43	14	4
94	Sturgis Road west of Pleasant Valley Road	65.4	350	111	35
95	Tapo Canyon Road south of Bennett Road	52.8	19	6	2
96	Telegraph Road west of Briggs Road	65.2	331	105	33
97	Telegraph Road west of Olive Road	64.7	292	92	29
98	Tico Road north of Ventura Avenue (SR 150)	56.6	46	14	5
99	Tierra Rejada Road east of Moorpark Freeway (SR 23)	71.8	1,526	483	153
100	Torrey Road south of Telegraph Road (SR 126)	56.9	49	16	5
101	Valley Vista Drive south of Calley Aurora	59.5	88	28	9
102	Ventura Avenue north of Canada Larga Road	57.5	57	18	6
103	Ventura Avenue north of Shell Road	60.2	105	33	10
104	Victoria Avenue south of Olivas Park Drive	73.8	2,386	755	239
105	Walnut Avenue north of Los Angeles Avenue (SR 118)	53.3	21	7	2
106	Wendy Drive north of Gerald Drive	63.6	229	72	23
107	Wood Road south of Hueneme Road	58.8	75	24	7
108	Wood Road south of East Fifth Street (SR 34)	67.8	601	190	60
109	Wooley Road west of Rice Avenue	68.4	694	219	69
110	Yerba Buena Road north of Pacific Coast Highway (SR 1)	49.4	9	3	1
Freeways / Highways					
111	SR 1 at Calleguas Creek	73.7	2,368	749	237
112	SR 1 at Seacliff Colony, Junction SR 101	66.9	488	154	49
113	SR 1 at Las Cruces, SR 101, Mobil Oil Pier	59.1	81	26	8
114	SR 23 at Grimes Canyon Road	69.9	987	312	99
115	SR 23 at Junction SR 126, Ventura Road	67.7	585	185	59
116	SR 33 at West Junction SR 150, Baldwin Road	66.7	465	147	47
117	SR 33 at Los Padres National Forest Boundary	55.5	35	11	4
118	SR 33 at Sespe Gorge Maintenance Station	51.0	13	4	1
119	SR 33 at Ventura/Santa Barbara County Line	53.9	25	8	2
120	SR 34 at Junction SR 118, Los Angeles Avenue	68.4	692	219	69
121	U.S. Highway 101 at Victoria Avenue	80.9	12,207	3,860	1221
122	U.S. Highway 101 at Ventura/Santa Barbara County Line	79.5	8,815	2,787	881

7. Hazards and Safety Element

	Corridor and Segment	Noise (dBA CNEL) at 50 feet from Roadway	Noise Contour Distance in Feet		
			60 dBA	65 dBA	70 dBA
123	SR 118 at Junction SR 232 (Westbound)	75.8	3,761	1,189	376
124	SR 118 at SR 34, Somis Road (Westbound)	72.5	1,787	565	179
125	SR 118 at Grimes Canyon Road	72.8	1,919	607	192
126	SR 118 at West Junction SR 23, Moorpark Avenue	71.7	1,475	466	147
127	SR 118 at East Junction SR 23, Spring Road	72.5	1,780	563	178
128	SR 150 at Santa Barbara/Ventura County Line	49.1	8	3	1
129	SR 150 at Junction SR 33 South (South)	63.0	197	62	20
130	SR 150 at Santa Paula North City Limit	59.0	80	25	8
131	SR 232 and Junction SR 118	65.8	381	120	38

Notes: SR = State Route; dBA = A-weighted decibels;

Gray shaded cells reflect roadway segments exceeding 60 dBA CNEL at 50 feet from the roadway centerline.

All modeling assumes average pavement, level roadways (less than 1.5% grade), constant traffic flow, and does not account for shielding of any type or finite roadway adjustments. All noise levels are reported as A-weighted noise levels.

Source: Modeled by Ascent Environmental in 2019; based on traffic data provided by GHD (2019).

HAZ-9.3

Development Along Travel Routes

The County shall evaluate discretionary development for noise generated by project-related traffic along the travel route to the nearest intersection which allows for movement of traffic in multiple directions. In all cases, the evaluation of project-related roadway noise shall be evaluated along the travel route(s) within 1,600 feet of the project site. (RDR)

HAZ-9.4

Acoustical Analysis Required

The County shall require an acoustical analysis by a qualified acoustical engineer for discretionary development involving noise exposure or noise generation in excess of the established standards. The analysis shall provide documentation of existing and projected noise levels at on-site and off-site receptors and shall recommend noise control measures for mitigating adverse impacts. (RDR)

HAZ-9.5



Site and Building Design

The County shall require discretionary development and County-initiated projects to comply with adopted noise standards through proper site and building design features, such as building location and orientation, setbacks, natural barriers and vegetation, and building construction. The County shall only consider sound walls if noise mitigation measures have been evaluated or integrated into the project and found infeasible. (RDR)

HAZ-9.6



Airport Noise Compatibility

The County shall use the aircraft noise analysis prepared for local airports or the noise contours from the current NBVC-Point Mugu Air Installations Compatible Use Zones (AICUZ) study, as most appropriate for a project location, as an accurate mapping of the long-term noise impact of the airport's aviation activity. The County shall restrict new discretionary residential land uses to areas outside of the 60 decibel Community Noise Equivalence Level (dB CNEL) aircraft noise contour unless interior noise levels can be mitigated to meet a maximum 45 dB CNEL. (RDR)

HAZ-9.7

Noise Control Priorities

The priorities for noise control for discretionary development shall be as follows:

1. Reduction of noise emissions at the source.
2. Attenuation of sound transmission along its path, using barriers, landform modification, dense plantings, building orientation and placement, and the like.
3. Rejection of noise at the reception point using noise control building construction, hearing protection or other means.

(RDR)

HAZ-9.8

Implement Noise Control Measures for Traffic Noise

The County shall require noise control measures to be implemented along roadways for new discretionary development generating traffic noise if either of the following circumstances would exist:

- The discretionary development would result in traffic noise levels above a County noise compatibility standard stated in Policy HAZ 9.2 in an area where traffic noise levels, under existing conditions, do not exceed the County noise compatibility standard; or,
- The discretionary development would result in an increase in traffic noise levels of 3 dBA or greater in an area where traffic noise levels under existing conditions exceed a County noise compatibility standard stated in Policy HAZ 9.2.

Noise control measures may include increased vegetation, roadway pavement improvements and maintenance, and site and building design features. If such measures are not sufficient to reduce a new discretionary development's fair-share of traffic-generated noise at sensitive receptors, a sound wall barrier may be constructed. All feasible¹ noise reduction measures shall be implemented to ensure the development's fair-share of traffic-generated noise is reduced, consistent with Policy HAZ 9.2. (RDR)

EIR

¹ "Feasible" means that this mitigation measure shall be applied to future discretionary projects under the 2040 General Plan when and to the extent it is "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors" as determined by the County in the context of such future projects based on substantial evidence. This definition is consistent with the definition of "feasible" set forth in CEQA (Pub. Res. Code, § 21066.1) and the CEQA Guidelines (§ 15164). The County shall be solely responsible for making this feasibility determination in accordance with CEQA.

From Dudek Camp Ramah Noise Study 2020-02 p459-516**County of Ventura Outdoor Events Ordinance**

The County of Ventura in July 2018 adopted an ordinance governing the occurrence of outdoor events involving large attendance (generally an event with more than 75 attendees). The County's Outdoor Events Ordinance, No. 4526 states:

Sec. 8111-1.2.1.b. -Permit Approval Standards for Outdoor Events and Assembly Uses

Conditional Use Permits authorizing outdoor events and assembly uses shall be granted if all billed fees and charges for processing the application that are due for payment have been paid and if all of the following standards are met. An application for a Conditional Use Permit shall not be denied on the basis of the content of protected expression associated with the proposed use. The applicant shall have the burden of proving to the satisfaction of the appropriate decision-making authority that the following standards can be met. Specific factual findings shall be made by the decision-making authority to support the conclusion that each of these standards, if applicable, can be satisfied.

DUDEK

11

9615
February 2020

**Noise Assessment Technical Report for the
Camp Rama CUP Amendment Project**

b. The proposed use can coexist in relative proximity, and is not expected to unduly interfere with, the existing land uses of the surrounding area as determined based on the following land use factors:

(1) Whether the proposed use would generate offsite noise louder than ambient noise levels by considering: (i) the volume and times of day such noise would be generated; (ii) the proximity of the proposed use to the nearest offsite noise sensitive receptors such as dwellings, schools, hospitals, nursing homes and libraries; (iii) the topography of the surrounding area likely to affect how noise travels; and (iv) the existence of other nearby uses likely to generate offsite noise at similar times;

"Louder than ambient noise levels" is not defined within the Outdoor Events Ordinance. For the purpose of interpreting the outdoor event ordinance, a noise level at least 2 dBA over the ambient noise level would be considered the threshold for "louder than ambient".

Boero, Kristina

From: Mary Ellen McLoughlin <dogstayplay@att.net>
Sent: Tuesday, May 24, 2022 8:29 PM
To: Boero, Kristina
Subject: CAMP RAMAH Public Review Letter of support

53.

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

To Kristina Boero,

My wife, Bianca Rice, and I have been the property owners of 383 Fairview Road in Ojai since 2007. After receiving the public review notice from your office regarding proposed changes to Camp Ramah, Randy Michaels and I had a detailed conversation and reviewed the proposed plan together.

As our property directly abuts the camp (it actually is a small island within the camp) we have a vested interest in how those changes might impact us in terms of noise and traffic. By requiring the camp to conform to current noise and light codes, by modifying the bus traffic pattern and by creating more indoor space for campers this plan will DECREASE the noise and traffic impact the camp has on its neighbors.

A kids summer camp will, by definition, create noise but my fifteen years of experience as one of the Camp's neighbors has been no different from living near an elementary school with one exception: the camp's 'school term', if you will, only lasts two months! In general there are four days of bus traffic when campers arrive and decamp (the camp guards always accommodate my travel in and out of my driveway which opens into the camp driveway). Kid noise from games and baseball drifts up to us during the day. Occasionally there are concerts/ dances at night that end around 10. This is the sum of the inconveniences we experience related to Camp Ramah.

These inconveniences are far outweighed by what Camp Ramah contributes to me and the Ojai community:

- Firstly, during the Thomas fire the camp became an essential staging station for firemen and large equipment. Firebreaks were created that, I believe, saved our property from ruin. We will always be grateful to Camp Ramah's staff for looking out for us during that time.
- The camp is a reliable source for employment for locals.
- The Camp Ramah property is extensive and because their land is contiguous with Cozy Dell they contribute to maintaining Ojai's wildlife corridor. A seasonal camp has much less impact than a subdivision of manicured mini-estates would.
- Lastly, they represent another facet of Ojai's long tradition of religious diversity which continues to enrich the Ojai community.

We strongly support the changes included in the modification plan. Camp Ramah has been a sensitive land steward and a considerate neighbor, and we look forward to sharing another 20 years here in Ojai with our good neighbors. Please feel free to contact me personally (631-255-6623) if you would like to discuss further.

Best regards,
Mary Ellen McLoughlin

May 24, 2022

54.

Resource Management Agency
Planning Division
800 S. Victoria Avenue
Ventura, CA

PL18-0052 Camp Ramah Conditional Use Permit

To Whom It May Concern,

I, Tiffany Charaabi, have lived on Fairview Road for 7 years. This house belongs to my grandparents that live next door to and they have been there for over 50 years. I am writing this letter on behalf of my family and current residents of the Ojai Valley. We all live here because we do not want to live in a large city. We love Ojai because it is peaceful and there is much less traffic than other surrounding cities. We love it here because it is quiet.

Reasons we DO NOT want the expansion of Camp Ramah to transpire:

- The noise and traffic of cars and pedestrians will increase tremendously
- The wildlife will be disturbed, habitats will be destroyed
- The expansion is over twice the size of the Ojai Valley Inn

We have already had concerns with the traffic on Fairview Road. People drive way too fast up and down Fairview Road. My husband and I lost our cat due to a speeding vehicle. Fairview Road will receive most of the traffic and that is the street we live on. We have animals and hope to have children soon. We do not want more traffic on our street, this is our safety.

Sincerely,



Tiffany Charaabi



Aymen Charaabi



Claudia Cunningham



Alvin Cunningham

People that have given me permission to put them on this letter:

Brett Cunningham (805) 330-5966

Danny Sheff (805) 231-3661

Levi Sheff (805) 657-1268



55.

BOARD OF DIRECTORS

Anna deLaski
President, Los Olivos

Sam Thomas
Vice President, Ventura

Patricia Krout
Treasurer, Goleta

Terri Laine
Secretary, Oak View

Rachael Barkley
Ojai

Chris Collier
Camarillo

Macy McGinness
Santa Barbara

Allan S. Morton
Santa Barbara

STAFF

Jeff Kuyper, J.D.
Executive Director

Rebecca August
Advocacy

Bryant Baker, M.S.
Conservation Director

Graciela Cabello
Director of Youth +
Community Engagemen

May 25, 2022

Kristina Roodsari Boero
Residential Permits Section, Planning Division
Ventura County Resource Management Agency
kristina.boero@ventura.org

Re: Camp Ramah PL18-0052 Initial Study Mitigated Negative Declaration

Dear Ms. Boero:

Thank you for the opportunity to provide input on the intent to adopt a mitigated negative declaration (MND) for major modifications to the conditional use permit (CUP) No. 3048 (Case No. PL18-0052). Los Padres ForestWatch is a nonprofit organization working to protect the Los Padres National Forest directly adjacent to the CUP area. One of our main programs focuses on working with landowners to ensure that historic trails leading into the forest are maintained in perpetuity for public access and enjoyment.

Camp Ramah is requesting that the CUP boundary be expanded to incorporate several additional parcels, all of which are adjacent to or within the Los Padres National Forest boundary. One of the parcels that the expanded CUP boundary will encompass is APN 010-0-060-030, which will be the northernmost Camp Ramah parcel. This is also the only parcel that is traversed by two trails that are National Forest System Trails and a U.S. Forest Service road, all of which are popular with hikers, bicyclists, and equestrians. We want to ensure that any revisions to the CUP preserve historic public access to these trails in the Los Padres National Forest.

Cozy Dell Trail (National Forest System Trails No. 23W26) begins at a trailhead along State Route 33 to the west of Camp Ramah. The trail runs west to east, and approximately 0.52 miles of the trail bisects APN 010-0-060-030 before connecting into Cozy Del Road (Forest Route 5N34) as shown on the map below. Foothill Trail (National Forest System Trails No. 22W09) runs east-west as well, connecting Cozy Del Road in APN 010-0-060-030 and Stewart Canyon Road (Forest Route 5N41) east of Camp Ramah. Approximately 0.1 miles of Foothill Trail is located within APN 010-0-060-030. Additionally, 0.78 miles of Cozy Del Road entirely bisects this same parcel, running

southwest-northeast. Approximately 0.18 miles of the road within the parcel is used as a trail both to connect Cozy Dell Trail and Foothill Trail as well as to continue along Cozy Del Road to connect with Pratt Trail east of Camp Ramah.

According to trail and road easement records obtained from the U.S. Forest Service, there are no existing formal easements for public use of Cozy Dell Trail, Foothill Trail, and Cozy Del Road within APN 010-0-060-030. We ask that the County require Camp Ramah to record official easements for the 0.52 miles of Cozy Dell Trail, 0.1 miles of Foothill Trail, and 0.18 miles of Cozy Del Road within APN 010-0-060-030 as shown on the map below. These easements should be granted to the U.S. Forest Service and allow for public use as applicable for those trails and road.

Granting such easements will ensure that the public will perpetually be able to traverse these trails and road as part of the greater trail and road system in the foothills surrounding Ojai and the adjacent Los Padres National Forest. It is vital that existing and long-used hiking, biking, and horseback riding pathways near residential areas be retained and open to sustainable public access even when property ownership changes. It should be noted that in a May 16, 2022 meeting, the Ojai Valley Municipal Advisory Committee recommended that public access to the trails within this CUP expansion be formalized.

The Initial Study for Modified CUP states that impacts to regional trails/corridors will be less than significant. However, these impacts are potentially significant due to the potential loss of public access in the future due to development, installation of gates, or other action from a current or future landowner that would partially or completely restrict public access along these long-established trails. This recreational resource should be identified in the MND as a significant recreation resource, and a map of the existing trail network in and adjacent to the CUP area should be included so that the public and decision-makers have a full understanding of the potential impact. The MND should evaluate the potentially significant impacts to this recreational resource, and appropriate mitigation measures should be proposed, including This could be easily mitigated by requiring that the permittee record public access easements along Cozy Dell Trail, Foothill Trail, and Cozy Del Road. This could be accomplished by adding the following permit conditions:

- The permittee shall preserve and facilitate public access along Cozy Dell Trail and Foothill Trail where they cross through the CUP boundary and the portion of Cozy Del Road where it crosses through the CUP boundary and is needed for connectivity between existing trails.
- The permittee shall work with the U.S. Forest Service to record a permanent public easement along these trails and the road where they cross the CUP boundary and are needed for connectivity to the larger public trail and road system within and adjacent to the Los Padres National Forest, by a date certain.

We know that Camp Ramah shares this commitment to ongoing public access and responsible stewardship of recreational trails across the CUP area, and we hope that they would be fully supportive of the inclusion of this permit condition to formalize the public's longstanding use of these corridors.

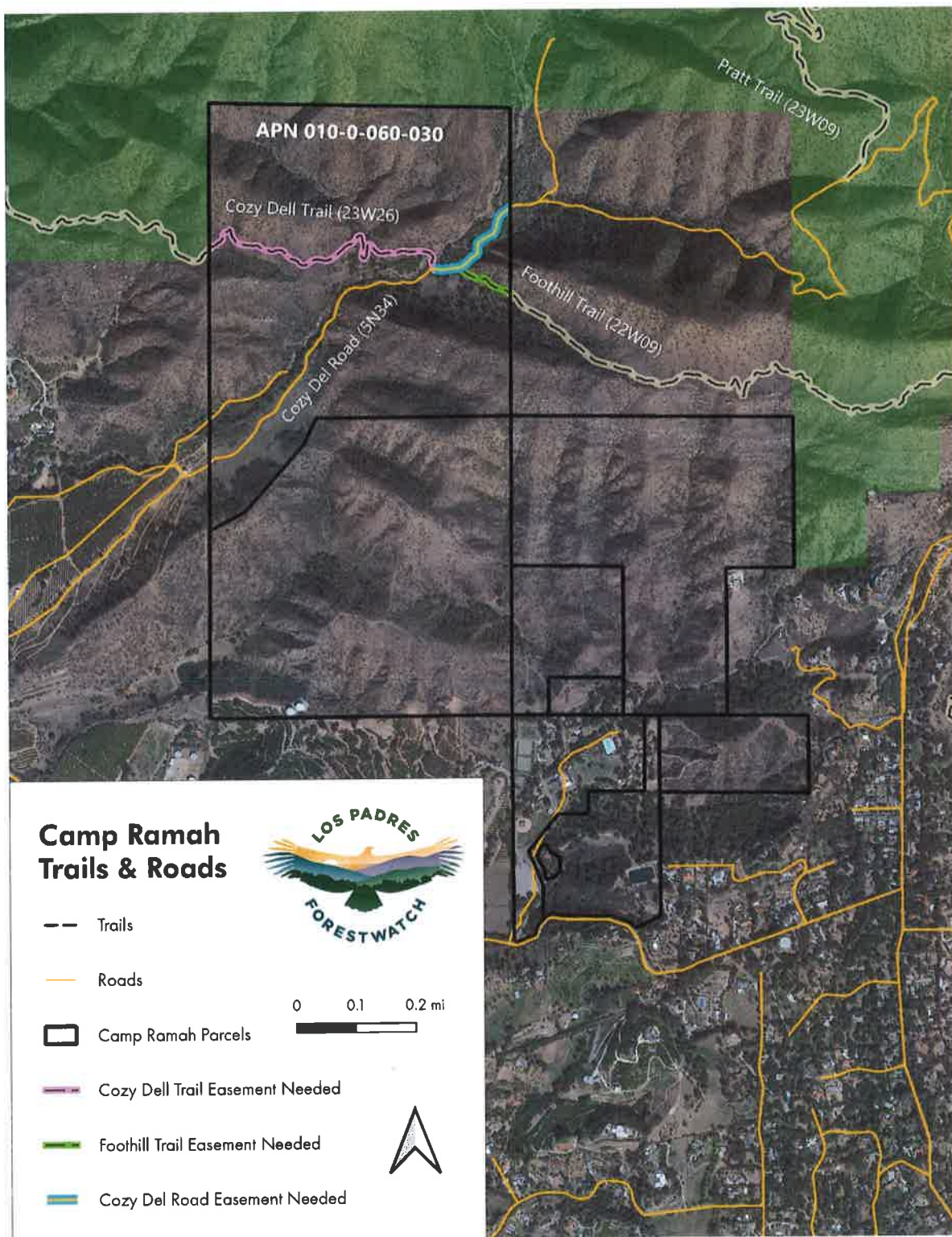
Thank you for taking these important steps to ensure that current and future generations can continue recreating along these iconic trails of the Ojai Valley. Please let us know if you have any questions about the data presented in our map or our recommendations for trail and road easements.

Sincerely,

A handwritten signature in black ink that reads "Bryant Baker". The signature is fluid and cursive, with the first name "Bryant" and last name "Baker" clearly distinguishable.

Bryant Baker
Conservation Director
Los Padres ForestWatch

Cc: Daryl Hodges, Acting District Ranger, Ojai Ranger District
Supervisor Matt LaVere



Boero, Kristina

From: Ken Cluff <ken@keho.com>
Sent: Wednesday, May 25, 2022 9:33 AM
To: Boero, Kristina; LaVere, Matt
Subject: case number: PL 18-0052 Camp Ramah expansion

56.

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

I have read the description of the proposed expansion of Camp Ramah, and the mitigation measures proposed, and strongly object to this project proceeding. The expansion is too much and the mitigation measures are insufficient.

We have had a home in the area for many years and every year the negative impacts of Camp Ramah, especially noise and traffic, seem to increase. This project would represent a further, large, increase in those negative impacts.

While noise is a primary concern, the impacts on the land, water, and wildlife are also a huge concern. Expanding the camp seems incomprehensible in this era of acute water shortage in the Ojai Valley. I'm particularly upset that the plan seems to expand the boundary of the camp considerably, so that it encompasses parts of longstanding public trails like Cozy Dell and Foothill that I have hiked many times.

Camp Ramah is currently a barely tolerable nuisance, but this expansion will put it over the top, and probably ignite serious hostilities with the community.

- K

K Cluff | k@keho.com | M: 510.919.5346

Boero, Kristina

From: Bob Bblackmur <bblackmur52@att.net>
Sent: Wednesday, May 25, 2022 10:08 AM
To: LaVere, Matt; Boero, Kristina
Subject: case number PL 18-0052: No to Expansion

57.

WARNING: If you believe this message may be malicious use the Phish Alert button to report it or forward the message to Email.Security@ventura.org.

I live on Fairview Rd, and would be negatively affected by the proposed subject expansion. No to Ramah planned expansion.

Robert Blackmur
279 Fairview Rd
Ojai 93023

Dear Planning Commission

May 25, 2022

I am writing to point out serious problems with granting the major modification of CUP 3048, and with CUP 3048 in general.

Under the Ventura County Code of Ordinances there are several sections I would like to point out.

REASONS FOR MODIFICATION, SUSPENSION OR REVOCATION OF PERMIT

Under the Ventura County Code of Ordinance, Division 8, Chapter 1, Article 11, section 8111-6.2 gives causes for modification, suspension, or revocation of permit. Some of the reasons stated are:

- (b) That the property subject to the permit or variance or any portion thereof, is or has **been used or maintained in violation of any statute, ordinance, law or regulation;**
- (d) That the use for which the permit or variance was granted has been so exercised as to **constitute a public nuisance;**

A copy of the complete section is attached as Attachment A.
We believe that the above sections may apply and for the following reasons.

Permit Allowance

Although we have not been able to obtain a copy of the original CUP 3048, at the May 25 hearing it was stated that the original CUP was for “children, youth, and university persons for the purpose of study, sports, and entertainment”. A rental lodge for any age/adults, was not included, nor was the running of a conference center or a wedding and Bah Mitzvah venue or for the use of corporate retreats. I have attached images from the Camp Ramah website where they try to rent out their accommodations and conference center (Zimmer Retreat and Conference Center). It is stated on their website that their accommodations are perfect for groups up to 1000 participants. We think Camp Ramah has taken liberties with their permit and have made use of the property in violation of the conditions of the permit. We think the boys lodging could be moved into the 66 double occupancy room hotel and the outdoor amplified events be moved indoors to the conference center.

We do think violations of the use of their permit be investigated with respect to modification of their permit. We do not object that the permit to be modified to allow adults, however, we object to additional noise in or neighborhoods, so once again....no amplified music and they should abide by the current Ventura County Ordinances discussed below.

Non-Permitted Structures

Camp Ramah has built non-permitted structures. This is in violation of building code ordinances.

Ventura County Noise Ordinance

Camp Ramah representatives intimated that the Ventura County noise ordinance did not apply to them because they were in a rural zone. I looked up the zoning, and I could not find a zoning of just "rural". Under land use in the Ventura County General Plan there are zoning designations, and the rural designations I found are either rural exclusive or rural agricultural. The table 3-15 showing zoning designations is attached. Also is the map from the land use section of the general plan showing the area of Camp Ramah which I believe is indicated as Rural Exclusive (map is Figure 3.28 of the General Plan) The Ventura County noise Ordinance applies to Rural Exclusive parcels (under definitions item b.5 of the the Ventura County Noise Ordinance (Attached). Camp Ramah has played loud, amplified, intrusive music past 9 pm. Many residents have complained about the music and Camp Ramah in their application states that they play music after 9 pm and as late as 11pm.

Outdoor Events and Assemblies

We would like to point out to the planning commission that the neighborhood we live in is rural and open space bordering on national forest. This is an inappropriate location for a concert venue and convention center or an unlimited weekend wedding/ Bah Mitzvah venue. As we have not been able to get a copy of the original CUP 3048 we cannot be sure the use that was granted however it was mentioned at the May 16 meeting that the CUP was for a camp for the use of children, youth, and University persons for study, sports, and entertainment. We do doubt that allowing a concert/dance venue and convention center and a 66 double occupancy room hotel was the initial intent of the permit. Over the years it appears as if the Camp has taken more liberty with their CUP. Because Camp Ramah holds Outdoor dance events and concerts and Assemblies, we believe their operations fall under the guidelines for such events and are unsure as to why this is not applied. The original CUP does not seem to grant amplified events from the wording I have been able to gather. Why would the camp be able to expand and not be subject to these guidelines. I question the intent of the word "entertainment" in the original CUP as it is vague and applied to a religious boys and girls camp adjacent to open space, not a concert/dance venue in the city. Even the Dudek report discusses the sound restrictions and on Page 11 refers to:

Ventura County Outdoor Events Ordinance 4526 Sec 8111-1.2.1.1b Permit approval standards.

We believe Camp Ramah may be in violation of Ventura County Ordinance 4526 because:

- Outdoor events and assemblies generate offsite noise significantly louder than ambient noise levels at residences approximately a half a mile away.
- The residences on Foothill are sensitive receptors as the neighborhood borders on open space and is at the boundary of National Forest.
- Typical ambient noise readings from a level II meter and data logger range from

27db-32dB from 8-10pm and 34 db during the day. . (please see discussion of non-representative data in the Dudek report below)

- The use of amplified sound at different times of day and night is intrusive and disturbing. The neighborhood cannot plan around events at Camp Ramah as they are random and not restricted to a particular date like typical outdoor events and assemblies.
- Some homes in the neighborhood are impacted by the amplified noise from Camp Ramah and others across the street are not as they have topography that shields them from the noise, yet the homes all belong to the same HOA or neighborhood. All are financially impacted as appraisals of home values often rely on the appraisals in the surrounding neighborhood.
- The topography surrounding Camp Ramah carries the sound up the canyon to noise sensitive neighborhoods.

We request that any potential misuse of permit and/or violations of county ordinances be investigated.

We would also like to have a representative study performed that would analyze the ambient noise at impact sites when the camp is not operational, as well as analyze the noise difference over several different camps this summer when the camp is operational. Please do not approve this expansion/major modification of the CUP until representative data has been collected and analyzed. The data presented by Dudek for Camp Ramah is not representative of the community. The camp noise is intrusive and needs to be mitigated whether or not the major modification to the CUP is granted.

CONFLICTING DATA

Although we did not have enough time to engage a sound engineer to do a proper study, some neighbors were able to obtain readings with a class II sound level meter/data logger that is the same level of meter represented in the Dudek report, level II. The device was by Reed Instruments and was field calibrated to within 0.2db and calibrated with a precision acoustics class 1 certified with a calibration date of 3/25/22. Calibration certificate on file.

The data for 1417 Foothill Road started with a neighbor being able to come over Friday evening and at 6:52pm took a reading in our backyard. The ambient noise level reading on the Reed Sound Meter was 11.9 db. This is orders of magnitude less than the assumed ambient noise in the Dudek study.



The reading of 11.9 db from a neighbors meter in our backyard encouraged us to buy our own level II meter as well as rent a Certified Class 1 metering device with gps attachment. Data from both meters are presented as attachments for 1417 Foothill, 1447 Foothill, 406 Fairview Rd.

What we discovered is that level II meters such as that used in the Dudek report do not read much below 30db. A class 1 certified meter is required to actually assess the ambient noise level in our neighborhood as our neighborhood is typically very quiet. We are adjacent to national forest, and those conditions are more representative of the neighborhood.

PLEASE remember during this discussion that as stated in the Dudek Report on page 6 a doubling of sound energy results in a 3db in the noise level. So 3db is quite significant. With the support of a sound engineer we were able to obtain a few recordings in time to submit within the May 25 deadline. Please be aware that May is weed abatement period. There were periods of time with weed whackers and general clearing as mandated by county ordinance. Data files are attached to this email. Our readings indicate that ambient noise levels in our neighborhood on May 22-24 were approximately 27-32 dB in the evenings between 8-10pm and 34 dB during daytime. Please see attached data files. The Dudek report assumed 45db ambient noise for our neighborhood. This would be a much louder neighborhood than we actually live in and is not representative of our community. When Dudek assumes attenuation of Camp Ramah noise, that is also inaccurate. When Dudek states Camp Ramah's noise levels are acceptable, that is also INCORRECT! 45 db is way above what we think our ambient noise studies show, which is ambient noise of 27-32 at night, so nothing above 34db should be heard at our properties at night, and 33-34db during the day so nothing above 36 during the day. This means that the camp run

over Presidents weekend **significantly exceeded the allowable noise levels** in our neighborhood based on in-situ ambient readings. The camp noise levels recorded at 1447 in the evenings were 43-59 dB significantly and intrusively above the allowable 34 dB. Camp noise at 406 Fairview in the evenings were 36-49 dB also significant and intrusively above allowable levels.

ACOUSTIC REPORT IS INACCURATE WITH GROSS MISREPRESENTATION

There are inaccuracies and misrepresentations in the Dudek report submitted with the initial impact study and it should not be used to determine ambient noise values in the impacted neighborhoods, nor should it be an indication of noise levels in impacted neighborhoods during camp hours. Reasons this report is inaccurate are:

1. Ambient Noise Level Inaccurate

A Non-representative day

The noise study used the Friday before Memorial Day weekend and Monday, Memorial Day, as the days for their baseline or ambient noise level readings. These are atypical days for ambient baseline measurement. This is not a representative measurement of ambient noise in the area most of the year when the camp is not operational.

- The Friday before Memorial is typically a high traffic day.
- Memorial Day is a Day of celebration, outdoor activities, high traffic
- The month of May is weed abatement month. Notices go out the beginning of May for everyone to clear potential fire hazards by June 1. This means weedwhacking and chainsaws are common in May, even on weekends and holidays, whereas we hardly ever hear them the rest of the year.
- Two days on either side of when the camp is in session is not an accurate representation of our ambient noise. We live in a neighborhood bordering Los Padres National Forest, rural land, and open space. Even though the camp may not have been in session there was probably camp related activity on the property for set up and close up.

B LOCATION MATTERS

The ambient noise levels at sites Mp1, MP2 and MP3 **were not measured on site nor in the same year, nor in the same month, nor in the same season, nor in the same year.** Instead, ambient noise levels from a Memorial Day weekend during a Weed Abatement period from **different locations** were used. The ambient noise levels at the MP1, MP2 and MP3 sites need to be measured independently on a non-holiday weekend. Their comparison of noise levels is therefore inaccurate. Ambient noise at a completely separate location cannot be used as a basis for what is allowable at a significantly different location. The allowable noise levels stated for sites MP1, MP2, and MP3 are completely inaccurate. A

reading near a road for example cannot be used as a base point for a reading a mile into the mountains. Location matters.

Also, the levels mentioned in the Dudek report are for the City of Santa Barbara. Our neighborhood in the County of Ventura, not in a city, adjacent to national forest and open space. So a value of 45db is totally inappropriate and non-representative.

C CALIBRATION

The microphones used to collect data are temperature, humidity, and barometric pressure sensitive. There was no discussion of a calibration performed at the MP 1,2,3 sites nor was there a discussion of field calibration of the original study. Ambient noise levels need to be tested at sites MP 1,2&3 with field calibration. This data needs to be submitted and part of a new report.

2. One camp is just not the same as another

The camp that was in session during the Dudek supplemental report is not typical of the Camp Ramah summer camps. Cold weather camp vs. hot weather camp. It is my understanding that the camp that was monitored was held over Presidents weekend and was a particularly quiet camp. It stands to reason that camps in the winter would have not have significant outdoor activities especially at night because of cold weather. Whereas, summer camps really get going when the sun goes down and temperatures cool. Camps that run throughout the summer are for kids and teenagers with older teenagers or young adults as counselors and assistants. The squeal factor varies dramatically, and so do amplified sounds such as music. Camp Ramah also holds Women's Retreats, as well as Family camps, and camps for disciplined scouts. The main point being that the camps are different with different noise levels. To monitor just one camp and apply those readings to all camps is an inaccurate measurement of camp noise.

Noise at Camps vary drastically due to

- Age of participants
- Number of participants
- Discipline of participants
- Temperature of Camp
- Hours of Daylight at camp
- Purpose of Camp
- Season of the camp
- Length of camp

3. Topography Matters: Because of the nature of the canyon transmitting noise up and east to the neighbors the assumption of attenuation of noise level is likely incorrect. Data should be accumulated at the impacted neighborhoods both during non-camp operation and full camp operation and presented in a supplemental report. Attenuation calculations should not be allowed as canyons can amplify the noise rather than attenuate the noise. Data should include ambient

noise measurements over a longer period of time at the location of perceived impact.

4. Camp Ramah should not be the only party to have input on the acoustic report parameters (when, where, how long). Once again, this is allowing the coyotes to guard the hen house.

5. There was no distinction made between intrusive noise such as amplified music and typical neighborhood noises such as birdsongs and wind in the trees, occasional traffic on local roads. Local noise ordinance laws and planning guidelines from other municipalities which conform to the requirements of HSC 46000 manage noise in one of two ways:

- a for the sorts of noises associated with essential and rightful activities (construction, property maintenance, allowed uses within allowed zones), the rights of noise producers and surrounding neighbors are balanced through regulation of measurable sound level (dB) and time and zoning restrictions.
- b for the sorts of noises which are elective/recreational, and/or of a notably intrusive character, a simpler and more protective standard is often used: if you can hear it (at or some specified distance beyond the source property line), it is a violation. Audible is considered 2db above ambient. Our ambient is average 32db at night and 34 dB during the day on a weekend Allowable at our property during weekends probably should not exceed 34 dB at night and 36 dB during the day as that allows for a 2db increase over ambient.

Many City ordinances have codified the distinction. Legal analysis of noises considered intrusive may be a violation of Penal Code 415 Crimes against the public peace, commonly known as disturbing the peace. Also this intrusive amplified sound day and night may possibly be a violation of PC 372 Public Nuisance and Ventura County Outdoor Events Ordinance 4526

Camp Ramah's amplified sounds are perceived as intrusive to our neighborhood. Their outdoor concerts, dances, parties, cafes with amplified sounds are elective and recreational and are perceived as abusive and intrusive to the neighbors. Neighbors have a history of complaints.

Also, many of the numbers thrown around such as 45db, 50db, and 55db refer to noise standards for construction of buildings and mechanical devices/noise generators and those are sound levels not to be exceeded at the buildings on the Camp Ramah parcel. These numbers are not relevant to ambient noise levels in our neighborhood. The numbers used for ambient in our neighborhood just are **flat out wrong and not allowed**.

In Summary, the acoustic report is not representative of the noise levels either ambient nor during camp time. A summary of the reasons are:

1. **Location matters:** Ambient noise Measurements from Camp Ramah from a different

time of year were used as ambient measurements for the study done at impacted residences a **half mile away**. Just as ambient noise measurements from a freeway are not representative of ambient noise measurements at a national park, the ambient noise assumption for Foothill and Fairview Road residences is completely inappropriate and not representative.

2. **Time of Year matters:** Camp measured was in winter vs. summer. ambient readings were made in spring.
3. **Conditions Matter:** Ambient noise readings were taken over a very busy holiday weekend, Memorial Day weekend, and during weed abatement month.
4. **Weather Matters:** Equipment is sensitive to temperature, humidity, and pressure.
5. **Calibration Matters:** Accepted standard is that the equipment should not be calibrated more than a year from use. **Field calibration data was not presented** and possibly was not performed in the test near the impact sites.
6. **Type of Noise Matters:** No distinction was made between native noises such as bird song and amplified sounds coming from the camp. This cannot be assessed with decibels alone.



Image showing 32 db as deer wanders under the pepper tree in the backyard

Location of Machon Village

We oppose the proposed location of Machon Village

1. It is proposed on a parcel designated as open space
2. location of air conditioners and doorways will allow more noise to emanate up the canyon
3. The location is in direct line of site of impacted neighbors that continue to complain of existing noise from the camp that has yet to be mitigated. Noise will travel to the impacted neighbors and they will be more able to hear conversational voices.
4. They are building on serene open space and creating a village that will be filled with noise. This is not an appropriate use of rural open space especially considering the noise complaints regarding the current operation. Taking buffer open space and turning it in to noise generating space is with basically a restaurant and a motel is, well, horrific. It will be a significant noise generator on a piece of vacant land that was not generating any noise.
5. Currently the camp is behind a large hill that blocks much of the sound rising up to Foothill residents. Moving a portion of the camp to the proposed location of Machon village removes the buffer provided by the hill as the camp is in direct line of site to many homes and more noise will be amplified up the canyon to the residents without the hill buffer.

PARTICIPANTS

Camp Ramah has offered to cap participants at 1709 based on the maximum density allowed by annexing the additional rural and open space parcels. This is a huge number of campers. At the May 16 meeting Rabi Joe referring to the larger number of participants and said **“sounds terrifying and would be unmanageable”**. It was indicated during that meeting that around 700 campers is more typical of their summer camps. Please restrict the number of campers to 700. We do not want them using the open space parcels as a right to increase capacity and noise. If the number of campers is not stated capped at a certain participation, like 700 campers, then the camp will be able to increase their camp to the maximum density allowed and it will be “terrifying and unmanageable” and very intrusive to the neighbors. This number should include anyone staying at the Zimmer Retreat and Conference Center as well. 700 is already quite a large number and that many people create a lot of noise, amplified or otherwise. If the cap of participants allowed on site is not listed in the CUP it will be carte blanche for them to have as many people on site as maximum density allows. This is a significant increase in people and sound. Cap the participants with a specific number and spell it out.

MITIGATION

- No outside amplified noise other than that needed for emergencies. (and they do mention the use of hand held amplified devices on page 58-1
- Have Camp Ramah apply for special event permits rather than give them carte blanche to play music any day and every night of the week. 58-2
- There is no restriction on when they can play amplified sounds. Concerts can happen any day or night of the year all year long in the proposed expansion of the CUP. If you are 58-3

going to allow amplified noise, specify the date. Just saying one night a week is impossible to enforce. Dates need to be **specific, even in the summer camps**. Also, it is impossible for the neighbors to plan to either be away or be mentally and physically prepared for the intrusion. The amplified dance events, concerts, assemblies need to fall under the guidelines of the Ventura County Ordinance governing those events. These are mini concerts and should be treated as such.

58-3

- Neighbors have been given a contact number before and complaints have fallen on deaf ears. If the date of the event is not specified the noise will not be self enforced. It is asking the coyotes to guard the hen house. Police cannot enforce noise violations if as they have no way to determine if the event is the one allowable that week.
- It is not fair to the community that Camp Ramah gets to hold events every weekend throughout the year. As residents we would like the ability to have friends over for dinner and sit outside on a weekend and not have to listen to amplified music (mini concert venue) from Camp Ramah. We object to the number of events Camp Ramah has requested. Schools in the vicinity do not hold as many outdoor events, and hold most of their concerts and plays in an auditorium. Why is this camp allowed so much discretion? It is supposed to be a religious camp in nature, not a free for all in our neighborhood.
- Move the proposed Machon village: Instead of separate cabins that open on to open space, create a single building with an enclosed courtyard to house the air conditioners and entry doors. Make sure the courtyard has a sound dampening roof structure. Or just move them into the 66 room hotel.

58-4

58-5

Please provide specific written factual findings regarding each of the issues presented in this letter with specific attention to any violation of ordinances, laws, and permit use and why they are not subject to a modification of the existing permit according to in your upcoming staff report.

Thank you for your consideration
Elaine Aliberti
1417 Foothill Rd
Ojai, CA 93023

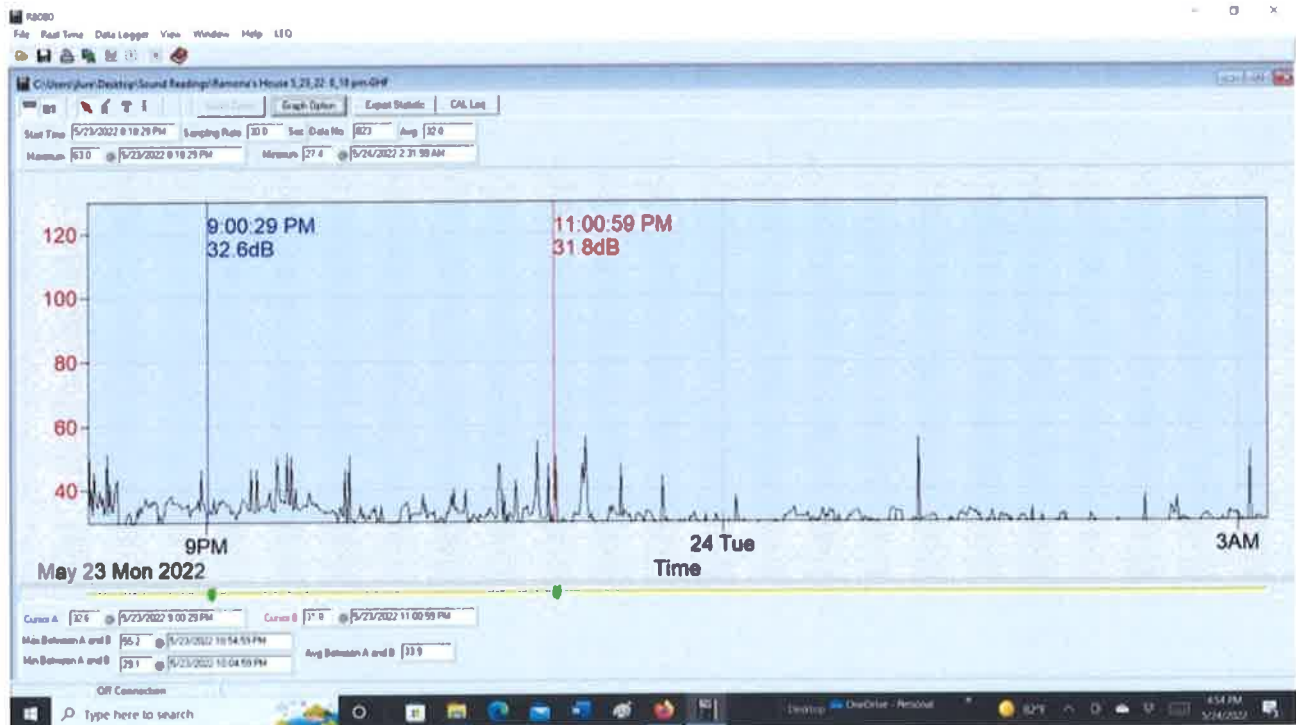
ATTACHMENTS

- A Camp Ramah Zimmer and Conference Center
- B Camp Ramah Facilities and Accommodations
- C Conditions for Modification of permit 8111-6.2
- D Zoning Table 3-15 from the Ventura County General Plan
- E Zoning Map Figure 3.28 from the Ventura County General Plan
- F Ventura County noise Ordinance
- G Ventura County Outdoor Events Ordinance 4526 Sec 8111-1.2.1.1b
- H Weed Abatement notice dated May 3 abatement needs to be completed by June 1
- I Legal Analysis of what constitutes disturbing the peace
- J Health and Safety Code Noise Control Act 46000-46080
- K Governors manual
- L Certification certificate

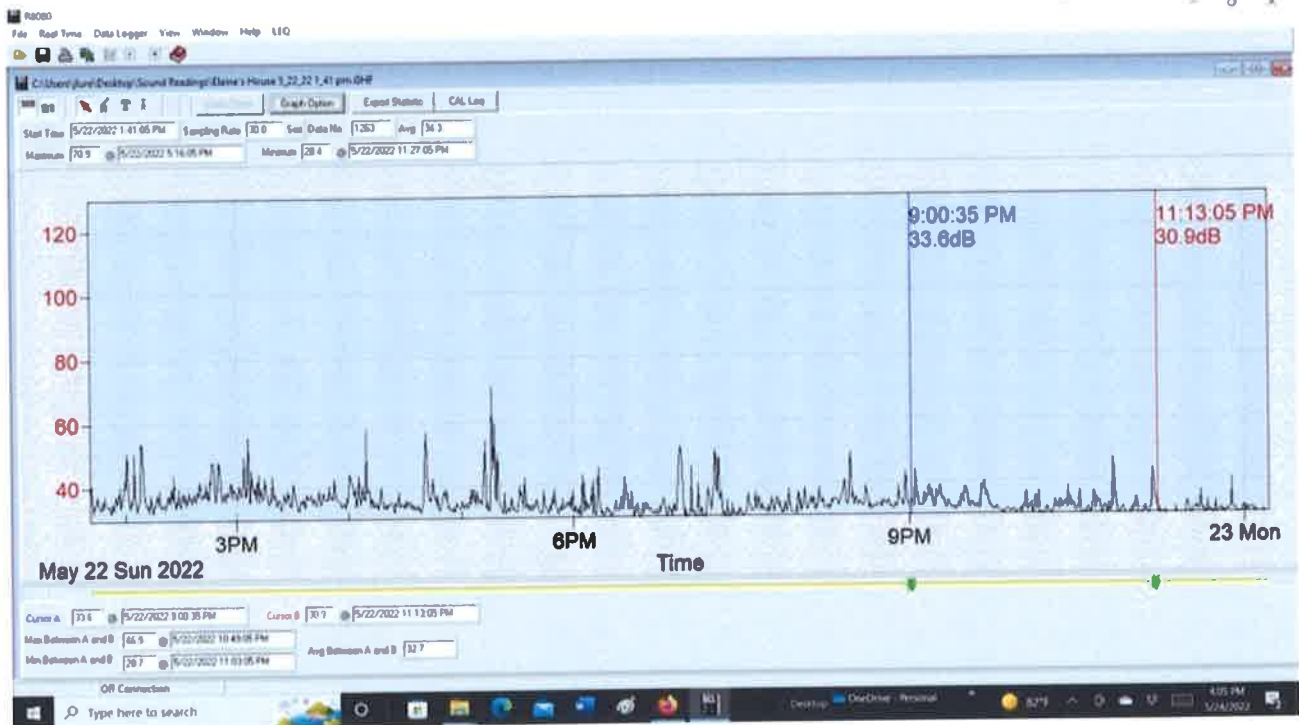
SOUND DATA

Please be aware that we were not notified of the Application of Camp Ramah for a major modification. We do reside in an impacted neighborhood. We only found out about the application and initial impact report on Sunday May 15. We have collected some data, and our observation of readings on level II devices that did not have the ability record seem to be consistent with an average neighborhood value around 32dB at night and 34 dB during the day

Graph for 406 Fairview
May 23 Monday
7-9pm Avg 33.9 dB
overall avg 32 dB



1417 Foothill Rd
May 22, Sunday
7-9pm Avg 32 dB
overall avg 34 dB





SUMMER CAMP

YEAR-ROUND

ZIMMER RETREAT CENTER

Enter Email

SUBSCRIBE



Zimmer Retreat & Conference Center



The Zimmer Retreat & Conference Center at Camp Ramah is available for rent by outside organizations and for private events. Our facility is a choice destination for Weddings, Receptions, Bar/Bat Mitzvahs, Family Reunions, Corporate Retreats, Fitness Retreats, Youth Group Events, and Retreats of all types, offering a variety of meeting spaces, custom banquet facilities all in the tranquil Ojai Valley.

Nestled in the lovely hills of Ojai, California, our facility offers fresh mountain air and natural vistas in a peaceful wooded setting. The site is only minutes away from downtown Ojai, golf courses, shopping,

and art galleries.

Accessible Airports: 25 miles from Oxnard Airport, 90 miles from Los Angeles International Airport, 60 miles from Santa Barbara Airport, 70 miles from Burbank Airport.

Availability: September through May.

To learn more about our retreat & conference facilities and to make a reservation, please fill out our [inquiry form](#), or contact our team via email retreats@Ramah.org or phone 805-857-1352.



INQUIRY FORM

FACILITIES & ACCOMMODATIONS

Facilities & Accommodations



The Zimmer Retreat & Conference Center at Camp Ramah was designed for groups to gain the most from their time together.

We offer a variety of accommodation, including;

- 66 double occupancy hotel-style rooms (private baths, linens, air conditioning, and heating)
- Levine Retreat Center- 7 hotel style bedroom deluxe house
- 16 Bunk-bed Cabins (320 beds)
- 33 Tents (456 beds)

Our accommodations are perfect for a variety of groups ranging in size from 50 to 1000 participants.

The Zimmer Retreat & Conference Center at Camp Ramah offers state of the art facilities including; tennis and basketball courts, sports fields, swimming pools, ropes and adventure course, outdoor meditation sites, a variety of indoor programming spaces with the availability of audiovisual equipment, extensive hiking trails and wifi throughout the property.

Our facility is the summer home of Camp Ramah in California.

To learn more about our conference and retreat facilities and to make a reservation, please fill out our [Rental Inquiry Form](#) or contact our retreat team via email retreats@ramah.org or phone 805-857-1352.

8111-6.2 - Modification, suspension and revocation for cause.



Any permit or variance heretofore or hereafter granted may be modified or revoked, or its use suspended, by the same decision-making authority and procedure which would normally approve the permit or variance under this Chapter. An application for such modification, suspension or revocation may be filed by any person or entity listed in [Section 8111-2.1](#) or by any other aggrieved person. The applicant for such modification, suspension or revocation shall have the burden of proving one (1) or more of the following causes:

- a. That any term or condition of the permit or variance has not been complied with;
- b. That the property subject to the permit or variance, or any portion thereof, is or has been used or maintained in violation of any statute, ordinance, law or regulation;
- c. That the use for which the permit or variance was granted has not been exercised for at least twelve (12) consecutive months, has ceased to exist, or has been abandoned;
- d. That the use for which the permit or variance was granted has been so exercised as to constitute a public nuisance;
- e. That the permittee has failed to pay any fees, charges, fines, or penalties associated with processing or enforcing the permit; or
- f. That the permittee has failed to comply with any enforcement requirement established in Article 14.

(Ord. No. 4526, § 4, 7-17-2018)

TABLE 3-15
2005 GENERAL PLAN/ZONING DESIGNATIONS CONSISTENCY MATRIX: NON-COASTAL ZONES
 Ventura County
 2016

General Plan Designation	Zoning Designations																
	Single-Family Estate (R-O)	Single-Family Residential (R-1)	Two-Family Residential (R-2)	Residential Planned Development (RPD)	Residential High Density (RHD)	Commercial Office (C-O)	Neighborhood Commercial (C-1)	Commercial Planned Development (CPD)	Industrial Park (M-1)	Limited Industrial (M-2)	General Industrial (M-3)	Timberland Preserve (T-P)	Specific Plan (S-P)	Rural Exclusive (R-E)	Rural Agricultural (R-A)	Agricultural Exclusive (A-E)	Open Space (O-S) ¹
Urban	X (lot 20k)	X (lot 6k)	X (3,500 sf /du)	X	X (20 du/ac)	X	X	X	X	X	X	X	X	X (lot 10k)	X (lot 1 ac)	X (lot 40 ac)	X (lot 10 ac)
State/ Federal Facility																	X (lot 40 ac)
Existing Community	X	X	X	X	X (20 du/ac)	X	X	X	X	X	X			X	X		
Rural	X (lot 2 ac)													X (lot 2 ac)	X (lot 2 ac)		
Agricultural																X (lot 40 ac)	
Open Space																X (lot 40 ac)	X (lot 10 ac)

¹ Open Space interpretations granted prior to May 17, 1983, and permitting parcel sizes less than those specified in the existing General Plan, are considered consistent with the existing General Plan. Additionally, zoning designations that are consistent with the purpose and intent of the Open Space interpretations are considered consistent with the existing General Plan.

Source: Ventura County General Plan, 1988, and Ventura County Zoning Ordinance, 2016.



Figure 3-28:
Non-Coastal Zones
Southwest Portion

Map Date: November 09, 2016

Source: Ventura County Resource Management
Agency (RMA) GIS, 2016.

- Major Roadways
- Major Waterways
- Water Bodies
- Cities
- Ventura County Boundary
- Coastal Zone Boundary

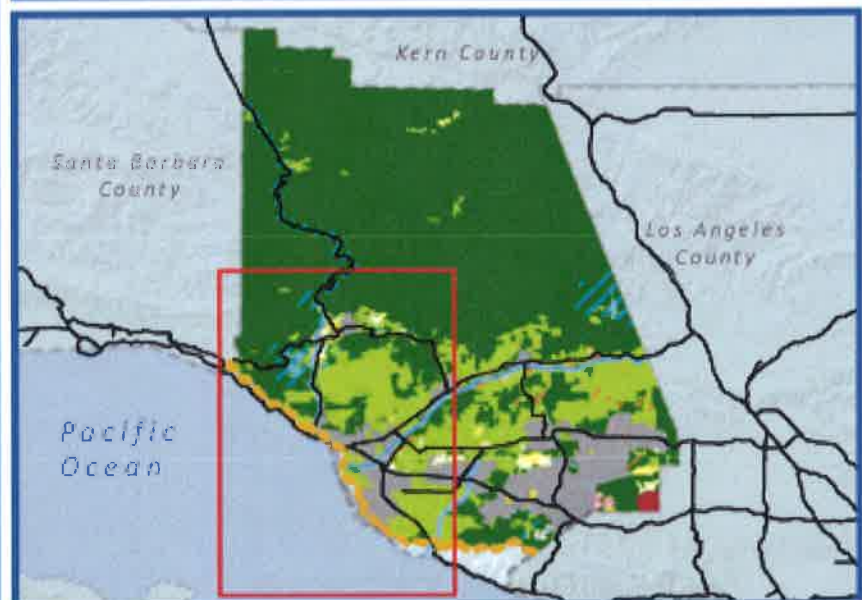
Overlay Zones

- Community Business District (CBD)
- Mineral Resource Protection (MRP)
- Scenic Resource Protection (SRP)

Base Zones

- Rural Exclusive (R-E)
- Rural Agricultural (R-A)
- Single-Family Estate (R-O)
- Single-Family Residential (R-1)
- Two-Family Residential (R-2)
- Residential (RES)
- Residential Planned Development (RPD)
- Residential High Density (RHD)
- Residential Mixed Use (R/MU)
- Neighborhood Commercial (C-1)
- Commercial Office (C-O)
- Commercial Planned Development (CPD)
- Specific Plan (S-P)
- Planned Community (PC2)
- Town Center (T-C)
- Industrial Park (M-1)
- Limited Industrial (M-2)
- General Industrial (M-3)
- Industrial (IND)
- Timberland Preserve (T-P)
- Agricultural Exclusive (A-E)
- Open Space (O-S)

0 5 10 Miles



ORDINANCE NO. 4124

**AN ORDINANCE OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF VENTURA REGARDING LOUD
AND RAUCOUS NIGHTTIME NOISE IN RESIDENTIAL ZONES**

The Board of Supervisors of the County of Ventura ordains as follows:

Section 1. Article 11 is hereby added to Chapter 2, Division 6 of the Ventura County Ordinance Code as follows:

ARTICLE 11

LOUD OR RAUCOUS NIGHTTIME NOISE IN RESIDENTIAL ZONES

Sec. 6299-1 - Loud or Raucous Noise Prohibition

No person shall create within any residential zone of the County of Ventura any loud or raucous noise which is audible to the human ear during the hours of 9 p.m. to 7 a.m. of the following day, at a distance of 50 feet from the property line of the noise source or 50 feet from any such noise source if the noise source is in a public right-of-way.

Sec. 6299-2 - Definitions

For purposes of this Article, the following definitions shall apply:

- a. "Person" means any individual, association, firm, organization, partnership, corporation or other entity, but does not include any government entity or public utility.**
- b. "Residential Zone" means any areas within the unincorporated portion of Ventura County that are zoned:**
 - 1. Single-Family Residential (R-1)**
 - 2. Two-Family Residential (R-2)**

3. Residential Planned Development (R-P-D)
4. Single Family Estate (R-O)
5. Rural Exclusive (R-E)
6. Coastal Single-Family Residential (C-R-1)
7. Coastal Two-Family Residential (C-R-2)
8. Coastal Residential Planned Development (C-R-P-D), or
9. Coastal Rural Exclusive (C-R-E),

as provided in Chapter 1 and Chapter 1.1 of Division 8 of this Code.

- c. "Loud or raucous noise" means sounds from: 1) the use or operation of any radio, musical instrument, phonograph, television receiver, video cassette recorder, or any machine or device for the production, reproduction or amplification of the human voice or any other sound or 2) the use or operation of any lawn mower, backpack blower, blower, lawn edger, riding tractor or other mechanical or electrical device or hand tool.

Sec. 6299-3 - Penalty

It is unlawful for any person in the unincorporated areas of Ventura County to do any of the acts prohibited by this Article. Any person who violates any of the provisions of this Article shall be guilty of a misdemeanor/infracton and, upon conviction thereof, shall be punished in accordance with Section 13-2 of the Ventura County Ordinance Code.

Sec. 6299-4 - Severability

If any provision or clause of the Article or the application thereof to any person or circumstance is held to be unconstitutional or otherwise invalid by a final judgment of

any court of competent jurisdiction, such invalidity shall not effect any other provisions, clauses or application, and to this end, the provisions and clauses of this Article are declared to be severable.

PASSED AND ADOPTED this 10th day of December, 1996, by the following vote:

AYES: SUPERVISORS

Lacey, Kildee, Mi Kels,
Flynn and Schillo.

NOES:

None.

ABSENT:

None.

Frank Schillo

CHAIR, BOARD OF SUPERVISORS

ATTEST:

RICHARD D. DEAN, County Clerk,
County of Ventura, State of
California, and ex officio Clerk of
the Board of Supervisors thereof.

By

Roberta Rodriguez
Deputy Clerk



8111-1.2.1.1b - Permit approval standards for outdoor events and assembly uses.



Conditional use permits authorizing outdoor events and assembly uses shall be granted if all billed fees and charges for processing the application that are due for payment have been paid and if all of the following standards are met. An application for a conditional use permit shall not be denied on the basis of the content of protected expression associated with the proposed use. The applicant shall have the burden of proving to the satisfaction of the appropriate decision-making authority that the following standards can be met. Specific factual findings shall be made by the decision-making authority to support the conclusion that each of these standards, if applicable, can be satisfied.

- a. The proposed use is compliant with applicable provisions of the County's General Plan and of [Division 8](#), Chapter 1 of the Ventura County Ordinance Code;
- b. The proposed use can coexist in relative proximity, and is not expected to unduly interfere with, the existing land uses of the surrounding area as determined based on the following land use factors:
 - (1) Whether the proposed use would generate offsite noise louder than ambient noise levels by considering: (i) the volume and times of day such noise would be generated; (ii) the proximity of the proposed use to the nearest offsite noise sensitive receptors such as dwellings, schools, hospitals, nursing homes and libraries; (iii) the topography of the surrounding area likely to affect how noise travels; and (iv) the existence of other nearby uses likely to generate offsite noise at similar times; and
 - (2) Whether the proposed use would generate vehicular traffic affecting the level of service of a road segment or intersection located within one (1) mile of the proposed use as determined pursuant to Section 27a(1), "Transportation and Circulation - Roads and Highways - Levels of Service (LOS)," of the County's Initial Study Assessment Guidelines, as such section may be amended or renumbered;
- c. The proposed use would not be detrimental to public health and safety as determined based on the following land use factors:
 - (1) Whether public and private roads and driveways used to access the site of the proposed use can safely accommodate all vehicular traffic associated with the proposed use, including emergency vehicles, and meet all applicable requirements of the Ventura County Fire Code; and
 - (2) Whether the proposed use or site of the proposed use would create risk of harm to persons, nearby properties, or the environment based on fire hazards, geologic hazards, flood hazards, hazardous materials, or increased risk of vandalism or trespass that cannot be controlled through reasonable event security.
- d. The proposed use will occur on a legal lot; and
- e. The proposed use is approved in accordance with the California Environmental Quality Act and all other applicable laws.

If all standards cannot be satisfied, specific written factual findings shall be made by the decision-making authority to support that conclusion.

(Ord. No. 4526, § 4, 7-17-2018)



VENTURA COUNTY FIRE DEPARTMENT

165 Durley Avenue, Camarillo, CA 93010-8586

DUSTIN GARDNER
County Fire Chief

NOTICE TO ABATE FIRE HAZARD



*****AUTO**SCH 5-DIGIT 93023 Tray 25 : Piece 7627

Maryniuk Jerome-Bertoy D Tr

Attn Jerome Maryniuk Ttee

1447 Foothill Rd

Ojai CA 93023-1730

On May 3, 2022 at 10:30 AM, the Board of Directors of the Ventura County Fire Protection District will meet to hear the report of the Fire Chief regarding this fire hazard. Any objections will be heard and given due consideration. The Board's decision is final. You are not required to attend this hearing. To attend the hearing, please visit the Board's Website: www.ventura.org/board-of-supervisors/agendas-documents-and-broadcasts/

Date Mailed	Assessors Parcel #	Property Location
4/20/2022	010-0-201-020	93023

Dear Property Owner,

This is a legal notice identifying you as the recorded owner of the described parcel of land. Your property is in an area prone to wildfire and hazardous vegetation. Your parcel is being included in the Fire District's "Fire Hazard Reduction Program" (FHRP) due to the hazardous conditions that are or could be on the parcel. Additional clearance may be necessary to maintain re-growth throughout the year.

The Fire Hazard Reduction Program is intended to protect the health, safety, and welfare of the public through the provisions of these code sections. You are hereby notified that the seasonal and recurrent weeds, stubble, brush, dry grass, dry leaves, tumble weeds, rubbish, litter or other flammable materials of any kind present on your property constitutes a fire hazard and public nuisance and must be cleared in accordance with the Ventura County Fire Codes, California State Health and Safety Code Sec. 14875-14922, Public Resource Code Sec. 4291, Government Code Sec. 51182, California Code of Regulations Title 14 and 19.

You are only responsible to clear your property. Your clearance requirements are:

- ☒ Remove fire hazard on your property within 100 feet of any structures.

DEADLINE TO REMOVE FIRE HAZARD: JUNE 1, 2022

~~This is not a citation. There are no fees assessed if you complete your required clearance.~~

Failure to remove fire hazards by the deadline will result in the removal by the Fire District. The cost of removal, plus an administrative fee of \$1785.00 will constitute a special assessment tax lien against the parcel. The Ventura County Fire Department will automatically conduct an inspection for compliance close to the deadline. Scheduling an appointment is not necessary.

Please refer all questions to:

Fire Station 21A at (805) 640-2773

All Fire Stations are active and may not be in quarters. Please leave a message or try again. The best times to call are 7:00 am - 10:00 am and 4:00 pm - 9:00 pm.

See Reverse Side for Additional Requirements and Information



Disturbing the Peace

Created by [FindLaw's team](#) of legal writers and editors | Last updated January 18, 2019

Disturbing the peace, also known as breach of the peace, is a criminal offense that occurs when a person engages in some form of unruly public behavior, such as fighting or causing excessively loud noise. When a person's words or conduct jeopardizes another person's right to peace and tranquility, he or she may be charged with disturbing the peace.

What Constitutes Disturbing the Peace?

Laws exist that make it a crime to create a public disruption or commotion. These laws vary from state to state, but they typically prohibit:

- Fighting or challenging someone to fight in a public place;
- Using offensive words in a public place likely to incite violence;
- Shouting in a public place intending to incite violence or unlawful activity;
- [Bullying](#) a student on or near school grounds;
- Knocking loudly on hotel doors of sleeping guests with the purpose of annoying them;
- Holding an unlawful public assembly;
- Shouting profanities out of a car window in front of a person's home over an extended period of time;
- Allowing excessive dog barking in a residential area; and
- Intentionally playing loud music during the night that continues, even after a fair warning.

In most states, the person's conduct must have been on purpose (willful) or with bad intent ([malicious](#)). It is not enough that a person engaged in conduct that merely annoyed, harassed, or embarrassed someone else. If fighting was involved, it must have been unlawful, and not in [self-defense or the defense of others](#).

To determine guilt, courts look at the particular circumstances of each case. Some of the factors a judge may consider include the location, time, place, words, actions, and the person spoken to or touched (for example, a police officer, teacher, student, relative or passerby).

Common actions that do not constitute disturbing the peace can include:

- Engaging in horseplay;
- Simply embarrassing someone;
- Merely annoying someone;

HEALTH AND SAFETY CODE - HSC

DIVISION 28. NOISE CONTROL ACT [46000 - 46080] (*Division 28 repealed (comm. with Section 39800) and added by Stats. 1975, Ch. 957.)*

CHAPTER 1. Findings, Declarations, and Intent [46000 - 46002] (*Chapter 1 added by Stats. 1975, Ch. 957.)*

46000. The Legislature hereby finds and declares that:

- (a) Excessive noise is a serious hazard to the public health and welfare.
- (b) Exposure to certain levels of noise can result in physiological, psychological, and economic damage.
- (c) There is a continuous and increasing bombardment of noise in the urban, suburban, and rural areas.
- (d) Government has not taken the steps necessary to provide for the control, abatement, and prevention of unwanted and hazardous noise.
- (e) The State of California has a responsibility to protect the health and welfare of its citizens by the control, prevention, and abatement of noise.
- (f) All Californians are entitled to a peaceful and quiet environment without the intrusion of noise which may be hazardous to their health or welfare.
- (g) It is the policy of the state to provide an environment for all Californians free from noise that jeopardizes their health or welfare. To that end it is the purpose of this division to establish a means for effective coordination of state activities in noise control and to take such action as will be necessary to achieve the purposes of this section.

(Added by Stats. 1975, Ch. 957.)

46001. No provision of this division or ruling of the Office of Noise Control is a limitation or expansion:

- (a) On the power of a city, county, or city and county to adopt and enforce additional regulations, not in conflict therewith, imposing further conditions, restrictions, or limitations.
- (b) On the power of any city, county, or city and county to declare, prohibit, and abate nuisances.
- (c) On the power of the Attorney General, at the request of the office, the state department, or upon his own motion to bring an action in the name of the people of the State of California to enjoin any pollution or nuisance or to protect the natural resources of the state.
- (d) On the power of a state agency in the enforcement or administration of any provision of law which it is specifically permitted or required to enforce or administer.
- (e) On the right of any person to maintain at any time any appropriate action for relief against any private nuisance as defined in the Civil Code or for relief against any noise pollution.

(Added by Stats. 1975, Ch. 957.)

46002. Nothing in this division shall be construed as giving the Office of Noise Control authority or responsibility for adopting or enforcing noise-emission standards for any product for which a regulation has been, or could be, prescribed or promulgated by the Environmental Protection Agency under the Noise Control Act of 1972.

(Added by Stats. 1975, Ch. 957.)

Governor Pete Wilson

The Planner's Training Series:
THE CONDITIONAL
USE PERMIT



Governor's Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814
(916) 445-0613

Lee Grissom, *Director, Governor's Office of Planning and Research*

Antero Rivasplata, *Deputy Director, State Clearinghouse*

Robert Cervantes, *Author*

Kenneth Lee, *Planning Intern, Author*

July 1997

The Planner's Training Series

This publication is one in a series prepared by the Office of Planning and Research (OPR) on topics of general interest to planners. As with the rest of this series, its primary purpose is to provide both a reference for experienced planners and training materials for new planners, planning commissioners, and zoning board members. Citations are made to pertinent sections of the California statutes and to court decisions in order to provide the reader the opportunity to do additional research on their own. Unless otherwise noted, all statutory references are to the California Government Code.

This document and other OPR publications, along with additional information about local government planning and zoning, is available from the LUPIN (Land Use Planning Information Network) web site maintained by the California Resources Agency at <http://ceres.ca.gov/planning/>

The CONDITIONAL USE PERMIT

WHAT IS A CONDITIONAL USE PERMIT?

A CONDITIONAL USE PERMIT (CUP) allows a city or county to consider special uses which may be essential or desirable to a particular community, but which are not allowed as a matter of right within a zoning district, through a public hearing process. A conditional use permit can provide flexibility within a zoning ordinance. Another traditional purpose of the conditional use permit is to enable a municipality to control certain uses which could have detrimental effects on the community (*Neighborhood Action Group v. County of Calaveras* (1984) 156 Cal.App.3d 1176).

Consideration of a CUP is a discretionary act. A CUP application tendered by a project proponent is considered at a public hearing and, if approved, is generally subject to a number of pertinent conditions of approval. Depending on local ordinance requirements, hearings are typically held by a board of zoning, the planning commission, or a zoning administrator. The owners of property near the site are sent advance notice of the date, time, and place of the hearing.

Examples of common uses allowed with a conditional use permit can be found in any city or county zoning ordinance. For example, Santa Rosa's zoning ordinance lists uses which may be permitted within single-family residential districts with a conditional use permit. These uses include churches, public or private schools, public building or utility structures, parking lots, temporary subdivision sales offices, and community care and health care facilities. Chico's zoning ordinance lists various uses permitted with a use permit issued by either a planning director or planning commission. These uses include temporary amusement attractions, the placement of a building or structure on a lot or parcel which has been moved from another lot or parcel, public buildings and facilities, parking or access located off-site from the site being served, private recreation centers, and planned developments. Each city or county may include in their zoning ordinance a wide variety of uses which they will permit with a conditional use permit.

ENABLING LEGISLATION

The rules under which counties and general law cities may issue a conditional use permit are provided by state and case law. Charter cities are not subject to state zoning law, except in special circumstances, but

may still use its provisions (Section 65803). The following is a brief examination of the authority and rules under which local governments act in issuing use permits.

Constitutional Authority:

Local governments have the authority to enact local planning and land use regulations to protect the public health, safety, and welfare of their residents through their police power. The "police power" provides the right to adopt and enforce zoning regulations, as long as they do not conflict with state laws. The police power is the basis for charter city zoning powers. (California Constitution, Article XI, Section 7)

Statutory Authority:

California code reiterates the Constitutional police powers of cities and counties to enact zoning regulations, but has little to say about CUPs in particular.

"The legislative body of any county or city may, pursuant to this chapter, adopt ordinances that do any of the following:

"Regulate the use of buildings, structures, and land as between industry, business, residences, open space, including agriculture, recreation, enjoyment of scenic beauty, use of natural resources, and other purposes...." (Section 65850(a))

"The board of zoning adjustment or zoning administrator shall hear and decide applications for conditional uses or other permits when the zoning ordinance provides therefor and establishes criteria for determining those matters ..."

"The board of zoning adjustment or zoning administrator may also exercise any other powers granted by local ordinance and may adopt all rules and procedures

necessary or convenient for the conduct of the board's or administrator's business."

(Section 65901(a))

Case Law:

California case law has established a number of fundamental principles relating to conditional use permits. In addition to the basic uses permitted within a zoning district, a city or county zoning ordinance can provide other specified uses which may be permitted after consideration and resolution by an administrative agency that the proposed use is in the best interest of public convenience and necessity and will not be contrary to the public health, morals, or welfare (*Upton v. Gray* (1969) 269 Cal.App.2d 352).

Local governments must have a complete and valid general plan before they can issue conditional use permits (*Resource Defense Fund v. County of Santa Cruz* (1982) 133 Cal.App.3d 800 and *Neighborhood Action Group v. County of Calaveras* (1984) 156 Cal.App.3d 1176).

The authority to consider conditional use permits, delegated to planning commissions or other administrative bodies by elected officials, must include standards of guidance. These standards of guidance are provided to insure that the delegation of discretion to an administrative agency is not unbridled and, thus, not invalid. The doctrine of the need of an ascertainable standard to guide an administrative body applies where the legislative body of a city attempts to delegate its law-making functions (*Stoddard v. Edelman* (1970) 4 Cal.App.3d 544).

PROCEDURE

The approval of a conditional use permit is an administrative, quasi-judicial act. It is not a change of zone, but rather a project-specific change in the uses allowed on a specific property. Conditional use permits do not involve the establishment of new codes, regulations, or policies. Instead, a conditional use permit applies the provisions of the zoning ordinance and its standards to the specific set of circumstances which characterize the proposed land use. Cities and counties have the authority to establish either a board of zoning adjustment or a zoning administrator to hear and decide applications for conditional uses. Local ordinance can establish specific procedures under which a delegated board of appeals will hear and determine appeals from the decisions of the board of zoning

adjustment or the zoning administrator (Section 65903). In most jurisdictions, appeals are heard by the next highest body, eventually reaching the city council or county board of supervisors for a final decision.

Public Hearing:

Section 65905 requires a public hearing to be held on an application for a conditional use permit. At a minimum, advance public notice, an opportunity to be heard, and a fair hearing are constitutional due process rights as explained in *Horn v. County of Ventura* (1979) 24 C.3d 605.

The Government Code establishes minimum requirements for public notice for counties and general law cities. Charter cities may adopt similar provisions. The notice of a public hearing must include: the date, time, and place of the hearing; the identity of the hearing body or officer (commonly the delegated board of zoning adjustment or the zoning administrator); a description of the proposal and the conditional use permit process; and the location of the property involved (Section 65094). Notice must be mailed to all property owners within 300 feet of the proposal's site boundary at least 10 days prior to the public hearing. The names and addresses of owners are those listed on the most current county equalized assessment roll. This requirement includes the owners of property which lie outside the city limits or county line (*Scott v. Indian Wells* (1972) 6 C.3d 541). Notice must also be published once in a newspaper of general circulation at least 10 days before the hearing.

Section 65030 recognizes the importance of public participation in public hearings and expresses a clear legislative intent that local agencies insure public participation at every level of the conditional use permit process. The purposes of the public hearing is for the zoning board or zoning administrator to hear and consider the opinions of the proponent and nearby property owners prior to making their decision to either approve or deny the conditional use permit. As a quasi-judicial act, the approval of a conditional use permit requires the board or administrator to adopt written findings to support their action. Whether the proposal has been approved or denied, the decision can be appealed to a higher body, usually the board of appeals, the planning commission, or city council, in accordance with the city or county zoning ordinance. The appeals body may reverse or affirm, wholly or partly, or may modify the decision, and may make such decision as should be made, and its action is final (Section 65903).

Section 65903 delegates to local legislative bodies the authority to establish procedures for an appeal but not the power to restrict the right of appeal. Thus, a county zoning ordinance cannot attempt to restrict the right of appeal to solely the applicant and exclude the general public, especially adjacent property owners (*Concerned Citizens of Murphys v. Jackson* (1977) 72 Cal.App.3d 1021).

In order to encourage concurrent processing for the purpose of expediting zone changes and general plan amendments, Section 65862 provides that planning agencies may simultaneously process a consolidated application which may include a use permit, rezoning, and general plan amendment if all three applications encompass the same property.

California Environmental Quality Act:

Conditional use permits are subject to the California Environmental Quality Act (CEQA, Public Resources Code Section 21000, et seq.). Prior to the public hearing on the proposed conditional use permit, the city or county must evaluate the proposal to determine whether or not it may have any significant adverse effects on the environment. If the proposal is not exempt from environmental review, the city or county is required to prepare either a negative declaration indicating that the conditional use permit will have no significant effect, or an Environmental Impact Report (EIR) which describes the potential negative impacts of the proposal and the means to avoid or lessen those impacts. See the bibliography for a reference which can provide more information about the California Environmental Quality Act.

Permit Streamlining Act:

The Permit Streamlining Act (Section 65920, et seq.) establishes time limits within which the review and approval or denial of a conditional use permit proposal must occur. For instance, if an EIR was certified for a conditional use permit, the application must be acted upon within one hundred eighty days from the date of certification (Section 65950(a)(1)). A proposal for which a negative declaration was adopted or a CEQA exemption used must be acted upon within sixty days of that action (Section 65950(a)(2)(3)). A conditional use permit cannot be disapproved solely to comply with these deadlines.

The Permit Streamlining Act provides that failure to meet its deadlines will result in automatic approval of the conditional use permit (Section 65956(b)). However, the permit can only be deemed approved if public

notice and an opportunity to be heard had been provided either by the agency or by the applicant.

The Permit Streamlining Act does not apply to administrative appeals within a state or local agency (Section 65922). Therefore, if a permit is appealed to a higher body there is no strict time frame within which the appeal must be heard.

LIMITATIONS ON CONDITIONAL USE PERMITS

As a rule, conditional use permits do not authorize uses that the zoning ordinance does not authorize, nor uses not expressly authorized by the permit. The conditional use permit includes conditions which limit the applicant's authority to use the property. Under certain conditions, however, local governments may incorporate provisions from federal laws and broaden the range of uses permitted (*Sports Arena Properties, Inc. v. City of San Diego* (1985) 40 C.3d 808).

It is often the case that local agencies follow a general set of standards in considering a conditional use permit. These standards are generally acceptable since it is a near impossibility to devise standards to cover all possible situations in which a use permit can be issued (*Tustin Heights Association v. Board of Supervisors* (1959) 170 Cal.App.2d 619). There are several cases in which these standards have been upheld.

General Welfare Standard:

"The establishment, maintenance or conducting of the use for which a use permit is sought will not, under the particular case, be detrimental to the public welfare or injurious to property or improvements in the neighborhood" (*Hawkins v. County of Marin* (1976) 54 Cal.App.3d 586).

Nuisance Standard:

"Any use found to be objectionable or incompatible with the character of the city and its environs due to noise, dust, odors or other undesirable characteristics may be prohibited" (*Snow v. City of Garden Grove* (1961) Cal.App.2d 496).

General Plan Consistency Standard:

"Although use permits are not explicitly made subject to a general plan meeting the requirement of state law, that condition is necessarily to be implied from the hierarchical relationship of land use laws.

Thus, use permits are struck from the mold of the zoning law, the zoning law must comply with the adopted general plan, and the adopted general plan must conform with state law; the validity of the permit process derives from compliance with this hierarchy of planning laws (*Neighborhood Action Group v. County of Calaveras* (1984) 156 Cal.App.3d 1176).

Zoning Consistency Standard:

"To obtain a use permit, the applicant must generally show that the contemplated use is compatible with the policies in terms of the zoning ordinances, and that such use would be essential or desirable to the public convenience or welfare, and will not impair the integrity and character of the zoned district or be detrimental to the public health, safety, morals or welfare" (*O'Hagen v. Board of Zoning Adjustment* (1971) 19 Cal.App.3d 151).

In addition to the general standards discussed, there also exist other limitations on conditional use permits. Conditional use permits run with the land not the applicant (*Cohn v. County Board of Supervisors* (1955) 135 Cal.App.2d 180). That is, where conditional use permits are concerned, all related property and personal rights are freely transferable, unless expressly prohibited by law (*Anza Parking Corporation v. City of Burlingame* (1988) 195 Cal.App.3d 855). Inversely, a conditional use permit may not lawfully limit the permittee from transferring it with the land since such a condition is beyond the power of the zoning authority (*Anza*, supra).

The conditions which are imposed on a conditional use permit must be expressly attached to the permit and cannot be implied. For example, if a conditional use permit contains language that restricts a building's height to five stories and requires the developer to submit and obtain planning commission approval of a landscaping plan, among other things, the permit itself does not imply a height limitation on trees within the development (*Pacifica Homeowners' Association v. Wesley Palms Retirement Community* (1986) 178 Cal.App.3d 1147).

OTHER TYPES OF CONDITIONAL USE PERMITS

State law also allows conditional use permits for "granny" units, second dwelling units, and mobile-home parks. If a local zoning ordinance does not

provide for these cases, the ability to apply for conditional use permits allowing these uses is provided for by state law. In all cases, public notice and hearing must be provided as discussed earlier.

"Granny" Units (Section 65852.1) -

"... any city, including a charter city, county, or city and county may issue a zoning variance, special use permit, or conditional use permit for a dwelling unit to be constructed, or which is attached to or detached from, a primary residence on a parcel zoned for a single-family residence, if the dwelling unit is intended for the sole occupancy of one adult or two adult persons who are 62 years of age or over, and the area of floor space of the attached dwelling unit does not exceed 30 percent of the existing living area or the area of the floor space of the detached dwelling unit does not exceed 1,200 square feet."

Prior to approval of a conditional use permit under Section 65852.1, the city or county must find that the resident or residents meet the age criteria, and that the floor area of the proposed unit does not exceed that allowed by the statute. In accordance with the special circumstances provided in Section 65803, Section 65852.1 applies to charter cities, as well as general law cities.

Second Dwelling Units (Section 65852.2) -

"Notwithstanding Section 65901, every local agency shall grant a special use or a conditional use permit for the creation of a second unit if the second unit complies with all of the following:

"(A) The unit is not intended for sale and may be rented.

"(B) The lot is zoned for single-family or multi-family use.

"(C) The lot contains an existing single-family dwelling.

"(D) The second unit is either attached to the existing dwelling and located within the living area of the existing dwelling or detached from the existing dwelling and located on the same lot as the existing dwelling.

"(E) The increased floor area of an attached second unit shall not exceed 30 percent of the existing living area.

"(F) The total area of floor space for a detached second unit shall not exceed 1,200 square feet.

"(G) Requirements relating to height, setback, lot coverage, architectural review, site plan review, fees, charges, and other zoning requirements generally ap-

plicable to residential construction in the zone in which the property is located.

"(H) Local building code requirements which apply to detached dwellings, as appropriate.

"(I) Approval by the local health officer where a private sewage disposal system is being used, if required."

Section 65852.2 also provides that any local agency may, by ordinance, allow second units in single-family and multifamily residential zones. Thus, a Section 65852.2 conditional use permit is only required for second units when a local agency has not adopted an ordinance governing second units.

Mobilehome Parks (Section 65852.7) -

"A mobilehome park, as defined in Section 18214 of the Health and Safety Code, shall be deemed a permitted land use on all land planned and zoned for residential land use as designated by the applicable general plan; provided, however, that a city, county, or a city and county may require a use permit."

If a local government denies the renewal of a conditional use permit allowing a mobilehome park, the government must take specified required steps to mitigate the adverse impacts of the mobilehome park closure, pursuant to Section 65863.7.

FINDINGS

Written "findings of fact" are required in order to support the decision of the hearing body to approve or deny a conditional use permit (*Topanga Association for a Scenic Community v. County of Los Angeles* (1974) 11 C.3d 506). Findings are the legal footprints left by local decision-makers to show how the decision-making process progressed from the initial facts to the decision.

Findings are important. They "bridge the analytical gap between the raw evidence and ultimate decision" (*Topanga*, supra). If the decision is challenged, a court will examine the evidence supporting the findings to determine whether the hearing body abused its discretion when acting on a conditional use permit. Such an abuse of discretion is to be found when: (1) the agency did not proceed in a manner prescribed by law; (2) the agency's decision is not supported by findings; and (3) the agency's findings are not supported by evidence in the administrative record.

Topanga cites several purposes for making findings, among which include: (1) providing a framework

for making principled decisions, thus enhancing the integrity of the administrative process; (2) helping make analysis orderly and reducing the likelihood that the agency will randomly leap from evidence to conclusion; and (3) serving a public relations function by helping to persuade the parties that administrative decision-making is careful, reasoned, and equitable. Findings should also justify any conditions which impose fees or other exactions.

For a detailed discussion of findings requirements, see OPR's publication entitled *Bridging the Gap*.

CONDITIONS OF APPROVAL

Section 65901 empowers local decision-making bodies to take action on use permit proposals when zoning ordinances make provisions and set criteria for them. The hearing body may also modify a conditional use permit's terms by imposing new or revised conditions, if the ordinance, interim ordinance, or original conditional use permit so provides (*Garavatti v. Fairfax Planning Commission* (1971) 22 Cal.App.3d 145).

Just as there are limitations in approving a conditional use permit, there are also limitations in establishing conditions of approval. Four general rules of thumb in applying conditions of approval include: (1) the jurisdiction must be acting within its police powers; (2) the condition must substantially further a legitimate public purpose; (3) the condition must further the same public purpose for which it was imposed; and (4) the property owner may not be required to carry a disproportionate load in furthering the public purpose (*California Land-Use and Planning Law*, 9th edition).

Section 65909 provides that dedications of land, as conditions of approval, must be "reasonably related" to the use of the property for which the conditional use permit is requested. There must also be a "rough proportionality" between the extent of the condition and the particular demand or impact of the project (*Dolan v. City of Tigard* (1994) 129 L.Ed2d 304). In addition, a performance bond cannot be required for the installation of public improvements that are not reasonably related to the property use. Limitations on impact fees are described in the Mitigation Fee Act (Section 66000, et seq.).

If a condition applied to a conditional use permit is not linked to some legitimate public need or burden the project creates, the condition imposed could be deemed a taking of property in violation of the U.S. Constitution's Fifth and Fourteenth Amendments

CONDITIONAL USE PERMIT CHECKLIST

If a conditional use permit is to be approved, all of the following questions must be answered affirmatively.

1. Is the public hearing notice complete in its description of the project?
☐ Yes - ☐ No
2. Has the public hearing notice been issued in accordance with all procedures?
☐ Yes ☐ No
3. Is the proposed use, with proposed conditions of approval, suitable for the site?
☐ Yes ☐ No
4. If any conditions of approval call for dedications of land, are they reasonably related to the use and its impacts?
☐ Yes ☐ No
5. If significant environmental effects have been identified as a result of the proposed conditional use permit, have conditions been required, or has the project been redesigned, to mitigate those effects?
☐ Yes ☐ No
6. Have findings been adopted to support the agency's decision, based upon substantial evidence in the record?
☐ Yes ☐ No
7. Are the required environmental findings being adopted?
☐ Yes ☐ No

(*Nollan v. California Coastal Commission* (1987) 97 L.Ed2nd 677). Where a regulatory taking has been found to occur, the courts will overturn the agency's action and may require the agency to pay the applicant compensation for the taking (*Dolan, supra*).

EXAMPLES

The following court cases illustrate when it may be proper to grant a conditional use permit and when it may not be. These cases are illustrations only and should not be used as the sole basis for granting or denying a conditional use permit.

Cases Upholding Conditional Use Permit Approvals

General Welfare Standard

The general welfare standard is sufficient in granting a conditional use permit. The issuance of a conditional use permit for a low-cost rental housing for the elderly in a residential area was upheld on grounds that the proposed use would not be "detrimental to the public welfare or injurious to property or improvements in the neighborhood" (*Hawkins v. County of Marin* (1976) 54 Cal.App.3d 586).

General Plan Consistency

The absence of a valid general plan does not preclude all development activity. Section 65361 establishes the general plan extension procedure whereby local governments can proceed with development pending completion of a valid general plan. This procedure also applied to the case where a county approved minor land subdivisions without a required general plan (*Resources Defense Fund v. County of Santa Cruz* (1982) 133 Cal.App.3d 800).

Procedure/Public Notice

A conditional use permit cannot be revoked without sufficient cause. Further, prior to revocation, notice and hearing must be provided for. Thus, in the case where an applicant was given notice that the hearing would concern the expiration of the conditional use permit rather than the revocation of the permit, attempt to revoke the permit was nullified (*Community Development Commission of Mendocino County v. City of Fort Bragg* (1988) 204 Cal App 3d 1124).

Cases Overturning Conditional Use Permit Approvals

General Welfare Standard

A county zoning ordinance requiring a church in a residential zone to obtain a conditional use permit prior to allowing it to use the land was found not to abridge the constitutional right of freedom of religious wor-

THE CONDITIONAL USE PERMIT

ship. The court held that a county zoning ordinance which provides a use permit to be granted if the use will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons or property in the neighborhood, or to the general welfare of the county, is not unconstitutional by reason of vagueness or uncertainty (*Matthews v. Board of Supervisors of Stanislaus County* (1962) 203 Cal.App.2d 800).

Nuisance Standard

The approval of a conditional use permit for the storage of houses was overturned on grounds that any use may be prohibited if found to be objectionable or

incompatible with the character of the city and its environs due to noise, dust, odors or other undesirable characteristics (*Snow v. City of Garden Grove* (1961) 188 Cal.App.2d 496).

General Plan Consistency

The issuance of a conditional use permit to a construction company for production of sand and gravel was overturned on grounds that that the general plan elements which bear on the permit are inadequate and the permit is inconsistent with pertinent provisions of an adequate general plan (*Neighborhood Action Group v. County of Calaveras* (1984) 156 Cal.App.3d 1176).

BIBLIOGRAPHY

For more information about conditional use permits, we recommend the following references.

Bridging the Gap: Using Findings in Local Land Use Decisions, by Robert Cervantes, second edition (Governor's Office of Planning and Research), 1989. This booklet explains the principles of findings in detail.

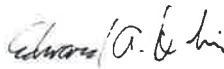
California Permit Handbook, (California Office of Permit Assistance), 1996-97. This handbook is a guide to the State environmental permit process and provides guidance for complying with the State's environmental quality and permit streamlining statutes, regulations, and policies.

California Zoning Practice, by Donald Hagman, et al., April 1996 Supplement by John K. Chapin (Continuing Education of the Bar, Berkeley, CA), 1969. This text reviews state zoning law in detail.

CEQA Deskbook: A Step-by-Step Guide on How to Comply with the California Environmental Quality Act, by Ronald E. Bass, et al., 1996 edition (Solano Press, Point Arena, CA). A guide to understanding the environmental review process and identifying key steps, requirements, and decision points necessary to comply with CEQA.

Curtin's California Land Use and Planning Law, by Daniel J. Curtin Jr., 1997 edition (Solano Press, Point Arena, CA), revised annually. A look at the planning, zoning, subdivision, and environmental quality laws, including conditional use permits, as interpreted by numerous court cases.

Longtin's California Land Use, 2nd edition, by James Longtin, 1996 Supplement (Local Government Publications, Malibu, CA), 1988. This reference text on planning and land use law contains an excellent discussion of the conditional use permit process and legal considerations.

Manufacturer: Larson Davis Asset ID:
Model: CAL200 Calibration Date / Cal ID: Feb 25, 2022 12:52:47
Serial Number: 15741 Due Date:
Description: Acoustic Calibrator Technician: Ed Devlin
Customer: TMS Rental Approval: 

Calibration Results:

Temperature: 25 °C (77 °F)
Measured SPL : 94.19 dB re. 20µPa Humidity: 25.60%
Measured Frequency : 1,000.00 Hz Pressure: 1008.6 mbar

Upon receipt for calibration, the instrument was found to be:
WITHIN the stated tolerance of the manufacturer's specification.

Note: **As Found / As Left: In Tolerance.**

Measurement uncertainty at 95% confidence level: 0.30 dB

The subject instrument was calibrated to the indicated specification using standards stated below or to accepted values of natural physical constants. This document certifies that the instrument met the following specification upon its return to the customer.

This calibration is traceable through : A2109

Notes:

The calibration was performed under operating procedures intended to implement the requirements of ISO 9001, ISO 17025 and ANSI Z540. Unless otherwise noted, the reported value is both "as found" and "as left" data. Calibration results relate only to the items calibrated. This certificate may not be reproduced, except in full, without written permission.

Reference Equipment Used:

Manuf.	Model	Serial	Cal. Date	Due Date
GRAS	40AG	58093	6/18/2021	6/18/2022

Comment # 58

Response to Comment from Elaine Alberti, dated May 25, 2022

The Commenter proposes that the current CUP should be modified, revoked, or suspended and the proposed modification should not be granted because the Camp is in violation of their current CUP conditions related to noise, use of the camp as an assembly use, non-permitted structures violating the building code, location of Machon Village, and camp population. The Commenter suggests that the following mitigation needs to be included in the proposed project: (1) No amplified music; (2) restrict days of non-summer month events; (3) restrict the hours that amplified sound can be used and specify the dates when amplified sound can be utilized; (4) prohibit non-summer month events from occurring every weekend; and, (5) move location of the Machon Village outside of Open Space.

58-1 Noise: The MND evaluated noise in the impact discussion for Section B, Item 21. The MND concluded that with the implementation of recommended Mitigation Measures N-1 to N-4, impacts from noise to offsite residences year-round would be less than significant. These mitigation measures require the Camp to: (1) Position speakers at the amphitheater to the northeast and northwest, in the direction of the audience, and away from the eastern property line; (2) Install sound blankets on the southern and eastern fence at the tennis courts; (3) Install a sound monitoring system on the amplification systems; and, (4) require that the Camp designate a primary and secondary contact person that will be available, via telecommunication, 24 hours a day. These recommended mitigation measures apply year-round and only the Camp owned amplification system with approved sound attenuation mechanisms can be utilized. The use of amplified sound will only be allowed inside Girl's gazebo for use during summer camp and non-summer camp programs and activities (e.g., dance classes, occasional outdoor dining); at the Tennis Courts (sound blankets); at the Main Dining Room Lawn; at the amphitheater; and at the Fire Pit at Boy's Tent Area. Camp Ramah Staff remain on-site and are available for monitoring and to respond to complaints. After the recommended noise mitigation measures are implemented, the Camp, in coordination with the County Planning Division, must conduct noise monitoring from the three closest residents to the Camp and when the camp was in session to demonstrate compliance with County standards. Supplemental noise reduction measures will be required if necessary to achieve compliance with County standards

58-2 Restrict days of non-summer month events: The MND evaluated the frequency of events in Section A, Items 5 and 6 and in the impact discussion for Section B, Items 2A, 21, 27a(1), and 32. The MND concluded that the impacts from the frequency on non-summer month events is less than significant. The applicant will be subject to a condition of approval that will limit maximum daily and overnight populations, number of days assigned to non-summer month programs and activities, and hours of operation for outdoor activities

58-3 Restrict the hours that amplified sound can be used and specify the dates when

amplified sound can be utilized: The MND evaluated noise in the impact discussion for Section B, Item 21. Refer to Response to Comment No. 58-1 above for a discussion of how noise impacts would be reduced to offsite residences in and around the Camp year round.

58-4 Prohibit non-summer month events from occurring every weekend: The MND evaluated the frequency of events in Section A, Items 5 and 6 and in the impact discussion for Section B, Items 2A, 21, 27a(1), and 32. The MND concluded that the impacts from frequency on non-summer month events is less than significant. The applicant will be subject to a condition of approval that will limit maximum daily and overnight populations, number of days assigned to non-summer month programs and activities, and hours of operation for outdoor activities

58-5 Move location of the Machon Village outside of Open Space: The Commenter asserts that the construction of the Machon Village should not be in the open space. Instead, the Commenter suggests that the Camp create a single building with an enclosed courtyard to house the air conditioners and entry doors. The MND evaluated the location of the Machon Village in Section A, Item 6, and in the impact discussion for Section B, Items 2B, 4, 5B, 7, 17a, 21, 22, 25, 27a(3), 27a(4), 29a, 29b, 30, 31a, 31b and 38. The MND evaluated noise impacts from the air conditioners and entry doors in the impact discussion for Item 21 and in the site plan (Exhibit 4, Attachment 3). The MND concluded that based on the mechanical equipment manufacture specifications, the average combined noise levels from equipment operations along the common property boundary for the camp and neighboring properties resulted in an estimated 30 dBA LEQ (adjacent to western property line), or 28 dBA LEQ (adjacent to eastern property line). The proposed village will be located approximately 1,200 feet from the closest property line to the north; and approximately 2,000 feet from the southern property boundary. The six cabins would be grouped together on the eastern portion of the site clearing. Entry doors will be facing the west or south to prevent additional noise traveling east toward offsite residences. Based on the design and location of the cabins, and the fact that the noise measurements from the equipment are below the noise thresholds included in General Plan Policy HAZ-9.2 Noise Compatibility Standards, the MND concluded that impacts to offsite noise sensitive receptors is less than significant.

Boero, Kristina

From: Nancy Peterson <njanepeterson@gmail.com>
Sent: Wednesday, May 25, 2022 12:54 PM
To: Boero, Kristina
Subject: Camp Ramah's CUP 3048 Case No. PL-18-0052

59.

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

Hello Ms. Boero,

My family moved to the Ojai Valley in 1961, so I'm aware of Camp Ramah's long and generally peaceful Ojai existence, and as a North Foothill Road homeowner for the past 15 years, I can see most of the camp from my south-facing deck situated several hundred feet above. From that distance, I occasionally hear amplified music from my deck. I was shocked and concerned to learn that the neighbors closer to the camp can actually feel the vibration in the ground beneath their feet from Camp Ramah's night-time amplified music!

Quiet is the most intrinsic quality of our North Foothill Road neighborhood, and those who have recently purchased homes here had reason to expect a quiet neighborhood. No real estate agent would divulge the fact that, come summer, your neighbor, Camp Ramah, becomes a potential late-night party venue! I say potential because I know it's not an every night occurrence, but it's often enough that neighbors need to close windows to the amplified music from Camp Ramah on nights when they would appreciate sleeping in a room with a quiet, cooling breeze.

Camp Ramah has big plans to expand the camp's size. You know the numbers—from 85 acres to something over 400. I believe the expansion will be tastefully constructed. In light of allowing Camp Ramah to expand, it is a small concession to its neighbors to require the camp to follow the Noise Ordinance adopted by the VC Board of Supervisors intended to protect residential communities from loud or raucous nighttime noise. While Camp Ramah exists in an open-space/agriculturally zoned area, most of its neighbors exist in a residential community. Requiring Camp Ramah to follow the requirements of the residential Noise Ordinance—No "loud or raucous noise which is audible to the human ear during the hours of 9pm to 7am" would provide Camp Ramah's neighbors with the noise relief they have sought for decades. Please consider this single modification to Camp Ramah's CUP renewal.

Sincerely,
Nancy Peterson
1781 Foothill Rd
Ojai, CA 93023

Resource Management Agency
Planning Division
800 S. Victoria Avenue
Ventura, CA

60.

RE: PL 18-0052 Camp Ramah Conditional Use Permit

May 25, 2022

To Whom It My Concern:

I live at 312 Fairview Road which is directly across from Camp Ramah.

I enjoy having the camp as part of our community but I am concerned with the following:

1) Traffic:

- a. Fairview Road is a small residential/country road and I am concerned that the number of events and size of events that Camp Ramah is asking for. They are not in line with the neighborhood or zoning.
- b. There are already strict restrictions regarding traffic in the area as we are located in the Ojai Traffic Mitigation Zone.
- c. Everyone who lives in the Traffic Mitigation Zone is restricted to requirements such as reduced ADU size limits--which might increase traffic by a few cars a year.
- d. The Camp's proposed CUP is requesting a significant increase of their current development and number of events they can hold each year. This will bring thousands of people through the neighborhood each year via tour buses, shuttles and private cars.
- e. Historically, these buses and shuttles arrive to the camp all throughout the night, they idle, and they beep when they back up. This is not consistent with the neighborhood nor traffic requirements.
- f. The drivers of the buses and shuttle often do not abide by the rules and drive down Fairview to Foothill. They have conducted three point turns at the top of the hill using my driveway. There was a recent occurrence where a tour bus ran over the landscaping in my driveway and drove away quickly even though they saw me run out. I drove to the camp's guard gate and they apologized and said the buses are not supposed to drive toward Foothill on Fairview.

2) Noise:

- a. I am concerned with the amount of noise the camp has produced over the years we have lived here.
- b. On nights where the Camp has events, we need to close our windows (double paned) to be able to enjoy our property and sleep. The noise can often be heard even when our windows are closed. We are not able to enjoy being outside during these events. With the Camp's request for 92 events a year (approximately 2 per week), we potentially will not be able to enjoy any weekend night without noise pollution. This is terribly out of line with our neighborhood and right to enjoy our properties.
- c. It is my understanding that historically, the Camp has mainly held events for the Camp itself. In the past few years, they have hosted events not related to the Camp. These

events often have outside event coordinators that bring in supplies and sound equipment such as speakers.

- d. They are requesting to have events until 10pm. This is inconsistent with the neighborhood.
- e. I am not concerned with the sound of kids playing or an end of camp session concert which I believe is consistent with the neighborhood.
- f. I am concerned with the outside events, especially the events where they are renting the facility to outside parties who they have no control and no experience with.

Suggestions:

- 1) Significantly limit the number of events the camp can hold a year. This should be no more than 2 a month or 24 events.
- 2) Require that events with amplified music be held on Friday or Saturday only and end not later than 9pm.
- 3) Significantly limit the decibel level allowed.
- 4) Have a hotline that neighbors can call that is active during camp events.
- 5) Any vehicles supporting the camp such as buses and deliveries should only be allowed to enter and exit in the direction of HWY 33. These vehicles should not be allowed to drive through the neighborhood and down Foothill.
- 6) Violations need to be enforced.
- 7) CUP should only run with Camp Ramah and should be revisited should the Camp decide to sell.

60-1

Thank you for reading.

Sincerely,

Sean Jenkins

Comment # 60

Response to Comment from Sean Jenkins, dated May 25, 2022

- 60-1. The Commenter provides several suggestions for the proposed project that have either been addressed in the conditions of approval or in the Master Responses (MR) to the MND (Frequency of events, noise, traffic and safety, violations, CUP term.). Refer to the following MR's: Frequency of events (MR-11), noise (MR-1.A and MR-1.B), traffic and safety (MR-7), violations (MR-4) and CUP term (MR-4).

The Commenter also suggests that the CUP should only run with Camp Ramah and should be revisited should the camp decide to sell. The concept of CUP ownership is not considered an environmental impact and therefore is not subject to environmental review pursuant to the California Environmental Quality Act. Therefore, the MND did not analyze this concept. An explanation of the change in Permittee or property ownership is provided for informational purposes. The project will include a condition of approval that requires the Camp (Permittee) to provide written notice to the Planning Director 10 calendar days prior to the change of ownership. The new Permittee and/or property owner must accept the conditions of approval that are in effect at the time of the sale or change in Permittee. A public hearing would be required if after the transfer of ownership there was a request to change, add or remove any conditions of approval of the current permit.

DEPARTMENT OF TRANSPORTATION

District 7 – Office of Regional Planning
100 S. MAIN STREET, MS 16
LOS ANGELES, CA 90012
PHONE (213) 266-3562
FAX (213) 897-1337
TTY 711
www.dot.ca.gov

61.



*Making Conservation
a California Way of Life.*

May 25, 2022

Kristina Boero
Ventura County Planning Division
800 S. Victoria Avenue #1740
Ventura, CA 93009

RE: Major Modification (Case No.
PL18-0052) to Conditional Use
Permit (CUP) No. 3048/ Camp
Ramah Project – Mitigated
Negative Declaration (MND)
SCH # 2022040478
GTS # 07-VEN-2022-00483
Vic. VEN-33/PM: 12.965

Dear Kristina Boero:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced Mitigated Negative Declaration (MND). The applicant requests a Major Modification to Conditional Use Permit (CUP) No. 3048 for the continued operation and maintenance of a camp for a 20-year term. The request also includes the expansion of the CUP boundary, the construction of new structures and the legalization of existing structures, which total 15,887 sq. ft. The County of Ventura Resource Management Agency (RMA) Planning Division is the Lead Agency under the California Environmental Quality Act (CEQA).

The project is located at 385 Fairview Road, approximately 1 mile East of State Route 33 (SR-33) and 0.32 miles west of the City of Ojai in the unincorporated area of Ventura County.

Based on the Office of Planning and Research (OPR) Screening Criteria under Senate Bill (SB) 743, if a proposed land use project is consistent with policies Circulation Transportation Mobility (CTM)-1.1 and CTM-1.2 of the Ventura County General Plan and the Regional Transportation Plan/Sustainable Communities Strategy (SCS) regionally adopted by Southern California Association of Governments (SCAG), projects that generate or attract fewer than 110 trips per day are presumed to have a less than significant impact on Vehicles Miles Traveled (VMT). As no new trips would be generated by the proposed project, the project is consistent with General Plan policies CTM-1.1 (VMT Standards and CEQA Evaluation) and CTM-1.2 (Projects with Significant Transportation Impacts). Therefore, project specific and cumulative impacts related to VMT is considered less than significant. We encourage the Lead Agency to evaluate the potential of Transportation Demand Management (TDM) strategies and Intelligent Transportation System (ITS) applications to better manage the transportation network, as well

as transit service and bicycle or pedestrian connectivity improvements. For TDM strategies, please refer to the Federal Highway Administration's Integrating Demand Management into the Transportation Planning Process: A Desk Reference (Chapter 8). This reference is available online at: <http://www.ops.fhwa.dot.gov/publications/fhwahop12035/fhwahop12035.pdf>

Caltrans also encourages the Lead Agency to promote alternative transportation. This will increase accessibility and decrease Greenhouse Gas Emissions, which supports Caltrans' mission to provide a safe and reliable transportation network that serves all people and respects the environment. For additional strategies that will promote equity and environmental preservation, please refer to the 2010 Quantifying Greenhouse Gas Mitigation Measures report by the California Air Pollution Control Officers Association (CAPCOA), which is available online at: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>

As a reminder, any transportation of heavy construction equipment and/or materials which requires use of oversized-transport vehicles on State Highways will need a Caltrans transportation permit. Caltrans recommends that the Project limit construction traffic to off-peak periods to minimize the potential impact on State facilities. If construction traffic is expected to cause issues on any State facilities, including SR-33, please submit a construction traffic control plan detailing these issues for Caltrans' review.

Finally, any work completed on or near Caltrans' right of way may require an encroachment permit. However, the final determination on this will be made by Caltrans' Office of Permits. This work would require additional review and may be subject to additional requirements to ensure current design standards and access management elements are addressed. For more information on encroachment permits, see: <https://dot.ca.gov/programs/traffic-operations/ep>.

If you have any questions regarding these comments, please contact Ronnie Escobar, the project coordinator, at Ronnie.Escobar@dot.ca.gov, and refer to GTS # 07-VEN-2022-00483.

Sincerely,



MIYA EDMONSON
LDR/CEQA Branch Chief

cc: State Clearinghouse

Boero, Kristina

From: Ramona Schroeder <ramona.brunette@gmail.com> 62.
Sent: Wednesday, May 25, 2022 2:34 PM
To: Boero, Kristina
Subject: Fwd: PL18-0052 Camp Ramah Concerns
Attachments: Public Review Notice_001.pdf; Camp Ramah Facilities and Accomodations.pdf; Retreat Renewal Conditions.pdf; 7_1_92 Adult Dorm Letter .pdf; Permit Approval Standards.pdf; Conservation Land_Ramah Retreat.pdf; Strobe Lights.MOV; IMG_3271.HEIC

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

----- Forwarded message -----

From: Ramona Schroeder <ramona.brunette@gmail.com>
Date: Wed, May 25, 2022 at 2:26 PM
Subject: PL18-0052 Camp Ramah Concerns
To: ramona schroeder <ramona.brunette@gmail.com>

Ramona Schroeder
406 Fairview Road
Ojai, CA 93023

County of Ventura
Resource Management Agency
Planning Division L #1740
800 South Victoria Avenue
Ventura, CA 93009

Re: PL18-0052
Camp Ramah CUP Extension

May 24, 2022

Ventura County Planning Department,

Please provide specific written factual findings regarding each of the following points in your staff report.

My name is Ramona Schroeder. I live at 406 Fairview Road in Ojai. I and my two family members live here along with my elderly mother. I live directly across the street from the Fairview Road entrance to Camp Ramah. Their mailbox is on my property. I am exquisitely painfully aware of the comings and goings of Camp Ramah. We have lived here since the early 60's

since before the Camp came to our valley. The camp bulldozed an orchid farm on what the county designated as prime agricultural land to put in a camp for children, youth and university personnel.

Since coming to the Fairview Road location, there has been a continued barrage of construction and creep and sprawl, noise, light pollution and habitat destruction. Complaints are summarily disregarded.

Now it is happening again on an exponential level!

The only public notice for this matter was sent to those who live only a few hundred feet from this original project, not the expanded boundary. (Please see attached Public Review Notice)

The postcard notice neglected to mention the amount of expansion from 80 acres to over 430 and authorizing the 90 multi day events. This is very important information for the people of Ojai to know. All of the Ojai Valley will be affected by these decisions and they have the right to comment.

This matter is very complicated and the public must be allowed more time to respond effectively and accurately with valid documentation and data to support our position and to properly document our positions for future appeals in this matter.

I could go on for 20 Pages, but I have to respond in this email quickly and so here are a few of my thoughts:

1. Deviation from original Conditional Use Permit 3048

The original CUP for 3048 is for Children, Youth and University personnel. This CUP has metastasized into something grotesque. Where are the modified conditions that allow thousands more adults to rent these facilities to any outside organization or group? Convention Center? At the entrance of the camp is a garish block of concrete lit during the night with the words "Convention Center."

62-1

The camp has a history of renting the camp out to "outside organizations" for any event from 25 to 1000 people. See "Rental Opportunities" letter attached. Will each of these 90 plus multi day extra events they are seeking to have house up to 1000 people? Perhaps overlapping. Breathtaking hubris. Yet the County rubber stamps whatever the camp wants most times behind closed doors. Do each of these 90 events/conferences know about the "supposed" sound restrictions? We are told the youth campers don't have phones, but the 90 other events/conferences being advertised have absolutely no restriction to protect the surrounding hillsides and valley.

62-2

How can the county allow this? How can the amount of people and cars be verified? This is a clear violation of their CUP. All activities should be stopped until these matters are sorted out. This will take more than the few days we were given to respond to the mitigated negative declaration and report.

2. Traffic and Road Issues

62-3

When the camp retreat was renewed for 10 years in 2/16/17, part of their conditions were to widen Fairview road on their property because the county determined the road was only 32 feet wide and not sufficient. See Page 14 of 19 of the Retreat renewal that is attached at the bottom of this letter. Why is this road widening matter not being required for this CUP 3048? Are the residents aware they may have to possibly pay some pro rata share for costs for each of their properties to widen the road for Camp Ramah? This may also apply to Foothill Road. The Ramah Retreat renewal states on page 14, "Road improvements are required in accordance with the County Road Standards, GP 4.2.2; Ordinance 1607 dated November 10, 1964. Just curious is the County planning to widen the road to further Camp Ramah's ambitions? Don't you think the surrounding neighbors should be informed? Neighbors nearer to highway 33 are being contacted by the county to widen the road. Is the Road wide enough to accommodate these thousands of vehicles? If not, the CUP cannot continue. Was the Highway 33 narrowing to two lanes at the Y, called the Road Diet, factored in because closing the one lane of the Highway 33 has diverted traffic onto Fairview Road and Foothill Road. Motorists are trying to get to the west valley without going through the Highway 33 restriction.

62-3

The latest Ventura GIS information about road traffic on Fairview is from 2018, so a new study needs to be made to find out the daily traffic baseline on Fairview Road.

La Luna Road that turns into Fairview Road at Highway 33 has signs prohibiting vehicles with over two axles. Photos available. If these signs were put in recently, that would further narrow the vehicles coming to the camp through Highway 33 which narrowed the roads to one lane each way. Why are the residents of Fairview subjected to noise from these huge diesel pusher buses and construction vehicles as well as Sysco food trucks and vendor support and party support vehicles? These heavy vehicles have broken Casitas water lines at the entrance to our farm, shutting off irrigation.

62-4

Will these factors affect the traffic calculations in their report?

The Baseline For Trip Generation needs to be recalculated based on these issues. We would ask that one of the conditions of the use permit be that only double axle vehicles will be allowed on Fairview Road and Foothill Roads. No triple axle vehicles or greater.

The calculations need to be properly reviewed and this will take more time. Has Caltrans weighed in on this? More time is needed.

3. Serious Problems with Public Notice and Transparency

After reading the MND and most of the 500 pages of the study, I am shocked at Ventura County Planning Department's involvement in this matter by continuing in allowing the camp to brazenly expand its footprint into our precious open space and prime agricultural lands by originally bulldozing a beautiful orchid farm and later bulldozing citrus orchards, destroying habitat and wildlife corridors and the destroying prime agricultural land in our beautiful valley. I am saddened this planning department is disregarding the comments of the residents of this valley. The planning department seems only to listen to the wants of a private, tax-free organization based out of Encino, California.

Camp Ramah keeps building new buildings and cabins with sleeping quarters so they can rent them out tax free "to outside organizations." Then they approach the county and say that they need to build yet another building and more cabins to house their "youth campers." And the County says, "Yes. No problem." This scenario continues to loop year after year. I also object to the 90 plus multi-day events being asked for. This amount is prohibited by the Ventura County Code. I object to Machon Village. Let the campers move into the Zimmer Hotel.

Of greater concern are that possible loopholes are being used called "permit adjustments" possibly circumventing full disclosure to the surrounding residential and farming neighborhood. Please read the planning department's own words in the 6/1/92 letter attached. Allowing one or two possibly planning department employees make these crucial decisions lends itself to decisions that are not in the best interest of our environment and our magical valley or worse. We need transparency and full disclosure.

One of my concerns is it appears If the boundaries of the CUP are widened, it appears from documents, that the public may be forever be silenced with no means of oversight. Please read the attached letter dated June 1, 1992, into the record. The Resource Management Agency appears to have allowed further development, but not under a minor modification or a major modification, where the public would be notified but under a "Permit Adjustment." Perhaps I am reading the letter wrong.

62-5

In the letter the Planning Department appears to state and I quote, "because the changes requested do not exceed a 10 percent change in the permit area and because the requested changes will not alter the previous environmental findings on the permit, the request meets the requirements of a permit adjustment under section 8111-7.1.1 of the Ventura County Zoning Ordinance. Therefore the Planning Director, under the above-cited Section, finds your request to be Categorically Exempt from the California Environmental Quality Act, Section 15301 and grants your permit adjustment as of the date of this letter."

This is regarding the building of the adult dorm in 1992.

So apparently only the Planning Director will have the sole authority to handle development and environmental determinations behind closed doors as long as Camp Ramah keeps any new projects under 10 percent of the permit area. This will be very easy to do because the new permit area will be over 430 acres. I hope I have explained this clearly because it seems to be a very important point in my mind. If the Camp boundaries are expanded to 431 acres, under this 10 percent rule, any new development could be kept just under 10 percent and the public would be denied review and oversight.

In the same 7/1/92 letter regarding building the 1992 Adult Dorm from the Planning Director, it was Camp Ramah who said it was originally approved in 1969. However, it appears the Planning Director could not locate a stamped approved site plan with that date. Interesting... So the letter goes on that planning staff required Camp Ramah to file an application for a Minor Modification and then it was apparently bumped down to a "permit adjustment". Please feel free to enlighten me if I read this wrong. I don't want to misstate the letter or mislead anyone. Please read the attached letter for yourself. It is possible the permit for the adult dorm may have been granted erroneously and without public comment. This matter needs to be properly investigated.

I would ask the Planning Division to provide the underlying documents including microfilm they used to grant this Minor Adjustment to build the adult dorm in 1992 and also tell us why it was bumped down to a "permit adjustment" keeping the public uninformed. This should have been classified as a Major Modification of the CUP and the public need to review this issue again.

I'm wondering when the Zimmer Conference center was built and when did they put up the garish monument that is lit all night that says "Convention Center"? Was the adult dorm converted to the

Zimmer Conference Center housing 65 hotel-style rooms which are rented out to outside organizations? Will the Machon Village be converted to a conference rental at some point in the future? (Please see attached Camp Ramah Facilities Rental Advertisement)

I'm also noticing in the 500 page report multiple "Ministerial Zoning Clearances". Do these allow for public comment? I noticed there was a gazebo put on the very top of a hill and I was curious because I never received any notice. Are they going to light this and put speakers on it? Perhaps weddings? Are these Ministerial Zoning Clearances like the "Permit Adjustment" where the public is kept in the dark and they are done behind closed doors? We need to know a lot more how the Ventura County Planning Department operates. There appears to be very little transparency. All future clearances, adjustments, variances, modifications should have public comment. This should be another condition of any future CUP. We need to have a Neighborhood Camp Ramah Oversight Committee. I volunteer.

62-6

4. Strobe Lights, Fireworks and Lasers

During the first OV MAC meeting for this CUP renewal in 2019 lasers and fireworks were originally talked about in the OV MAC meeting and it was agreed there would be a restriction in the conditions for this problem. Please make sure this is put in the new CUP as a condition. We have had fireworks land on our hill above the camp and we have had our living room targeted with lasers. (Police 911 logs available)

62-7

5. Right to Farm Ordinance

Surrounding farms. The camp is surrounded by farms on three sides. The dust emanating from activities and construction will negatively impact the surrounding farms. Dust and activities from sporting and party activities including proposed construction will affect nearby orchards and lessen pollination and affect the production of surrounding farms and ranches.

62-8

6. Water/Wildlife Issues

The County of Ventura apparently granted Camp Ramah a water well in the middle of drought. How does this affect the water table of the McDonald Creek? Can they prove this will not lower the water table below the McDonald Creek, possibly encroaching on precious turtles and riparian flora and fauna. I believe the 500-page report stated they couldn't tell if it would negatively impact the water table. This expansion and the continued pumping from a well that was recently granted to Ramah from the County of Ventura during a drought could seriously lower the water table for the McDonald Creek where there live sensitive turtle and riparian flora and fauna. I personally viewed the creek yesterday and can provide photos of small pools of water with polliwogs and wet grottos. It is a woodland/wetland habitat. A community member spoke at the MAC who literally lives next to the creek and made an eye witness statement that the Western Pond Turtles live in the McDonald Creek. I am told by a family member of that witness that they have located a photo of the turtle he spoke about near the McDonald Creek.

One of our rancher neighbors has had to let their avocado orchards die due to heavy water restrictions, yet the camp is being granted more water allocations and a well. The county seems to be favoring a tax-free nonprofit from Encino over the local residents and local farmers who have been here for decades.

It is my understanding also construction cannot occur within 400 feet from an existing orchard. There is also some of the original orange orchard left on the retreat property next door.

It is my understanding building cannot occur 150 feet from an estuary channel. All of the construction and activity debris will end up in the delicate McDonald Creek which is habitat for Western Pond Turtles and other riparian flora and fauna. (Per eye witness testimony from MAC public comments and photographic evidence)

7. Vandalism and Trespass

We have had multiple trespass incidents and vandalism from the camp. One incident was a fire hazard when errant fireworks landed on our hill and we had to stamp out the smoldering debris. We have had to install seven foot fencing around our 6 acre ranch. And we have had to install an electric gate and a multi camera surveillance system. All this cost out of pocket \$22,000. We have sustained thousands of dollars of damage. Where do I send my bill? We have had to install emergency hoses in case this fire danger happens again. The camp cannot assure the neighbors this problem can be mitigated so therefore the CUP must not be extended. (See Permit Approval Standards attached)

62-9

8. Noise, Light and Sound Vibrations

Our family has been subjected to raucous noise and vibration for decades. My mother was mentioned as one of the dozen neighbors that complained in the 80's. It's literally been decades of terror with the lasers, noise, vibrations and fireworks. I've attached a movie file with a camp counsellor on a bullhorn instructing the party-goers to "go crazy when the beat drops". The voice on the bull horn sounded kind of familiar. The camp testified at the MAC meeting they don't know what the term "bull horn means." Absurd. Listen to the audio file. This was a party with strobe lights and lasers. We had to sit through the entire party with the sound literally coming through our double paned windows. Please do take a listen and make sure your volume up on your computer. Imagine this was your living room. I have dozens of other audio files that I would like to present at the Planning Meeting in August.

Our normal ambient noise level for our neighborhood is in the 30's for db. See the attached Db reader at 33 during the day. The Camp, I am told, can't go much over the normal ambient range for sound so please make sure they use an ambient range in the 30's. Still after 9:00 pm there should be no noise at all from the camp. This is straight from the VC Planning Division Ordinance for noise. Please do read your own ordinance and make sure they stop all noise at 9:00 PM, including weekends.

Your own Resource Management Agency website under "Planning Division Ordinances" sites the ordinance that would require by law the planning department deny the expansion outright and limit the loud and raucous noise to END AT 9:00 PM. If the camp can't abide by the VC laws, the planning department needs to consider denying the extension.

Also, it is my understanding the SOAR initiative requires a public vote to change open space to any other use. Please investigate this issue.

9. Camp Retreat Issues

In 2017, Camp Ramah agreed to convert these other properties to "Conservation Land", specifically noting the Cozy Dell Property. As such, these properties are prohibited from being annexed to the CUP. See Retreat Renewal attached below. The Camp Ramah Retreat has a separate CUP. It appears that Camp Ramah as part of their agreements regarding the retreat renewal CUP in 2017 agreed to convert surrounding land to conservation land. Please read the retreat renewal conditions and look at the map below. The Cozy Dell property and other parcels were to be put into a Conservation Land Agreement. Therefore they cannot be annexed on the CUP for Camp Ramah. These are protected Conservation Lands. Please read the retreat CUP conditions document below. There are Conditions for Discretionary Entitlement No.

PL 14-0119 Date of approval 2/6/17. Page 3 of 19 states under Offsite Preservation, "The Owner shall provide for the permanent protection of currently unprotected habitats by acquiring and/or conveying land (either in fee title or in the form of a "conservation easement" as this term is defined in Civil Code 815.1 (as may be amended) containing the unprotected habitats to a "governmental agency," "special district," or "conservation organization." Such land to be protected is hereinafter referred to as "Conservation Land."

Please read the rest of page three and look at the lands that were included in the Conservation Land Agreement which is attached. It includes the Cozy Dell and other parcels. It is my understanding Conservation Land cannot be included in a CUP Boundary expansion. These parcels are in a Conservation Agreement and as such are not available to be manipulated by Camp Ramah.

I would ask the planning department to email me a copy to the Conservation Easement Camp Ramah was required to establish and record.

The Conditions for Discretionary Entitlement No. PL 14-0119 page three, number 1 state, " The Permittee shall prepare and maintain the Conservation Easement as follows:

1. Prepare the conservation easement in a form acceptable to the Planning Division, and include a map and legal description of the restricted/protected areas that are subject to the conservation easement;
2. Provide for the permanent protection of the protected biological resources on the subject lands;
3. The Conservation Easement shall run with the land, binding all successors and assigns and it shall be free and clear of all prior liens and encumbrances that the planning division determines may affect the enforceability of their restrictions, and
4. The Conservation Easement shall be recorded with the Ventura County Recorder so that the

conservation easement appears on the subject property's title. The owner shall submit or provide the submission of a copy of the recorded instrument to the planning Division.

This is all in the Conditions of the CUP for the Retreat that was granted in 2017.

Also, I'm not sure if Ramah is asking to use that western road on the retreat to access Machon Village. I object. There are many limitations to the Retreat CUP that have to be investigated. That road goes through two streams and I don't believe it is paved. Dust and exhaust from the road would impede the health and productivity of the pristine Barnard orchard to the west. This is further development right next to a pristine orchard.

62-11

I would also ask you not grant the expansion of the boundaries and please do not authorize any illegal buildings. This will only incentivize more building of illegal structures. We ask you not to permit the building of any new structures until we can sort out how to mitigate these negative effects. Also, we ask you not to authorize any other events as we need to figure out how to manage these events properly with the noise and traffic.

I respectfully request you give the surrounding neighbors and the residents of our magical Ojai Valley more time to properly object to this Mitigated Negative Declaration. This has been going on for decades. Another two months is not going to hurt anyone. We need to provide scientific data and this takes time. Perhaps only 60 days. Please do not hinder our efforts to properly develop our concerns and document them with data. Please extend our deadline to respond for 60 days.

Sincerely,

Ramona Schroeder

COUNTY OF VENTURA
PUBLIC REVIEW NOTICE



County of Ventura
RMA-Planning Division L #1740
800 S. Victoria Avenue
Ventura, CA 93009-1740

**NOTICE OF AVAILABILITY AND INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION**

The County of Ventura Planning Division, as the designated Lead Agency, has reviewed the following proposed project, conducted an environmental review, and prepared a Mitigated Negative Declaration.

Case Numbers: PL18-0052

Date Application Filed: 4/19/2018

Applicant: Camp Ramah in California, Inc.

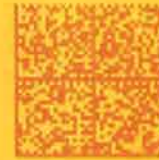
Assessor's Parcel Number (APNs): 010-0-110-130, 010-0-110-120, 010-0-120-040, 010-0-070-310, 010-0-060-070, 010-0-060-030, 010-0-070-300, and 010-0-070-030

Project Location: 385 Fairview Road, in the community of Oak View

Project Description: The applicant requests a Major Modification to CUP No. 3048 for the continued operation and maintenance of a camp for a 20-year term. The request also includes the expansion of the CUP boundary, the construction of new structures and the legalization of existing structures, which total 15,887 sq. ft.

List of Potentially Significant Environmental Impacts: Biological Resources, Cultural Resources, Noise and Vibration

FIRST CLASS



US POSTAGE WORTHNEY BOWEN

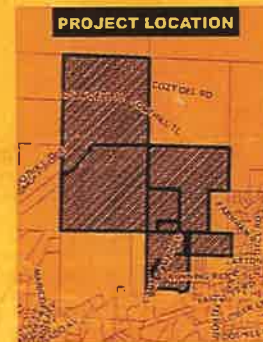


ZIP 93009 \$ 000.53⁰
02 4M
0000351815 APR 22 2022

COUNTY OF VENTURA PUBLIC REVIEW NOTICE

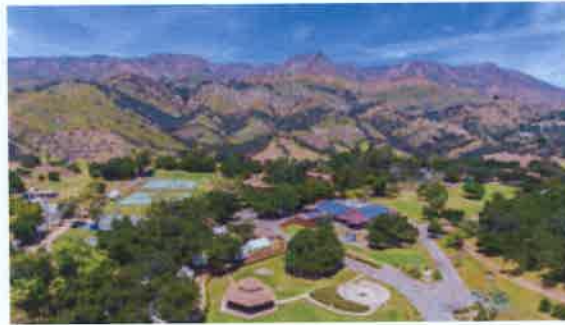
The public review period for the environmental document for this project is from 4/25/2022 to 5/25/2022. Based on the Initial Study Checklist findings, with the incorporation of mitigation measures, this project would not have a significant effect on the environment.

The initial study is available for public review on the Planning Division website at <http://vcrma.org/divisions/planning> (select "CEQA Environmental Review") or by appointment at the County of Ventura, Resource Management Agency, Planning Division, 800 S. Victoria Ave., Ventura, CA, from 8:00 a.m. to 5:00 p.m. Monday through Friday. The public is encouraged to submit written comments to Kristina Boero, no later than 5:00 p.m. on 5/25/2022, to the address listed above. Alternatively, you may e-mail your comments to Kristina.Boero@ventura.org.



By: Dave Ward, AICP, Director
Ventura County Planning Division

Facilities & Accommodations



The Zimmer Retreat & Conference Center at Camp Ramah was designed for groups to gain the most from their time together.

We offer a variety of accommodation, including;

- 66 double occupancy hotel-style rooms (private baths, linens, air conditioning, and heating)
- Levine Retreat Center- 7 hotel style bedroom deluxe house
- 16 Bunk-bed Cabins (320 beds)
- 33 Tents (456 beds)

Our accommodations are perfect for a variety of groups ranging in size from 50 to 1000 participants.

The Zimmer Retreat & Conference Center at Camp Ramah offers state of the art facilities including; tennis and basketball courts, sports fields, swimming pools, ropes and adventure course, outdoor meditation sites, a variety of indoor programming spaces with the availability of audiovisual equipment, extensive hiking trails and wifi throughout the property.

Our facility is the summer home of Camp Ramah in California.

To learn more about our conference and retreat facilities and to make a reservation, please fill out our [Rental Inquiry Form](#) or contact our retreat team via email retreats@ramah.org or phone 805-857-1352.

**CONDITIONS OF APPROVAL FOR
CAMP RAMAH RETREAT
CONDITIONAL USE PERMIT (CUP) NO. PL14-0119**

RESOURCE MANAGEMENT AGENCY CONDITIONS

Planning Division

1. Project Description

This CUP is based on and limited to compliance with the project description found in this condition below, all County land use hearing exhibits in support of the project marked Exhibit No's. 4, 4.a, 5, 6 and 7 dated February 16, 2017 and conditions of approval set forth below. Together, these documents describe the Project. Any deviations from the Project must first be reviewed and approved by the County in order to determine if the Project deviations conform to the original approval. Project deviations may require Planning Director approval for changes to the permit or further CEQA environmental review, or both. Any Project deviation that is implemented without requisite County review and approval(s) constitutes a violation of the conditions of this permit.

This permit authorizes the continued operation of an existing religious retreat facility (a "retreat with sleeping facilities" as specified in the Zoning Ordinance Use Matrix Section 8105-4) for a 10-year period.

The specific use of this permit is for a contemplative religious retreat. For the purposes of this permit a "contemplative religious retreat" consists of activities for persons over 18 years old engaging in quiet, meditative religious practice, discussion and instruction.

Under CUP 5234, the grassland restoration was proposed for the rear of the property to the northeast. This permit authorizes a revised location of the grassland mitigation area to the Cozy Dell parcel, which is owned by Camp Ramah. Cozy Dell is located adjacent to the northern boundary of the Retreat facility in the Los Padres National Forest Service area (see attached map).

Water is provided by the Casitas Municipal Water Company and waste water is handled by the Ojai Valley Sanitation District. No new buildings or impervious areas are proposed.

The operational components of the project are outlined below:

Annual Activities:

1. A maximum of four six-week formal sessions for adults 18 to 25 years of age. These sessions would be limited to no more than 18 residential (i.e. over-night) guests, 18 day-time guests, and two residential employees. The day-time guests would usually be from Camp Ramah camp.

2. A maximum of 12 week-end adult residential sessions from Friday afternoon to the following Sunday afternoon.
3. A maximum of 12 introductory one-day sessions with no residential guests.

The above activities have the following limitations:

4. A maximum of 38 people is authorized on the site within any 24-hour period.
5. A maximum of 18 guests and 2 employees are authorized to stay overnight.
6. Arrivals/departures occurring on week-days are limited to between 10:00 a.m. to 2:30 p.m., and between 6:30 p.m. to 6:00 a.m. to avoid peak traffic hours on Highway 33.
7. Guests at Camp Ramah camp shall not visit the project retreat site except as specified above. Children under 18 shall not visit the site except as they are incidental to their parents' attendance for retreat events. Such children shall count against the 38-person limit listed in Item "4" above. Children under the age of 18 years old will not be on the site unsupervised.
8. Exceptions to the guest and worker limitations may be made by the Planning Director in advance if the exemptions are consistent with the nature and intent of a "contemplative religious retreat" described above. Routine maintenance and delivery of supplies do not require prior approval by the Planning Director. Any interpretations of what constitutes "routine maintenance and delivery of supplies" shall be made by the Planning Director.
9. Limited physical activities such as active games shall occur only at the sport court, and involve only retreat guests otherwise at the site primarily for contemplative religious purposes. The sports court shall not be lighted. Any nighttime activities with a potential to create noise or glare (e.g. sports activities, group singing etc.) shall end no later than 9:00 pm. No use of outdoor speakers, whistles, bells or other noise making techniques shall be used. No amplified music, including outdoor speakers, is allowed at any time on the Retreat property.

The following condition is to replace Condition 26 of CUP 5234 by request of Camp Ramah to accommodate its request to provide preservation of native grassland in place of restoration.

26. Compensatory Mitigation for Impacts to California Native Grassland

Purpose: In order to mitigate for the removal of California native grassland, the Permittee must preserve this vegetation type at a 3:1 mitigation to impact ratio (3.81 acres of mitigation to offset 1.27 acres of removed grassland). The mitigation offset shall consist of offsite preservation of intact habitat that results in the permanent protection of 3.81 acres of ESHA.

Requirement: The Owner shall permanently protect currently unprotected California native grassland and on land located offsite. The following shall be implemented to fulfill the required 3.81-acre mitigation offset:

Offsite Preservation

The Owner shall provide for the permanent protection of currently unprotected habitats by acquiring and/or conveying land (either in fee title or in the form of a "conservation easement" as this term is defined in Civil Code § 815.1, as may be amended) containing the unprotected habitats to a "governmental agency," "special district," or "conservation organization" (as these terms are defined in Government Code § 65965, as may be amended). Such land to be protected is hereinafter referred to as "Conservation Land."

Documentation: The following documentation requirements will apply:

The Owner shall submit to the Planning Division a conservation plan addressing the following elements with respect to the Conservation Land and the endowment ("Conservation Plan"):

- The location, acreage, and habitat types for all land proposed to be permanently protected;
- Provisions for the annual reporting to the Planning Division or at a lesser frequency as determined by the Planning Director regarding the condition and stewardship of the Conservation Land;
- The identity and qualifications of the proposed governmental agency, special district, or conservation organization responsible for acquisition, protection, and/or long-term stewardship of the Conservation Land;

The Owner shall also provide the Planning Division, for its review and approval, a "mitigation agreement" (as this term is defined in Government Code § 65965) setting forth all terms and conditions regarding the long-term stewardship of the Conservation Land, to be entered into with the party or parties selected to perform these functions. The Owner shall also execute and record, or provide for the execution and recordation of, a conservation easement in favor of the County of Ventura protecting the Conservation Land in perpetuity (by conservation easement).

The Permittee shall prepare and maintain the Conservation Easement as follows:

1. Prepare the conservation easement in a form acceptable to the Planning Division, and include a map and legal description of the restricted/protected areas that are subject to the conservation easement;
2. Provide for the permanent protection of the protected biological resources on the subject lands;
3. The Conservation Easement shall run with the land, binding all successors and assigns, and it shall be free and clear of all prior liens and encumbrances that the Planning Division determines may affect the enforceability of their restrictions; and
4. The Conservation Easement shall be recorded with the Ventura County Recorder so that the conservation easement appears on the subject property's title. The Owner shall submit, or provide for the submission of, a copy of the recorded instrument to the Planning Division.

Timing: Prior to the issuance of a zoning clearance for Use Inauguration, the Permittee shall provide evidence of a conservation easement, deed, or recorded conditions that include the Development Restriction Area (Attachment 1, Exhibits A and B).

The Conservation Easement shall be executed pursuant no later than one year after the Planning Director's project approval. This shall include providing the final conservation easement and/or other legal instrument required by this condition.

Monitoring and Reporting: The Planning Division shall maintain a copy of all recorded instruments required by this condition in the Project file. The Planning Division shall review the Conservation Plan, and if found to be adequate in light of applicable laws and the requirements set forth above, approve the submitted Conservation Plan for the protection of Conservation Lands. The Planning Division has the authority to inspect the Conservation Lands to ensure that they are maintained as required. If the Planning Division confirms that Conservation Lands have not been maintained as required, enforcement actions may be enacted in accordance with the Ventura County Coastal Zoning Ordinance.

2. CUP Modification

Prior to undertaking any operational or inauguration-related activity which is not expressly described in these conditions or Project Description, the Permittee shall first contact the Planning Director to determine if the proposed activity requires a modification of this CUP. The Planning Director may, at the Planning Director's sole discretion, require the Permittee to file a written and/or mapped description of the proposed activity in order to determine if a CUP modification is required. If a CUP modification is required, the modification shall be subject to:

- a) The modification approval standards of the Ventura County Ordinance Code in effect at the time the modification application is acted on by the Planning Director; and,
- b) Environmental review, as required pursuant to the California Environmental Quality Act (CEQA; California Public Resources Code, §21000-21178) and the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, §15000-15387), as amended from time to time.

3. Acceptance of Conditions and Schedule of Enforcement Responses

The Permittee's acceptance of this CUP and/or commencement of inauguration and/or operations under this CUP shall constitute the Permittee's formal agreement to comply with all conditions of this CUP. Failure to abide by and comply with any condition for the granting of this CUP shall constitute grounds for enforcement action provided in the *Ventura County Non-Coastal Zoning Ordinance* (2015, Article 14), which shall include, but is not limited to, the following:

- a. Public reporting of violations to the Planning Commission and/or Board of Supervisors;
- b. Suspension of the permitted land uses (Condition No. 1);
- c. Modification of the CUP conditions listed herein;
- d. Recordation of a "Notice of Noncompliance" on the deed to the subject property;

- e. The imposition of civil administrative penalties; and/or
- f. Revocation of this CUP.

The Permittee is responsible for being aware of and complying with the CUP conditions and all applicable federal, state and local laws and regulations.

4. Time Limits

a. Use Inauguration:

- i. The approval decision for this CUP becomes effective upon the expiration of the 10-day appeal period following the approval decision, or when any appeals of the decision are finally resolved.
- ii. This CUP shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for Use Inauguration within 180-days from the granting or approval of this CUP (*Ventura County Non-Coastal Zoning Ordinance, 2015, §8111-4.7*).

b. Operations Period: This CUP will expire on February 16, 2027. The lack of additional notification of the expiration date provided by the County to the Permittee shall not constitute grounds to continue the uses that are authorized by this CUP after the CUP expiration date. The uses authorized by this CUP may continue after the CUP expiration date if:

- 1. The Permittee has filed a permit modification application pursuant to Section 8111-6 of the Ventura County Non-Coastal Zoning Ordinance prior to February 16, 2027; and
- 2. The County decision-maker grants the requested modification.

The uses authorized by this CUP may continue during processing of a timely-filed modification application in accordance with Section 8111-2.10 of the Ventura County Non-Coastal Zoning Ordinance.

5. Consolidation of All Approved Exhibits and Permits

Purpose: In order to assure that the facility is operated in compliance with other federal, state or local government regulatory requirements, the Permittee shall obtain all necessary permits or other documentation.

Requirement: The Permittee shall comply with all applicable federal, state and local regulatory requirements.

Documentation: The Permittee shall provide copies of permits or other correspondence to the County Planning Division for review and approval that demonstrates compliance with the other agency requirements.

Timing: The documentation shall be submitted to the Planning Division prior to the issuance of the Zoning Clearance for Use Inauguration or as required by the permitting agency.

Monitoring and Reporting: The Planning Division shall maintain the documentation provided by the Permittee in the project file. In the event that a permit is by any other agency, the Permittee shall submit revised documentation within 30 days of the modification.

6. Notice of CUP Requirements and Retention of CUP Conditions On-Site

Purpose: In order to assure compliance, all relevant parties shall be informed of permit requirements.

Requirement: The owners of record, the contractors, and all other parties that participate in the daily operation of the proposed activities shall be informed, in writing, by the Permittee of the pertinent conditions of this CUP. The Permittee shall retain a copy of the CUP on the site available for inspection by all interested parties.

Documentation: The Permittee shall provide a copy of a letter that informs all relevant parties of the applicability of the CUP to the subject operation and facility. This letter shall also specify the location of the copy of the CUP to be retained onsite.

Timing: Prior to the issuance of the Zoning Clearance for Use Inauguration, the informational letter shall be provided to the Planning Division. The copy of the CUP shall be retained onsite until expiration of this CUP.

Monitoring and Reporting: The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of §8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

7. Recorded Notice of Land Use Entitlement

Purpose: In order to comply with §8111-8.3 of the *Ventura County Non-Coastal Zoning Ordinance*, a notice shall be recorded on the subject property that describes the responsibilities of the Property Owner and Permittee for compliance with applicable permit conditions.

Requirement: The Permittee and Property Owner of record shall sign, have notarized, and record with the Office of the County Recorder, a Notice of Land Use Entitlement form furnished by the Planning Division, for the tax assessor's parcel that is subject to this CUP.

Documentation: The Permittee shall provide to the Planning Division a copy of the recorded Notice of Land Use Entitlement.

Timing: The required documentation shall be provided to the Planning Division prior to the issuance of a Zoning Clearance for use inauguration.

Monitoring and Reporting: The County Planning Division shall maintain a copy of the recorded Notice of Land Use Entitlement in the project file.

8. Condition Compliance, Enforcement, and Other Responsibilities

- a. **Cost Responsibilities:** The Permittee shall bear the full costs of all staff time, material costs, or consultant costs associated with the approval of studies, generation of studies or reports, on-going permit compliance, and monitoring programs as described below in Condition 8.b. Specifically, the Permittee shall bear the full costs of the following:
- (1) Condition compliance costs which include, but are not limited to, staff time, material costs, or consultant costs associated with the approval of studies, generation of studies or reports, ongoing permit condition compliance review, and CEQA Mitigation Monitoring/other monitoring programs; and,
 - (2) Monitoring and enforcement costs required by the *Ventura County Non-Coastal Zoning Ordinance (2015, § 8114-3.4)*. The Permittee, or the Permittee's successors-in-interest, shall bear the full costs incurred by the County or its contractors for inspection and monitoring, and for enforcement activities related to the resolution of confirmed violations. Enforcement activities shall be in response to confirmed violations and may include such measures as inspections, public reports, penalty hearings, forfeiture of securities, and suspension of this CUP. Costs will be billed at the contract rates in effect at the time enforcement actions are required. The Permittee shall be billed for said costs and penalties pursuant to the *Ventura County Non-Coastal Zoning Ordinance (§ 8114-3.4)*.
- b. **Establishment of Revolving Compliance Accounts:** The condition compliance account (CC06-0122) previously established for the life of this project shall remain in full force and effect.
- c. **Monitoring and Enforcement Costs:** The condition compliance account deposit and reimbursement agreement are required to ensure that funds are available for legitimate and anticipated costs incurred for Condition Compliance. All permits issued by the Planning Division may be reviewed and the sites inspected no less than once every three years, unless the terms of the permit require more frequent inspections. These funds shall cover costs for any regular compliance inspections or the resolution of confirmed violations of the conditions of this CUP and/or the *Ventura County Non-Coastal Zoning Ordinance* that may occur.
- d. **Billing Process:** The Permittee shall pay any written invoices from the Planning Division within 30 days of receipt of the request. Failure to pay the invoice shall be grounds for suspension, modification, or revocation of this CUP. The Permittee shall have the right to challenge any charge prior to payment.
- e. **Inspections:** Permittee acknowledges, accepts and allows the County to conduct compliance inspections of the site and all facilities at any time without prior notification to the Permittee or Permittee's agents, employees or managers in order to uphold applicable laws and regulations and the conditions of approval of this permit to ensure public health, safety and welfare.

9.

Defense and Indemnity

- a. The Permittee shall defend, at the Permittee's sole expense with legal counsel acceptable to County, against any and all claims, actions or proceedings against the County, any other public agency with a governing body consisting of the members of the County Board of Supervisors, or any of their respective board members, officials, employees and agents (collectively, "Indemnified Parties") arising out of or in any way related to the County's issuance, administration or enforcement of this CUP. The County shall promptly notify the Permittee of any such claim, action or proceeding and shall cooperate fully in the defense.
- b. The Permittee shall also indemnify and hold harmless the Indemnified Parties from and against any and all losses, damages, awards, fines, expenses, penalties, judgments, settlements or liabilities of whatever nature, including but not limited to court costs and attorney fees (collectively, "Liabilities"), arising out of or in any way related to any claim, action or proceeding subject to subpart (a) above, regardless of how a court apportions any such Liabilities as between the Permittee, the County and/or third parties.
- c. Except with respect to claims, actions, proceedings and Liabilities resulting from an Indemnified Party's sole active negligence or intentional misconduct, the Permittee shall also indemnify, defend (at Permittee's sole expense with legal counsel acceptable to County) and hold harmless the Indemnified Parties from and against any and all claims, actions, proceedings and Liabilities arising out of or in any way related to the construction, maintenance, land use or operations conducted pursuant to this CUP, regardless of how a court apportions any such Liabilities as between the Permittee, the County and/or third parties. The County shall promptly notify the Permittee of any such claim, action or proceeding and shall cooperate fully in the defense.
- d. Neither the issuance of this CUP, nor compliance with the conditions hereof, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property; nor shall the issuance of this CUP serve to impose any liability upon the Indemnified Parties for injury or damage to persons or property.

10. **Invalidation of Condition(s)**

If any of the conditions or limitations of this CUP are held to be invalid, that holding shall not invalidate any of the remaining CUP conditions or limitations. In the event the Planning Director determines that any condition contained herein is in conflict with any other condition contained herein, then where principles of law do not provide to the contrary, the conditions most protective of public health and safety and natural environmental resources shall prevail to the extent feasible.

In the event that any condition imposing a fee, exaction, dedication, or other mitigation measure is challenged by the Permittee an action filed in a court of law, or threatened to be filed therein, which action is brought in the time period provided for by the *Code of Civil Procedures* (§1094.6), or other applicable law, this CUP shall be allowed to continue in force

until the expiration of the limitation period applicable to such action, or until final resolution of such action, provided the Permittee has, in the interim, fully complied with the fee, exaction, dedication, or other mitigation measure being challenged.

If a court of law invalidates any condition, and the invalidation would change the findings and/or the mitigation measures associated with the approval of this CUP, at the discretion of the Planning Director, the Planning Director may review the project and impose substitute feasible conditions/mitigation measures to adequately address the subject matter of the invalidated condition. The Planning Director shall make the determination of adequacy. If the Planning Director cannot identify substitute feasible conditions/mitigation measures to replace the invalidated condition, and cannot identify overriding considerations for the significant impacts that are not mitigated to a level of insignificance as a result of the invalidation of the condition, then this CUP may be revoked.

11. Consultant Review of Information and Consultant Work

The County and all other County permitting agencies for this land use have the option of referring any and all special studies that these conditions require to an independent and qualified consultant for review and evaluation of issues beyond the expertise or manpower of County staff.

Prior to the County engaging any independent consultants or contractors pursuant to the conditions of this CUP, the County shall confer in writing with the Permittee regarding the necessary work to be contracted, as well as the costs of such work. Whenever feasible, the County will use the lowest bidder. Any decisions made by County staff in reliance on consultant or contractor work may be appealed pursuant to the appeal procedures contained in the Ventura County Zoning Ordinance Code then in effect.

The Permittee may hire private consultants to conduct work required by the County, but only if the consultant and the consultant's proposed scope-of-work are first reviewed and approved by the County. The County retains the right to hire its own consultants to evaluate any work that the Permittee or a contractor of the Permittee undertakes. In accordance with Condition No. 8 above, if the County hires a consultant to review any work undertaken by the Permittee, or hires a consultant to review the work undertaken by a contractor of the Permittee, the hiring of the consultant will be at the Permittee's expense.

12. Relationship of CUP Conditions, Laws and Other Permits

The Permittee shall design, maintain, and operate the CUP area and any facilities thereon in compliance with all applicable requirements and enactments of Federal, State, and County authorities. In the event of conflict between various requirements, the more restrictive requirements shall apply. In the event the Planning Director determines that any CUP condition contained herein is in conflict with any other CUP condition contained herein, when principles of law do not provide to the contrary, the CUP condition most protective of public health and safety and environmental resources shall prevail to the extent feasible.

No condition of this CUP for uses allowed by the Ventura County Ordinance Code shall be interpreted as permitting or requiring any violation of law, lawful rules or regulations, or orders of an authorized governmental agency. Neither the issuance of this CUP, nor compliance with the conditions of this CUP, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property.

13. Contact Person

Purpose: In order to facilitate responses to complaints, a contact person shall be designated.

Requirement: The Permittee shall designate a contact person(s) responsible to respond to complaints from citizens and the County regarding the uses permitted by this CUP. The designated contact person shall be available, via telecommunication, 24 hours a day.

Documentation: The Permittee 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 Permittee's field agent who receives all orders, notices, and communications regarding matters of condition and code compliance at the CUP site.

Timing: Prior to the issuance of a Zoning Clearance for Inauguration, the Permittee shall provide the Planning Division the contact information of the Permittee's field agent(s) for the project file. If the address or phone number of the Permittee's field agent(s) should change, or the responsibility is assigned to another person, the Permittee shall provide the Planning Division with the new information in writing within three calendar days of the change in the Permittee's field agent.

Monitoring and Reporting: The Planning Division maintains the contact information provided by the Permittee in the respective project file. The Planning Division has the authority to periodically confirm the contact information consistent with the requirements of §8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

14. Resolution of Complaints

The following process shall be used to resolve complaints related to the project:

- a) The Permittee shall post the office telephone number and hours of operations in a visible location on the site. The office phone number shall have an answering machine which shall accommodate voice mail messages on a 24-hour basis. Persons with concerns about the wireless facility operations may directly contact the Contact Person. The internal resolution of issues by the Permittee is encouraged;
- b) If a written complaint about this project/CUP is received by the County, Planning staff will contact the Permittee's Contact Person or the Permittee to request information regarding the alleged violation; and,
- c) If, following a complaint investigation by County staff, a violation of Ventura County Code or a condition of this permit is confirmed, County enforcement actions pursuant to §8114-3 of the *Non-Coastal Zoning Ordinance* may be initiated.

15. Reporting of Major Incidents

Purpose: In order to safe operations, the Permittee shall report all major incidents that occur within the CUP area to the Planning Director.

Requirement: The Permittee shall immediately notify the Planning Director by telephone, email, FAX, and/or voicemail of any incidents (e.g., fires, explosions, spills, landslides, or slope failures) that could pose a hazard to life or property inside or outside the CUP area.

Documentation: Upon request of any County agency, the Permittee shall provide a written report of any incident that shall include, but is not limited to: a description of the facts of the incident; the corrective measures used, if any; and, the steps taken to prevent a recurrence of the incident.

Timing: The Permittee shall provide the written report to the requesting County agency and Planning Division within seven days of the request.

Monitoring and Reporting: The Planning Division maintains any documentation provided by the Permittee related to major incidents in the CUP file.

16. Change of Owner and/or Permittee

Purpose: In order to facilitate County monitoring of the conditionally permitted use, the Permittee shall notify the Planning Division of any change of ownership or Permittee.

Requirement: The Permittee shall submit written notices to the Planning Division that discloses the identity and contact information of any new owner(s) or Permittee(s).

Documentation: The Permittee shall file with the Planning Division:

- a) An initial notice that discloses the new name(s), address(es), telephone/FAX number(s), and email addresses of the new owner(s), lessee(s), operator(s) of the permitted uses, and the responsible corporate, partnership or business officer(s);
- b) A final notice once the transfer of ownership and/or operational control has occurred; and,
- c) A letter signed by the new Property Owner(s), lessee(s), and/or operator(s) of the permitted uses acknowledging and agreeing to comply with all conditions of this CUP.

Timing: The Permittee shall provide the initial notice to the Planning Division at least 10 calendar days prior to the change of ownership or change of Permittee. The Permittee shall provide the final notice to the Planning Director within 15 calendar days after the effective date of the transfer.

Monitoring and Reporting: The Planning Division shall maintain the notices submitted by the Permittee in the project file. The Division has the authority to periodically confirm the information consistent with the requirements of §8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

17. Construction Noise

Purpose: In order for this project to comply with the Ventura County General Plan Goals, Policies and Programs Noise Policy 2.16.2-1(5) and the County of Ventura Construction Noise Threshold Criteria and Control Plan (Amended 2010).

Requirement: The Permittee shall limit construction activity for site preparation and development to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday, and from 9:00 a.m. to 7:00 p.m. Saturday, Sunday, and State holidays. Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions.

Documentation: The Permittee shall post a sign stating these restrictions in a conspicuous location on the Project site, in order so that the sign is visible to the general public. The Permittee shall provide photo documentation showing posting of the required signage to the Planning Division, prior to the commencement of grading and construction activities. The sign must provide a telephone number of the site foreman, or other person who controls activities on the jobsite, for use for complaints from the public. The Permittee shall maintain a "Complaint Log," noting the date, time, complainant's name, complaint, and any corrective action taken, in the event that the Permittee receives noise complaints. The Permittee must submit the "Complaint Log" to the Planning Division upon the Planning Director's request.

Timing: The Permittee shall install the sign prior to the issuance of a building permit and throughout all grading and construction activities. The Permittee shall maintain the signage on-site until all grading and construction activities are complete. If the Planning Director requests the Permittee to submit the "Complaint Log" to the Planning Division, the Permittee shall submit the "Complaint Log" within one day of receiving the Planning Director's request.

Monitoring and Reporting: The Planning Division reviews, and maintains in the Project file, the photo documentation of the sign and the "Complaint Log." The Planning Division has the authority to conduct site inspections and take enforcement actions to ensure that the Permittee conducts grading and construction activities in compliance with this condition, consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

18. Lighting Plan

Purpose: To ensure lighting on the subject property is provided in compliance with §8107-17.6 and -18.8 of the Ventura County Non-Coastal Zoning Ordinance and to ensure that lighting:

- a. avoids interference with the reasonable use of adjoining properties;
- b. minimizes on-site and eliminates off-site glare;
- c. provides adequate on-site lighting for security;
- d. minimizes impacts to wildlife movement; and

- e. minimizes energy consumption.

Requirement: The Permittee 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 include manufacturer's specifications for each exterior light fixture type (e.g., light standards, bollards, and wall mounted packs);
- c. the lighting plan shall provide illumination information within parking areas, pathways, streetscapes, and open spaces proposed throughout the development;
- d. in order to minimize light and glare on the project property, all light fixtures shall be high cut-off type that divert lighting downward onto the property and shall not cast light on any adjacent property or roadway; and,
- e. light emanation shall be controlled so as not to produce a significant amount of glare or light levels directed on adjacent neighboring properties. Lighting shall be kept to a minimum to maintain the normal night-time light levels in the area.

The Permittee shall bear the total cost of the review and approval of the lighting plan, and shall install all elements of the approved lighting plan according to the approved Lighting Plan.

Documentation: The Permittee shall prepare the Lighting Plan.

Timing: The Permittee shall submit the lighting plan to the Planning Division for review and approval prior to the issuance of a Zoning Clearance for construction. The Permittee shall maintain the lighting as approved in the lighting plan for the life of the permit.

Monitoring and Reporting: The Planning Division shall maintain a stamped copy of the approved lighting plan in the project file. The Building and Safety inspector and Planning Division staff have the authority to ensure that the lighting is installed according to the approved lighting plan prior to the issuance of a Certificate of Occupancy. The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition pursuant to the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

PUBLIC WORKS AGENCY CONDITIONS

Transportation Division

19. Baseline for Trip Generation (Other Recommendation)

The trips generated by the project/development shall be used as a baseline level so that the TIMF may be computed for future increases in the trip generation. Based on the applicant's information, the baseline level shall be 36 average daily trips.

20. Road Improvements

Purpose: Road improvements shall be required when the existing road does not meet the current applicable County Road Standard (CRS) Plate.

Requirement: Road improvements are required in accordance with the County Road Standards, GP 4.2.2; Ordinance 1607 dated November 10, 1964; the "Pave-Out Policy" dated January 16, 1968; and Code of Ordinances Division 8, Chapter 4 – Urban Area Development. Fairview Road has an existing road width of 32 feet. The minimum required road width is 36 feet per CRS Plate B-5 [B].

- a. Construct 2 feet of road pavement (half of minimum road width required), including curb and gutter along the parcel's frontage in accordance with CRS Plate B-5 [B]. Submit road improvement plans prepared by a Registered Civil Engineer to the PWA Transportation Department for review and approval. Enter into an agreement with the County to complete the road improvements. Submit the agreement to the PWA Transportation Department for review and approval. Post sufficient surety guaranteeing the construction of the road improvements. Submit proof to the PWA Transportation Department that the surety has been posted.
- b. In lieu of "a" above, the road improvements on Fairview Road may be postponed for up to 15 years or at such time as the County improves the road, whichever is less. The applicant/permittee or property owner shall pay a pro-rata share of the road improvements along the property frontage if the County decides to improve the road within the time specified above.

Documentation: If "a" is chosen, then submit road-improvement plans, an agreement, and proof of posting the surety. If "b" is chosen, then submit the written acknowledgement. Inauguration.

Timing: Prior to issuance of a Zoning Clearance for Use Inauguration, the applicant/permittee or property owner shall provide a written acknowledgement of this condition. A copy of the written acknowledgement shall be submitted to the Transportation Department as proof of compliance.

Monitoring and Reporting: The PWA Transportation Department will review the improvement plans, agreement, and surety for conformance with the project conditions.
Integrated Waste Management Division

21. Waste Diversion & Recycling Requirement

Purpose: To ensure the project complies with Ordinance No. 4445. Ordinance 4445 pertains to the diversion of recyclable materials generated by this project (e.g., paper, cardboard, wood, metal, greenwaste, soil, concrete, plastic containers, beverage containers) from local landfills through recycling, reuse, or salvage. Ordinance 4445 can be reviewed at www.vcpublishworks.org/ord4445.

Requirement: Ordinance 4445, Sec 4770-2.3, requires the Permittee to work with a County-franchised solid waste hauler who can determine the level of service required to divert recyclables generated by their project from local landfills. For a complete list of County-franchised solid waste haulers, go to: www.vcpublicworks.org/commercialhaulers.

Documentation: The Permittee must maintain copies of bi-monthly solid waste billing statements for a minimum of one year. The address on the billing statement must match the address of the permitted business.

Timing: Upon request, the Permittee must provide the IWMD with a copy of a current solid waste billing statement to verify compliance with this condition.

Monitoring and Reporting: Upon request, the Permittee shall allow IWMD staff to perform a free, on-site, waste audit to verify recyclable materials generated by their business are being diverted from the landfill.

22. Collection and Loading Areas for Refuse and Recyclables - Large Events

Purpose: To comply with Assembly Bill 2176 (CA Public Resources Code 42648.2(a) (2)).

Requirement: If the Permittee's activity includes a "Large Event" (i.e., any event with 2,000+ attendees in any one day and for which an admission fee is charged), the Permittee shall adhere to the requirements in AB 2176 for planning, monitoring, recycling and reporting.

Documentation: Two weeks prior to the scheduled event, the Permittee must submit a Recycling Plan to the IWMD indicating how recycling and disposal will be organized at the event. The Recycling Plan must: 1). Identify the types of waste that will be generated at the event (e.g., food, paper, cardboard, beverage containers, cups, etc.) and, 2). Include a description of the means by which identified materials will be diverted from landfill-bound waste by recycling or reuse. If the Permittee intends to do something other than provide separate, labeled, recycling containers next to trash containers at the event, an explanation must be provided in the Recycling Plan. Contact the IWMD for assistance and sample plans.

Timing: The Permittee must submit a Recycling Plan to the IWMD for review and approval two weeks prior to the scheduled event. Within three weeks following the event, the Permittee must provide the IWMD with receipts or written estimates of the weight of materials reused, recycled, or landfilled.

Monitoring & Reporting: Upon request, the Permittee shall allow IWMD staff to verify the presence of recycling containers at the event. Within three weeks following the scheduled event, the Permittee must provide IWMD with documentation verifying materials generated at the event were reused, recycled, or landfilled. Written estimates are acceptable in cases where receipts are not available.

Water Quality Section

23. Compliance with Stormwater Development Construction Program

Purpose: To ensure compliance with the Los Angeles Regional Water Quality Control Board NPDES Municipal Stormwater Permit No. CAS004002 (Permit) the proposed project will be subject to the construction requirements for surface water quality and storm water runoff in accordance with Part 4.F., "Development Construction Program" of the Permit.

Requirement: The construction of the proposed project shall meet requirements contained in Part 4.F. "Development Construction Program" of the Permit through the inclusion of effective implementation of the Construction BMPs during all ground disturbing activities.

Documentation: The Permittee shall complete and submit SW-1 form (Best Management Practices for Construction Less Than One Acre) to the Watershed Protection District, Surface Water Quality Section (SWQS) for review and approval. The SW-1 form can be found at <http://onestoppermit.ventura.org/>.

Timing: The above listed item shall be submitted to the SWQS for review and approval prior to issuance of a Zoning Clearance for Use Inauguration.

Monitoring and Reporting: SWQS will review the submitted materials for consistency with the NPDES Municipal Stormwater Permit.

FIRE PROTECTION DISTRICT CONDITIONS

24. Hazard Abatement

Purpose: To ensure compliance with Ventura County Fire Protection District Ordinance.

This project is located in a High Fire Hazard area.

Requirement: The Permittee shall have all grass or brush adjacent to structure's footprint cleared for a distance of 100 feet or to the property line if less than 100 feet. All grass and brush shall be removed a distance of 10 feet on each side of all access road(s)/driveway(s) within the project. Note: A Notice to Abate Fire Hazard may be recorded against the parcel.

Construction shall be built to VCFPD Standards for High Fire Hazard Areas.

Documentation: A signed copy of the Ventura County Fire Protection District's Form #126 "Requirement for Construction" or the "Notice to Abate" issued under the Fire District's Fire Hazard Reduction Program.

Timing: The Permittee shall remove all grass and brush as outlined by the Ventura County Fire Protection District's Fire Hazard Reduction Program guidelines before the start of construction on any structure.

Monitoring and Reporting: The Fire Prevention Bureau shall conduct on-site inspections to ensure compliance with this condition.

25. Fire Department Clearance

Purpose: To provide the Permittee a list of all applicable fire department requirements for their project.

Requirement: The Permittee shall obtain VCFD Form #126 "Requirements for Construction" for any new structures or additions to existing structures before issuance of building permits.

Documentation: A signed copy of the Ventura County Fire Protection District's Form #126 "Requirements for Construction."

Timing: The Permittee shall submit VCFPD Form #126 Application to the Fire Prevention Bureau for approval before issuance of building permits.

Monitoring and Reporting: A copy of the completed VCFPD Form #126 shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau will conduct a final on-site inspection of the project to ensure compliance with all conditions and applicable codes / ordinances.

26. Fire Code Permits

Purpose: To comply with the requirements of the Ventura County Fire Code.

Requirement: The Permittee shall obtain all applicable Fire Code permits.

Documentation: A signed copy of the Fire Code permit(s).

Timing: The Permittee shall submit a Fire Code permit application along with required documentation/plans to the Fire Prevention Bureau for approval before final occupancy, installation and/or use of any item/system requiring a Fire Code permit.

Monitoring and Reporting: A copy of the approved Fire Code permits shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that the requirements of the Fire Code permit are installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the conditions of the Fire Code permit for the life of the development.

27. Inspection Authority

Purpose: To ensure on-going compliance with all applicable codes, ordinances and project conditions.

Requirement: The Permittee, by accepting these project conditions of approval, shall acknowledge that the fire code official (Fire District) is authorized to enter at all reasonable

Conditions for Discretionary Entitlement No. PL14-0119
Date of Public Hearing: January 12, 2017
Date of Approval: February 16, 2017

Permittee: Camp Ramah Retreat
Location: 455 Fairview, Ojai
Page 18 of 19

times and examine any building, structure or premises subject to this project approval for the purpose of enforcing the Fire Code and these conditions of approval.

Documentation: A copy of the approved entitlement conditions.

Timing: The Permittee shall allow on-going inspections by the fire code official (Fire District) for the life of the project.

Monitoring and Reporting: A copy of the approved entitlement conditions shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall ensure ongoing compliance with this condition through on-site inspections.

NOTE: See attached page for a map of the approved grassland mitigation area on the Cozy Dell parcel owned by the camp.

RESOURCE MANAGEMENT AGENCY
county of ventura

Planning Division

Keith A. Turner
Director

June 1, 1992

Rabbi Ed Feinstein
Camp Ramah
15600 Mulholland Drive
Los Angeles, CA 90077

Subject: Approval of Permit Adjustment to CUP-3048
(Camp Ramah)

Dear Sir:

We received your application of June 25, 1991, requesting approval to build an adult dormitory within the permit area of CUP-3048. You advised us of your belief that the dormitory was approved with the original permit on April 16, 1969. Because, at the time of the presubmittal conference, a stamped, approved site plan with that date could not be located in the County's Planning files, Planning staff required that you file an application for a Minor Modification. After reviewing the files of the Planning Division, including microfilm, and other County and applicant files, the Planning Director has determined that the dormitory structure was in fact part of the approval of the permit for CUP-3048 on April 16, 1969. Accordingly, your present application to slightly adjust the location of the approved structure is more appropriately a Permit Adjustment.

We have reviewed your request, and we understand the changes to be made are:

To relocate the site of an adult dormitory originally approved on April 16, 1969, as indicated on the attached site plan and elevations, "A-1-92", "A-2-92", and "A-3-92."

Your requested changes are found to be in keeping with the conditions of the approved Permit referenced above, and they do not appear to change the findings of the Permit as granted. Additional conditions have been added to the Permit and are attached to this letter of approval. Because the changes requested do not exceed a ten percent (10%) change in the permit area, and because the requested changes will not alter the previous environmental findings on the Permit, the request meets the requirements of a Permit adjustment under Section 8111-7.1.1 of the Ventura County Zoning Ordinance. Therefore, the Planning Director, under the above-cited Section, finds your request to be Categorically Exempt from the California Environmental Quality Act (Section 15301), and grants your Permit Adjustment request as of the date of this letter.



11-1

Rabbi Ed Feinstein
CUP-3048 (Camp Ramah)

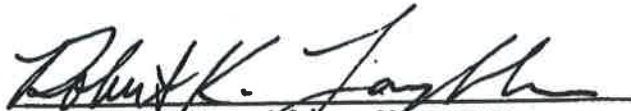
-2-

June 1, 1992

As stated in Section 8111-8.3, within ten (10) calendar days after the permit has been approved, conditionally approved or denied, or on the following workday if the tenth day falls on a weekend or holiday, any aggrieved person may file an appeal of the approval with the Planning Director who shall set a hearing date before the Planning Commission to review the matter at the earliest convenient date.

If you have questions concerning this matter, please contact Kelly Scoles at (805) 654-5042.

Sincerely,



Robert K. Laughlin, Manager
Commercial and Industrial Section

Attachments (2)

cc: Environmental Health Division
APCD
Fire Prevention
Distribution List

8111-1.2.1.1b - Permit approval standards for outdoor events and assembly uses.



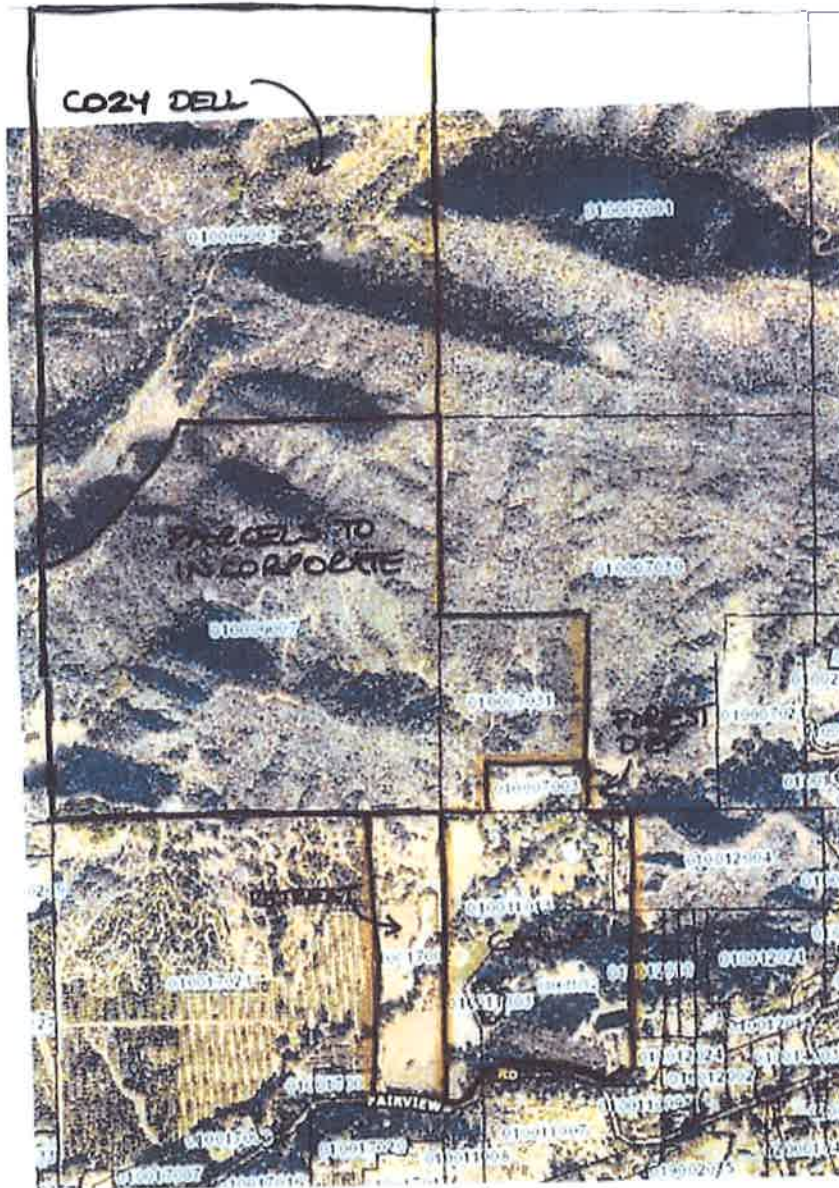
Conditional use permits authorizing outdoor events and assembly uses shall be granted if all billed fees and charges for processing the application that are due for payment have been paid and if all of the following standards are met. An application for a conditional use permit shall not be denied on the basis of the content of protected expression associated with the proposed use. The applicant shall have the burden of proving to the satisfaction of the appropriate decision-making authority that the following standards can be met. Specific factual findings shall be made by the decision-making authority to support the conclusion that each of these standards, if applicable, can be satisfied.

- a. The proposed use is compliant with applicable provisions of the County's General Plan and of [Division 8](#), Chapter 1 of the Ventura County Ordinance Code;
- b. The proposed use can coexist in relative proximity, and is not expected to unduly interfere with, the existing land uses of the surrounding area as determined based on the following land use factors:
 - (1) Whether the proposed use would generate offsite noise louder than ambient noise levels by considering: (i) the volume and times of day such noise would be generated; (ii) the proximity of the proposed use to the nearest offsite noise sensitive receptors such as dwellings, schools, hospitals, nursing homes and libraries; (iii) the topography of the surrounding area likely to affect how noise travels; and (iv) the existence of other nearby uses likely to generate offsite noise at similar times; and
 - (2) Whether the proposed use would generate vehicular traffic affecting the level of service of a road segment or intersection located within one (1) mile of the proposed use as determined pursuant to Section 27a(1), "Transportation and Circulation - Roads and Highways - Levels of Service (LOS)," of the County's Initial Study Assessment Guidelines, as such section may be amended or renumbered;
- c. The proposed use would not be detrimental to public health and safety as determined based on the following land use factors:
 - (1) Whether public and private roads and driveways used to access the site of the proposed use can safely accommodate all vehicular traffic associated with the proposed use, including emergency vehicles, and meet all applicable requirements of the Ventura County Fire Code; and
 - (2) Whether the proposed use or site of the proposed use would create risk of harm to persons, nearby properties, or the environment based on fire hazards, geologic hazards, flood hazards, hazardous materials, or increased risk of vandalism or trespass that cannot be controlled through reasonable event security.
- d. The proposed use will occur on a legal lot; and
- e. The proposed use is approved in accordance with the California Environmental Quality Act and all other applicable laws.

If all standards cannot be satisfied, specific written factual findings shall be made by the decision-making authority to support that conclusion.

Conditions for Discretionary Entitlement No. PL14-0119
Date of Public Hearing: January 12, 2017
Date of Approval: February 16, 2017

Permittee: Camp Ramah Retreat
Location: 455 Fairview, Ojai
Page 19 of 19



incorporating
Parcels
Change ratio?



Screenshot of Schroeder Strobe Light Video, received 5-25-2022

Comment # 62 and # 68

Response to Comment from Ramona Schroeder, dated May 24, 2022 and May 26, 2022

Note: The May 26, 2022 letter (Comment No. 68) is a duplicate of the May 24, 2022 letter.

- 62-1. The Commenter is concerned that the camp has and will continue to turn into a conference center, as the sign at the entrance to the camp reads the "Zimmer Conference Center". The MND did not evaluate the use of the site as a conference center as the proposed project is a request to continue the operation and maintenance of the existing camp. However, the Camp has clarified that it is part of the year-round business operations for the proposed project and will be subject to the conditions of approval for the proposed CUP.
- 62-3. The Commenter is concerned that the County approves anything that the Camp wants and there will be no noise restrictions for the non-summer months programs and activities. The MND evaluated noise in the impact discussion for Section B, Item 21. Refer to Master Response (MR) 1.A for a discussion on how the four recommended mitigation measures will reduce noise impacts to offsite residences below County thresholds. Assuming approval of this permit by the decision-maker the Camp would be required to comply with all permit conditions of approval for the duration of the permit, which includes the four recommended noise mitigation measures during the summer and non-summer months.
- 62-3. The Commenter questions why widening of Fairview Road was required for the adult retreat immediately adjacent to the subject camp in 2017, but not for the proposed project, both operated by Camp Ramah. The adult retreat is under a separate permit (CUP No. 5234) from the proposed project. The MND did evaluate the safety design of Fairview Road for the proposed project in the impact discussion for Section B, items 27a(2) and 27a(4). The Ventura County Fire Protection District (VCFPD) determined that the public roads located in the vicinity of the project site, including Fairview Road, meet current Public Works Agency design, safety, and tactical access standards. Therefore, no public road improvements are required for the proposed project.
- 62-4. The Commenter requests that a new traffic study be conducted because the latest GIS information about Fairview Road is from 2018. The MND evaluated traffic safety and circulation in the impact discussion, for Section B, Item 27a(1). Associated Transportation Engineers (ATE) prepared a trip generation analysis in December 2021 for the proposed project (Exhibit 4, Attachment 16). The study was based on the 2019 operational data provided by the camp as collecting traffic counts during the pandemic would not provide an accurate representation of traffic impacts as the Camp was not operating at full capacity. The study concluded that the proposed project will not generate additional traffic on the local public roads and the Regional Road Network above the existing baseline setting of 293 average

daily trips annually. As a result, the project will not have the potential to alter the existing level of service on these roadways.

- 62-5. The Commenter is concerned that the County is circumventing full disclosure to the surrounding residential and farming neighborhood of development that has been approved by permit adjustments that the public is unaware have been approved. While the MND discussed previous project history in Section A, Item 5, Permit Adjustments are administrative actions that do not require a noticed public hearing. Section 8111-6.1.1 of the County's Non-coastal Zoning Ordinance (NCZO) allows the Planning Division to grant a permit adjustment if the proposed change would not alter any of the findings made in the previous Discretionary Permit Findings (NCZO Sections 8111-1.2.1.1 through 1.2.1.6; and Section 8111-1.2.2.2) and the change would not have any adverse impact on surrounding properties. To date, Camp Ramah has been granted 10 permit modifications that resulted in the existing camp permit area and has remained within the 10 percent threshold for a permit adjustment (100,727 total permitted square footage x 10% = 10,360 sq. ft.). The previous permit adjustments that were granted after the 1980 Modification did not alter any of the previous CUP findings or level of significance pursuant to the County's adopted CEQA thresholds. These adjustments authorized: the internal remodel of the existing library; 300 sq. ft. addition to a cabin; relocation of a 6,728 sq. ft. adult only dormitory; addition of a 1,380 sq. ft. gazebo with interior lighting; installation of a second gazebo (1,380 sq. ft.) near the baseball field; and addition of a 720 sq. ft. trellis and modifications to a deck around the existing swimming pool.
- 62-6. The Commenter is questioning whether ministerial zoning clearances allow for public comment and whether the gazebo at the top of the hill will be lit and have speakers. The issuance of Zoning Clearances is ministerial and not subject to evaluation for potential environmental impacts pursuant to the California Environmental Quality Act (CEQA). Zoning Clearances do not require a public hearing. The gazebo the Commenter is referring to is the Girls Gazebo and one of the designated locations that the Camp is allowed to have a fixed amplified speaker (Refer to Exhibit 4, Attachment 3). Any lighting in the gazebo must be Dark Sky compliant.
- 62-7. The Commenter is questioning whether strobe lights, fireworks and lasers will be prohibited. The MND evaluated the use of upward facing display lights, outdoor spotlights, and laser lights in the impact discussion for Section B, Item 25. The MND noted these types of lights are prohibited pursuant to Section 8109-4.7.3(b) of the NCZO. The project will include conditions of approval that prohibit the use fireworks/pyrotechnics, explosions, and strobe lights.
- 62-8. The Commenter is concerned that dust emanating from activities and construction will negatively impact the surrounding farms. The MND evaluated the fugitive dust in the impact discussion for Section B, Item 1. The MND concluded that although the proposed project is not expected to result in any significant local air quality

impacts, the project will include conditions of approval that will require that the Camp minimize fugitive dust that may result from proposed grading and construction activities. Specifically, the condition of approval will prohibit the idling of construction equipment for more than five minutes, require watering the area to be graded or excavated before these operations, covering the loads of all onsite trucks, weekly monitoring of graded and/or excavated inactive areas of the construction for dust stabilization, ceasing construction or excavation activities during periods of high winds, and posting of signage onsite limiting traffic to 15 miles per hour or less.

- 62-9. The Commenter is concerned about vandalism and trespass onto their property, which has happened previously. The concept of vandalism and trespass are not considered an environmental impact and therefore are not subject to environmental review pursuant to the California Environmental Quality Act. Therefore, the MND did not analyze these concepts. These issues are civil matters that the County Sheriff has jurisdiction over.
- 62-10. The Commenter is questioning whether the Cozy Dell Property and other properties were put into a conservation easement, as required by a condition in the 2017 permit modification for the neighboring adult retreat under separate permit. The proposed project does not include a conservation easement for the Cozy Dell Property. Therefore, the MND did not address the conservation easement. The Commenter is referring to a separate property and permit (CUP No. PL14-0119) for another project, which Camp Ramah is also the Permittee. For informational purposes Camp Ramah was required to permanently protect California Annual Native Grassland habitat by acquiring and/or conveying land in the form of a conservation easement for PL14-0119. On March 24, 2021, a deed restriction (Document No. 20210324-00061515-0) was recorded with the Ventura County Recorder's Office that preserved 4.5 acres of intact California Annual Grassland on an undeveloped portion of APN 010-0-060-030 (the Cozy Dell property), in perpetuity.
- 62-11. The Commenter objects to the use of the western road adjacent to the adult retreat to access the Machon Village, as the road crosses over two streams and is not paved. The MND evaluated the secondary access road in Section B, Items 4, 27a(3) and 27a(4). This road is an existing secondary paved access road on APN 010-0-110-120. VCFPD requires that this road be extended, and a fire access turnaround installed, to provide emergency vehicle access to Machon Village. According to Planning GIS aerial imagery (October 2022) and the National Wetlands Inventory, a red line channel under the jurisdiction of the Ventura County Watershed Protection District and a wetland cross over the road in a northeast to southwest direction. The location where the red line and wetland cross the access road is about 80 feet north of the baseball field diamond, where the road is paved. Based on the location of the two streams and the point of where the access road extends, the MND concluded that impacts to the streams would be less than significant.

Boero, Kristina

From: Andy Jen <awjen@mac.com>
Sent: Wednesday, May 25, 2022 2:36 PM
To: LaVere, Matt; Boero, Kristina
Cc: Diane Bertoy; Ramona Schroeder
Subject: Re: PL 18-0052 Camp Ramah Conditional Use Permit - Neighbor objections and concerns

63.

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

Hi Kristina,

I had the wrong e-mail address for you and my first attempt to send this bounced.

Thanks,
Andy

> On May 25, 2022, at 11:30 AM, Andy Jen <awjen@mac.com> wrote:

>

> May 25, 2022

>

> To Whom it May Concern:

>

> We live at 1498 Farnham Rd and we are writing to express our very serious concern about Camp Ramah's application for a major modification to their Conditional Use Permit No. 3048.

>

> My concerns are the following:

>

> 1. NOISE: The Camp Ramah property is directly adjacent to the Farnham Road valley. Noise travels very easily from their outdoor events and creates a disturbance of the peace to the residents of Farnham Road and the homes that overlook the valley off of Foothill Road. We literally can hear large groups of their event participants talking at what sounds like the top of their lungs. There have been outdoor events with electronically amplified music and group leaders who seem to use bullhorns or microphones to communicate and run programs with the group participants. The level of ambient noise and electronically amplified music / leader voices, is extremely disruptive to the enjoyment of our home. We can easily hear them from inside and from outside it is outright disturbing. These events seem to be outdoor dances or parties or something in which large groups of teenagers are shouting and very loud pop music (sometimes with nasty lyrics) can be heard reverberating through the area.

>

> -The CUP states that Cafe Ezra (associated with the Camp Ramah youth summer camp) ends at 11:00 p.m. on Thursdays. We request that all noise-generating group activities stop or be moved indoors by 9:00 p.m., 7 days per week. The noise is not minor and distant, but loud enough to disrupt our conversations, activities, and sleep.

> -The CUP states that "a hand-held, acoustic speech amplifier" is used to direct campers to programs and locations. In our experience, there is much more sound amplification than simply for

directions. It appears that entire songs and significant portions of programs are amplified. I request that no speech or music amplification of any kind be allowed. This is a very significant disturbance which is unnecessary unless in the event of an emergency. Directing campers to programs and locations (the ostensible purpose of the speech amplification) can be done through signs, written instructions, and at normal decibel levels of speech which would be consistent with the natural surroundings and not pose an unreasonable disturbance to Camp Ramah's neighbors.

> -We believe that their proposed sound mitigation measures are insufficient and also insufficiently enforceable, as we know from the experience of trying that it is very difficult to reach a responsible person when the amplified music / dances are occurring in disturbance of the peace and quiet that is their neighbors' right.

> -We believe the CUP to be in violation of the Ventura County Noise Ordinance.

>
> 2. TRAFFIC: Camp Ramah has a rear exit onto Farnham Rd, which is a private road. We are concerned that the modifications will lead to increase use of our private road which will not only create a disturbance in itself, but also lead to increased maintenance costs and security concerns for the road.

>
> 3. FIRE HAZARD: We are concerned that additional structures, larger number of people, and increased camp usage will increase the already extremely high fire risk in the area.

>
> We are happy to discuss my concerns further by phone at (310) 770-9998, or in person. We request to be notified of any meetings related to this matter.

>
> Thank you for your time and consideration.

>
> Sincerely,

>
> Andy Jen & Cynthia Watts Jen
> 1498 Farnham Rd.

>
> (310) 770-9998

>
>

Boero, Kristina

From: Diane Bertoy <dbertoy@gmail.com>
Sent: Wednesday, May 25, 2022 3:25 PM
To: Boero, Kristina; Diane Bertoy
Subject: PL 18-0052, CUP 3048 Camp Ramah

64.

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

Dear Kristina Boero, and Planning Commissioners Scott Boydstun, Nora Aidukas, W. Earl McPhail, Jim King, and Veronica Zimmerman-Garcia,

I OBJECT to the Dudek noise report submitted by Camp Ramah CUP 3048. I did noise monitoring at my home and found 78 readings with the lowest being 11.3dB on Friday 5-20-22 at 8:31 pm and the highest being 25.1dB on Sunday 5-22-22 at 12:37 pm. I have photos. The average dB is 16.25 of 78 readings. On Monday 5-23-22 I have side by side photos comparing my Reed R8050 with Elaine Aliberti's certified calibrated Reed R8080 during noise monitoring. On 5-23-22 there was weed mowing being done at Camp Ramah and our readings were similar for 10 readings the difference being 1dB such as at 37.2/36.1 at 9:13 am. I took a video which also demonstrates both devices had similar results. The Dudek report also uses guidelines for new buildings, and we are complaining of the same old noise from the 80's.

We live in a quiet area, please don't let Camp Ramah teenagers and young adults tell me what is acceptable at and in my home.

ONGOING COMPLAINTS and NON COMPLIANCE: I already submitted documentation of complaints by neighbors from 1987, and Thomas Berg Planning Division letter dated 5-16-88 where he stated Camp was to prohibit bullhorns and loud music, and camp counselors are to observe quiet times. Below is another document from Ventura County Planning dated 11-3-1971 referencing complaints, but they were not specified, we can guess the complaints were the same as today. See attachment below. Loud amplified sound occurs ALL DAY, but is worse at night.

I was aware of the Ventura County Noise ordinance "The Ventura County Board of Supervisors adopted a Noise Ordinance intended to protect residential communities from loud or raucous nighttime noise. No person shall create within any residential zone of the County of Ventura any loud or raucous noise which is audible to the human ear during the hours of 9 p.m. to 7 a.m. of the following day, at a distance of 50 feet from the property line of the noise source or 50 feet from any such noise source if the noise source is in a public right-of-way." and called the Camp to complain about their late night loudness. I was informed by Randy Michaels on 5-22-15 that because they have a CUP, they can be loud until 10pm on weekdays and till 11 pm on weekends.

I then contacted Steve Bennett, County Board Supervisor of district 1 who informed me in 2015 that since CUPs are granted in perpetuity there was nothing to do about the noise nuisance. I filed raucous noise complaints with County Planners Jessica Magana (2017) and Justine Bertoline (2016) and they were not able to find violations because when they telephoned Camp personnel they were told no CUPs were violated. The Camp allows raucous noise after 10pm and 11pm as per their current CUP. We were told to call the police--well that is a waste of Police time, and they never get here timely. We continue to call the Camp, but not always as it is insulting and irritating to complain.

According to CUP 3048 Permit Adjustment Conditions dated 6-1-1992 page 2 section (d) on two occasions during each calendar year,...the Camp Director will host a neighborhood meeting to review adherence to the Noise Curfew. This has not happened.

PROTECT PUBLIC TRAIL ACCESS TO FOOTHILL AND COZY DELL TRAILS: If the Camp can close a public road (Farnham Rd from Foothill Rd to Fairview Rd) and rename it they can close a trail.

WATER: We are in a Stage 3 drought and on the Casitas Water website today they say we need to cut our water use by 10%. Meanwhile Camp Ramah can go over their allocation by 5.5AFY and just pay a conservation fine. They also were allowed a new well in 2016 during the drought. See documentation attached below from Camp initial study PL 18-00052, April 2022 Page 18 of 110.

LIMIT EVENTS:

Ninety events a year are two a week besides camp.

It is like living next to a Short-Term Rental Party House with events every weekend of the Year.

If you can only do one thing for us, please stop the Loud Noise, please stop or limit all microphones that sound like bullhorns and all amplified sound during the day. At the very limit please insist Camp Ramah follow the Ventura County Noise Ordinance: [https://docs.vcrma.org/images/pdf/planning/ordinances/Noise Ordinance.pdf](https://docs.vcrma.org/images/pdf/planning/ordinances/Noise%20Ordinance.pdf), and at least be quiet at 9pm. The teenagers and young adults had decades of being loud and insulting the neighbors with this nuisance noise, please give us 20 quiet years and protect our quality of life.

Thank you,

Diane Bertoy
1447 Foothill Rd
Ojai, CA 93023
805-794-2792

capacity. The project site has an allocation from CMWD of 37.05 AFY (Will Serve Letter from CMWD, dated November 12, 2020). CMWD remains under a Stage 3 Water Supply Condition that imposes a mandatory 20 percent allocation reduction resulting in a current allocation of 29.644 AFY for Camp Ramah. The applicant's projected water demand of 42.6 AFY is 5.5 AFY more than its allocation and 13.0 AFY more than its Stage 3 allocation. Historic water demand based on meter data from CMWD indicates that Camp Ramah's annual water use averaged 42.3 AFY between 2009 and 2017, ranging between 29 AF in 2016 to 59 AF in 2013. Julia Aranda, Engineering Manager with the CMWD, stated that CMWD will provide water to meet additional demand but will charge a conservation penalty (personal communication from Julie Aranda to Kristina Boero, dated February 5, 2019). Therefore, the proposed project demand, although above its allocation, does not represent an increase in surface water consumptive use. Thus, the proposed project estimated water demand does not represent an increase over historical surface-water consumptive use. Project-specific and cumulative impacts related to surface water quantity is considered less than significant.

2C-3. The project is consistent with the applicable *Ventura County General Plan Policies* for Item 2C of the *Ventura County Initial Study Assessment Guidelines*:

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2D. Water Resources - Surface Water Quality (WPD)								
Will the proposed project:								
1) Individually or cumulatively degrade the quality of surface water causing it to exceed water quality objectives as contained in Chapter 3 of the three Basin Plans?		X				X		
2) Directly or indirectly cause storm water quality to exceed water quality objectives or standards in the applicable MS4 Permit or any other NPDES Permits?		X				X		

FILED
DEPARTMENT OF PLANNING
VENTURA COUNTY PLANNING DEPARTMENT

RECOMMENDATION

Meeting of November 3, 1971

Case No. MOD-CUP-3048 - CAMP U-2A2AH

The Planning Department staff recommends approval of this application on the basis that, upon review of the existing exhibit that was granted by this Board and "Use Inaugurated" by the applicant, we feel the newly requested exhibit is an improvement over the existing plan and will actually improve the compatibility factor that was recognized as satisfactory by that plan.

The staff has had varying reactions from property owners in the area and feel that the new plan, together with the amended suggested conditions before you, will meet with satisfaction for the most part of all neighboring property owners, and will serve to improve their relation to this use as compared to the previously approved permit exhibit and conditions.

28:nt
11-1-71

(c) Neighbors of the camp and the Planning Director shall be provided with a direct phone line to the Camp Director or his designate;

(d) On two occasions during each calendar year, once during the summer and once during winter, the Camp Director will host a neighborhood meeting to review adherence to this Condition.

33. Provision of Camp Master Plan

Within 120 days of approval of this permit adjustment, the applicant shall file with the Planning Director a Master Plan for the Camp. The map shall meet all standards of the Ventura County Zoning Ordinance. Included on this map will be all structures which currently exist on site, and all those which are proposed for future building and which are also represented both (1) on the map approved by the County of Ventura Building Inspector and dated March 22, 1972, and (2) on Exhibit "H" of CUP-1048 signed by the Planning Director and dated 4-6-73.

34. Installation of Water-Saving Devices (Casitas)

That the permittee shall install water efficient plumbing devices and retrofit existing devices throughout all existing structures on the site as required by Casitas Municipal Water District and approved by the County of Ventura.

35. Responsibilities Prior to Construction

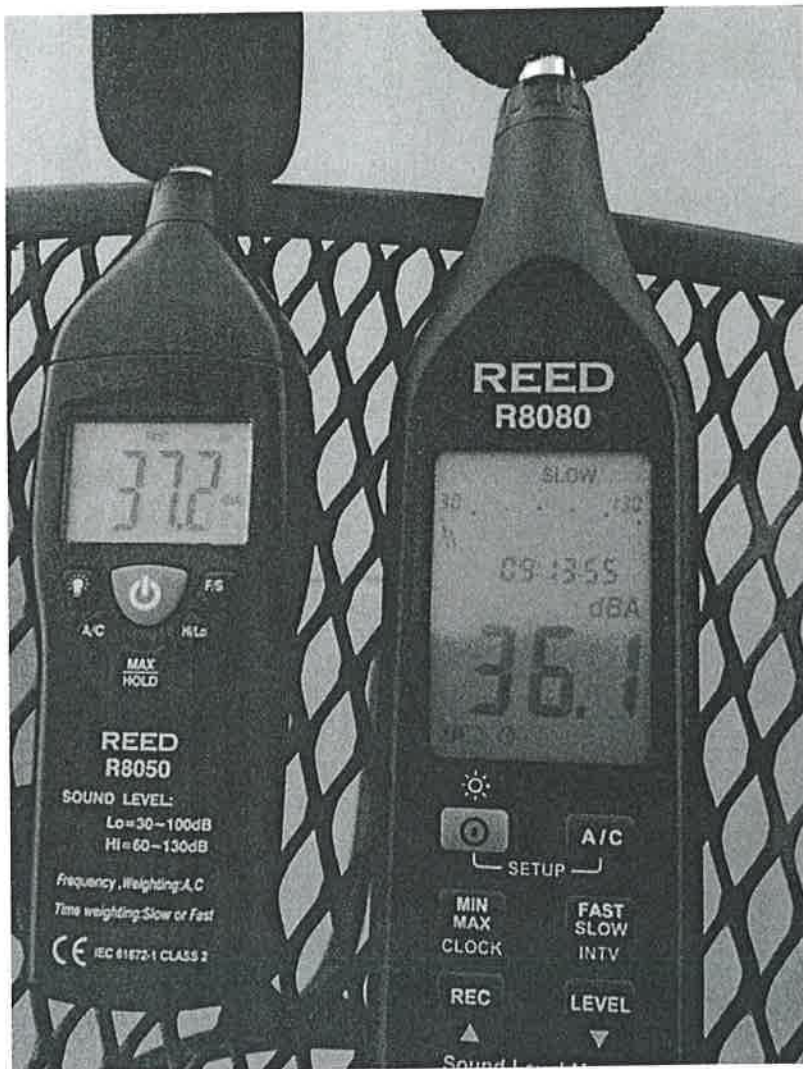
a. Prior to construction, a Zoning Clearance shall be obtained from the Planning Division and a Building Permit shall be obtained from the Building and Safety Division.

b. Prior to the issuance of a Zoning Clearance, the following Conditions shall be met: 37, 39, 40 and 42.

36. Permit Expiration

a. Unless a Zoning Clearance is obtained within one year after approval of this Permit, this Permit shall automatically expire on that date. At the discretion of the Planning Director, a one year extension to obtain a Zoning Clearance may be granted if there have been no changes in the adjacent areas and the permittee has diligently worked toward inauguration of use.

b. The permit shall expire when the use for which it is granted is discontinued for a period of 185 consecutive days or more.



Comment # 64

Response to Comment from Diane Bertoy, dated May 25, 2022

- 64-1. The Commenter disagrees with the Dudek noise study because of the 78 noise readings the Commenter had taken from her residence, noise ranged from 11.3dB at 8:31 p.m. to 25.1dB at 12:37 p.m. The average dB is 16.25 of 78 readings. The Commenter further opines that the MND noise study readings were also taken during weed mowing being done at the Camp which her noise meter read at 7.2/36.1 dB at 9:13 a.m. The MND evaluated noise in the impact discussion for Section B, Item 21. Refer to Master response (MR) 1.A for a discussion of how implementation of four recommended noise mitigation measures (N-1 through N-4) would reduce noise impacts to offsite residences in and around the Camp year-round to below County General Plan noise thresholds.

The Commenter also asserts that the Dudek report uses guidelines for new buildings, and neighbors are complaining of the same old noise since the 1980's. The MND evaluated both the Camp's existing and proposed noise conditions in the impact discussion for Section B, Item 21. The site conditions that existed when the County commenced environmental review are considered the baseline for the evaluation of environmental impacts pursuant to the California Environmental Quality Act (CEQA). The Dudek reports made their recommendations based on the requirements of General Plan Policy HAZ-9.2 (adopted September 2020) and the data from noise measurements that were taken in May 2016 and President's Day weekend 2020 to determine baseline conditions (Exhibit 4, Attachments 13 through 15). Based on this information, the MND concluded that existing Camp Ramah operations are a noise generation source which contributes to the ambient noise of the surrounding rural environment. The Foothill and Fairview Neighbors retained Advanced Engineering Acoustics who conducted ambient noise measurements at three offsite locations in June 2022. The Advanced Engineering Acoustics report recommended a specific control point sound level measurement system with an additional 15-foot microphone cable and cut-off relay, could be used to allow the Camp and the DJ to monitor the music and public address system sound levels whenever the respective 10-foot daytime control point noise exceeds 90 decibels (dBA) or the evening control point noise exceeds 85 dBA. This recommendation is similar to recommended Mitigation Measure N-3, which requires that Camp Ramah purchase and employ sound monitoring equipment with a maximum speaker output set at a level that would not generate sound levels from Camp that exceed 50 dBA Leq1H at the closest residence, which is consistent with General Plan Hazards Policy HAZ-9.2.

- 64-2. The Commenter asserts that noise complaints have been filed over the years and most recently with the Planning Division in 2017 and 2016. The filing of noise complaints is not considered an environmental impact and therefore is not subject to environmental review pursuant to CEQA. For informational purposes a discussion of alleged noise complaints is included in this response. The Commenter is correct in that the two complaints filed in 2016 and 2017 could not

be substantiated as noted in Condition Compliance staff's August 18, 2017, letter in response to the Commenter's noise complaint. The letter further states that a full compliance review will be done for the camp. That compliance review is being conducted during the processing of this proposed modification request. Assuming approval of this permit by the decision-maker the Camp would be required to comply with all permit conditions of approval for the duration of the term of the permit. In terms of the noise curfew, the project will include conditions of approval that require the Camp to cease the use of fixed outdoor sound amplification systems by 10:00 p.m. year-round. The use of portable sound amplification systems must be turned off by 9:00 p.m. except for Café Ezra, which uses a portable speaker for low level ambient music and closes at 11:00 p.m. on Thursday nights during summer camp sessions. Camp Ramah Staff remain on-site and are available for noise monitoring and to respond to noise complaints

Boero, Kristina

From: Boero, Kristina
Sent: Thursday, May 26, 2022 1:15 PM
To: Phil White
Cc: Hattie Vail
Subject: RE: Camp Ramah

65.

Hi Phil,

The draft MND has been out for public review from April 25th to May 25th. Please see the link to the document below. You can provide comments and they will be included in the record for the County decision-maker. Scroll down to PL18-0052, which is the permit number for the Camp Ramah project.

Kristina Roodsari Boero, M.P.P.A. | Senior Planner
Residential Permits Section
kristina.boero@ventura.org

Ventura County Resource Management Agency | Planning Division
P. 805.654.2467 | F. 805.654.2509
800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740
Visit the Planning Division website at vcrma.org/planning
For online permits and property information, visit [VC Citizen Access](#)



COUNTY of VENTURA
Resource Management Agency

From: Phil White <philbranco@gmail.com>
Sent: Wednesday, May 25, 2022 3:31 PM
To: Boero, Kristina <Kristina.Boero@ventura.org>
Cc: Hattie Vail <hattie@hattieojai.com>
Subject: Camp Ramah

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

Good afternoon Kristina,

I just heard about this project in my neighborhood. Will you please send me information about this? Are there any maps to look at?

Some of my neighbors and I are concerned about impacts from this proposal, but there is little information about what is being proposed and where. Shouldn't we have been notified?

Thank you,

Phil White
105 Layton St
Ojai

Boero, Kristina

From: Phil White <philbranco@gmail.com>
Sent: Thursday, May 26, 2022 7:55 AM
To: Boero, Kristina
Cc: Hattie Vail
Subject: Re: Camp Ramah

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

Good morning Kristina

Did you see this ?

Phil

Sent from my iPhone

On May 25, 2022, at 3:31 PM, Phil White <philbranco@gmail.com> wrote:

Good afternoon Kristina,

I just heard about this project in my neighborhood. Will you please send me information about this? Are there any maps to look at?

Some of my neighbors and I are concerned about impacts from this proposal, but there is little information about what is being proposed and where. Shouldn't we have been notified?

Thank you,

Phil White
105 Layton St
Ojai

philbranco@gmail.com

philbranco@gmail.com

Ojai Valley Municipal Advisory Council
Re: Case Number PL18-0052
MAC Item number 8
Meeting date 5/16/22

Lupe Garcia
903 Creed Road
Ojai, CA 93023

Dear MAC,

My name is Lupe Garcia. I care deeply about the quality of life in our valley. I oppose the granting of the Conditional Use Permit, Item number PL 18-0052. Camp Ramah continues to disregard its neighbors, having loud, raucous parties. They show very little consideration for their neighbors. Complaints are just thrown in the trash.

For once, the County of Ventura should consider the actual residents who live in this area and deny this conditional use permit. We are all decreasing our water usage whereas Camp Ramah is increasing theirs.

Why is the County of Ventura showing favoritism to Camp Ramah? Granting this conditional use permit for 20 years is unacceptable. Allowing this camp to expand to even greater boundaries will only exacerbate the light, traffic, noise and water use. Granting this CUP will continue to degrade the quality of life of the neighbors living close by.

Please deny the renewal of this CUP, Case Number PL 18-0052. For once, consider the residents over party-goers.

Regards,

Lupe Garcia *Guadalupe Garcia*

Glenda Brunette
406 Fairview Road
Ojai, CA 93023

5/25/22

Ventura County Planning Division,

Ms. Kristina Boero,

I, Glenda Brunette, have lived across the street from Camp Ramah for 52 years. I have had to listen to a lot of excess noise coming from the camp. It would be nice if the camp could cut the amplified noise by 9:00 pm.

Also, Fairview Road is a small country road. Please restrict vehicles over two axles. It would be wise for Camp Ramah to consider their neighbor's concerns.

Kind Regards,

A handwritten signature in cursive script that reads "Glenda Brunette". The signature is written in dark ink and is positioned above the printed name.

Glenda Brunette

Boero, Kristina

From: Clensay, Maruja
Sent: Thursday, May 26, 2022 12:05 PM
To: Trunk, Jennifer; Boero, Kristina
Subject: FW: PL18-0052 Camp Ramah Concerns
Attachments: Public Review Notice_001.pdf; Camp Ramah Facilities and Accomodations.pdf; Retreat Renewal Conditions.pdf; 7_1_92 Adult Dorm Letter .pdf; Permit Approval Standards.pdf; Conservation Land_Ramah Retreat.pdf; Strobe Lights.MOV; IMG_3271.HEIC

68.

Hi Jennifer and Kristina,

I'm not sure if Ramona Schroeder sent you a copy of this email that she sent to Supervisor with the attachments. Supervisor LaVere will respond to her indicating that she can submit comment letters after the MND public review deadline and said letters would still be included in the record. He is also going to suggest she meets with RMA staff directly to address her concerns and potential misconceptions she presents below. FYI>

Maruja Clensay
District Representative
District 1 | Supervisor Matt LaVere
800 South Victoria Avenue | 4th Floor | #1900 Ventura, CA 93009-0001 (805) 654-2703
Maruja.Clensay@ventura.org ventura.org/board-of-supervisors/district-1/

-----Original Message-----

From: Melgoza, Ana <Ana.Melgoza@ventura.org>
Sent: Wednesday, May 25, 2022 4:11 PM
To: Clensay, Maruja <Maruja.Clensay@ventura.org>
Subject: FW: PL18-0052 Camp Ramah Concerns

Ana Melgoza
Executive Aide
District 1 | Supervisor Matt LaVere
800 South Victoria Avenue | 4th Floor
Ventura, CA 93009-0001 (805) 654-2703
Ana.Melgoza@ventura.org

-----Original Message-----

From: Ramona Schroeder <ramona.brunette@gmail.com>
Sent: Wednesday, May 25, 2022 2:36 PM
To: LaVere, Matt <Matt.LaVere@ventura.org>
Subject: Fwd: PL18-0052 Camp Ramah Concerns

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

Re: PL18-0052
Camp Ramah CUP Extension

May 24, 2022

Dear Supervisor Lavere,

My name is Ramona Schroeder. I live at 406 Fairview Road in Ojai. I and my two family members live here along with my elderly mother. I live directly across the street from the Fairview Road entrance to Camp Ramah. Their mailbox is on my property. I am exquisitely painfully aware of the comings and goings of Camp Ramah. We have lived here since the early 60's since before the Camp came to our valley. The camp bulldozed an orchid farm on what the county designated as prime agricultural land to put in a camp for children, youth and university personnel.

Since coming to the Fairview Road location, there has been a continued barrage of construction and creep and sprawl, noise, light pollution and habitat destruction. Complaints are summarily disregarded.

Now it is happening again on an exponential level!

The only public notice for this matter was sent to those who live only a few hundred feet from this original project, not the expanded boundary. (Please see attached Public Review Notice)

The postcard notice neglected to mention the amount of expansion from 80 acres to over 430 and authorizing the 90 multi day events. This is very important information for the people of Ojai to know. All of the Ojai Valley will be affected by these decisions and they have the right to comment.

This matter is very complicated and the public must be allowed more time to respond effectively and accurately with valid documentation and data to support our position and to properly document our positions for future appeals in this matter.

I could go on for 20 Pages, but I have to respond in this email quickly and so here are a few of my thoughts:

1. Deviation from original Conditional Use Permit 3048

The original CUP for 3048 is for Children, Youth and University personnel. This CUP has metastasized into something grotesque. Where are the modified conditions that allow thousands more adults to rent these facilities to any outside organization or group? Convention Center? At the entrance of the camp is a garish block of concrete lit during the night with the words "Convention Center."

The camp has a history of renting the camp out to "outside organizations" for any event from 25 to 1000 people. See "Rental

Opportunities" letter attached. Will each of these 90 plus multi day extra events they are seeking to have house up to 1000 people? Perhaps overlapping. Breathtaking hubris. Yet the County rubber stamps whatever the camp wants most times behind closed doors. Do each of these 90 events/conferences know about the "supposed" sound restrictions? We are told the youth campers don't have phones, but the 90 other events/conferences being advertised have absolutely no restriction to protect the surrounding hillsides and valley.

How can the county allow this? How can the amount of people and cars be verified? This is a clear violation of their CUP. All activities should be stopped until these matters are sorted out. This will take more than the few days we were given to respond to the mitigated negative declaration and report.

2. Traffic and Road Issues

When the camp retreat was renewed for 10 years in 2/16/17, part of their conditions were to widen Fairview road on their property because the county determined the road was only 32 feet wide and not sufficient. See Page 14 of 19 of the Retreat renewal that is attached at the bottom of this letter. Why is this road widening matter not being required for this CUP 3048? Are the residents aware they may have to possibly pay some pro rata share for costs for each of their properties to widen the road for Camp Ramah? This may also apply to Foothill Road. The Ramah Retreat renewal states on page 14, "Road improvements are required in accordance with the County Road Standards, GP 4.2.2; Ordinance 1607 dated November 10, 1964. Just curious is the County planning to widen the road to further Camp Ramah's ambitions? Don't you think the surrounding neighbors should be informed? Neighbors nearer to highway 33 are being contacted by the county to widen the road. Is the Road wide enough to accommodate these thousands of vehicles? If not, the CUP cannot continue. Was the Highway 33 narrowing to two lanes at the Y, called the Road Diet, factored in because closing the one lane of the Highway 33 has diverted traffic onto Fairview Road and Foothill Road. Motorists are trying to get to the west valley without going through the Highway 33 restriction.

The latest Ventura GIS information about road traffic on Fairview is from 2018, so a new study needs to be made to find out the daily traffic baseline on Fairview Road.

La Luna Road that turns into Fairview Road at Highway 33 has signs prohibiting vehicles with over two axles. Photos available. If these signs were put in recently, that would further narrow the vehicles coming to the camp through Highway 33 which narrowed the roads to one lane each way. Why are the residents of Fairview subjected to noise from these huge diesel pusher buses and construction vehicles as well as Sysco food trucks and vendor support and party support vehicles? These heavy vehicles have broken Casitas water lines at the entrance to our farm, shutting off irrigation.

Will these factors affect the traffic calculations in their report?

The Baseline For Trip Generation needs to be recalculated based on these issues. We would ask that one of the conditions of the use permit be that only double axle vehicles will be allowed on Fairview Road and Foothill Roads. No triple axle vehicles or greater.

The calculations need to be properly reviewed and this will take more time. Has Caltrans weighed in on this? More time is needed.

3. Serious Problems with Public Notice and Transparency

After reading the MND and most of the 500 pages of the study, I am shocked at Ventura County Planning Department's involvement in this matter by continuing in allowing the camp to brazenly expand its footprint into our precious open space and prime agricultural lands by originally bulldozing a beautiful orchid farm and later bulldozing citrus orchards, destroying habitat and wildlife corridors and the destroying prime agricultural land in our beautiful valley. I am saddened this planning department is disregarding the comments of the residents of this valley. The planning department seems only to listen to the wants of a private, tax-free organization based out of Encino, California.

Camp Ramah keeps building new buildings and cabins with sleeping quarters so they can rent them out tax free "to outside organizations." Then they approach the county and say that they need to build yet another building and more cabins to house their "youth campers." And the County says, "Yes. No problem." This scenario continues to loop year after year. I also object to the 90 plus multi-day events being asked for. This amount is prohibited by the Ventura County Code. I object to Machon Village. Let the campers move into the Zimmer Hotel.

Of greater concern are that possible loopholes are being used called "permit adjustments" possibly circumventing full disclosure to the surrounding residential and farming neighborhood. Please read the planning department's own words in the 6/1/92 letter attached.

Allowing one or two possibly planning department employees make these crucial decisions lends itself to decisions that are not in the best interest of our environment and our magical valley or worse. We need transparency and full disclosure.

One of my concerns is it appears If the boundaries of the CUP are widened, it appears from documents, that the public may be forever be silenced with no means of oversight. Please read the attached letter dated June 1, 1992, into the record. The Resource Management Agency appears to have allowed further development, but not under a minor modification or a major modification, where the public would be notified but under a "Permit Adjustment." Perhaps I am reading the letter wrong.

In the letter the Planning Department appears to state and I quote, "because the changes requested do not exceed a 10 percent change in the permit area and because the requested changes will not alter the previous environmental findings on the permit, the request meets the requirements of a permit adjustment under section 8111-7.1.1 of the Ventura County Zoning Ordinance. Therefore the Planning Director, under the above-cited Section, finds your request to be Categorically Exempt from the California Environmental Quality Act, Section 15301 and grants your permit adjustment as of the date of this letter."

This is regarding the building of the adult dorm in 1992.

So apparently only the Planning Director will have the sole authority to handle development and environmental determinations behind closed doors as long as Camp Ramah keeps any new projects under 10 percent of

the permit area. This will be very easy to do because the new permit area will be over 430 acres. I hope I have explained this clearly because it seems to be a very important point in my mind. If the Camp boundaries are expanded to 431 acres, under this 10 percent rule, any new development could be kept just under 10 percent and the public would be denied review and oversight.

In the same 7/1/92 letter regarding building the 1992 Adult Dorm from the Planning Director, it was Camp Ramah who said it was originally approved in 1969. However, it appears the Planning Director

could not locate a stamped approved site plan with that date. Interesting... So the letter goes on that planning staff required Camp Ramah to file an application for a Minor Modification and then it was apparently bumped down to a "permit adjustment". Please feel free to enlighten me if I read this wrong. I don't want to misstate the letter or mislead anyone. Please read the attached letter for yourself. It is possible the permit for the adult dorm may have been granted erroneously and without public comment. This matter needs to be properly investigated.

I would ask the Planning Division to provide the underlying documents including microfilm they used to grant this Minor Adjustment to build the adult dorm in 1992 and also tell us why it was bumped down to a "permit adjustment" keeping the public uninformed. This should have been classified as a Major Modification of the CUP and the public need to review this issue again.

I'm wondering when the Zimmer Conference center was built and when did they put up the garish monument that is lit all night that says "Convention Center"? Was the adult dorm converted to the Zimmer Conference Center housing 65 hotel-style rooms which are rented out to outside organizations? Will the Machon Village be converted to a conference rental at some point in the future? (Please see attached Camp Ramah Facilities Rental Advertisement)

I'm also noticing in the 500 page report multiple "Ministerial Zoning Clearances". Do these allow for public comment? I noticed there was a gazebo put on the very top of a hill and I was curious because I never received any notice. Are they going to light this and put speakers on it? Perhaps weddings? Are these Ministerial Zoning Clearances like the "Permit Adjustment" where the public is kept in the dark and they are done behind closed doors? We need to know a lot more how the Ventura County Planning Department operates. There appears to be very little transparency. All future clearances, adjustments, variances, modifications should have public comment. This should be another condition of any future CUP. We need to have a Neighborhood Camp Ramah Oversight Committee. I volunteer.

4. Strobe Lights, Fireworks and Lasers

During the first OV MAC meeting for this CUP renewal in 2019 lasers and fireworks were originally talked about in the OV MAC meeting and it was agreed there would be a restriction in the conditions for this problem. Please make sure this is put in the new CUP as a condition. We have had fireworks land on our hill above the camp and we have had our living room targeted with lasers. (Police 911 logs available)

5. Right to Farm Ordinance

Surrounding farms. The camp is surrounded by farms on three sides. The dust emanating from activities and construction will negatively impact the surrounding farms. Dust and activities from sporting and party activities including proposed construction will affect nearby orchards and lessen pollination and affect the production of surrounding farms and ranches.

6. Water/Wildlife Issues

The County of Ventura apparently granted Camp Ramah a water well in the middle of drought. How does this affect the water table of the McDonald Creek? Can they prove this will not lower the water

table below the McDonald Creek, possibly encroaching on precious turtles and riparian flora and fauna. I believe the 500-page report stated they couldn't tell if it would negatively impact the water table. This expansion and the continued pumping from a well that was recently granted to Ramah from the County of Ventura during a drought could seriously lower the water table for the McDonald Creek where there live sensitive turtle and riparian flora and fauna. I personally viewed the creek yesterday and can provide photos of small pools of water with polliwogs and wet grottos. It is a woodland/wetland habitat. A community member spoke at the MAC who literally lives next to the creek and made an eye witness statement that the Western Pond Turtles live in the McDonald Creek. I am told by a family member of that witness that they have located a photo of the turtle he spoke about near the McDonald Creek.

One of our rancher neighbors has had to let their avocado orchards die due to heavy water restrictions, yet the camp is being granted more water allocations and a well. The county seems to be favoring a tax-free nonprofit from Encino over the local residents and local farmers who have been here for decades.

It is my understanding also construction cannot occur within 400 feet from an existing orchard. There is also some of the original orange orchard left on the retreat property next door.

It is my understanding building cannot occur 150 feet from an estuary channel. All of the construction and activity debris will end up in the delicate McDonald Creek which is habitat for Western Pond Turtles and other riparian flora and fauna. (Per eye witness testimony from MAC public comments and photographic evidence)

7. Vandalism and Trespass

We have had multiple trespass incidents and vandalism from the camp.

One incident was a fire hazard when errant fireworks landed on our hill and we had to stamp out the smoldering debris. We have had to install seven foot fencing around our 6 acre ranch. And we have had to install an electric gate and a multi camera surveillance system.

All this cost out of pocket \$22,000. We have sustained thousands of dollars of damage. Where do I send my bill? We have had to install emergency hoses in case this fire danger happens again. The camp cannot assure the neighbors this problem can be mitigated so therefore the CUP must not be extended. (See Permit Approval Standards attached)

8. Noise, Light and Sound Vibrations

Our family has been subjected to raucous noise and vibration for decades. My mother was mentioned as one of the dozen neighbors that complained in the 80's. It's literally been decades of terror with the lasers, noise, vibrations and fireworks. I've attached a movie file with a camp counselor on a bullhorn instructing the party-goers to "go crazy when the beat drops". The voice on the bull horn sounded kind of familiar. The camp testified at the MAC meeting they don't know what the term "bull horn means." Absurd. Listen to the audio file. This was a party with strobe lights and lasers. We had to sit

through the entire party with the sound literally coming through our double paned windows. Please do take a listen and make sure your volume up on your computer. Imagine this was your living room. I have dozens of other audio files that I would like to present at the Planning Meeting in August.

Our normal ambient noise level for our neighborhood is in the 30's for db. See the attached Db reader at 33 during the day. The Camp, I am told, can't go much over the normal ambient range for sound so please make sure they use an ambient range in the 30's. Still after 9:00 pm there should be no noise at all from the camp. This is straight from the VC Planning Division Ordinance for noise. Please do read your own ordinance and make sure they stop all noise at 9:00 PM, including weekends.

Your own Resource Management Agency website under "Planning Division Ordinances" sites the ordinance that would require by law the planning department deny the expansion outright and limit the loud and raucous noise to END AT 9:00 PM. If the camp can't abide by the VC laws, the planning department needs to consider denying the extension.

Also, it is my understanding the SOAR initiative requires a public vote to change open space to any other use. Please investigate this issue.

9. Camp Retreat Issues

In 2017, Camp Ramah agreed to convert these other properties to "Conservation Land", specifically noting the Cozy Dell Property. As such, these properties are prohibited from being annexed to the CUP. See Retreat Renewal attached below. The Camp Ramah Retreat has a separate CUP. It appears that Camp Ramah as part of their agreements regarding the retreat renewal CUP in 2017 agreed to convert surrounding land to conservation land. Please read the retreat renewal conditions and look at the map below. The Cozy Dell property and other parcels were to be put into a Conservation Land Agreement. Therefore they cannot be annexed on the CUP for Camp Ramah. These are protected Conservation Lands. Please read the retreat CUP conditions document below. There are Conditions for Discretionary Entitlement No.

PL 14-0119 Date of approval 2/6/17. Page 3 of 19 states under Offsite Preservation, "The Owner shall provide for the permanent protection of currently unprotected habitats by acquiring and/or conveying land (either in fee title or in the form of a "conservation easement" as this term is defined in Civil Code 815.1 (as may be amended) containing the unprotected habitats to a "governmental agency,"

"special district," or "conservation organization." Such land to be protected is hereinafter referred to as "Conservation Land."

Please read the rest of page three and look at the lands that were included in the Conservation Land Agreement which is attached. It includes the Cozy Dell and other parcels. It is my understanding Conservation Land cannot be included in a CUP Boundary expansion. These parcels are in a Conservation Agreement and as such are not available to be manipulated by Camp Ramah.

I would ask the planning department to email me a copy to the Conservation Easement Camp Ramah was required to establish and record.

The Conditions for Discretionary Entitlement No. PL 14-0119 page three, number 1 state, " The Permittee shall prepare and maintain the Conservation Easement as follows:

1. Prepare the conservation easement in a form acceptable to the Planning Division, and include a map and legal description of the restricted/protected areas that are subject to the conservation easement;
2. Provide for the permanent protection of the protected biological resources on the subject lands;
3. The Conservation Easement shall run with the land, binding all successors and assigns and it shall be free and clear of all prior liens and encumbrances that the planning division determines may affect the enforceability of their restrictions, and
4. The Conservation Easement shall be recorded with the Ventura County Recorder so that the conservation easement appears on the subject property's title. The owner shall submit or provide the submission of a copy of the recorded instrument to the planning Division.

This is all in the Conditions of the CUP for the Retreat that was granted in 2017.

Also, I'm not sure if Ramah is asking to use that western road on the retreat to access Machon Village. I object. There are many limitations to the Retreat CUP that have to be investigated. That road goes through two streams and I don't believe it is paved. Dust and exhaust from the road would impede the health and productivity of the pristine Barnard orchard to the west. This is further development right next to a pristine orchard.

I would also ask you not grant the expansion of the boundaries and please do not authorize any illegal buildings. This will only incentivize more building of illegal structures. We ask you not to permit the building of any new structures until we can sort out how to mitigate these negative effects. Also, we ask you not to authorize any other events as we need to figure out how to manage these events properly with the noise and traffic.

I respectfully request you give the surrounding neighbors and the residents of our magical Ojai Valley more time to properly object to this Mitigated Negative Declaration. This has been going on for decades. Another two months is not going to hurt anyone. We need to provide scientific data and this takes time. Perhaps only 60 days. Please do not hinder our efforts to properly develop our concerns and document them with data. Please extend our deadline to respond for 60 days.

Sincerely,

Ramona Schroeder

Boero, Kristina

From: PAUL HOLAHAN <holahan@mac.com>
Sent: Wednesday, May 25, 2022 4:47 PM
To: Trunk, Jennifer; Boero, Kristina; Juachon, Luz; LaVere, Matt
Subject: Camp Ramah, CUP 3048, Case 18-0052

69.

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

Dear Planning Commisssion -

I live at 1477 Foothill Road in Ojai. I oppose the revised CUP for Camp Ramah for the following reasons:

1. The camp is noisy and disturbs the peace with its many outdoor events. There has never been a decent sound study done during peak Camp hours and activities, nor during the numerous outdoor events for those outsiders (non-camp) renting the camp facilities, year-round. At both times the camp creates noise well above that allowed for in Ventura County Noise Ordinance, and it goes until 10 or 11pm, well past the 9pm cut off for all other citizens in the valley. **Hold them to a 9pm amplified sound cut-off like the rest of the County.**
2. There is no effective means to monitor the noise level should this CUP be put in place. In the past, the 'remediation' was phone calls to Camp Ramah leadership which have been met with no significant results. There should be an effective system for monitoring and recording when the camp doesn't follow the rules.
3. The CUP does not include the fact that Camp Ramah currently rents out their facilities, "Camp Zimmer" - see it on their website, to outside organizations and individuals for weddings, bar mitzvahs and retreats. These events often use amplified music which travels loudly to our homes and is unregulated. They are earning income and not collecting any bed hotel tax for the County. Why should this be allowed?
4. The CUP should not allow Camp Ramah to expand its boundaries to the full 400 plus acres, nor to develop the planned "Machon Village" taking down heritage oaks and the limited sound buffer there. The increased acreage will allow the camp to continue to expand in size of population which will generate more noise and potentially more building in the future. The camp's request to limit the number of residents to 1700 is **significantly** higher than the current 700-800 people usually on site.
5. The CUP should not be written for 20 years. The residents have had complaints since the 1980s and extending for a full 20 years is unwise since the camp in the past has not followed the rules set down in the earlier CUP.

Sincerely,

Paul Holahan
1477 Foothill Road
Ojai, CA 93023

Boero, Kristina

From: Suza Francina <suzaojacitycouncil@gmail.com>
Sent: Wednesday, May 25, 2022 4:45 PM 70.
To: Boero, Kristina; LaVere, Matt
Subject: To Kristina Boero from Suza Francina, re Camp Ramah, Case PL 180052

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

To Kristina Roodsari Boero, M.P.P.A. I Senior Planner

Residential Permits Section

From Suza Francina, Ojai City Councilmember

I'm writing to add my voice to the Ojai residents who have expressed concern about the proposed expansion of Camp Ramah. I listened to the recording of the May 16, 2022 MAC meeting and share the concerns expressed about the noise impact on neighbors as well as the impact on wildlife and the Cozy Del and Foothill trails.

I also object to the removal of any protected oaks. Ojai is known for the mature oak trees growing in the street. These oaks calm traffic, cool the street, and drivers safely drive around them. Surely Camp Ramah can find a way to build/drive around protected oaks. (If I understood correctly, it was recommended at the MAC that no oaks should be removed but want to be sure.)

A neighbor close to Camp Ramah informed me about their concerns over the turtles in McDonald's Creek. I'm told that this creek runs through Camp Ramah and also the neighbor's property. Neighbors rightly fear that the magnitude of the proposed expansion will affect the wetland and flora and fauna of this creek.

TRAFFIC IMPACT

My family has lived on the far end of Fairview (past Maricopa, near Rice Road) for 65 years. I drive past Camp Ramah almost daily and can verify that what was once a quiet country road used mainly by Fairview and Foothill residents is now being used as a speedway and shortcut to the highway by both visitors and residents living in other neighborhoods.

Wildlife, including recently a young coyote, is run over on a daily basis. Many Fairview/Foothill residents enjoy walking on this rural road, often with one or more dogs. It is also a popular bicycling route, in spite of steep hills and stretches where Fairview is so narrow that bicycles and walkers can barely move over to the side to avoid car traffic.

I would strongly recommend a speed reduction to 25 MPH for the entire length of Fairview even under current conditions, but most especially if the Camp Ramah expansion is approved. The current signage that goes from 35 MPH to 15 MPH on blind curves, for example, is confusing. Impatient drivers often tailgate those of us who slow down for wildlife and attempt to pass, even when it is unsafe.

Thank you for considering my comments,

Suza Francina
Ojai City Council
Email: Suzaojaicitycouncil@gmail.com
Website: <http://ojaicity.org/city-council>
Cell: 805 603 8635

Comment # 70

Response to Comment from Suza Francina, dated May 25, 2022

- 70-1. The Commenter recommends that the speed limit for the entire length of Fairview Road should be reduced to 25 miles per hour (MPH). The Commenter opines that the current signage that goes from 35 MPH to 15 MPH on blind curves and impatient drivers often tailgate those who slow down for wildlife and attempt to pass, even when it is unsafe. The concept of reduced speed limits is not considered an environmental impact and therefore is not subject to environmental review pursuant to the California Environmental Quality Act. An explanation of the how the existing speed limit affects the proposed project is provided for informational purposes. Speeding on a public road is an issue under the purview of the Ventura County Sheriff's Office, not the Planning Division. The speed limit on Fairview Road is 35 MPH though at certain curves there are advance warning signs/advisory speed plaques (i.e. turn ahead at 15 mph) that alert drivers to reduce their speeds before entering blind curves. This is a uniform standard that is supported by the current California Manual on Uniform Traffic Control Devices¹.

¹ Revision 6 (Rev 6), to the 2014 California Manual on Uniform Traffic Control Devices (CA MUTCD), effective March 30, 2021.

Boero, Kristina

From: Michele Supan <michelesupan@gmail.com>
Sent: Wednesday, May 25, 2022 4:37 PM
To: Boero, Kristina; LaVere, Matt
Subject: Fwd: Camp Ramah case number PL 18-0052

71.

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



RE: Case Number PL 18-0052 Camp Ramah Retreat Modification and 20 year continuation of a Conditional Use Permit.

Dear Kristina and Supervisor Laverne,

Again, we are Scott and Michele Supan and live on Fairview Rd about 400' from the entrance to Camp Ramah.

Attached are photos of a Western Pond turtle which lives in the creek on or near our property. He made his way up to our back door step where the photo was taken. We have sighted this turtle and another several times over the past 30 years. We are deeply concerned that the expansion of the camp has and will continue to disrupt their habitat. (See original email below for more information).

We are writing again to voice our concerns and are both against the Modification and continuation of the CUP.

We have lived at our residence for 30 years and each year the disturbances get increasingly worse. We chose our street for the rural appeal which included peace and quiet. The camp owners do not respect the surrounding neighbors this is proven time and time again as we all are forced to tolerate the noise, amplified music and uncooperative attitudes when one calls the camp to address an issue. I have personally dealt with an individual's uncooperative attitude when I placed a call to voice my concern.

We attended the public meeting this past Monday May 16. The camp representatives spoke eloquently about their desire to satisfy their neighbors concerns but they were deceptive. They have one intention and that is to expand. Expansion means more people, more events and more noise and traffic, etc. The representatives failed to mention "The Zimmer Retreat & Conference Event Space" which is advertised for rent in all of their publications. The advertisement reads "available to outside organizations and private events". To not mention the implications of more events and more events to outside groups is confirmation of this deception.

If and before the CUP is considered:

- A SOUND STUDY MUST BE MADE WITH THE SOUND BARRIER (discussed by Ramah at the May 16 meeting) IN PLACE SO WE NEIGHBORS HAVE A REAL SENSE OF THE ACTUAL IMPACT. THE NEIGHBORHOOD SHOULD NOT BE LEFT TO "WAIT AND SEE" HOW LOUD IT ACTUALLY IS.

- AN ENVIRONMENT IMPACT REPORT MUST BE MADE TO PROTECT THE EXISTENCE OF THE WESTERN POND TURTLE.

In our last email, written approximately five years ago we addressed some of the same issues; however, the turtle was a main concern at that point. Today, in just five years the turtle is still a real concern but now the noise and traffic are of a major concern. In just five years the camps impact has changed drastically - we can only imagine what it will be like in another 5 years. Our lives deal with it on a daily basis. Fairview Rd is not the place for a busy camp and event space. Just two weeks ago Michele was pulling out of our driveway and a huge camp bus came around the corner (well above the speed limit) and almost hit her. Had she been pulling out she would have been hit on the drivers side.

Please seriously consider the above as you deal with this matter.

Michele and Scott Supan
547 Fairview Rd. Ojai

71-1

From:

Date: May 23, 2022 at 3:39:04 PM PDT

To: Scott & Michele Supan <michelesupan@gmail.com>

Subject: Older email. Fwd: Camp Ramah Retreat 10 year extension #PL14-0119

Begin forwarded message:

From: Michele Supan
<michelesupan@gmail.com>

Subject: Camp Ramah Retreat 10
year extension #PL14-0119

Date: January 11, 2017 8:37:57 PM
PST

To: becky.linder@ventura.org

RE: Case No. PL14-0119
455 Fairview Rd. Ojai, CA

Dear Becky,

We are Scott and Michele Supan and live at 547 Fairview Rd., Ojai. We are one property away, about 400' from Camp Ramah.

When we first purchased our property in 1992 the camp was never an issue we loved seeing the happy campers walk up and down Fairview Rd. singing and shouting joyfully. The camp was mostly active/loud during the daytime and not as much in the evening and night time hours. However; over the years the camp has become obnoxious with loud music , recorded and live past the curfew hour, fireworks and lasers. The traffic impact and large buses, especially during the summer months has become a problem as well.

Our biggest concern is for the Western Pond Turtle (*Actinemys marmorata*). "The Center for Biological

Diversity notified the U.S. Fish and Wildlife Service of new research revealing that the western pond turtle is actually at least two species, each of which is therefore more endangered than previously thought." "Threats like habitat destruction..." See 2015 article published by The Center for Biological Diversity. The turtle may now be on the Endangered Species list.

The turtles live in the creek (McDonald Drain) which runs from the spring at the far end of the box canyon through the Camp Ramah property and continues to the Ventura River. Part of the drain runs through our property which we carefully protect and do not disturb. We have photos of the turtle should you wish to see them.

It has come to our attention that the County of Ventura has allowed the camp to exist without an Environmental Impact Report. Considering the camps desire for a ten year extension under the presence of the Western Pond Turtle we believe it is time and necessary for the camp to obtain said report.

We cannot attend the meeting set for January 12 but would appreciate you reading this to the county planning committee.

Sincerely,

Scott and Michele Supan
805.646.5044

805.340.9493 (mobile is best number)

Comment # 71

Response to Comment from Michele Supan, dated May 25, 2022

- 71-1. The Commenter asserts that an Environmental Impact Report (EIR) is required to protect the existence of the western pond turtle. The MND evaluated special status species in the impact discussion for Section B, Item 4a and in the Initial Study Biological Assessment that was prepared for the proposed project (Exhibit 4, Attachment 9). The Initial Study Assessment Guidelines for biological resources states that impacts to species are based on both the current conservation status of the species affected and the severity or intensity of impact caused by the project. Although the western pond turtle is a species of special concern according to the California Natural Diversity Database, the turtle was not observed within the biological assessment survey area (i.e., the 0.6-acre project area footprint, the 100-foot fire fuel management zone around the footprint, and a 250-foot radius around the 100-foot fire fuel management zone). Recommended Mitigation Measure BIO-6 requires the Camp to retain a California Department of Fish and Wildlife qualified biologist to conduct wildlife surveys and relocation activities 30 days prior to initiation of vegetation clearing and grading activities, and on a weekly basis, with the last survey conducted no more than 3 days prior to the initiation of land clearing activities. Therefore, an EIR is not required because the project will not result in significant impacts on the environment, including impacts to special status species.

Boero, Kristina

From: Jerry Maryniuk <jerry@maryniuk.com>
Sent: Friday, May 27, 2022 10:02 PM
To: Boero, Kristina
Subject: Re: Past Camp Ramah Conditions

72.

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

Hi Kristina,
Thanks so much for the information. It'll take me a while to digest it!
I hope you have (had) a great Memorial Day weekend!
Jerry Maryniuk

On Fri, May 27, 2022 at 9:39 AM Boero, Kristina <Kristina.Boero@ventura.org> wrote:

Hi Jerry,

I wanted to clarify that the 1991 traffic study that was included as an attachment is for a project that did not get built. So the trips in the 1991 traffic study do not apply to the existing setting of the project. The trips included in the initial study / mitigated negative declaration accurately describe the existing setting and proposed project.

Kristina Roodsari Boero, M.P.P.A. | Senior Planner

Residential Permits Section

kristina.boero@ventura.org

Ventura County Resource Management Agency | Planning Division

P. 805.654.2467 | F. 805.654.2509

800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740

Visit the Planning Division website at vcrma.org/planning

For online permits and property information, visit [VC Citizen Access](#)



From: Boero, Kristina
Sent: Friday, May 27, 2022 8:18 AM
To: jerry@maryniuk.com
Subject: Past Camp Ramah Conditions

Hi Jerry,

Per our call earlier this week, attached are the previous Conditional Use Permit conditions for Camp Ramah that you requested. A new set of conditions will be prepared for the proposed Camp Ramah that will supersede these conditions. There is also a table in Section A.5 of the Initial Study / Mitigated Negative Declaration that outlines the uses that were approved in the attached conditions and when.

Kristina Roodsari Boero, M.P.P.A. | Senior Planner

Residential Permits Section

kristina.boero@ventura.org

Ventura County Resource Management Agency | Planning Division

P. 805.654.2467 | F. 805.654.2509

800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740

Visit the Planning Division website at vcrma.org/planning

For online permits and property information, visit [VC Citizen Access](#)



ERA MEMO:

Legibility of writing, typing or
printing UNSATISFACTORY
in portions of the document
when received.

22

VENTURA COUNTY
BOARD OF ZONING ADJUSTMENT
52 NORTH CALIFORNIA STREET
VENTURA, CALIFORNIA 93001

Meeting of April 16, 1969

After due investigation and notification by the Planning Director and in accordance with the Ventura County Zoning Ordinance, the Board of Zoning Adjustment resolves as follows:

1. RESOLUTION NO. 69-54. RESOLVED, that Special Use Permit No. 2048, filed by U-RAMAH, INC., Oxnard, California, (previously granted at the meeting of March 5, 1969 and reconsidered April 16, 1969) for construction and operation of a year-around camp for the use of children, youth and university personnel for study, sports and entertainment in the R-A Zone, adjacent and north of Fairview Road, one-half mile west of the Ojai City limits, be GRANTED, subject to the attached conditions.

This is to verify that the foregoing is a full, true and correct copy of the Resolutions of the said meeting, in accordance with the Ventura County Zoning Ordinance.

George H. Allen, Planning Director

By 
Paul D. Hayden, Chief
Zoning Administration Section

FDM:cl

NOTE: Ordinance Code, Section 8163-7.4 - Finality of Decision - A decision of the Board of Zoning Adjustment shall become final and conclusive at the expiration of twenty (20) calendar days after the day of its rendition, unless prior to the expiration of said period an appeal in proper form is duly filed with the Board of Supervisors. The filing of such appeal shall automatically stay all proceedings in furtherance of the permit or variance appealed, and neither the applicant nor any enforcing agency may rely upon such permit or variance until the appeal has been resolved.

cc: Applicant
Department of Public Works
a. Coordinating Engineer
b. Property Division
Building and Safety
County Health Department
Regional Water Quality Control Board
State Division of Highways
County Fire Department
Cities
Resolution Book
Case

ERA MEMO:

Legibility of writing, typing &
printing UNSATISFACTORY
in portions of the document
when received.

23

RESOLUTION NO. 69-54

Page Two

1. That the permit is granted for the land as described in the application and any attachments thereto, and as shown on the plot plans submitted, labelled Exhibits "A", "B", "C", "D" and "E".
2. That the permit is granted for all of the buildings, fences, signs, roadways, parking areas, landscaping, and other features which shall be located substantially as shown on the plot plans labelled Exhibits "A" and "B", except or unless indicated otherwise herein.
3. Signs are subject to Article 24, Sign Ordinance. Signs in excess of the ordinance will require filing a Conditional Use Permit.
4. That unless the use is inaugurated, or the construction of the structure is commenced and being diligently pursued not later than six (6) months after the date this permit is granted, this permit will automatically expire on that date; however, if there have been no changes in the proposed plot plans or adjacent areas, the Planning Director may grant one (1) additional six (6) month extension of time for use inauguration.
5. That any minor changes may be approved by the Planning Director, but any substantial changes will require the filing of a modification application to be considered by the Board of Zoning Adjustment.
6. That all requirements of any law or agency of the State, Ventura County and any other governmental entity shall be met.
7. That prior to construction a zone clearance shall be obtained from the Planning Department and a building permit shall be obtained from the Department of Building and Safety.
8. That the sales or division of the property shown on Exhibit "A" would require a modification of this permit.
9. That suitable and adequate sanitary toilets, approved by the Ventura County Health Department, shall be installed and maintained in a clean and sanitary condition at all times.
10. That sewage shall be only by means of a community sewerage system.
11. That the applicant shall at all times while using the property as covered under this permit conform to the Rules and Regulations of the Ventura County Air Pollution Control District.
12. That the person, firm or corporation responsible for the operation and use or uses for which this permit is issued shall cause tests to be made, at the direction of the County Air Pollution Control Officer for the purpose of obtaining samples of discharge from stacks or other points of emission, or samples of the air in the vicinity of the land for which this permit is issued, to determine the content and amount of gaseous substances, dust, smoke or other emissions being discharged into the atmosphere. The time of making such tests and the number and character of tests to be made shall be as directed by the County Air Pollution Control Officer who shall also approve the person or agency making such tests for sampling. All costs of taking said samples or making such tests, and the analysis thereof and report thereon shall be borne by the person, firm or corporation above mentioned.
13. That prior to obtaining a building permit permittee shall submit a revised plot plan in quadruplicate, showing the changes and additions as designated on the marked plot plan labelled Exhibit "A" for approval of the Planning Director.

14. That the exercise of any right granted by this permit shall conform in all respects to the regulations and requirements of the California State Regional Water Quality Control Board.
15. That an easement shall be shown on the revised plot plans and recorded as a nonexclusive easement inuring unto both property owners within Exhibit "A".
16. That all modifications to existing dwellings or structures for the change in use or occupancy shall be approved by Building and Safety.
17. That all fertilizer, refuse, droppings or other kind of waste materials shall be collected and hauled to an authorized disposal site at least once a week.
18. That all camp sites and firepits must be approved by the Ventura County Fire Department, including fire suppression under Fire Protection District Ordinance No. 6.
19. That the main road, 50' minimum, and service road, 18' minimum, located within the area encompassed by this permit shall be surfaced with asphaltic concrete as per requirements of the County road standards and all other roads shall be oiled or otherwise treated to eliminate the emission of dust.
20. That all vehicle parking areas shall be of asphaltic concrete except those utilizing the camping grounds. That the ratio of parking per uses and structures shall meet or exceed the parking requirements of the Ventura County Zoning Ordinance Article 41, Section 4161-1, Required Off-Street Parking.
21. That no buildings, parking or camping facilities shall be constructed or maintained within 25' of the property boundaries.
22. That a 10' widening strip adjacent to Fairview Road shall be deeded to the County of Ventura for road widening purposes.
23. That prior to construction, grading and drainage plans and hydraulic calculations shall be submitted to the Department of Public Works for approval.
24. That an encroachment permit is required for all work within the public right of way.
25. That when the adjacent western property is developed into a residential area a six (6) foot high solid fence or wall shall be constructed along the western property line to separate the parking lot as shown on the plot plan labelled Exhibit "A" from the adjacent residences.

ERA MEMO

Legibility of writing, typing or
printing UNSATISFACTORY
in portions of the document
when received.

(U-Ramah, Inc.)

7

SUGGESTED CONDITIONS FOR SUP-3048

1. That the permit is granted for the land as described in the application and any attachments thereto, and as shown on the plot plans submitted, labelled Exhibits "A", "B", "C", "D" and "E".
2. That the permit is granted for all of the buildings, fences, signs, roadways, parking areas, landscaping, and other features which shall be located substantially as shown on the plot plans labelled Exhibits "A" and "B", except or unless indicated otherwise herein.
3. Signs are subject to Article 24, Sign Ordinance. Signs in excess of the ordinance will require filing a Conditional Use Permit.
4. That unless the use is inaugurated, or the construction of the structure is commenced and being diligently pursued not later than six (6) months after the date this permit is granted, this permit will automatically expire on that date; however, if there have been no changes in the proposed plot plans or adjacent areas, the Planning Director may grant one (1) additional six (6) month extension of time for use inauguration.
5. That any minor changes may be approved by the Planning Director, but any substantial changes will require the filing of a modification application to be considered by the Board of Zoning Adjustment.
6. That all requirements of any law or agency of the State, Ventura County and any other governmental entity shall be met.
7. That prior to construction a zone clearance shall be obtained from the Planning Department and a building permit shall be obtained from the Department of Building and Safety.
8. That the sales or division of the property shown on Exhibit "A" would require a modification of this permit.
9. That suitable and adequate sanitary toilets, approved by the Ventura County Health Department, shall be installed and maintained in a clean and sanitary condition at all times.
10. That sewage shall be only by means of a community sewerage system.
11. That the applicant shall at all times while using the property as covered under this permit conform to the Rules and Regulations of the Ventura County Air Pollution Control District.
12. That the person, firm or corporation responsible for the operation and use or uses for which this permit is issued shall cause tests to be made, at the direction of the County Air Pollution Control Officer for the purpose of obtaining samples of discharge from stacks or other points of emission, or samples of the air in the vicinity of the land for which this permit is issued, to determine the content and amount of gaseous substances, dust, smoke or other emissions being discharged into the atmosphere. The time of making such tests and the number and character of tests to be made shall be as directed by the County Air Pollution Control Officer who shall also approve the person or agency making such tests for sampling. All costs of taking said samples or making such tests, and the analysis thereof and report thereon shall be borne by the person, firm or corporation above mentioned.
13. That prior to obtaining a building permit permittee shall submit a revised plot plan in quadruplicate, showing the changes and additions as designated on the marked plot plan labelled Exhibit "A" for approval of the Planning Director.

SUGGESTED CONDITIONS FOR SUP-3048

Page Two received.

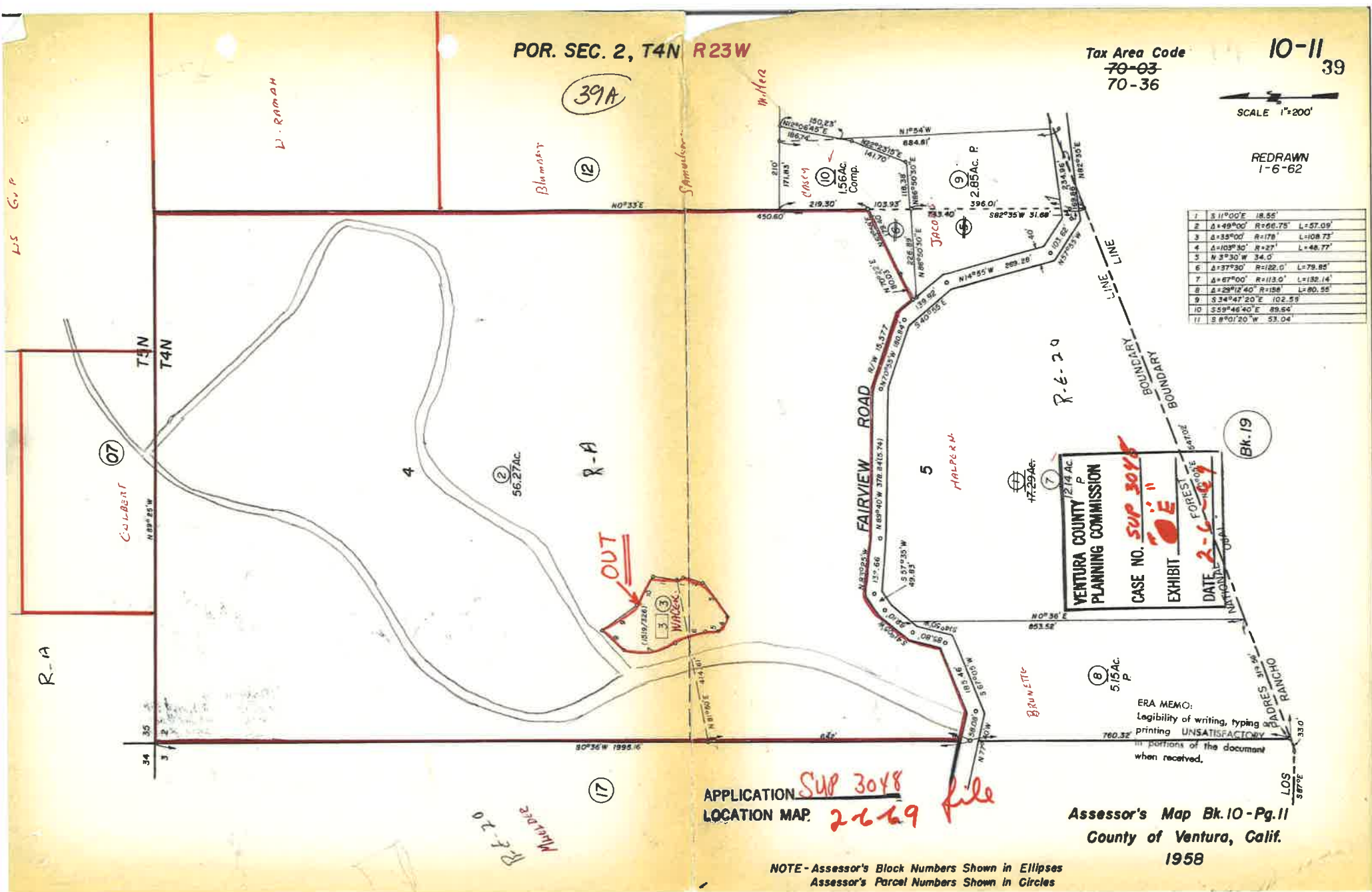
(U-Ramah, Inc.)

14. That the exercise of any right granted by this permit shall conform in all respects to the regulations and requirements of the California State Regional Water Quality Control Board.
15. That an easement shall be shown on the revised plot plans and recorded as a nonexclusive easement inuring unto both property owners within Exhibit "A".
16. That all modifications to existing dwellings or structures for the change in use or occupancy shall be approved by Building and Safety.
17. That all fertilizer, refuse, droppings or other kind of waste materials shall be collected and hauled to an authorized disposal site at least once a week.
18. That all camp sites and firepits must be approved by the Ventura County Fire Department, including fire suppression under Fire Protection District Ordinance No. 6.
19. That the main road, 50' minimum, and service road, 18' minimum, located within the area encompassed by this permit shall be surfaced with asphaltic concrete as per requirements of the County road standards and all other roads shall be oiled or otherwise treated to eliminate the emission of dust.
20. That all vehicle parking areas shall be of asphaltic concrete except those utilizing the camping grounds. That the ratio of parking per uses and structures shall meet or exceed the parking requirements of the Ventura County Zoning Ordinance Article 41, Section 8161-1, Required Off-Street Parking.
21. That no buildings, parking or camping facilities shall be constructed or maintained within 25' of the property boundaries.
22. That a 10' widening strip adjacent to Fairview Road shall be deeded to the County of Ventura for road widening purposes.
23. That prior to construction, grading and drainage plans and hydraulic calculations shall be submitted to the Department of Public Works for approval.
24. That an encroachment permit is required for all work within the public right of way.
25. That a six (6) foot solid wall or fence shall be constructed along the western property to shield the proposed parking area from the adjacent property.

**NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles**

ERA MEMO:
Legibility of writing, typing &
printing **UNSATISFACTORY**
in portions of the document
when received.

1	$\Delta 11^{\circ}00'E$	$18.55'$	
2	$\Delta +49^{\circ}00'$	$R=66.75'$	$L=57.09'$
3	$\Delta +35^{\circ}00'$	$R=178'$	$L=108.73'$
4	$\Delta +103^{\circ}30'$	$R=27'$	$L=48.77'$
5	$N 3^{\circ}30' W$	$34.0'$	
6	$\Delta +37^{\circ}30'$	$R=122.0'$	$L=79.85'$
7	$\Delta +67^{\circ}00'$	$R=113.0'$	$L=132.14'$
8	$\Delta +29^{\circ}12' 40''$	$R=155.0'$	$L=80.55'$
9	$S 34^{\circ}47' 20'' E$	$102.58'$	
10	$S 59^{\circ}46' 40'' E$	$89.54'$	
11	$S 8^{\circ}01' 20'' W$	$53.04'$	



USA MEMO

legibility of writing, typing or
printing UNSATISFACTORY
in portions of the document
when received.

21

VENTURA COUNTY PLANNING DEPARTMENT

RECOMMENDATIONS

Meeting of April 14, 1969

Special Use Permit Application No. 3042 - Camp B-Bank Inc.

The Planning Department Staff recommends approval of this application on the basis that this proposed location will be compatible in the area because of the natural valley within which the camp will lie.

The suggested conditions are written to insure proper performance standards that will protect the Island property within the camp and all other neighboring properties.

The staff feels this use will not generate an abnormal amount of traffic within the area since most campers will be brought in by buses. This appears to be a better location for access and egress than their present location on Foothill Road.

Based on the plans submitted with this application, the development of this property will be of the highest standards and will contribute to the integrity and character of the zone, the public interest and general welfare.

DB:ca
3-4-69

BPA MEMO

(quality of writing, typing or
inking) **UNSATISFACTORY**
in portions of the document
when received.

26

BOARD OF ZONING ADJUSTMENT

MINUTES

APRIL 14, 1969

**Minutes of the Board of Zoning Adjustment meeting held April 15, 1969 in the
Commission Meeting Room, Ventura, California.**

PRESENT:

**Board of Zoning Adjustment Members:
Dunce, Harris, Bush, Drunley and Sweetland
Advisors:
Paul Beach, Department of Public Works
John Wissinger, County Counsel's Office
Planning Department Staff:
Paul Mayhew, Carl Rowley and Merrill Stiver**

**It was regularly moved, seconded, and duly carried that the minutes of the meet-
ing of April 2, 1969 be approved as mailed.**

1. Planned Development Permit Application No. 693 Tape 1, Side 1--04

**CONTINUED to May 21, 1969 at 9:00 A.M., Donald S. Henderson for mobile home park
in the T-P-D Zone, located adjacent and at the southwest corner of the intersection
of Baldwin Road, Southern Pacific Railroad and State Highway 33, 1-1/2 miles west
of the City of Ojai, in order that further time be allowed for study of revised
plot plans. This matter was continued from February 19, 1969 and March 5, 1969.
All Commissioners eligible.**

2. Special Use Permit Application No. 3048 Tape 1, Side 1--19

**GRANTED to U-Ramah, Inc. for construction and operation of a year-round camp
for the use of children, youth and university personnel for study, sports, and
entertainment in the R-A Zone, located adjacent and north of Fairview Road,
one-half mile west of the Ojai City limits, subject to conditions. This matter
was previously granted on March 5, 1969; however, it was necessary to reconsider
this application as the applicant had omitted one name from the property owners'
list submitted for the hearing held March 5, 1969. Unanimous vote for granting.**

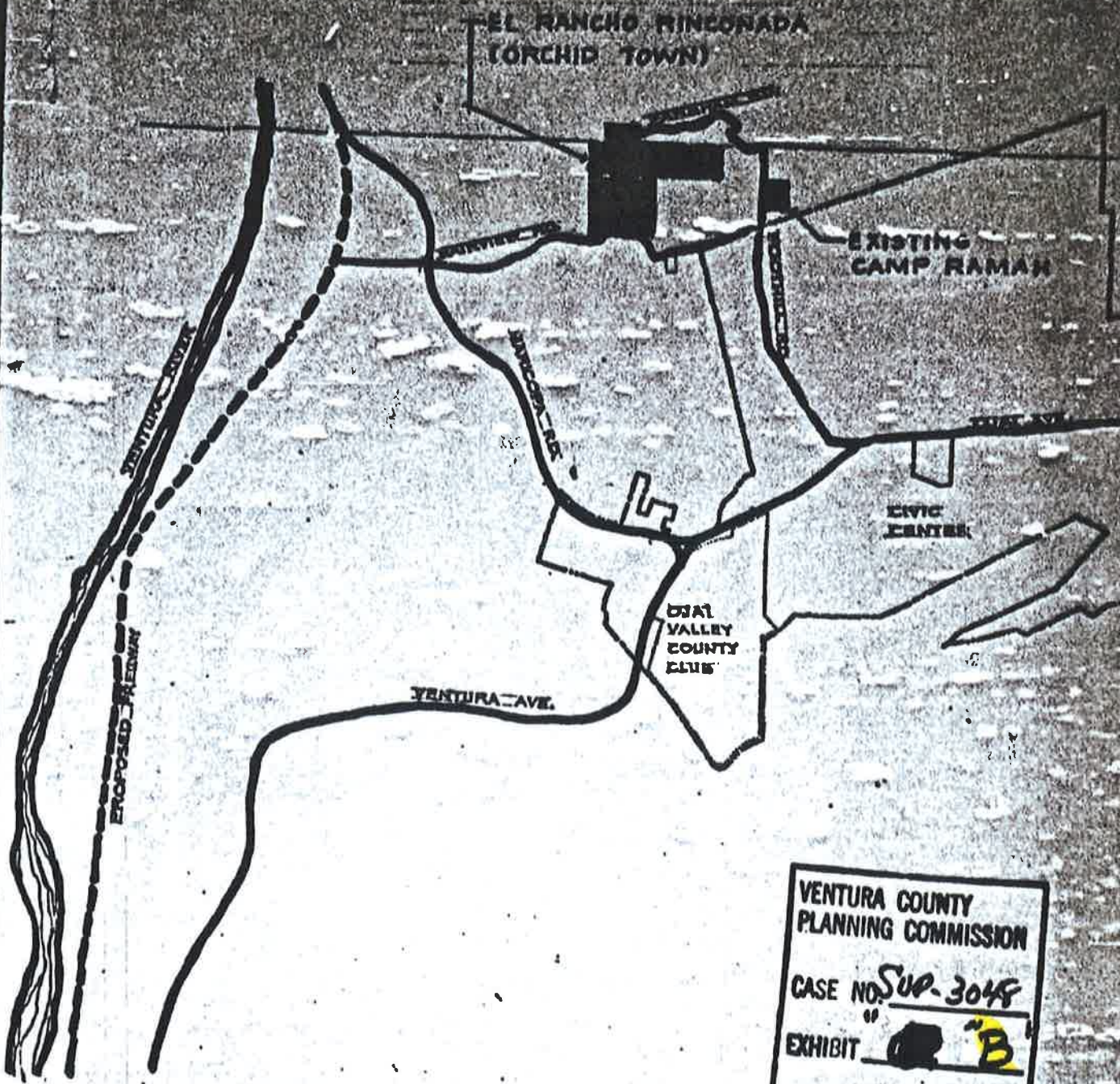
**As there was no further business, Chairman Sweetland declared the hearing
adjourned at 10:20 A.M.**

Florence Davison

Florence Davison, Recording Secretary

**A verbatim tape of this meeting is on record at the office of the Planning
Department.**

SA 1000
Ventura County Planning Commission
is part of the planning
staff report



VENTURA COUNTY
PLANNING COMMISSION

CASE NO. SUP-3048

EXHIBIT "B"

DATE 2-6-69

File

1574

NAVIGATION MAP
SW 3015

NAVIGATION MAP
SW 3015

NAVIGATION MAP
SW 3015



02-104

WASH

02-34

S-4

STATION

STATION

STATION

STATION

STATION

STATION

STATION

STATION

STATION

STATION

STATION

STATION

STATION

STATION

STATION

STATION

STATION

STATION

STATION

ERA MEMO:

Legibility of writing, typing or
printing UNSATISFACTORY
in portions of the document
when received.

RESOLUTION NO. 71-126

Page Three

32

That CUP-3048 be modified by amending Conditions Nos. 1, 2, 4, and 8 and deleting Condition No. 13 and adding Conditions Nos. 26, 27 & 28 to read as follows:

PLANNING DEPARTMENT CONDITIONS

1. That the permit is granted for the land as described in the application and any attachments thereto, and as shown on the plot plan(s) submitted, labelled Exhibit(s) "B" and "F".
2. That the permit is granted for all of the buildings, fences, signs, roadways, parking areas, landscaping and other features which shall be located substantially as shown on the plot plan(s) labelled Exhibit(s) "F" and elevation drawings, except or unless indicated otherwise herein. That development of the permit shall be accomplished in stages noted on Exhibit "F" (revised).
4. That unless the use is inaugurated not later than two (2) years after the date the permit is granted, this permit shall automatically expire on that date. The Planning Director may, in his discretion, grant one additional six-month extension for use inauguration if there have been no changes in the proposed plot plans, if there have been no changes in the adjacent areas, and if permittee has diligently worked toward inauguration of use during the initial two-year period.
8. That the sales or division of the property shown on Exhibit "F" would require a modification of this permit.
13. Delete.
26. That all dwellings on this permit shall be used and maintained by short-term campers or employees of Camp U-Ramah only.
27. That no trailers shall be used on this permit and any trailers in storage shall be maintained in one area.

RESOURCE MANAGEMENT AGENCY
county of ventura

March 7, 1980

Mr. Glenn A. Zogg
Camp Ramah, Inc.
385 Fairview Road
Ojai, CA 93023

Dear Mr. Zogg:


Subject: Approval of Minor Modification to CUP-3048

This letter is to advise you that the Minor Modification Application submitted on February 28, 1980, has been approved by the Planning Director on March 6, 1980. Please note that this approval only pertains to expansion of two existing latrines located in the tent area at Camp Ramah per attached Exhibit "I".

If you have any questions concerning this letter, please contact Chet Bauman at (805) 654-2474.

Sincerely,

RESOURCE MANAGEMENT AGENCY



Bruce Smith, Supervisor
Zoning and Permits

BS:CB:lr/139

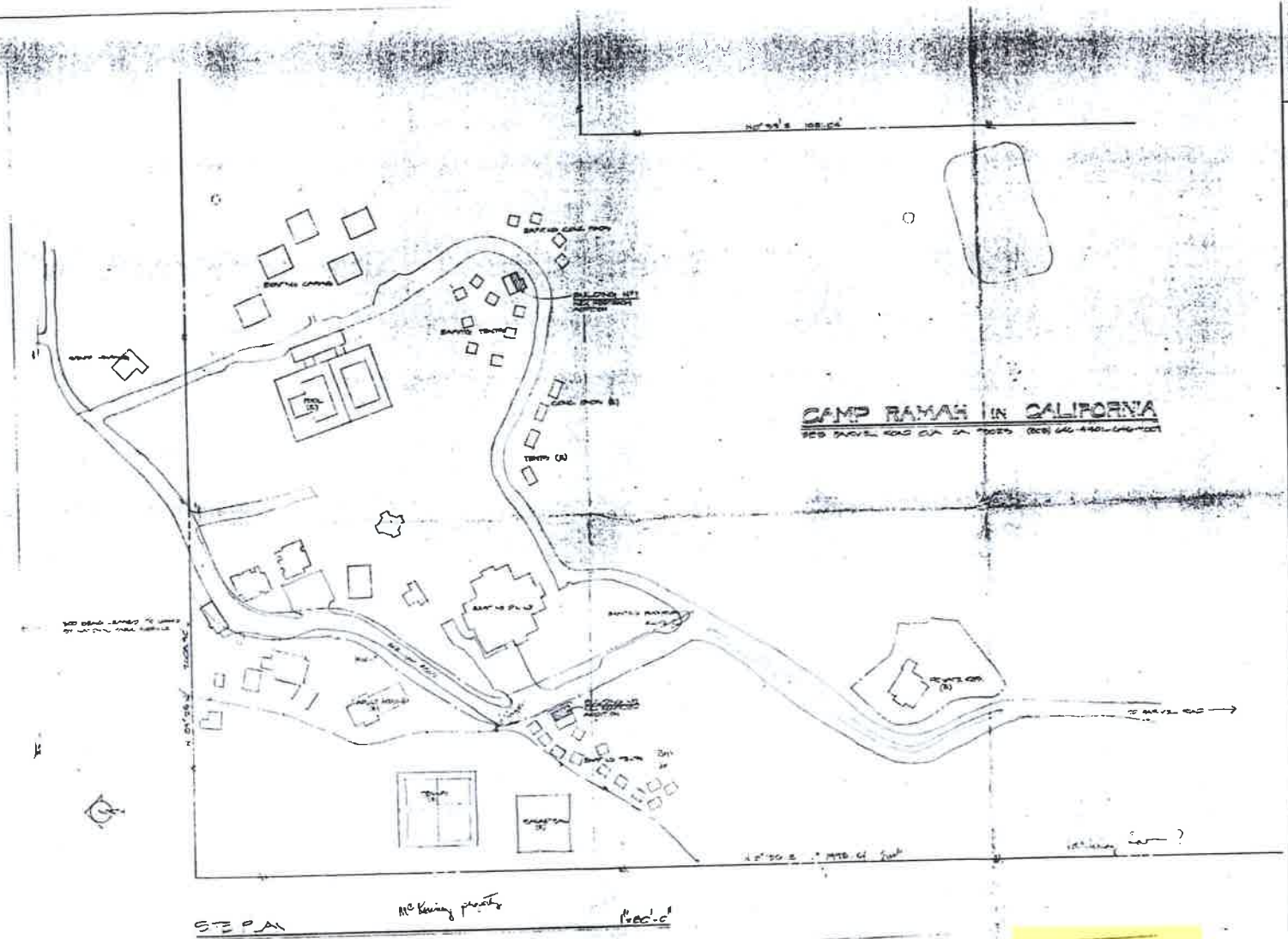
cc: File

Attachment

800 South Victoria Avenue, Ventura, CA 93009

Date

Signature



CAMP RAMAH IN CALIFORNIA
 100 DAVIS ROAD IN 1965 (20) 44-440-100-100

S.E. PAN

McKinnon photo

Kad-c

44459
 *Nathan, addition
 M. W. H. 1-20-71

WILKINSON & MARTINEZ ARCHITECTS & CONSULTANTS 1100 BAYVIEW, SUITE 100, OAKLAND, CALIF. 94612	
DRAWING NO. SHEET NO. DATE	PROJECT NO. SCALE NORTH
1/10-9	

RESOURCE MANAGEMENT AGENCY
county of ventura

Planning Division

Keith A. Turner
Director

August 29, 1989

Mr. Richard Willebrand
1190 S. Victoria, Suite 302
Ventura, CA 93003

Subject: Permit Adjustment To CUP-3048

Dear Mr. Willebrand:

The Planning Division has reviewed your letter of July 24, 1989 and the correlating plans requesting a Permit Adjustment to the referenced CUP. We understand that the request involves remodeling the existing library facility including:

1. relocation and upgrading handicapped and restroom facilities;
2. removal of interior non-bearing walls; and,
3. addition of exterior walls to enclose porch at the southeast corner of the existing building.

All work is proposed under existing roof areas.

Your requested change is found to be in keeping with the conditions of the approved permit and will not change the findings of the permit as granted. The request meets the requirements of a Permit Adjustment under Section 8111-7.1.1 of the Ventura County Zoning Ordinance. Therefore, the Planning Director, under Section 15301(a), finds your request to be categorically exempt from the California Environmental Quality Act, and grants your Permit Adjustment request as of the date of this letter with the following additions to the Planning Division conditions:

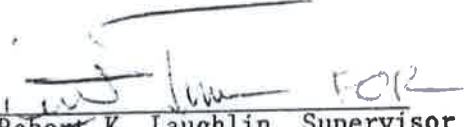
1. If the proposed remodeling includes installation of additional plumbing fixtures, and the facility is not connected to a public/community sewer system, the septic system must be certified by the Environmental Health Division.
2. It should be noted that the project site is located within a high fire hazard area (Zone 4). Special construction requirements will be required by Fire Prevention and Building and Safety that are not currently shown on the plan. The Applicant shall consult with these agencies to obtain the appropriate review and approval for Building Permits.

Mr. Richard Willebrand
August 29, 1989
Page 2

You may contact Kari Gialketsis at (805) 654-2483 to arrange an appointment for issuance of a Zoning Clearance.

Sincerely,

RESOURCE MANAGEMENT AGENCY


Robert K. Laughlin, Supervisor
Commercial/Industrial Land Use Section

RKL:km/H405

cc: Diane Morgan, Fire Prevention
Bill Stratton, Environmental Health Division

RESOURCE MANAGEMENT AGENCY
county of ventura

file: CUP-3048
Planning Division

Keith A. Turner
Director

September 10, 1990

2C # 62203

Kevin A. McCormack
385 Fairview Road
Ojai, CA 93023

Subject: Permit Adjustment to CUP-3048

Dear Mr. McCormack:

We received your letter of July 11, 1990, requesting a Permit Adjustment to the above referenced permit. We have reviewed your request, and we understand the changes to be made are:

- 1) To update currently approved site plan (CUP-3048, April 16, 1969), to include an existing 300' cabin-addition with a resulting total of approximately 700 square feet of floor area.

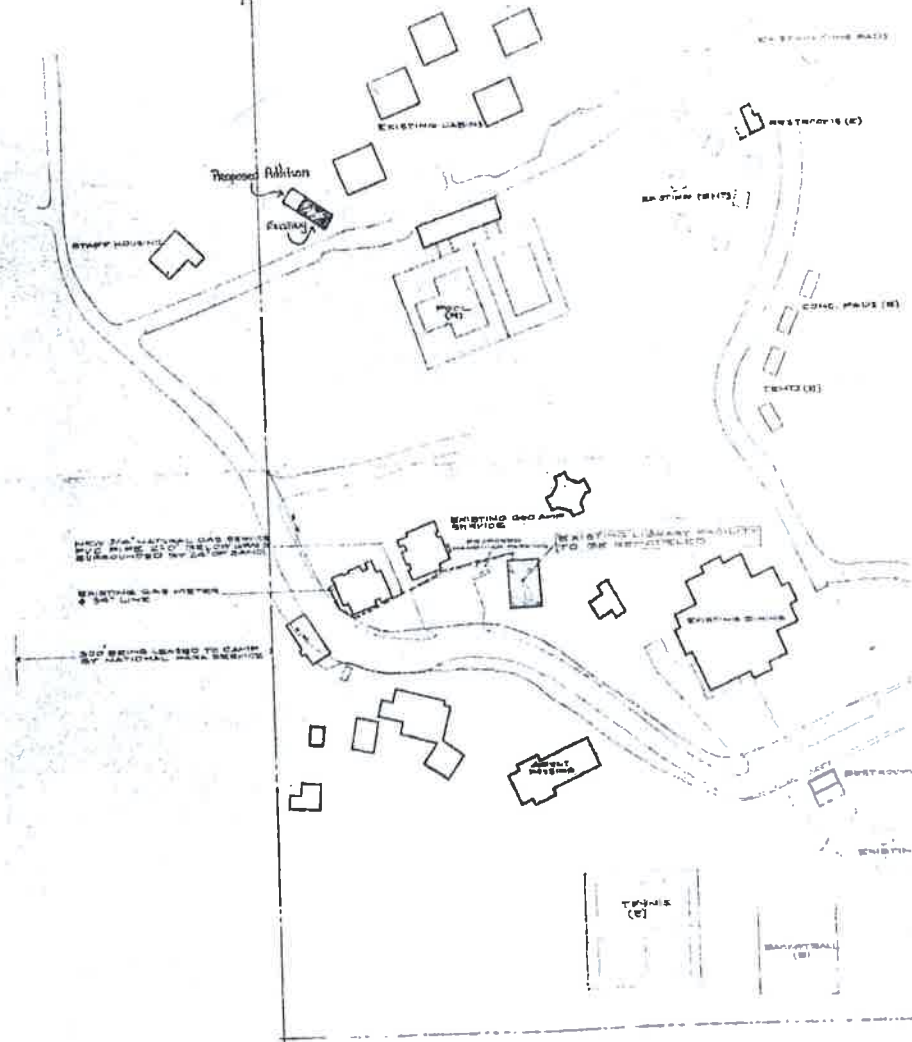
Your requested changes are found to be in keeping with the conditions of the approved permit, and they do not appear to change the findings of the permit as granted. Because the changes requested do not exceed a ten percent (10%) change in the permit area, and because the requested changes will not alter the previous environmental findings on this permit, the request meets the requirements of a Permit Adjustment under Section 8111-7.1.1 of the Ventura County Zoning Ordinance. Therefore, the Planning Director, under the above cited Section, finds your request to be Categorically Exempt from the California Environmental Quality Act (Section 15301), and grants your Permit Adjustment request as of the date of this letter and upon compliance with the following conditions:

Fire Prevention Agency

1. Submit current site plan showing access to camp.
2. Submit plans for "C" Occupancy Plan check for cabin addition.
3. Include furnishing plan showing number and placements of beds.
4. Complete VCFD Form 126 prior to issuance of a Building Permit.

House
Roofing

16' x 33' =	528 sq. ft.
16' x 28' =	448 sq. ft.
16' x 55' =	880 sq. ft.

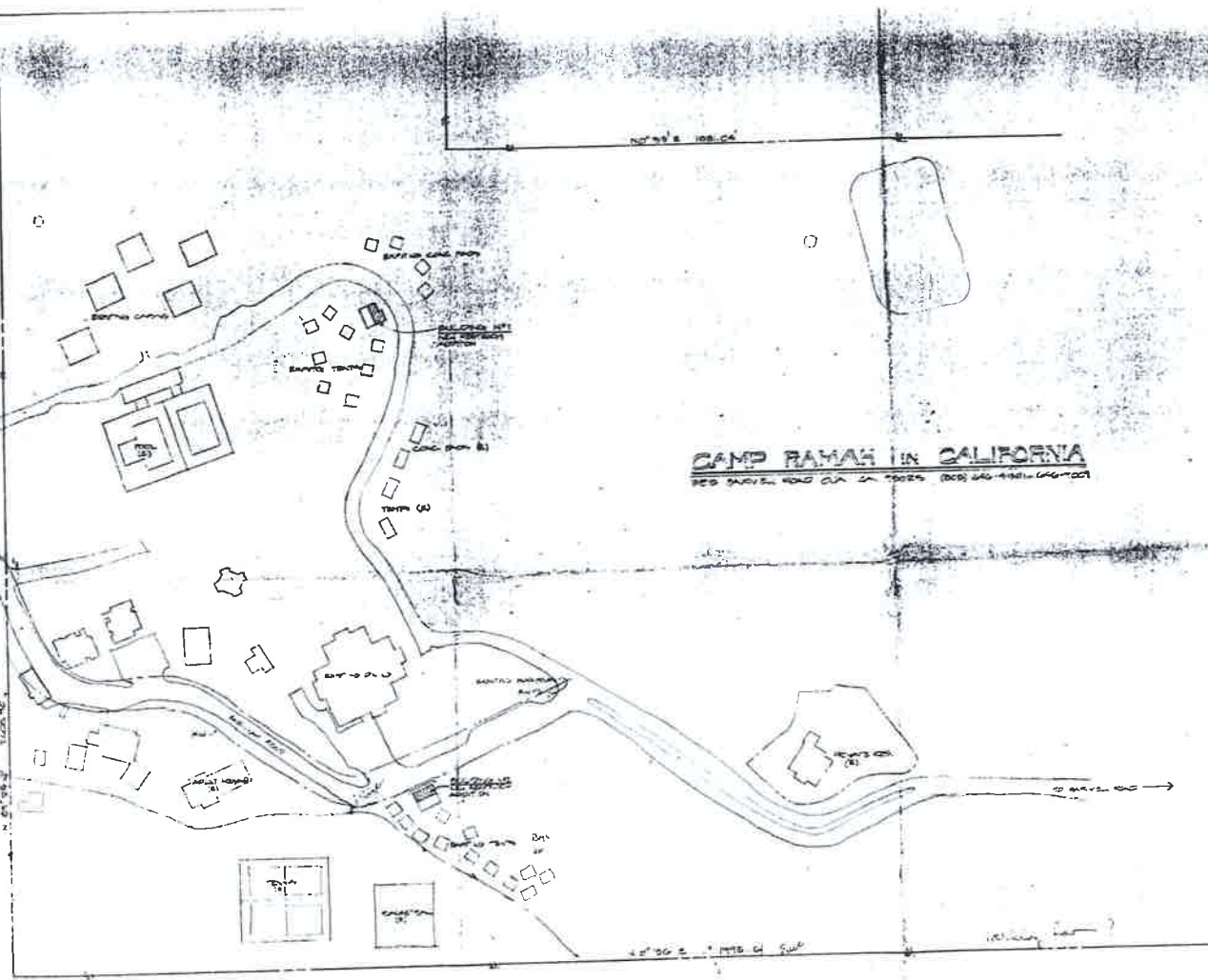


SITE PLAN

010-110-130

CAMP RAMAH IN CALIFORNIA

RED BAYON ROAD ON IN 19025 (200) 440-4401 (440-4401)



STE PAN Mc Kung print 1100-0

44451
 Station Address
 MWhale 1-20-71

DATE	1-20-71
TIME	1:20 PM
BY	MWhale
FOR	44451
REMARKS	

MAR 13 1991

Penfield & Smith
ENGINEERS • SURVEYORS

2530 FINANCIAL SQUARE DRIVE, #110
OXNARD, CALIFORNIA 93030
805-983-7499 • FAX 805-983-1826

111 EAST VICTORIA STREET
P. O. BOX 98 • SANTA BARBARA, CALIFORNIA 93102
805-963-9532 • FAX 805-966-9801

1000 MILL STREET
SAN LUIS OBISPO, CALIFORNIA 93401
805-544-5445 • FAX 805-544-4872

W.O. 9826.01

March 12, 1991

Mr. Ed Kamenir
Long Range Planning Committee
1224 Casino Road
Los Angeles, CA 90049

Subject: Traffic Study Results for the Proposed Adult
Housing Complex, Camp Ramah, Ojai

Dear Mr. Kamenir:

Penfield & Smith is pleased to submit this traffic study for the proposed Adult Housing Complex at Camp Ramah, North of the City of Ojai.

The project site, known as Camp Ramah, is located off Fairview Road between Foothill Road and State Route 33 (S.R. 33), north of the City of Ojai. Based on the site plan provided by Zelma Wilson Architects and conversations with Camp Ramah personnel, it is our understanding that the proposed complex will house 16 units, with each unit providing overnight accommodations for adult visitors.

This analysis evaluates potential project related traffic impacts on the roadway system surrounding the project site, primarily the section of S.R. 33 near Casitas Springs. This portion of S.R. 33 has been listed as operating at a Level of Service (LOS) F with current traffic volumes.

The new housing units are being proposed to accommodate adult groups that currently use Camp Ramah during several weekends each year. These adult groups have historically been coming to Camp Ramah over the last ten years, and would therefore not generate new traffic to the surrounding street system.

BACKGROUND

Operation of Camp Ramah was granted by the County of Ventura in April 1969 with Conditional Use Permit (CUP) No. 3048. CUP-3048 was amended in 1971 to allow for year-round operation of the camp subject to twenty-seven operating conditions.

P&S

Mr. Ed Kamenir
March 12, 1991
Page 2

In accordance with the CUP, Camp Ramah has historically supported year-round programs and activities primarily for children, university personnel and camp staff. Summer programs attract, on an average, 350 to 400 children, 80 to 90 adults and 37 staff members and their families. On weekends of the remaining year (Fridays through Sundays), Camp Ramah accommodates 100 children and 40 adults. Approximately ten weekends per year (non-summer months) the camp currently hosts adult groups with more than 90 people.

During weekends when the adult groups exceed 90 people, Camp Ramah experiences insufficient adult accommodations. This has historically led the camp to provide make-shift overnight housing for these adult visitors, including use of the infirmary. The 16 unit housing facility is being proposed to accommodate these peak visitor periods.

EXISTING AVERAGE DAILY TRAFFIC ON STATE ROUTE 33

An Environmental Impact Report (EIR) for the proposed Franciscan Village residential project located in Ojai, identified the segment of S.R. 33 within the community of Casitas Creek as having an existing daily traffic volume of 23,200 vehicles per day. The EIR traffic analysis (Thomas Montgomery and Associates, TMA, 1989) also determined this section of S.R. 33 to be operating at LOS F, based on the methodology outlined Special Report 209 (1985 Highway Capacity Manual, Transportation Research Board).

The Ventura County General Plan, Public Facilities Element (adopted May 1988) Policy 4.2.2.4 calls for a LOS E to be maintained on S.R. 33. Therefore, applications for discretionary development must not add new traffic to the portion of S.R. 33 through Casitas Springs, as this segment has been determined to operate below LOS E. Projects which are expected to add new traffic to this roadway would be considered inconsistent with Ventura County General Plan policy.

HISTORIC CAMP RAMAH AVERAGE DAILY TRAFFIC (ADT)

Information regarding camp use was obtained from Kevin McCormick, Operations Manager of Camp Ramah (personal communications, February 25, 1991). During his ten year management of the camp, the following uses have characterized the camp's historic trip generation:

Mr. Ed Kamenir
March 12, 1991
Page 3

Summer Month Camp Use

- ♦ Camp staff counselors (37) and their families,
- ♦ 350 to 400 children for two, four-week sessions and 100 children for one, one-week session,
- ♦ Five employees and maintenance staff (weekdays only),
- ♦ Five kitchen staff (daily), and
- ♦ Weekend adult groups of 80 to 90 people.

Non-summer Month Camp Use

- ♦ 100 children (weekends only),
- ♦ Adult groups with an average of 40 people (weekends only); approximately ten times per year the adult groups exceed 90 people (up to 110 adults). During these periods the camp experiences a lack of adult overnight accommodations,
- ♦ Five employees and maintenance staff (weekdays only), and
- ♦ Five kitchen staff (weekends only).

Trip generation was estimated using the historic camp use outlined above, and is summarized in Table 1. As shown in this table, summer month peak trip generation is 22 ADT during the weekdays and 117 ADT during the weekends. The peak trip generation during the remainder of the year was determined to be 10 ADT during the weekdays and 81 ADT on the weekends.

TRIP DISTRIBUTION

Generally, trips originating from the northern coastal area are expected to arrive at Camp Ramah via U.S. Highway 101 to S.R. 33, via U.S. Highway 101. Other visitors coming from the eastern Los Angeles communities arrive via State Route 126 to State Route 150 to S.R. 33.

These existing patterns result in approximately 80 percent of Camp Ramah trips using S.R. 33, south of Ojai.

PROPOSED PROJECT AVERAGE DAILY TRAFFIC

The adult housing proposed is being requested to provide suitable accommodations for groups of adult visitors in excess of 90 people who currently attend Camp Ramah. These larger adult groups have historically come to the camp up to ten times per year, over the last ten years. Because these larger adult groups

Mr. Ed Kamenir
March 12, 1991
Page 4

have been part of the historical operation of the camp, the trips associated with such visitors have already been part of the existing conditions on S.R. 33. Therefore, the project is not expected to increase vehicular traffic on the surrounding roadway.

CONCLUSIONS

Summarizing the information presented in this report, the historic peak traffic generation from Camp Ramah was determined to be 117 ADT during the summer months, and 81 ADT during the remaining year.

The existing traffic (23,200 ADT) through the Casitas Springs segment of S.R. 33 has been determined to be represent a LOS F condition, based on the 1985 Highway Capacity Manual (Special Report 209). The Ventura County General Plan requires that no new trips be added to this roadway due to its present service level.

The proposed 16 unit adult housing facility is not expected to add new trips to S.R. 33, because the adults using the housing complex have been part of the historical operation of Camp Ramah over the last ten years.

Penfield & Smith would like to thank the Long Range Planning Committee at Camp Ramah for utilizing our firm for this traffic impact analysis. If you have any questions or comments regarding the results of this study, please contact Laura Bridley at your convenience.

Very truly yours,

PENFIELD & SMITH

Laura M. Bridley

Laura M. Bridley
Transportation Planner

Prepared under the direction of:

Stephen A. Orosz

Stephen A. Orosz, P.E.
Senior Traffic Engineer

LMB:itp

cc: Katherine Dron, Zelma Wilson Architects



P&S

CONDITIONS FOR: CUP-3048 Permit Adjustment APPLICANT: Camp Ramah

APPROVAL DATE: June 1, 1992

PLANNING DIVISION

28.. Permitted Uses

That this Permit Adjustment is granted only for the relocation of a 6,728 sq. ft. structure as an adult-only dormitory serving an existing summer camp as indicated on the plot plans designated as Exhibits "A-1-92 and "A-2-92", and "A-3-92". This structure was approved as part of the original Permit on April 16, 1969. An adult is defined as a person 18 years or older.

29. Prior Conditions Valid

That all existing Conditions of the Permit as contained in Planning Commission Resolution No. 69-54, and as amended in Resolution No. 71-126, remain in effect, and that the Conditions herein approved be imposed in addition to the 27 Conditions of Resolution Nos. 69-54 and 71-126.

30. Duration of Visits

The duration of occupation on site of any person other than a staff member shall be limited to 30 consecutive days.

31. Annual Attendance Tally

On or before September 30 of each year, permittee shall deliver to the County Planning Division a written tally of the numbers of persons utilizing the facility during the previous twelve (12) months. Such tally shall list by month the number of students under 18 years, number of students over 18 years, number of camp counselors, number of other adult staff including caretaker/manager and family, and the description and number of any other individuals attending/serving the facility during the same period.

32. Establishment of Noise Curfew

Permittee shall establish and promulgate to the staff, students and visitors a noise curfew of 10 p.m. on weeknights (Sunday-Thursday) and 11 p.m. on weekends (Friday and Saturday). This curfew shall consist of the following:

(a) At 10 p.m. weeknights and 11 p.m. weekends, all activities involving loud noise or electronically-amplified sound shall be moved indoors;

(b) At 10 p.m. weeknights and 11 p.m. weekends during the summer months, or when camp is in session, staff shall inspect the campsite for loud noises and amplified sounds;

(c) Neighbors of the camp and the Planning Director shall be provided with a direct phone line to the Camp Director or his designate;

(d) On two occasions during each calendar year, once during the summer and once during winter, the Camp Director will host a neighborhood meeting to review adherence to this Condition.

33. Provision of Camp Master Plan

Within 120 days of approval of this permit adjustment, the applicant shall file with the Planning Director a Master Plan for the Camp. The map shall meet all standards of the Ventura County Zoning Ordinance. Included on this map will be all structures which currently exist on site, and all those which are proposed for future building and which are also represented both (1) on the map approved by the County of Ventura Building Inspector and dated March 22, 1972, and (2) on Exhibit "H" of CUP-3048 signed by the Planning Director and dated 4-6-73.

34. Installation of Water-Saving Devices (Casitas)

That the permittee shall install water efficient plumbing devices and retrofit existing devices throughout all existing structures on the site as required by Casitas Municipal Water District and approved by the County of Ventura.

35. Responsibilities Prior to Construction

a. Prior to construction, a Zoning Clearance shall be obtained from the Planning Division and a Building Permit shall be obtained from the Building and Safety Division.

b. Prior to the issuance of a Zoning Clearance, the following Conditions shall be met: 37, 39, 40 and 45.

36. Permit Expiration

a. Unless a Zoning Clearance is obtained within one year after approval of this Permit, this Permit shall automatically expire on that date. At the discretion of the Planning Director, a one year extension to obtain a Zoning Clearance may be granted if there have been no changes in the adjacent areas and the permittee has diligently worked toward inauguration of use.

b. The permit shall expire when the use for which it is granted is discontinued for a period of 365 consecutive days or more.

37. Color Scheme

Prior to the issuance of a Zoning Clearance, a color board shall be submitted and approved by the Planning Director.

38. Utilities

All utility connections for the adult dormitory shall be placed underground from the property line.

39. Condition Compliance Check Fee

Prior to the issuance of a Zoning Clearance, the permittee shall submit to the Planning Division the non-refundable fee established by Resolution No. 222 to cover costs incurred by the County for Condition Compliance review.

40. Acceptance of Conditions

Prior to the issuance of a Zoning Clearance, the permittee shall sign a statement indicating awareness and understanding of all permit Conditions, and shall agree to abide by these Conditions.

41. Permittee's Defense Costs

That the permittee shall agree, as a condition of issuance or renewal of this Permit, to defend at their sole expense any action brought against the County because of issuance or renewal of this Permit or, in the alternative, to relinquish this Permit. The permittee shall reimburse the County for any court costs and/or attorney's fees which the County may be required to pay as a result of any action by a court. The County may, at its sole discretion, participate in the defense of any such action, but such participation shall not relieve permittee of the obligations under this Condition.

42. Reimbursement of Enforcement Costs

The Permittee, or successor in interest, is liable for all costs related to enforcement necessary to abate any confirmed violations resulting from non-compliance with this Permit. Costs will be billed at the contract rate at the time such enforcement actions are required.

ENVIRONMENTAL HEALTH DIVISION

43. Water Supply Certificate

Prior to the issuance of a building permit, the permittee shall submit a water supply certificate (Will-Serve Letter) and review fee to the Domestic Water Section of the Environmental Health Division for review.

PUBLIC WORKS AGENCY

44. Grading Permit - Adult Dormitory

Prior to the issuance of a building permit, the permittee shall obtain a Grading Permit. If the proposed grading for the proposed project is greater than 1,000 cubic yards, the grading plan shall be prepared by a Registered Civil Engineer.

45. Grading Permit - Notice of Violation

Prior to the issuance of a Zoning Clearance as required in Condition No. 35, the permittee shall obtain a Grading Permit to abate the Violation on file with the Public Works Agency for unauthorized grading on the site. The Grading Plan shall be prepared by a Registered Civil Engineer. The permittee shall accomplish the grading under this permit required to abate the Violation to the satisfaction of the Public Works Agency.

46. Construction Traffic to Avoid Peak Hours

That the permittee shall schedule the construction traffic associated with this project which utilizes State Highway 33 through Casitas Springs so as to avoid peak morning and evening traffic hours, 7:30 a.m. to 9:00 a.m., and 4:30 to 6:00 p.m.

FIRE PREVENTION DISTRICT

47. Streets, Roads, Accessways

a. That a street width of 25 feet for two way traffic with off street parking provided on both sides shall be provided.

b. That prior to combustible construction, all weather access driveway suitable for use of a 20 ton Fire District vehicle shall be installed.

c. That the access roadway shall be extended to within 150 feet of all portions of the exterior walls of the first story of the structure. Where the access roadway cannot be provided,

approved fire protection system or systems shall be installed as required and acceptable to the Fire District.

d. That access roads shall not exceed 15% grade.

e. That all drives shall have a minimum vertical clearance of 13 feet 6 inches.

48. Address Numbers

That address numbers, a minimum of 6 inches high, shall be installed prior to occupancy, shall be of contrasting color to the background, and shall be readily visibly at night. Where structures are set back more than 150 feet from the street, larger numbers will be required to that they are distinguishable from the street. In the event a structure is not visible from the street, the address number shall be posted adjacent to the driveway entrance.

49. Fire Flow, Fire Hydrants, and Fire Sprinklers

a. That the minimum fire flow shall be determined by the type of building construction, proximity to other structures, fire walls, and fire protection devices provided, as specified by the ISO Guide for Determining Required Fire Flow. Given the present plans and information, the required fire flow is approximately 1500 gallons per minute at 20 psi. The applicant shall verify that the water purveyor can provide the required volume at the project.

b. That prior to construction, the applicant shall submit plans to the Fire District for the approval of the location an an additional fire hydrant.

c. That fire hydrants shall be installed and in service prior to combustible construction and shall conform to the minimum standards of the Ventura County Water Works Manual.

(1) Each hydrant shall be a 6 inch wet barrel design and shall have one 4-inch and two 2 1/2-inch outlets.

(2) The required fire flow shall be achieved at no less than 20 psi residual pressure.

(3) Fire hydrants shall be spaced 300 feet on center, and so located that no structure will be farther than 150 feet from any one hydrant.

(4) Fire hydrants shall be set back from the curb face 24 inches on center.

d. That the structure, as greater than 5,000 sq. ft. in area, shall be provided with an automatic fire sprinkler system in accordance with Ventura County Ordinance No. 14; plans shall be submitted, with payment for plan check, to the Fire District for review.

50. Spark Arresters and Fire Extinguishers

a. An approved spark arrester shall be installed on the chimney of any structure.

b. Fire extinguishers shall be installed in the dormitory structure in accordance with National Fire Protection Association, Pamphlet #10. The placement of extinguishers shall be subject to the review of the Fire District.

51. Clearance of Brush

That all grass or brush exposing the structure to fire hazards shall be cleared for a distance of 100 feet prior to framing, according to the Ventura County Fire Protection Ordinance.

52. Trash Dumpsters

That commercial trash dumpsters and containers with a individual capacity of 1.5 cubic yards or greater shall not be stored or placed within 5 feet of openings, combustible walls, or combustible roof eave lines unless protected by approved automatic fire sprinklers (Uniform Fire Code, Article 11).

53. Hazardous Fire Area Building Code Application

That portions of this development are in a high fire hazard area and the structure shall meet hazardous fire area building code requirements.

54. Requirement for Plan Check

Plans for the following improvements shall be submitted to the Fire District for plan check: the building plans for the structure, including fire alarm system (manual and automatic), and automatic sprinkler system.

AIR POLLUTION CONTROL DISTRICT

55. Construction Dust Control

Fugitive dust resulting from project construction shall be controlled by periodic application of water or environmentally safe dust palliatives.

RESOURCE MANAGEMENT AGENCY
county of ventura

Planning Division

Keith A. Turner
Director

July 5, 2000

Ms. Jane Carol
12980 Ojai Santa Paula Road
Santa Paula, CA. 93060

SUBJECT: PERMIT ADJUSTMENT - CUP-3048

Dear Ms Carol,

We received your application of on June 9, 2000 requesting a Permit Adjustment to the above referenced permit. We have reviewed your request, and we understand the changes to be made are:

The addition of a 44 foot diameter prefabricated "Gazebo" (with interior lighting) to the permit area as indicated on the revised Site Plan dated 2/4/99 (Exhibit "A") and as shown on Elevations (Exhibit "B").

Your requested changes are found to be in keeping with the conditions of the approved permit referenced above, and they do not appear to change the findings of the permit as granted. Because the changes requested do not exceed a ten percent (10%) change in the permit area, and because the requested changes will not alter the previous environmental findings on this permit, the request meets the requirements of a Permit Adjustment under Section 8111-6.1.1 of the Ventura County Zoning Ordinance. Therefore, the Planning Director, under the above cited Section, finds your request to be Categorically Exempt from the California Environmental Quality Act (Section 15301), and grants your Permit Adjustment request as of the date of this letter.

If you have any questions on this matter, please contact Bruce Keller at (805) 654-5193.

Sincerely,



Patrick Richards, Manager

Commercial Industrial Land Use Section

cc University of Judaism



July 8, 2003

Ms. Jane Carroll
12980 Ojai Road
Santa Paula, CA 93060

SUBJECT: PERMIT ADJUSTMENT FOR GAZEBO – CUP 3048 (CAMP RAMAH)

Dear: Ms. Carroll

We received your application of June 30, 2003, requesting a Permit Adjustment to the above referenced permit. We have reviewed your request, and we understand the change to be made is for the construction of a 40' diameter open gazebo to be built near the baseball field of the camp. This gazebo is identical to one approved by Permit Adjustment on July 5, 2000.

Your requested changes are found to be in keeping with the conditions of the approved permit referenced above, and they do not appear to change the findings of the permit as granted. Because the changes requested do not exceed a 10% change in the permit area, and because the requested changes will not alter the previous environmental findings on this permit, the request meets the requirements of a Permit Adjustment under Section 8111-6.1.1 of the Ventura County Zoning Ordinance. Therefore, the Planning Director, under the above-cited Section, finds your request to be Categorically Exempt from the California Environmental Quality Act (Section 15305 – Minor Alternations in Land Use Limitations), and grants your Permit Adjustment request as of the date of this letter and subject to the additional project conditions listed below:

1. All current conditions of CUP 3048 remain in effect.
2. The gazebo described in Attachment 1 is hereby approved.
3. Prior to construction, a Building Permit shall be obtained from the Building and Safety Division. Prior to issuance of a Building Permit, a Zoning Clearance shall be obtained from the Planning Division. Prior to issuance of a Zoning Clearance, a condition compliance account to enforce conditions of CUP 3048 shall be opened by the applicant with the Resource Management Agency. The condition compliance account shall consist of a deposit for \$250.00 and a signed reimbursement agreement (attached) whereby Camp Ramah agrees to pay any costs incurred in condition compliance review of CUP 3048.



Jane Carroll
July 8, 2003
Page 2 of 2

However, as stated in Section 8111-7.3, within 10 calendar days after the permit has been approved, conditionally approved or denied, or on the following workday if the 10th day falls on a weekend or holiday, any aggrieved person may file an appeal of the approval, conditional approval, or denial with the Planning Division who shall set a hearing date before the Planning Commission to review the matter at the earliest convenient date. Following the expiration of the appeal period, if no appeals are filed, the decision will be considered "effective."

If you have any questions on this matter, please contact Scott Ellison, 654-2495, fax 654-2509 or e-mail scott.ellison@mail.co.ventura.ca.us.

Sincerely,



Pat Richards, Manager
Commercial and Industrial Land Use Section

C: Assessor's Office, Jim Dodd (w/site plan)

Attachment 1 Gazebo project description dated June 30, 2003

J A N E C A R R O L L D E S I G N
12980 OJAI ROAD, UPPER OJAI, SANTA PAULA, CALIFORNIA 93060
TEL: (805) 525-8088 FAX: (805) 525-4299
E Mail: janecarroll@vcnet.com

**PERMIT ADJUSTMENT REQUEST
FOR 40' GAZEBO
CAMP RAMAH
385 Fairview Road, Ojai**

APN 010-110-0-03
C.U.P. # 3048

June 30th 2003

JUL 01 2003

This application is for a new 40' diameter open gazebo to be situated near the baseball field at Camp Ramah. The structure is needed to provide shade for activities during the day in an area where there are no trees. The gazebo is a pre-fabricated metal structure which will be roofed and painted in the same materials as the other Camp buildings. A similar gazebo was built in another area of the Camp three years ago.

There will be no plumbing associated with this structure. It is proposed to wire for lighting but the structure will be situated in such that there will be no glare visible from the street or adjoining properties.



PA CUP 3048

ATTACHMENT 1

ARCHITECTURAL ASSOCIATION DIPLOMA, LONDON

May 12, 2004

Jane Carroll
12980 Ojai Road
Santa Paula, CA 93060

SUBJECT: PERMIT ADJUSTMENT 1 - Trellis and Pool Deck Modifications,
CUP 3048 (Camp Ramah)

Dear Ms. Carroll:

On March 23, 2004 you submitted plans to add a trellis and modify the deck around the existing pool at Camp Ramah (CUP 3048). These plans were subsequently revised (attached). This request is found to be in keeping with the conditions of the approved permit referenced above, and it does not appear to change the findings of the permit as granted. Because the change requested does not exceed a ten percent (10%) change in the permit area, and because the requested change will not alter the previous environmental findings on this permit, the request meets the requirements of a Permit Adjustment under Section 8111-6.1.1 of the Ventura County Zoning Ordinance.

Therefore, the Planning Director, under the above-cited Section, finds your request, as conditioned, to be Categorically Exempt from the California Environmental Quality Act (Section 15301), and grants your Permit Adjustment request subject to the following condition:

Prior to the issuance of a building permit for the subject project, the permittee shall obtain all necessary permits from the Community Services Section of the Environmental Health Division for the remodel of the swimming pool.

APPEALS: As stated in Ventura County Zoning Ordinance Section 8111-8.3, within 10 calendar days after this request has been approved, conditionally approved, or denied, or on the following workday if the 10th day falls on a weekend or holiday, any aggrieved person may file an appeal of the approval, conditional approval, or denial with the Planning Division who shall set a hearing date before the Planning Commission to review the matter at the earliest convenient date.



If you have any questions regarding this action please contact me at 654-2495.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott L. Ellison", written over a horizontal line.

Scott L. Ellison,
Senior Planner

Attachments

C:
Melinda Talent, EHD

05 – 125

PUBLIC HEARING NOTICE

All interested persons are invited to attend and be heard at a public hearing to be held by the Planning Director, on **Thursday, November 10, 2005 at 10:30 A.M.** in Room 311, Third Floor, County Government Center, Hall of Administration, 800 South Victoria Avenue, Ventura, California. Consideration will be given to the following item:

- APPLICANT:** Camp Ramah (University of Judaism)
- PROJECT NO:** LU05-0111
- ENVIRONMENTAL REVIEW:** Subsequent Use of previous Mitigated Negative Declaration.
- PROJECT DESCRIPTION:** Remove from the Master Plan two unbuilt cabins on the eastern end of the camp. Relocate the 28 beds allowed in those cabins to a proposed second story on top of the existing infirmary building in the center of the camp. No other changes are proposed.
- LOCATION:** 385 Fairview Road, Ojai
- ASSESSOR PARCEL NO(s):** 010-0-110-130, 12; 010-0-120-04

For more information please contact Scott Ellison, the Case Planner, via e-mail at scott.ellison@ventura.org or he can be reached at (805) 654-2495 or fax 654-2509.

If you challenge the action resulting from this notice in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Ventura County Planning Division at, or prior to, the public hearing.



Boero, Kristina

From: Boero, Kristina
Sent: Friday, May 27, 2022 12:02 PM
To: Clensay, Maruja; Hattie Vail
Subject: RE: Camp Ramah
Attachments: Plans with Secondary access.pdf

73.

Hi Hattie,

The attached plan shows the proposed expansion of the camp and the location of the existing secondary access (yellow line) that will be extended to the area where the Machon Village is proposed.

Kristina Roodsari Boero, M.P.P.A. | Senior Planner
Residential Permits Section
kristina.boero@ventura.org

Ventura County Resource Management Agency | Planning Division
P. 805.654.2467 | F. 805.654.2509
800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740
Visit the Planning Division website at vcrma.org/planning
For online permits and property information, visit [VC Citizen Access](#)



From: Clensay, Maruja <Maruja.Clensay@ventura.org>
Sent: Friday, May 27, 2022 9:54 AM
To: Boero, Kristina <Kristina.Boero@ventura.org>
Subject: Fwd: Camp Ramah

Could you assist with this request please?

Maruja Clensay
Supervisor Matt LaVere - District 1

Sent from my mobile device. Please excuse typos and brevity.

From: LaVere, Matt <Matt.LaVere@ventura.org>
Sent: Friday, May 27, 2022 9:42:43 AM
To: Hattie Vail <hattivail@gmail.com>
Cc: Clensay, Maruja <Maruja.Clensay@ventura.org>
Subject: RE: Camp Ramah

Good morning Hattie,
I'll track this information down and provide it to you. Thanks, and hope you have a good holiday weekend.
-Matt

-----Original Message-----

From: Hattie Vail <hattievail@gmail.com>
Sent: Thursday, May 26, 2022 8:49 AM
To: LaVere, Matt <Matt.LaVere@ventura.org>
Subject: Camp Ramah

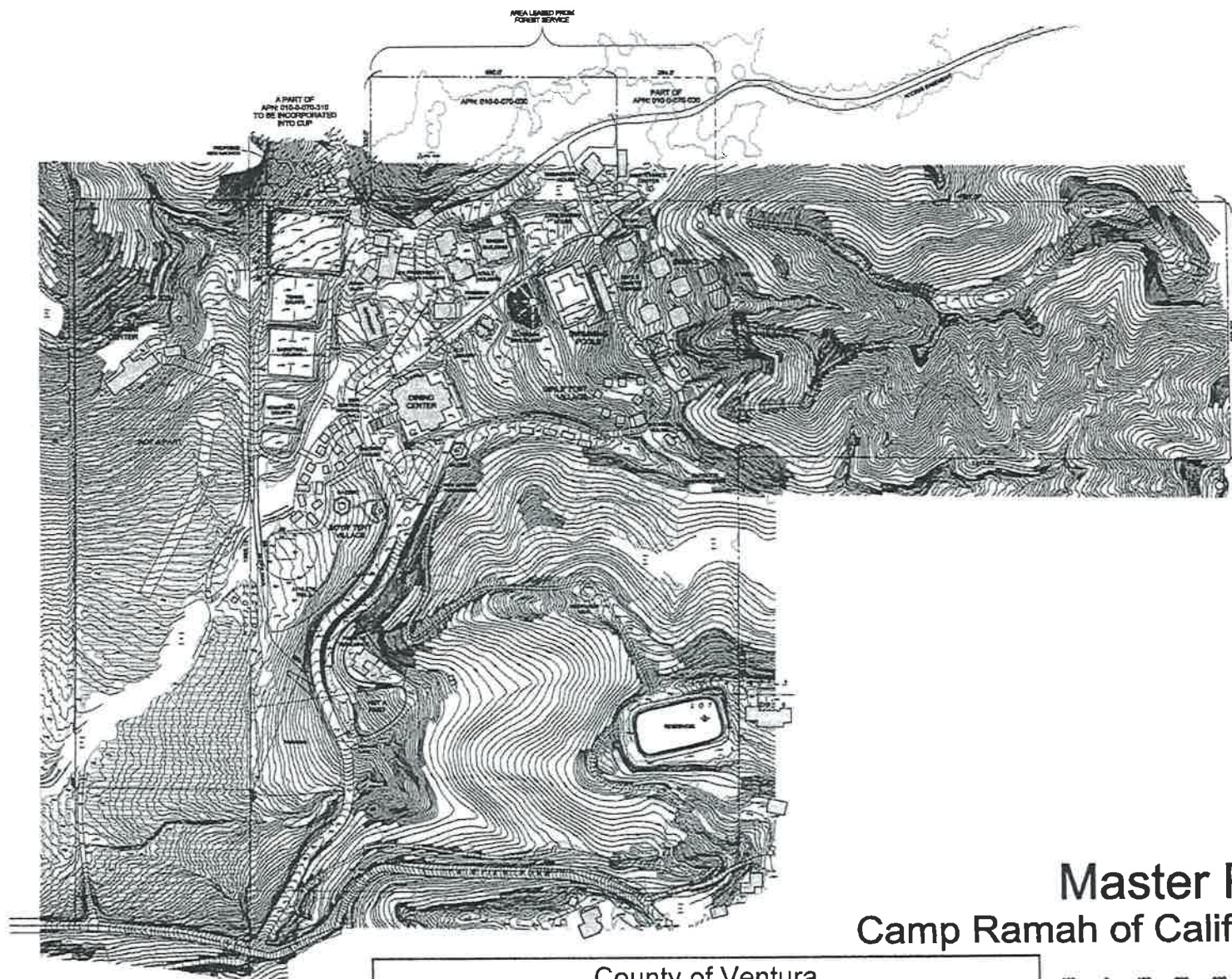
WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Matt.

Where is the " existing secondary access road located along the western property line" ?

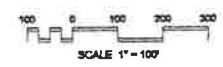
Is there a map showing the proposed expansion?

Hattie Vail



Master Plan Camp Ramah of California

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

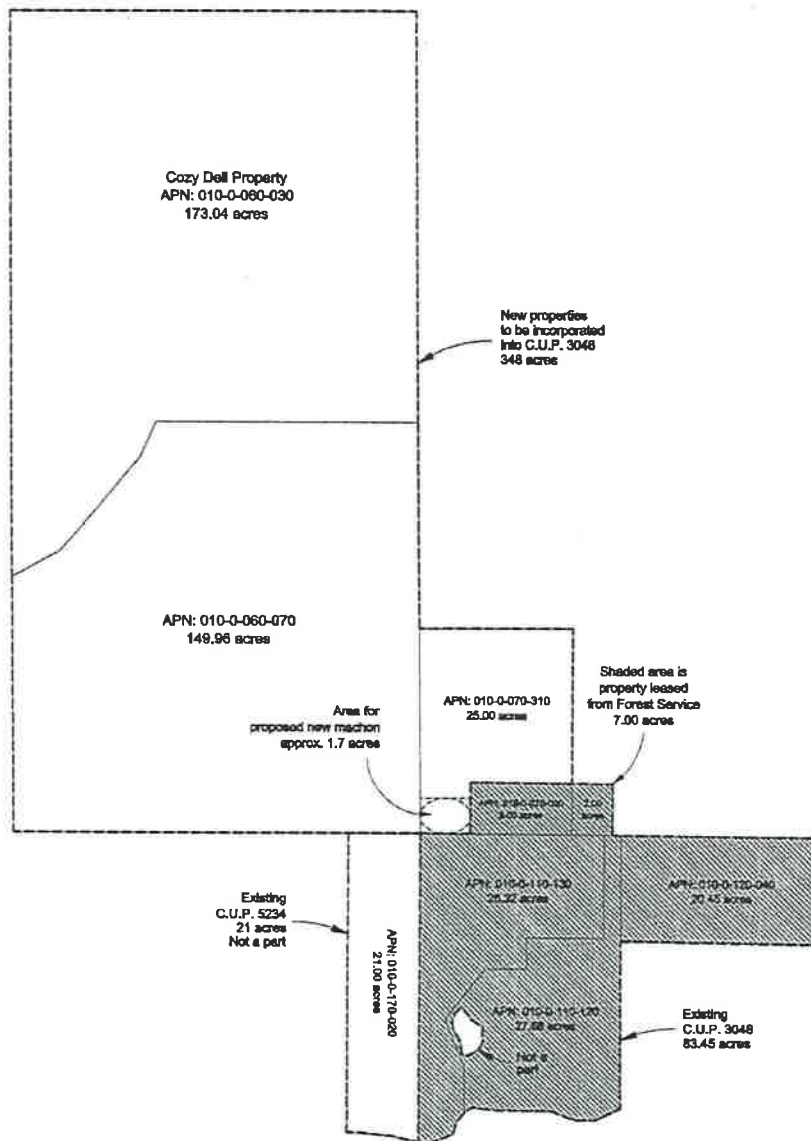


Revisions		
No.	Description	Date

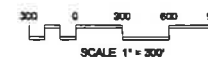
JANE CARROLL DESIGN
200 N. BIGHAM BLVD. R. OJALA, CALIFORNIA 91033
TEL: (805) 644-4450 FAX: (805) 644-4458
www.janecarrolldesign.com janecarroll@jcd.com

Master Plan

Camp Ramah of California
385 Fairview Road, Ojai, California
APN: 010-0-110-123 CUP 3048
APN: 010-0-120-04



Master Plan Camp Ramah of California



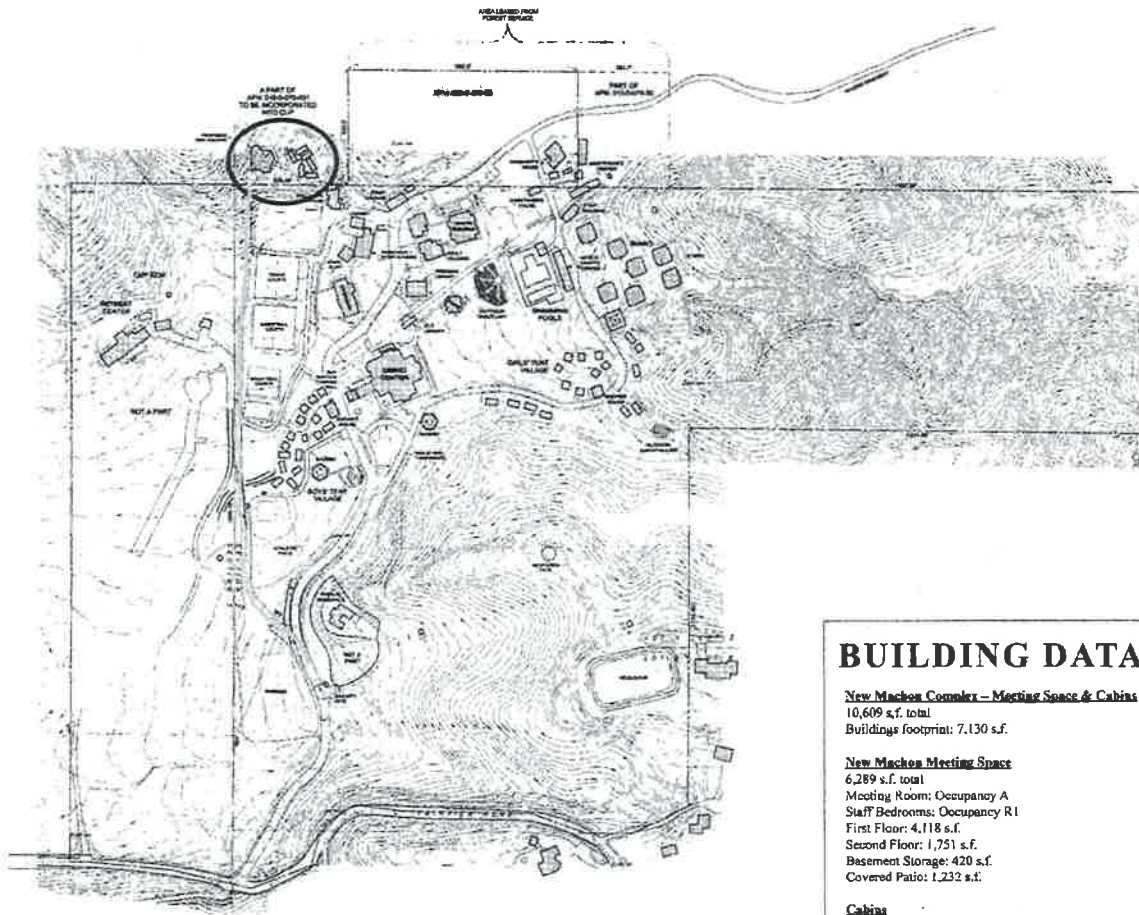
Revisions		
No.	Description	Date

JANE CARROLL DESIGN
 204 N. BIONAS, SUITE B, OJAI, CALIFORNIA 91323
 TEL: (818) 446-8438 FAX: (818) 446-4439
www.janecarrolldesign.com jcarroll@janed.com

Master Plan

Camp Ramah of California
 385 Fairview Road, Ojai, California
 APN: 010-0-110-123 CUP 3048
 APN: 010-0-120-004

Revisions		
No.	Description	Date



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
1525 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

BUILDING DATA

New Machon Complex - Meeting Space & Cabins
10,609 s.f. total
Buildings footprint: 7,130 s.f.

New Machon Meeting Space
6,289 s.f. total
Meeting Room: Occupancy A
Staff Bedrooms: Occupancy R1
First Floor: 4,118 s.f.
Second Floor: 1,751 s.f.
Basement Storage: 420 s.f.
Covered Patio: 1,232 s.f.

Cabins
4,320 s.f. total
Occupancy R1
4: 2 story at first floor: 3,456 s.f.
2: 1 story 864 s.f.

High Fire Hazard Area

CONTENTS

- 1 Cover Sheet
- 2 Site Plan
- 3 Grading Plan
- A1 Complex First Floor Plan
- A2 Complex Second Floor Plan
- A3 Complex Elevation
- A4 Machon First Floor Plan
- A5 Machon Second Floor Plan
- A6 Machon Elevations
- A7 Machon Section
- A8 Individual Cabin Floor Plans
- A9 Cabin complex Elevation
- A10 Two Story Cabin Elevation
- A11 One story Cabin Elevation

Rev	Revised	Date

JANE CARROLL DESIGN
206 N. SIGNAL ST., SUITE R, OJAI, CALIFORNIA 93023
TEL: (805) 646-6450 FAX: (805) 646-6451
www.janecarrolldesign.com jcarroll@jcd.net

NEW MACHON

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

Boero, Kristina

From: Trunk, Jennifer
Sent: Wednesday, June 1, 2022 6:39 AM
To: Ramona Schroeder; Boero, Kristina
Subject: RE: Thursday meeting regarding the CR CUP

74.

Good Morning Ramona:

County Counsel will not be in attendance for our meeting this Thursday. Our County Counsel represents the Planning Division and not third parties. If your concerns/issues are of a legal nature, Kristina and I will consult with them. Planning will be sure we understand the issues prior to close of the meeting.

Jennifer

Sent from Mail for Windows

From: Ramona Schroeder
Sent: Tuesday, May 31, 2022 7:01 PM
To: Trunk, Jennifer; Boero, Kristina
Subject: Thursday meeting regarding the CR CUP

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

Hi Jennifer. Thank you for arranging the meeting on Thursday. There are some issues that we have questions about of a legal nature. Because time is of the essence, may I ask that County Counsel join us? There are some very specific legal questions we have and we don't really trust Camp Ramah's attorneys telling us their interpretation of the laws. We would like the legal information to come from a credible source. For the County of Ventura, I believe that would be the County Counsel.

I'm sure you are aware this matter is very serious.

We feel the quality of our neighborhood is being eroded and endangered. Just last night there was a huge bonfire on the Ramah property at the base of a hill filled with chaparral that has not burned in 75 years.

We would ask one of the conditions of the new CUP be that no fires be lit at all on Camp Ramah or the surrounding Conservation land.

Please do open the attachment and imagine this fire were next to your home.

Kind regards,

Ramona Schroeder

Boero, Kristina

From: Trunk, Jennifer
Sent: Thursday, May 26, 2022 12:23 PM
To: Clensay, Maruja
Cc: Boero, Kristina
Subject: FW: Camp Ramah (Case No. PL18-0052)

FYI~

Thanks for sending the attachments.

From: Trunk, Jennifer
Sent: Thursday, May 26, 2022 11:29 AM
To: Ramona.Brunette@gmail.com
Cc: Boero, Kristina <Kristina.Boero@ventura.org>
Subject: Camp Ramah (Case No. PL18-0052)

Good Morning Ms. Schroder:

I wanted to let you know that while the CEQA public review comment period on the Mitigated Negative Declaration for Camp Ramah ended yesterday (May 25, 2022), the Planning Division will still accept comment letters and respond accordingly.

I would also like to extend an invitation to meet with you in-person to discuss your concerns. The Government Center is open to the public and I would be happy to schedule a meeting and reserve a conference room. However, if you are not comfortable meeting in-person, I would be happy to set up a virtual meeting on Zoom or Micro Soft Teams.

Please let me know if that would be something you are interested in.

Jennifer

Jennifer M. Trunk | Planning Manager
Residential Permits Section
Jennifer.Trunk@ventura.org

Ventura County Resource Management Agency | Planning Division
P. 805.654.2465 | F. 805.654.2509
800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740
Visit the Planning Division's website at vcrma.org/planning
For online permits and property information, visit [VC Citizen Access](#)



Boero, Kristina

From: Ken Cluff <ken@keho.com>
Sent: Wednesday, June 1, 2022 11:19 AM
To: LaVere, Matt; Boero, Kristina
Subject: Re: case number: PL 18-0052 Camp Ramah expansion

75.

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

Thanks for the reply Matt.

Two points I'd like to mention:

1) People = noise. While I see rules and regulations around amplification, hours, etc., the sheer number of people is a large part of what actually creates the noise. Anything that expands the number of people who can attend the camp at one time will increase the noise problems, period.

2) While I understand and appreciate the idea of getting a permitting framework around the camp and things from the past that have not been done under such a framework, I worry about what looks like a blanket grandfathering of unpermitted structures & improvements. That seems like rewarding bad behavior. Everything should be reviewed at least for building code compliance, and at least some things should be evaluated as to whether they should be allowed to stand. Generally when a homeowner is discovered to have done a bunch of unpermitted work they are required to either get it permitted (assuming it can pass), or tear it out. The camp should be held to the same standard.

- Ken Cluff

K Cluff | k@keho.com | M: 510.919.5346

On Wed, May 25, 2022 at 11:22 AM LaVere, Matt <Matt.LaVere@ventura.org> wrote:

Ken,

Thank you for emailing me about this project and sharing your concerns. The Ojai Valley Municipal Advisory Council (OVMAC) reviewed this project last Monday. The OVMAC took public comment, discussed the project specifics and provided recommendations to the County Planning Division. This was NOT a final decision, just comments for the County Planning staff and Planning Commission to consider in formally reviewing the project later this summer.

Through my research on this project I have learned that this is a unique situation. Camp Ramah's current Conditional Use Permit (issued many decades ago) does not contain an expiration date nor any significant quantified limitations on guests, events, noise, etc. As a result of their wanting to build a new structure

(which I understand will house some current “outdoor activities” that would now be moved to an interior location), they were required to apply for a new Conditional Use Permit application. This new permit application includes all their activities, provides an expiration date, and includes mitigation measures and conditions of approval that will be required to be adhered to by Camp Ramah. These measures are currently **not** in place with the existing permit, making it difficult for the County to enforce many of the existing concerns mentioned in your email. However, should a new permit be issued, the County would be able to hold the Camp accountable if violations occur. That would be one positive step if a new CUP is issued.

With that being said, I completely understand why some neighbors are concerned about a possible new CUP. The expansion in acres covered under the new CUP is concerning, but it is my understanding that all of these new acres are undevelopable (as they are protected open space) and are simply being included because the new CUP is meant to cover all property owned by the Camp. It is also my understanding that under the new CUP the Camp would only be adding one additional primary structure. I completely agree that it does not make sense to allow the building of many new structures. Any new structures beyond the one proposed would require a further amendment to the CUP. I have a meeting with planning staff next week to get fully briefed on what is included in the new CUP terms. The next step is for the proposed CUP to be reviewed by the Planning Commission, and if that decision is appealed, it would then come to the Board of Supervisors.

Many of the concerns I have heard from neighboring residents about the project were also brought to the OVMAC at their recent meeting. In considering how best to mitigate these concerns, the OVMAC expressed a belief that having a formal permit (with an expiration date, specific mitigation measures, and ample conditions of approval) was better than the status quo which would remain in perpetuity and which effectively prevents the County from enforcing any standards. As such, the OVMAC **recommended** approval of the new CUP, but with the following requests for the Planning Commission to consider when they review the project:

- That the Cozy Dell trail and other public access points be formalized and remain public in perpetuity;
- That the landscaping plan and greywater systems be formalized and include drought tolerant/native species (in order to reduce water use);
- That additional follow-up sound monitoring/analysis be conducted at the exact location of the proposed speakers and require that necessary sound mitigation measures be installed and implemented to ensure that noise mitigations are sufficient (one condition already required is that any sound system used have a mechanism which prevents noise levels greater than those prescribed in the County’s noise ordinance);
- That Planning staff further research the possibility of a 9:00pm stop for amplified sound instead of 10:00pm;
- Update the project description to require that no trees are removed; and
- Recommend that Café Ezra is moved into the Machon once constructed or another indoor space so that these activities will not be outside.

I think the OVMAC's recommendations are a great start. I trust the Planning Commission will consider and honor these requests when they review the project, tentatively scheduled for August 18th. If you have any additional concerns about the project, please contact the project planner, Kristina Boero, at Kristina.boero@ventura.org or via phone at 805-654-2467. She can help answer any specific questions or concerns you may have about project details.

I have heard from many neighbors and want to make sure all of your concerns are addressed through this CUP process. Depending on what the Planning Commission rules in August, there will still be the option to appeal any decision to my Board and that will give us another chance to make sure the final decision best protects the surrounding neighborhood. I am fully committed to ensuring that community input be a central part of this process.

Thanks again for your email and please do not hesitate to email or call me if I can help in any way.

Best,

Matt

Matt LaVere

Supervisor | District 1

800 South Victoria Avenue | 4th Floor

Ventura, CA 93009-0001 (805) 654-2703

Matt.Lavere@ventura.org

www.ventura.org/board-of-supervisors/district-1



From: Ken Cluff <ken@keho.com>
Sent: Wednesday, May 25, 2022 9:33 AM
To: Boero, Kristina <Kristina.Boero@ventura.org>; LaVere, Matt <Matt.LaVere@ventura.org>
Subject: case number: PL 18-0052 Camp Ramah expansion

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

I have read the description of the proposed expansion of Camp Ramah, and the mitigation measures proposed, and strongly object to this project proceeding. The expansion is too much and the mitigation measures are insufficient.

We have had a home in the area for many years and every year the negative impacts of Camp Ramah, especially noise and traffic, seem to increase. This project would represent a further, large, increase in those negative impacts.

While noise is a primary concern, the impacts on the land, water, and wildlife are also a huge concern. Expanding the camp seems incomprehensible in this era of acute water shortage in the Ojai Valley. I'm particularly upset that the plan seems to expand the boundary of the camp considerably, so that it encompasses parts of longstanding public trails like Cozy Dell and Foothill that I have hiked many times.

Camp Ramah is currently a barely tolerable nuisance, but this expansion will put it over the top, and probably ignite serious hostilities with the community.

- K

=====
K Cluff | k@keho.com | M: 510.919.5346

Boero, Kristina

From: Trunk, Jennifer
Sent: Wednesday, June 1, 2022 4:59 PM
To: Elaine Aliberti; Boero, Kristina
Subject: RE: Bonfire

76.

Hi Elaine:

Thanks for the e-mail. I did see the video Ramona sent. I look forward to discussing the project and your concerns.

See you tomorrow.

Jennifer

From: Elaine Aliberti <pcfencing@icloud.com>
Sent: Wednesday, June 1, 2022 4:16 PM
To: Trunk, Jennifer <Jennifer.Trunk@ventura.org>; Boero, Kristina <Kristina.Boero@ventura.org>
Subject: Fwd: Bonfire

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

Hi Jennifer and Kristina

I know Ramona sent the video of the bonfire Monday night, May 30, 2022. I sent the video to the fire marshall because I really don't want to burn down. This just goes to show that having a bunch of different groups coming and going all year round is a potential danger to the neighborhood. Even if informed of the "rules" renters often don't really pay attention to the rules. I imagine the summer group is aware of the restrictions, but different groups throughout the year that Camp Ramah rents out to for various proposed events could do the same thing as Monday night with dire consequences. Apparently the fire marshall did watch the video and thinks the fire was large enough and dangerous enough to require permit (see my email and the response). Once again another instance of Camp Ramah doing something illegal and asking for forgiveness later. I am very concerned about expanding this operation into a high fire severity zone.

Elaine Aliberti
1417 Foothill Rd
Ojai, CA 93023

Begin forwarded message:

From: Fire Hazard Complaint <Fire.HazardComplaint@ventura.org>
Subject: FW: Bonfire
Date: June 1, 2022 at 3:58:24 PM PDT
To: "pcfencing@icloud.com" <pcfencing@icloud.com>

Hello,
This is to confirm that VCFD has received your on line complaint.

The Camp will be notified of the requirement to obtain a Permit for bon fires.

Thank you

From: Elaine Aliberti <pcfencing@icloud.com>
Sent: Wednesday, June 1, 2022 9:19 AM
To: Inspections, Fire <fire.inspections@ventura.org>
Subject: Bonfire

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

Attachment available until Jul 1, 2022
Dear Fire Marshall

I am attaching a video taken by a neighbor on Monday night, May 30. They are up on top of a hill overlooking Camp Ramah and Fairview Rd is between them and Camp Ramah. There was a large bonfire at Camp Ramah. I know that permits are not necessary, however, this fire seemed quite large and it is right below a lot of dry chaparral that has not burned in a very long time. I am a concerned neighbor that does not want to burn down. Is it possible to review with Camp Ramah the conditions under which they are allowed to have a fire? These flames look higher than 3' and might have the capability to cast embers that could ignite our neighborhood. I would appreciate it if you could have a talk with them reviewing the allowed sizes of open flame fires.

Thank you for your consideration
Elaine Aliberti
1417 Foothill Rd
Ojai, CA 93023

Click to Download

IMG_3413.MOV
33.1 MB

Screenshot of Schroeder Bonfire Video received 5-31-2022



Boero, Kristina

From: Allen Camp <allencamp@me.com>
Sent: Thursday, June 2, 2022 5:10 PM
To: Boero, Kristina
Subject: CAMP RAMAH - MODIFIED CUP CASE NO. PL18-0052

77.

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

Kristina: Thank you for providing me with the printed Initial Study/MND documentation for my review. I now understand more fully the land use proposal, the proposed CUP boundary and the area for proposed building/land use intensification. As we discussed during our phone conversation, I am concerned about the potential unintended consequences of the CUP boundary, particularly at the northern part of the Camp Ramah property.

In Ojai generally, and in the County jurisdiction specifically, we now see a proliferation of fencing on open space property as urbanites move into the rural parts of Ojai, build a house on OS zoned parcels and then have apparent concerns about the incursion of wildlife into their new found and acquired "personal space." And that theme continues, but in a people recreation context, with intrusion concerns when it is "discovered" that a long established trail or trail access is at or in immediate proximity to their personal OS zoned space. A hike along the Gridley Trail/Fuel Break Trail connection will show a recent flagrant example. A house has been constructed accompanied by a chain link fence topped with angled barbed wire (customarily seen in an industrial area). The fence is erected along the what appears to be the entire property line of the large OS zoned parcel. The fencing is adjacent to the long established and frequently used trail affording trail users a juxtaposition of the penitentiary look and back country trails and open land.

The proposed expanded CUP boundary, if approved, will encompass a part of the frequently used Cozy Dell Trail, the Cozy Dell Road (which is a rough dirt road but more correctly used as a trail) and a part of the Foothill Trail. It isn't a stretch to envision a time when Camp Ramah representatives would consider it prudent to mark/set forth/establish/enclose its property boundary for security, safety or a myriad of other justifications. A fence permit, if one is sought at all, is a ministerial action by the County planning staff issued over the counter. As you know, a ministerial permit is not subject to County discretion or conditions.

I realize one might reasonably expect that the US Forest Service would prevent established trails from being fenced off. Unfortunately, the Forest Service has a history of not protecting long established trails located on private property even when a trail is an established and long used critical part of or connection to the US Forest Service trail network. There are enumerable instances where trails or trailheads have been cut off when one would not imagine it was conceivable. The Forest Service will claim it is a private landowner issue or punt with the lack of resources catchall justifying inaction. That leaves trail users no choice but to organize, raise funds and pursue a claim for prescriptive use. This is what happened when a landowner attempted to close off the Fuel Break trail a few years ago when he built house on OS zoned property. It is messy, cumbersome and expensive. This potential outcome can be avoided now as a part of the CUP.

I strongly encourage the County Planning Division to set forth in the yet to be drafted **CUP conditions** (and properly document same in the MND as a mitigation measure for project specific impacts to wildlife migration, recreation, habitat protection, wildfire prevention/access or any other impact planning staff may reasonably identify as the nexus from the voluminous County ordinances, policies or regulations) that **fencing shall not be permitted on any part of OS zoned property subject to CUP No. PL18-0052 except as set forth specifically in the subject CUP and that any change to the fencing plan must be authorized by a Major Modification to the CUP.**

77-1

The inclusion of this condition should be received by the applicant and County planning staff as entirely innocuous because I understand from County planning staff the applicant has no intention of blocking public trail access to the Cozy Dell Trail, Cozy Dell Road or the Foothill Trail or fencing the CUP boundary. Trust but verify. Thank you. Allen Camp: 1116 Foothill Road, Ojai

Comment # 77

Response to Comment from Allen Camp, dated June 2, 2022

77-1. The Commenter suggests that fencing be prohibited on any part of OS zoned property subject to the CUP, except if specifically stated in the CUP conditions, and that any change to the fencing plan must be authorized by a Major Modification to the CUP. The MND did address fencing on OS zoned property in the impact discussion for Section B, Item 4E. The MND concluded that impacts from the installation of fencing on the OS Zoned properties would be less than significant. The project area lies at an interface between built-up areas of low-density residential lots and agriculture to the east and south and open space on south-facing slopes of the Topa Topa Mountains. There is ample area for wildlife movement north, east, or west of the proposed Machon Village where wildlife movement will not be encumbered by proposed development. The open space lands to the north, west, and east are expected to continue to support uninterrupted movement for wildlife. The unnamed tributary of McDonald Canyon Creek is a seasonal tributary that traverses about 25 feet east of the proposed development envelope. Although seasonal in nature, this portion of the Sierra Madre-Castaic Wildlife Corridor is not considered a highly desirable and traveled wildlife corridor because it has no discernible riparian corridor or aquatic features that would facilitate or concentrate wildlife movement. Development located in the OS zone is limited to the following: APN 010-0-070-310 for the Machon Village (10,609 sq. ft.); APN 010-0-070-300 for the existing Maintenance Center (1,163 sq. ft.); and, APN 010-0-070-030 for the existing Camp Manager's House and Garage (1,715 sq. ft.). Section 8106-8.1.1(4) of the NCZO does allow a maximum 8-foot-tall fence to be erected anywhere on a vacant or developed lot that is zoned OS with the issuance of a ministerial Zoning Clearance. The project will include a condition of approval that prohibits the erection fencing over the public access areas containing the Cozy Dell and U.S. Forest Service trails that are owned by Camp Ramah.

Boero, Kristina

From: ovmac
Sent: Monday, June 13, 2022 9:59 AM
To: Boero, Kristina
Subject: FW: Camp Ramah Proposal

78.

FYI see below...

Maruja Clensay
District Representative
District 1 | Supervisor Matt LaVere
800 South Victoria Avenue | 4th Floor | #1900 Ventura, CA 93009-0001 (805) 654-2703
Maruja.Clensay@ventura.org [ventura.org/board-of-supervisors/district-1/](https://www.ventura.org/board-of-supervisors/district-1/)

-----Original Message-----

From: ovmac <ovmac@ventura.org>
Sent: Monday, June 13, 2022 9:59 AM
To: Gail Moore <gail_moore@sbcglobal.net>; ovmac <ovmac@ventura.org>
Cc: mattlavere@ventura.org
Subject: RE: Camp Ramah Proposal

Thank you Gail. I have forwarded your email to the assigned Planner, Kristina Boero. The OVMAC is an advisory body and has already reviewed this project. It's next public hearing will be before the Planning Commission, tentatively scheduled for August 18th.

Kristina, please add Ms. Moore to the interested parties list. Thank you.

Maruja Clensay
Executive Officer
Ojai Valley Municipal Advisory Council (OVMAC) District 1 | Supervisor Matt LaVere
800 South Victoria Avenue | 4th Floor | #1900 Ventura, CA 93009-0001 (805) 654-2703
ovmac@ventura.org <https://www.ventura.org/board-of-supervisors/district-1/ovmac/>

Follow OVMAC on Facebook! <https://www.facebook.com/profile.php?id=100076014728996>

-----Original Message-----

From: Gail Moore <gail_moore@sbcglobal.net>
Sent: Monday, June 13, 2022 1:40 AM
To: ovmac <ovmac@ventura.org>
Cc: mattlavere@ventura.org
Subject: Camp Ramah Proposal

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

This is a letter in strong opposition to the proposed Major Modification to Conditional Use Permit No. 3048 (case # PI 18-0052) for Camp Ramah on Fairview Rd. In Ojai. We strongly oppose this proposal due to the obvious negative impacts of noise, traffic and safety to our community for the two decade duration of the permit.

Regrettably, we were unable to attend the meetings regarding the above permit request. We were (and are) out of the country until mid July. Please mark us down as "adamantly opposed".

Respectfully,

Rick & Gail Moore
1435 Foothill Road
Ojai

Sent from my iPad

Boero, Kristina

From: Diane Bertoy <dbertoy@gmail.com>
Sent: Monday, June 20, 2022 3:17 PM
To: Boero, Kristina
Subject: Re: Camp Ramah construction #2

79.

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

No worries Kristina, thanks

Diane Bertoy

Type text here

On Jun 20, 2022, at 1:32 PM, Boero, Kristina <Kristina.Boero@ventura.org> wrote:

Hi Diane,

Apologies for the late response, Planning is looking into this and will provide you a response shortly.

Kristina Roodsari Boero, M.P.P.A. | Senior Planner
Residential Permits Section
kristina.boero@ventura.org

Ventura County Resource Management Agency | Planning Division
P. 805.654.2467 | F. 805.654.2509
800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740
Visit the Planning Division website at vcrma.org/planning
For online permits and property information, visit [VC Citizen Access](#)



From: Diane Bertoy <dbertoy@gmail.com>
Sent: Thursday, June 16, 2022 8:24 AM
To: Boero, Kristina <Kristina.Boero@ventura.org>
Cc: Elaine Aliberti <pcfencing@icloud.com>; Ramona Schroeder 406 Fairview <ramonas@roadrunner.com>
Subject: Camp Ramah construction #2

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

Hi Kristina, here are photos from a neighbor. We are wondering, does CR need a permit for building this

structure? Does the Retreat at CR need a permit for building this structure? The baseball diamond is on CR property.





Can you let us know please? Thank you
Diane Bertoy

Boero, Kristina

From: Trunk, Jennifer
Sent: Thursday, June 23, 2022 12:41 PM
To: Elaine Aliberti; Ramona Schroeder; DBertoy@gmail.com
Cc: Boero, Kristina
Subject: Camp Ramah Ropes Course/Tower

Good Afternoon:

Planning staff conducted a site visit on Tuesday, June 21, 2022 and confirmed the camp disassembled the ropes course structure and reassembled it in the same location and height. Apparently, the wood poles suffered damage from woodpeckers.

Planning also confirmed with Building & Safety the Camp needs to obtain a permit for the rebuild and submit plans and supporting documents (calculations, etc.). The Camp has been informed of this requirement.

Jennifer

Jennifer M. Trunk | Planning Manager
Residential Permits Section
Jennifer.Trunk@ventura.org

Ventura County Resource Management Agency | Planning Division
P. 805.654.2465 | F. 805.654.2509
800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740
Visit the Planning Division's website at vcrma.org/planning
For online permits and property information, visit [VC Citizen Access](#)



Pursuant to the California Public Records Act, emails retained by the County of Ventura may constitute public records subject to public disclosure.

**Hunt & Associates
Biological Consulting Services**

Steve Welton
SEPPS
1625 State Street, Suite 1
Santa Barbara, California 93101

8 June 2022

Subject: Response to Comments by California Department of Fish and Wildlife on Major Modification to Conditional Use Permit No. 3048, Mitigated Negative Declaration, SCH No. 2022040478; Camp Ramah, 385 Fairview Road, Ojai, Ventura County.

Mr. Welton,

I have reviewed the comment letter prepared by CDFW on the Camp Ramah expansion project. The Camp proposes to construct six sleeping quarters (cabins/bunks), four of which will be two stories, and a separate building containing a meeting room and staff offices. The approximately 0.49-acre development footprint will occur on an approximately 0.75-acre area of undeveloped open space adjacent to existing camp facilities in the northwestern section of the Camp property. An existing paved (asphalt) secondary access road will be widened and the alignment extended from its current terminus at the southwestern edge of the undeveloped area to the cabins. Hunt & Associates prepared a Biological Assessment of the proposed project on 27 February 2018 and updated that report on 16 November 2019 based on comments received from the County of Ventura. The following sections respond to the CDFW comments on the updated Biological Assessment in their letter dated 24 May 2022.

1. Comment #1: Impacts to Sensitive Plant Communities and Special-Status Plant Species, Mitigation Measures #1 and #2: Over three years have elapsed since the last special-status plant surveys were conducted in February 2018 in the project area and surrounding 100-foot fire fuel management zone, so Mitigation Measure #1 is appropriate. Focused surveys for annual and perennial special-status plant species that follow CDFW and California Native Plant Society survey protocols should be conducted again prior to ground disturbance and at the appropriate seasonal timing to maximize detectability (early and late Spring). It is unlikely that the project site and/or fire fuel management zone supports any federal- (ESA) or state-listed (CESA) species or habitats. All special-status species, if found, should be subject to CDFW Mitigation Measure #2, but note that Mitigation Measure BIO-2a in the Biological Assessment requires that the disturbance area be fenced to prevent disturbance to vegetation outside the work areas.

Mitigation Measures #3-5: Since the Biological Assessment was prepared in 2018, CDFW has upgraded the status of most of the dominant species associations within the *Malacothamnus fasciculatus* Shrubland Alliance to the G3, S3 level (formerly G4, S4). This alliance will be impacted by fire fuel modification activities, so the special-status

5290 Overpass Road, Suite 108
Santa Barbara, California 93111
Office: (805) 967-8512 Cell: (805) 689-7423
Email: anniella@verizon.net

plant surveys to be repeated in Mitigation Measure #1 will also include a re-assessment of species associations in this plant community, per Mitigation Measure #3.

Mitigation Measures #4 and #5: These measures would only be implemented if it is determined with focused surveys that the species associations found in *Malacothamnus fasciculatus* Shrubland Alliance in the fire fuel management zone are G3, S3.

2. Comment #2: Mountain Lion (*Puma concolor*), Mitigation Measure #1: As the CDFW letter notes, the regulatory status of mountain lions was upgraded in 2020, after the Biological Assessment was prepared. Mitigation Measure #1 should be implemented during late spring within a 2,000-foot radius of the project site. It is highly unlikely that natal dens will be found in the survey radius due to the developed nature of areas south, west, and east of the project site. Survey results will be sent to CDFW prior to project implementation.

Mitigation Measures #2 and #3 can be included in the MND, but are unlikely to be implemented.

Recommendation #1: The potential negative impacts that an increase in human presence and area of anthropogenic influence will have on mountain lion territory use is incremental, and less than significant, because: a) the average home range size of mountain lions is orders of magnitude larger than the project site; b) the project site is physically connected to existing Camp facilities on the south and is not a disjunct *de novo* project site; c) the project will also include an extension of the Conditional Use Permit (CUP) boundary that expands the property from 83.45 acres to 431.45 acres. These parcels are undeveloped and are vacant open space land with public trails that are part of the Los Padres National Forest trail system. No structures or vegetation removal is proposed on these parcels. Compensatory mitigation for any potential impacts to mountain lions could include placing a conservation easement on the CUP expansion area that protects this area and natural open space in perpetuity. This type of compensatory mitigation would more than offset potential project-related impacts to biological resources.

3. Comment #3: Impacts to Nesting Birds. Agreed—Recommended Mitigation Measure BIO-6b in the Biological Assessment covers the intent and function of Mitigation Measure #1. It is highly unlikely that any Fully Protected species, such as white-tailed kites, would be affected by the proposed project.

4. Comment #4: Impacts to Bat Species. Mitigation Measure BIO-6c in the Biological Assessment should be modified to conform to Mitigation Measures #1 and #2 in the CDFW letter, i.e., language specifying seasonal timing of surveys and increasing survey buffer area from 50 feet to 200 feet. Survey results shall be submitted to CDFW prior to construction.

Mitigation Measure #4: It is highly unlikely that maternity roosts of any bat species occur in the project area or would be affected by project construction or occupation, due to lack of suitable habitat.

5. Comment #5: Impacts to Non-Game Mammals and Wildlife. Mitigation Measure BIO-2a in the Biological Assessment recommends the use of orange construction fence to completely surround the project work area during construction because it is flexible and does not harm wildlife, the cell size of the mesh does not entrap wildlife, such as snakes and small mammals, and the bottom 18 inches of the fencing can be rolled up overnight, if necessary, to allow wildlife to pass through. Additionally, the project work area is expected to be less than 0.5 acres in size and wildlife can pass freely around the work area even if it is completely encircled by fencing.

Mitigation Measures BIO-5b and BIO-6a in the Biological Assessment requires that a biological monitor shall be present on-site during project construction, including during initial vegetation grubbing.

6. Additional Recommendations: Fuel Modification: Mitigation Measure 3a in the Biological Assessment addresses practices that will reduce the potential for weeds and non-native annual grasses to proliferate in the fire fuel medication zones.

Most of the mitigation measures proposed in the 2018 Biological Assessment will cover the function and intent of mitigation measures and recommendations presented in the CDFW letter. Discrepancies, where they arise, are mainly attributable to the field surveys for the Assessment being over four years old.

Please let me know if you have any questions or need additional information.

Sincerely,

Lawrence Hunt

Lawrence E. Hunt

5290 Overpass Road, Suite 108
Santa Barbara, California 93111
Office: (805) 967-8512 Cell: (805) 689-7423
Email: anniella@verizon.net



17 June 2022

Via email only to kristina.boero@ventura.org

Kristina R. Boero, Senior Planner
Ventura County Resource Management Agency / Planning Division
800 S. Victoria Avenue, L#1740
Ventura, CA 93009-1740

Re: Camp Ramah's Response to Public Comments Submitted in connection with
MND for Major Modification to CUP No. 3048 (Case No. PL18-0052)

Dear Ms. Boero,

Camp Ramah is a 501(c)(3) nonprofit with a mission to create excellent summer camps and programs that inspire commitment to Jewish life, personal growth, and community betterment. In addition to summer camp, Camp Ramah also partners with a variety of public and private organizations and institutions to host events including spiritual and religious retreats, adventure camps, mental health and behavioral therapy groups, leadership organizations and underprivileged youth groups. Camp Ramah has had a presence in the Ojai Valley for nearly 70 years, and takes its role as a nonprofit leader, employer, community member, and neighbor seriously.

To that end, we are writing to respond to the letters that the County received during the Mitigated Negative Declaration ("MND") comment period for the proposed modification to Camp Ramah CUP No. 3048 (the "CUP"). The Camp's leadership and consultant team have carefully read and thoughtfully considered each letter. Through this written response, we hope to dispel any misconceptions about Camp Ramah's proposed project.

As a courtesy and for full transparency, we have copied this response to all of the persons who took the time to express their concerns and/or support for the proposed project. We have categorized the various issues identified by community members and provided further information or context for each subject matter.

A. Clarification of Project Scope and Nature of CUP Modification Request

When reviewing the public comment letters, we noticed a few significant misunderstandings about the scope and nature of Camp Ramah's project. Therefore, we would like to clarify what Camp Ramah is – and is not – requesting in its CUP modification application.

1. **Camp Ramah is not proposing an increase in the number of campers or staff**

Camp Ramah's capstone leadership experience in the camper journey is Machon. In this program, the oldest campers develop skills to assist in their transition to becoming staff, committed Jewish adults and thoughtful citizens of the world. The main purpose of the proposed project is to provide interior programming space for this existing youth leadership program and adjacent cabins for these existing campers (the "Machon project").¹ Therefore, Camp Ramah's CUP modification application does not propose to increase the number of campers or staff.

We recognize that the population data included in Camp Ramah's CUP modification application may be confusing and may give the unintended false impression that the Camp is attempting to increase the number of campers and/or staff. We want to address any such misunderstanding by explaining the purpose of the population information. As part of the CUP modification application, the County asked the Camp to provide the theoretical maximum number of daytime and overnight campers allowed on site pursuant to County ordinances, which specify the total campers allowed on site pursuant to County ordinances, which specify the total maximum population authorized per total acreage of property. At the County's request, the Camp included the theoretical maximum allowable population only to demonstrate that Camp's operations comply with the County's population rules. However, we reiterate that Camp Ramah is not seeking approval of an increased number of campers or staff.

2. **The Camp is not proposing an increase in the number or size of events**

The public comments revealed some uncertainty, confusion, and questions about the roughly 90 non-summer-camp events referenced in the MND. The County asked the Camp to provide a baseline of the events currently occurring on site. In response, the Camp gave the County an exhaustive list of the events that occurred in 2019 (i.e., pre-COVID) as well as the vehicles/buses used to support these events. Aside from summer camp, there were 96 "events" of various sizes that took place throughout the year. Of these events, most were less than 100 persons. The size breakdown in 2019 was as follows:

NON-SUMMER CAMP EVENTS

Event Size	Number of Events
1-100	55
101-200	26
201-350	10
351 and up	5
Total	96

¹ Camp Ramah also proposes to add a reception area to the dining hall and a bus turnaround to help make the check-in process more efficient and to reduce bus circulation and idling.

These events included retreats for youth and family camps, schools, spiritual and religious retreats, community partners (e.g., Rotary Youth Leadership), outdoor adventure camps, Camp in Harmony (for disadvantaged youth), substance abuse recovery and prevention programs, therapy groups and summer camp. There were 5 Bar/Bat Mitzvahs and one wedding. Some events lasted a few hours; in contrast, the Conejo Valley School rotated students through the camp over 8 weeks.

In sum, per the County's request, the Camp's CUP modification application set forth a list of existing non-summer camp events. Camp Ramah is not requesting additional events nor an increase in the size of events, although the number and size of events taking place at the Camp may vary from year to year.

3. The existing CUP does not have an expiration date; therefore the Camp is not requesting a new CUP or a CUP renewal but instead is requesting a modification to its existing CUP

Several commenters suggested that the Camp's CUP is expiring. However, that is not the case. Camp Ramah's CUP was established in 1969 for the construction and operation of a year-around camp for the use of children, youth and camp personnel for study, sports and entertainment. The CUP was last updated in 1992 and it does not have an expiration date. With regards to operations, the CUP has no restrictions on the number or size of events. It includes a 10:00 p.m. weekday and 11:00 p.m. weekend curfew for loud noise and amplified sound.

Because the current CUP does not have an expiration date, Camp Ramah is not requesting a new CUP or a CUP renewal, nor is one required in connection with existing operations. Instead, Camp Ramah is requesting a change to its existing CUP to allow the Camp to construct the Machon project. If the CUP modification request is denied or withdrawn, the result is not "no more Camp Ramah." Instead, Camp Ramah would continue to operate under its existing CUP. However, without the proposed new Machon buildings, there will continue to be a shortage of interior programming space and the proposed mitigation measures would not be regulated by the County.

In sum, the current CUP is not expiring and does not have an expiration date. If the County approves the Camp's CUP modification application, then the Camp will need to comply with several conditions of approval and implement numerous mitigation measures (e.g., noise reduction measures); the County will have the right to intermittently verify the Camp's compliance with the conditions of approval and mitigation measures.

4. The CUP modification application seeks to permit several small outdoor structures

A few comment letters appear to express a concern that some of the Camp's onsite habitable buildings were constructed without permits. That is not the case. As discussed in the MND, the project proposes to obtain building permits for three small

outdoor shade structures and an outdoor sports court that were erected without prior County review.

5. The Levine Retreat Center is not part of the current CUP modification request

Reference was made in some comment letters to the use of the Levine Retreat Center on the 455 Fairview property.² However, this small retreat center is governed under a separate conditional use permit and is not part of Camp Ramah application to modify CUP No. 3048.

B. Response to Community Member Comments about Potential Project Impacts

Community members expressed concern that Camp Ramah's project might have negative impacts on noise, traffic, water, biology (e.g., oak trees, wildlife), trail access, light, and fire hazards. We would like to emphasize that Camp Ramah spent extensive time and effort analyzing each of these issues and identifying ways to avoid or mitigate the impact of the project. Camp Ramah is committed to avoidance and mitigation of the project impacts and has already signed a mitigation agreement with the County.

1. If the Machon project is approved, the Camp will have to implement several new noise reduction measures

Camp Ramah's administration understands that noise is the primary and ongoing concern for some adjacent neighbors, and the Camp wishes to improve the situation while still meeting its nonprofit mission. It has taken measures over the years to reduce noise, but as noted by many of the commenters, the Camp has been operating for quite some time and the noise from the Camp is part of the existing baseline.

Most of the public comment letters expressed concern about the possibility of increased noise at Camp Ramah as a result of the Machon project. For some people, this concern appeared to be based upon the misunderstanding that the Machon project will generate additional campers and staff. However, as explained above, the Machon project will not increase the Camp's population but instead will create indoor space for an existing Camp program. For other community members, the concern about intensified noise seemed to be based upon the belief that the Camp is asking for new or expanded hours for amplified noise and music. This is not the case. As explained above, the Camp is not asking for new events or a change to the existing events. Because the Machon project does not involve an increase in campers, staff, or events, noise from the Camp is not expected to increase as a result of the project approval.

Several public comments expressed concern about current noise levels from the Camp. For example, some individuals referred to noise from bullhorns or megaphones. However, the Camp prohibited use of these devices many years ago in an effort to

² Additionally, there is no "hotel" on the retreat property. Instead, there are "hotel like" rooms in the retreat center.

reduce noise. Occasionally, there may be amplified speech through the existing sound systems. Noise from these sources will be abated by the proposed mitigation measures for the automatic sound monitoring. Furthermore, some neighbors are worried about the existing Café Ezra program. As explained at the OVMAC meeting, Café Ezra is a very low-level sound event operated by special needs counselors for one night a week during summer camp (8 times per year). This program will be brought indoors when the Machon construction is completed.

Additionally, many people referenced the County of Ventura Noise Ordinance for Loud or Raucous Noise (Sec. 6299-1). We want to be clear that this ordinance was specifically referenced and thoroughly analyzed in the acoustic report (see pages 8-11). Finally, while Camp Ramah certainly contributes to the noise setting for the neighborhood, the Camp has noted that it will sometimes field complaint calls when there are literally no campers or events onsite. Other properties in the vicinity also host special events, but there is a misperception that all noise is emanating from the Camp. Regardless, if the CUP modification application is approved, all Camp activities will be subject to new robust measures to reduce noise. These noise reduction measures are summarized below.

- **The project will create additional indoor space for several existing Camp programs.** As discussed earlier, there is currently no interior programming space, except the dining hall. The proposed Machon project will provide interior programming space so that some activities with amplified noise can be relocated indoors. Moving certain events indoors to the newly constructed Machon buildings will immediately and directly benefit the community by reducing noise impacts.
- **The project will reduce bus noise.** The project includes a bus turnaround to reduce back-up beeping and idling at the Camp.
- **The CUP modification will require amplified noise to end by 10:00 p.m.** Under the current CUP, the noise curfew regarding loud noise or amplified sound is 10:00 p.m. weeknights and 11:00 p.m. weekends. Since at least 2019, all amplified sound has concluded by 10:00 p.m. The proposed CUP modification will require all amplification equipment to be turned off no later than 10:00 p.m.
- **The CUP modification will require the Camp to install and use sound monitoring equipment that keeps sound levels within legal limits.** The Ventura County General Plan Noise Policy HAZ-9.2 states that 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:
 - Leq1H of 55 dBA or ambient noise level plus 3dB(A), whichever is greater, from 6:00 a.m.-7:00 p.m.;
 - Leq1H of 50 dBA or ambient noise level plus 3dB(A), whichever is greater, from 7:00 p.m.-10:00 p.m.; and
 - Leq1H of 45 dB(A) or ambient noise level plus 3dB(A), whichever is greater, from 10:00 p.m.-6:00 a.m.

To ensure compliance with these regulations, Camp Ramah has agreed to purchase and install sound monitoring equipment that will automatically prevent the speakers from emanating noise that exceed the County noise thresholds. The systems will be set so that noise from the speakers do not surpass 50dBA Leq1H as experienced at adjacent residential properties, even between 6:00 a.m.-7:00 p.m. (Since the Camp will end amplified noise at 10:00 p.m., the 45 dB(A) level is irrelevant.)

- **The CUP modification will require the Camp to position speakers to minimize noise impacts on surrounding properties.** The Camp will orient speakers at the stage towards the northwest. No speakers will be oriented toward the eastern boundary.
- **The Camp will place 10' noise blankets on the basketball courts during outdoor events at that location.** The Camp will place sound absorbing acoustic blankets to reduce sound from events taking place on the basketball court. While the acoustic engineer recommended 8' high blankets, the Camp has agreed to install them to 10' at the request of neighbors at the first OVMAC meeting in 2019.
- **All users of the Camp will be required to use Camp amplification equipment for events with amplified sound.**
- **The County has reserved the right to periodically confirm that noise levels are acceptable.**

Finally, Camp Ramah must recognize the positive comments from community members. Many people have acknowledged that the Camp does not generate industrial noise, expressed appreciation for the sound of children's voices, singing, sports recreation, and music, and analogized being near the Camp to being near an elementary school. Still, we must emphasize that aside from the dining hall, which is used for its stated purpose, there is currently no interior programming space at Camp Ramah. The Machon project will therefore be an improvement that all neighbors will appreciate because it will provide indoor programming space for the oldest campers, thereby reducing noise impacts.

2. Approval of the project will not increase traffic impacts

There were several comments regarding concerns that the project will increase congestion on local streets and/or would inhibit evacuation. However, the Camp's application does not include a request for additional events, staff or campers and the MND's traffic analysis specifically concludes that the CUP modification would not increase traffic impacts.

The Camp understands that sometimes the buses or support vehicles for the camp may be an inconvenience for its neighbors. Camp staff regularly communicate with the drivers to provide clear instructions on the route that they should take to camp and to be respectful of the neighbors. However, it should be noted the buses are specifically used in order to reduce congestion on nearby streets.

3. Approval of the project will not increase water usage

Camp Ramah recognizes that water is a precious resource in California and Ojai in particular. In the past several years, the Camp has taken several water savings measures and retrofitted existing fixtures in an effort to reduce its water footprint. The Camp has an annual allocation of 37.5 AFY from the Casitas Water District. From 2015-2019 (i.e., pre-COVID), the Camp averaged 32.4 AFY of consumption. Since the requested CUP modification does not seek an increase in events, campers or staff, there is no expectation that the Camp will increase its water usage or exceed its current annual allocation.

Some community members questioned the Camp's onsite well. The onsite well was drilled in 2015 and produces a very small yield of about 1 acre-foot per year of water. This water is primarily used to supplement irrigation of the oaks and landscaping on the property and fills the reservoir.

Other community members mentioned the Camp's onsite reservoir. It is true that the Camp maintains a reservoir on-site. This reservoir is used as a water source but also for regional fire protection. During recent fires, helicopters have used the reservoir to fill their buckets to assist in fire prevention. This use is a community benefit.

4. The Camp will be required to mitigate the loss of 4 non-heritage oak trees, and take steps to avoid or mitigate any other biological impacts during and after construction

There were several letters regarding concerns about loss of habitat and oak trees. The Camp Ramah administration has a deep love of nature and its natural surroundings, which the Camp fosters in campers and the larger Camp community. The Camp regularly consults with arborists to ensure the health of onsite trees, particularly the oak trees.

Before filing its CUP modification application, the Camp consulted with a professional biologist and arborist to review the prospective site for potential impacts on sensitive habitat and rare and endangered animals. Numerous site surveys were conducted. The biologist prepared a detailed assessment and made several recommendations to minimize the impacts of the proposed project on biological resources, in accordance with the County Planning Division Standards. The report was also submitted for review and comment by CDFW.

While four trees³ must be removed in order to gain access to the site, the biologist recommended mitigation measures, including (among others) a tree protection and oak tree replacement plan, requirements for native landscaping, protection for nesting birds and bats, and onsite monitoring during and after construction. There were no turtles

³ None of the oak trees are heritage trees and they are not located within the open space zoned parcels.

found during the various surveys, but an additional mitigation measure requires supervision during initial grading operations by a professional biologist.

On a related note, and to demonstrate the Camp's commitment to ecologic resources, it should be noted that the firefighting efforts in 2017 by Cal Fire resulted in the bulldozing and complete obliteration of a portion of McDonald Creek on the Camp property. At its own expense, the Camp engaged a biologist to prepare a restoration plan for the Creek and obtained permission from California Department of Fish and Wildlife to restore the Creek. This work and the related restorative plantings have subsequently been accomplished and monitoring to ensure the success of the restoration plan is still underway.

5. The Cozy Dell Trail and Foothill Trail will remain open to the public

The Camp has owned the parcel that includes the Cozy Dell and Foothill trails for over 50 years. The Camp has fostered public access on these trails for that entire time and plans to continue to permit the public to enjoy these trails. There is no proposed construction or development on the parcel with the trails nor anywhere near these trails. The Camp has been consistent and clear since this issue was raised in 2019 that there are no plans to obstruct public access to the trails.

Some community members have questioned why the Camp is asking to add these parcels to the CUP. The Camp already owns and uses this land for hiking and light recreation. Adding these parcels to the CUP will help ensure that activities that are already occurring on these parcels are also subject to the CUP. Notably, these parcels, which are steep and thick with native vegetation, were purchased by the Camp specifically to prevent development by others.

6. The Camp will use Dark Sky compliant lighting and prohibit strobe lights and lasers

Several letters express concerns about increased lighting in connection with the new Machon project. The proposed project will use Dark Sky compliant lighting for all proposed new structures. Further, the Camp has proactively been retrofitting all of its onsite over the last several years to meet Dark Sky standards. About half of the camp fixtures have been replaced and they continue to upgrade fixtures. The Camp has previously stated that it will agree to a condition prohibiting the use of strobe lights or lasers on the property.

7. The Camp is committed to fire safety, including use of fuel breaks

Fire safety is an important issue for the Camp and the safety of its staff, campers and neighbors is of paramount concern. The Camp has several policies in its handbook regarding fire prevention and fireworks are prohibited. Further, the existing CUP has numerous conditions related to fire protection including access roads, spark arresters, fire hydrants, fire extinguishers, and brush clearance.

There were a few comments from the public regarding concerns that the project would cause increased fire risk. As noted in the MND, the request was reviewed for potential impacts on fire risk and includes measures to address fire safety such as fuel breaks.

It should also be mentioned that Camp Ramah has served as a staging area for Cal Fire vehicles during recent fire events. As discussed elsewhere, the onsite reservoir has been used to help fire suppression activities in the local area.

Camp Ramah has been a long-standing community member, employer, neighbor, and community resource for the Ojai Valley. In its nearly 70-year history in the local community, Camp Ramah has provided meaningful educational experiences for youth campers, opportunities for program graduates to return to the site to celebrate important life events, and a valuable space for other local nonprofits and governmental agencies to further their important missions. Presently, Camp Ramah seeks to provide indoor accommodations for the Machon project, which is an existing religious education experience for its Machon leadership experience. As noted above, the approval of the project and the related mitigation measures should decrease impacts from existing operations. The Camp looks forward to continuing its long history of service.

Thank you for the opportunity to address the MND comment letters from members of the public. If you, or members of the public, have any questions, I can be reached at (805) 966-2758 x111.

Sincerely,

SUZANNE ELLEDGE

PLANNING & PERMITTING SERVICES, INC.



Steve Welton, AICP
Principal Planner

Boero, Kristina

From: Steve Welton <steve@sepps.com> 82.
Sent: Thursday, July 7, 2022 6:04 PM
To: Diane Bertoy
Cc: Joe Menashe; Randy Camp Ramah; jerry@maryniuk.com; Haley Kolosieke; Jane Carroll; Boero, Kristina
Subject: RE: Camp Ramah - Response to MND Comments

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

Hi Diane,

I'm following up on that last question regarding the Machon:

Maximum occupancy load determination for Assembly spaces (Type A)

The standard is seven SF per person for chair seating or standing. Using that:

Machon large meeting room: 1,623 sf = 231 persons

Small second floor meeting room: 624 sf = 89 persons

Total max occupancy of meeting areas = 320 persons

Some caveats: the occupancy levels may change based on the type of use. Gross and net SFs are determined slightly differently for different agencies.

Kind Regards,
Steve

Steve Welton, AICP

Principal Planner
(805) 966-2758 x111

From: Steve Welton
Sent: Friday, June 17, 2022 2:39 PM
To: Diane Bertoy <dbertoy@gmail.com>
Cc: Joe Menashe <rabbijoe@ramah.org>; Randy Camp Ramah <randy@ramah.org>; Jerry Maryniuk <jerry@maryniuk.com>; Haley Kolosieke <Haley@sepps.com>; Jane Carroll <janecarroll@vcnet.com>
Subject: RE: Camp Ramah - Response to MND Comments

Thank you for your e-mail, Diane. I appreciate your taking the time to respond. Our office strives to accurately disseminate information about this project and I'm glad you brought these items to our attention.

I truly regret that our team misspoke about the oak trees at OVMAC. I want you to know that I e-mailed Ms. Clensay on the 5/17 to correct the record before the OVMAC made their final motion. The MND accurately describes the tree removal. In the meeting, I was recalling a statement from the project biologist that the trees were removed during the

Cal Fire operations, but this was only referring the oaks on the open space parcel and not for the trees along the proposed access.

We will review the expected occupancy limit for the Machon building and provide that to you. The proposed cabins and Machon are anticipated to provide sleeping accommodations (mainly bunks) for 116 people.

I certainly do not intent to dismiss your personal experience of the noise from the Camp. We wanted to emphasize that amplified noise emanates from speakers because there is proposed mitigation to automatically limit noise from that source.

I agree that the water information in the MND is unnecessarily confusing. This is mainly because of the way that the County requires an applicant to calculate and present the data. For this reason, I wanted to emphasize in the letter that the ACTUAL water use for the last 6-7 years (though I did not count the COVID years) has been well below the Camp's allocation from the District. This is acknowledged in the report from the civil engineer and by the Water District and County Public Works and has enabled the Camp to receive water service letters.

You are correct regarding the well that there are differences between digging the well (and subsequent testing) and putting it into service. There were some comments that the well was started during the recent drought, implying that the Camp was blatantly disregarding the drought, and we wanted to correct the record in that regard.

I will be on vacation for the next couple of weeks. But I will ask Haley from my office to follow up with the information on the capacity of the Machon.

Kind Regards,
Steve Welton

From: Diane Bertoy <dbertoy@gmail.com>
Sent: Friday, June 17, 2022 1:22 PM
To: Steve Welton <steve@sepps.com>
Cc: Joe Menashe <rabbijoe@ramah.org>; Randy Camp Ramah <randy@ramah.org>; Jerry Maryniuk <jerry@maryniuk.com>; Diane Bertoy <dbertoy@gmail.com>
Subject: Re: Camp Ramah - Response to MND Comments

Hi Mr. Weldon, Thank you for including me in your email today with the subject: "Camp Ramah - Response to MND Comments". I too was confused by certain statements and written documentations by Camp Ramah (CR). In the interest of transparency from me to you, I've prepared some thoughts as follows:

When you listen to the audio version of the minutes from the MAC meeting of May 16, 2022 (at 1:49 and 1:50 of 2:23) your CR people say that no trees will be removed because they all burned in the fire of 2017. Compare that with your document dated 2-7-2019 (two years after the fire), on page 1 of 9 the "Tree Condition and Impact Table" that designates four oaks are to be removed, 437, 438, 478, and 480. Can you see how these conflicting responses add to our confusion?

At 1:42 there was a discussion about decreasing noise by using the indoor space in the new Machon multi purpose room, but no CR people could tell us how many guests and staff could be accommodated by the indoor space. How could we know that using the space will be helpful to noise issues? I stated in my three minutes at the meeting that the loudspeakers or bullhorns make the noise a huge annoyance, you say there are no loudspeakers or bullhorns used but rather ... "amplified speech through existing sound systems". It sounds like loudspeakers and bullhorns to me, can you see how CR is dismissing and negating my experience?

CR staff indicated that there would be No increased water usage because there would be no increase in the population at CR. Compare that with CR document Initial Study, PL 18-0052 April 2022 page 18 of 110 that reads, "The project site has an allocation from CMWD of 37.05 AFY (Will Serve Letter from CMWD, dated November 12, 2020). CMDW remains under a Stage 3 Water Supply Condition that imposes a mandatory 20 percent allocation reduction resulting in a current allocation of 29.644 AFY for Camp Ramah. The applicant's projected water demand of 42.6 AFY is 5.5 AFY more than its allocation and 13.0 AFY more than its Stage 3 allocation. Julia Aranda, Engineering Manager with the CMWD, stated that CMWD will provide water to meet additional demand but will change a conservation penalty (personal communication from Julie Aranda to Kristina Boero, dated February 5, 2019)." The outlook for the reversal of the drought is bleak, water is scarce as we all make cutbacks. Can you see how these conflicting statements can cause confusion?

In your email response today you write that the well was dug in 2015, but on page 15 or 110 of CR's initial study it is written that the new well was installed in 2016. Maybe there is a difference between "dug" and "installed", but can you see how it adds to confusion?

Unfortunately the confusion I've just documented contributes to the dreadful feelings I have that nothing will change.
Diane Bertoy

On Fri, Jun 17, 2022 at 10:17 AM Steve Welton <steve@sepps.com> wrote:

Hello Kristina,

On behalf of Camp Ramah, please find in the attached our letter in response to the MND comments received for Camp Ramah. As noted in the letter, I have copied those members of the public who took the time to engage in the process and that provided an e-mail address.

Please let me know if you have any questions.

Kind Regards,

Steve

****Please note that I will be on vacation from June 20th through July 1st****

Steve Welton, AICP

Principal Planner



SUZANNE ELLEDGE

PLANNING & PERMITTING
SERVICES, INC.

1625 STATE STREET, SUITE 1

SANTA BARBARA, CA 93101

PH: 805-966-2758 x 111

www.sepps.com

Boero, Kristina

From: Boero, Kristina
Sent: Tuesday, July 19, 2022 10:35 AM
To: Jerry Maryniuk
Subject: RE: Camp Ramah CUP questions
Attachments: 1969 COAs and Plans.pdf

83.

Hello Jerry,

Please see the attached plans from the 1969 original permit. Apologies for the bad copy, this is what was in the file.

Kristina Roodsari Boero, M.P.P.A. | Senior Planner
Residential Permits Section
kristina.boero@ventura.org

Ventura County Resource Management Agency | Planning Division
P. 805.654.2467 | F. 805.654.2509
800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740
Visit the Planning Division website at vcrma.org/planning
For online permits and property information, visit [VC Citizen Access](#)



COUNTY of VENTURA
Resource Management Agency

From: Jerry Maryniuk <jerry@maryniuk.com>
Sent: Sunday, July 10, 2022 9:24 PM
To: Boero, Kristina <Kristina.Boero@ventura.org>
Subject: Re: Camp Ramah CUP questions

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

Thanks Kristina!
I was hoping to have the info for a Wednesday meeting.
Hope you had a great weekend!
Jerry Maryniuk
805-794-2791

On Jul 8, 2022, at 9:15 AM, Boero, Kristina <Kristina.Boero@ventura.org> wrote:

Hi Jerry,

I have not forgot about you. I will circle back with you next week. Have a great weekend.

Kristina Roodsari Boero, M.P.P.A. | Senior Planner
Residential Permits Section

kristina.boero@ventura.org

Ventura County Resource Management Agency | Planning Division
P. 805.654.2467 | F. 805.654.2509
800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740
Visit the Planning Division website at vcrma.org/planning
For online permits and property information, visit [VC Citizen Access](#)



COUNTY of VENTURA

Resource Management Agency

From: Boero, Kristina
Sent: Monday, June 27, 2022 3:36 PM
To: Jerry Maryniuk <jerry@maryniuk.com>
Subject: RE: Camp Ramah CUP questions

Hi Jerry,

Thank you for your questions, I'll provide you with a response to your questions shortly.

Kristina Roodsari Boero, M.P.P.A. | Senior Planner
Residential Permits Section
kristina.boero@ventura.org

Ventura County Resource Management Agency | Planning Division
P. 805.654.2467 | F. 805.654.2509
800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740
Visit the Planning Division website at vcrma.org/planning
For online permits and property information, visit [VC Citizen Access](#)



COUNTY of VENTURA

Resource Management Agency

From: Jerry Maryniuk <jerry@maryniuk.com>
Sent: Thursday, June 23, 2022 11:51 AM
To: Boero, Kristina <Kristina.Boero@ventura.org>
Subject: Camp Ramah CUP questions

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

Hi Kristina,

I'm trying to research several more things about Camp Ramah & was hoping you could help:

1. CR has beds for approximately 650 – 900 (?) people. We can't find any permits, requests or CUP modifications for this. Initially they had approximately 300 campers during the summer camps. When did the camp change to the higher number? Was there ever a limit place on the max number of overnight visitors?

2. The original CUP states: "permit is granted for all of the buildings... as shown on the plot plans labelled Exhibits "A" and "B"..." Could you help me find Exhibits "A" and "B" so I can look at them?
3. In the ISMND, bottom of page 9, CR states "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."
 - a. The current CUP has 83.45 ac (ISMND pg 4).
 - b. The zoning of the current camp is Residential Exclusive (RE), which means the total number of overnight visitors and staff is $10.24 \times \text{number of acres}$ (VCNZO 8107-17.3; pg 7-52). This would calculate to 855 guests and staff (I must be missing something). I don't understand how they get the 942 number. Also, they don't include staff in that number as directed by the VCNCZO).
4. Regardless of how many overnight guests / staff they have now, by adding 348 ac of open space, I calculate that CR can increase the number of overnight visitors & staff by 87 (acres \times 0.25 people/acre for max overnight visitors on open space land). Is this correct? If not how is that number calculated?
5. In CUP modification, CR proposes to use land zoned as "open space" as a camp. VCNCZO says: "Sec. 8107-17.0 Protection of Sensitive Biological Habitats. Camps shall be allowed on property zoned Open Space (OS) only if the property is in agricultural production." The zoning ordinance seems to not allow the proposed use of the OS land as a camp or to build Machon village on it. Again, what am I misunderstanding?

If it's easier to talk about this, I'll be happy to do that (emails can take a lot longer than a conversation).

Thank you!

Jerry Maryniuk
805-794-2791

SEA MEMO

Legibility of writing, typing or
printing UNSATISFACTORY
in portions of the document
when received.

VENTURA COUNTY PLANNING DEPARTMENT

Meeting of April 16, 1969

Special Use Permit Application No. 3042 - Camp D-Ranch Inc.

The Planning Department Staff recommends approval of this application on the basis that this proposed location will be compatible in the area because of the natural valley within which the camp will lie.

The suggested conditions are written to insure proper performance standards that will protect the island property within the camp and all other neighboring properties.

The staff feels this use will not generate an abnormal amount of traffic within the area since most campers will be brought in by buses. This appears to be a better location for access and egress than their present location on Foothill Road.

Based on the plans submitted with this application, the development of this property will be of the highest standards and will contribute to the integrity and character of the zone, the public interest and general welfare.

D81ca
3-4-69

REMARKS:
Legibility of writing, typing or
making UNSATISFACTORY
in portions of the document
when received.

26

BOARD OF ZONING ADJUSTMENT

MINUTES

APRIL 14, 1969

Minutes of the Board of Zoning Adjustment meeting held April 14, 1969 in the Commission Meeting Room, Ventura, California.

PRESENT:

Board of Zoning Adjustment Members:
Bunce, Morris, Rush, Treadley and Sweetland
Advisors:
Paul Beach, Department of Public Works
John Wiesinger, County Counsel's Office
Planning Department Staff:
Paul Mayhew, Carl Rowley and Merrill Stiver

It was regularly moved, seconded, and duly carried that the minutes of the meeting of April 2, 1969 be approved as mailed.

1. Planned Development Permit Application No. 693 Tape 1, Side 1--04

CONTINUED to May 21, 1969 at 9:00 A.M., Donald S. Henderson for mobile home park in the T-P-D Zone, located adjacent and at the southwest corner of the intersection of Baldwin Road, Southern Pacific Railroad and State Highway 33, 1-1/2 miles west of the City of Ojai, in order that further time be allowed for study of revised plot plans. This matter was continued from February 19, 1969 and March 5, 1969. All Commissioners eligible.

2. Special Use Permit Application No. 3048 Tape 1, Side 1--19

GRANTED to U-Ramah, Inc. for construction and operation of a year-round camp for the use of children, youth and university personnel for study, sports, and entertainment in the R-A Zone, located adjacent and north of Fairview Road, one-half mile west of the Ojai City limits, subject to conditions. This matter was previously granted on March 5, 1969; however, it was necessary to reconsider this application as the applicant had omitted one name from the property owners' list submitted for the hearing held March 5, 1969. Unanimous vote for granting.

As there was no further business, Chairman Sweetland declared the hearing adjourned at 10:20 A.M.

Florence Davison
Florence Davison, Recording Secretary

A verbatim tape of this meeting is on record at the office of the Planning Department.

EL RANCHO MINORADA
(ORCHID TOWN)

EXISTING
CAMP RAMAN

CIVIC
CENTER

DAVAL
VALLEY
COUNTY
CLUB

MANCOPA RD

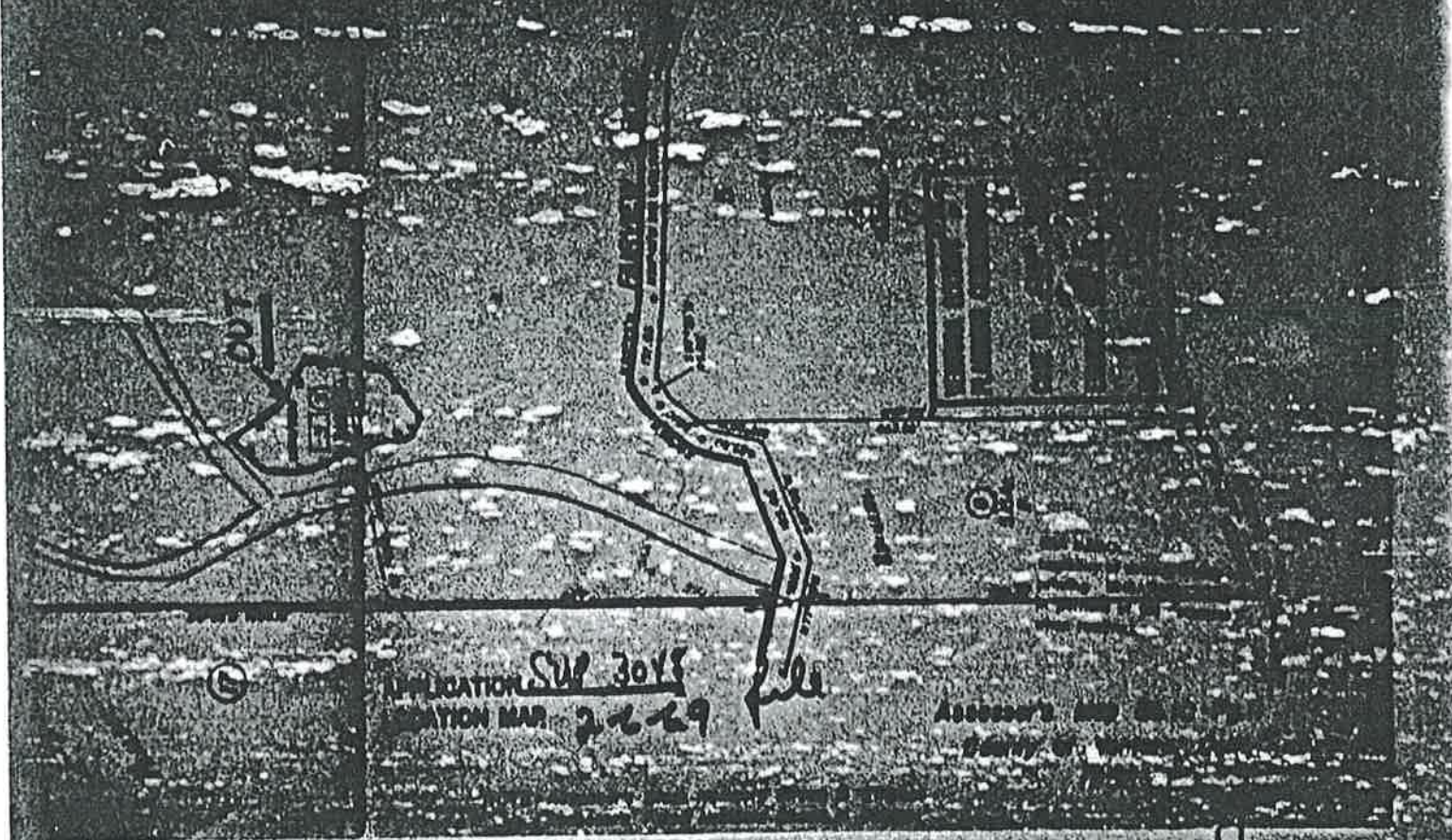
VENTURA AVE

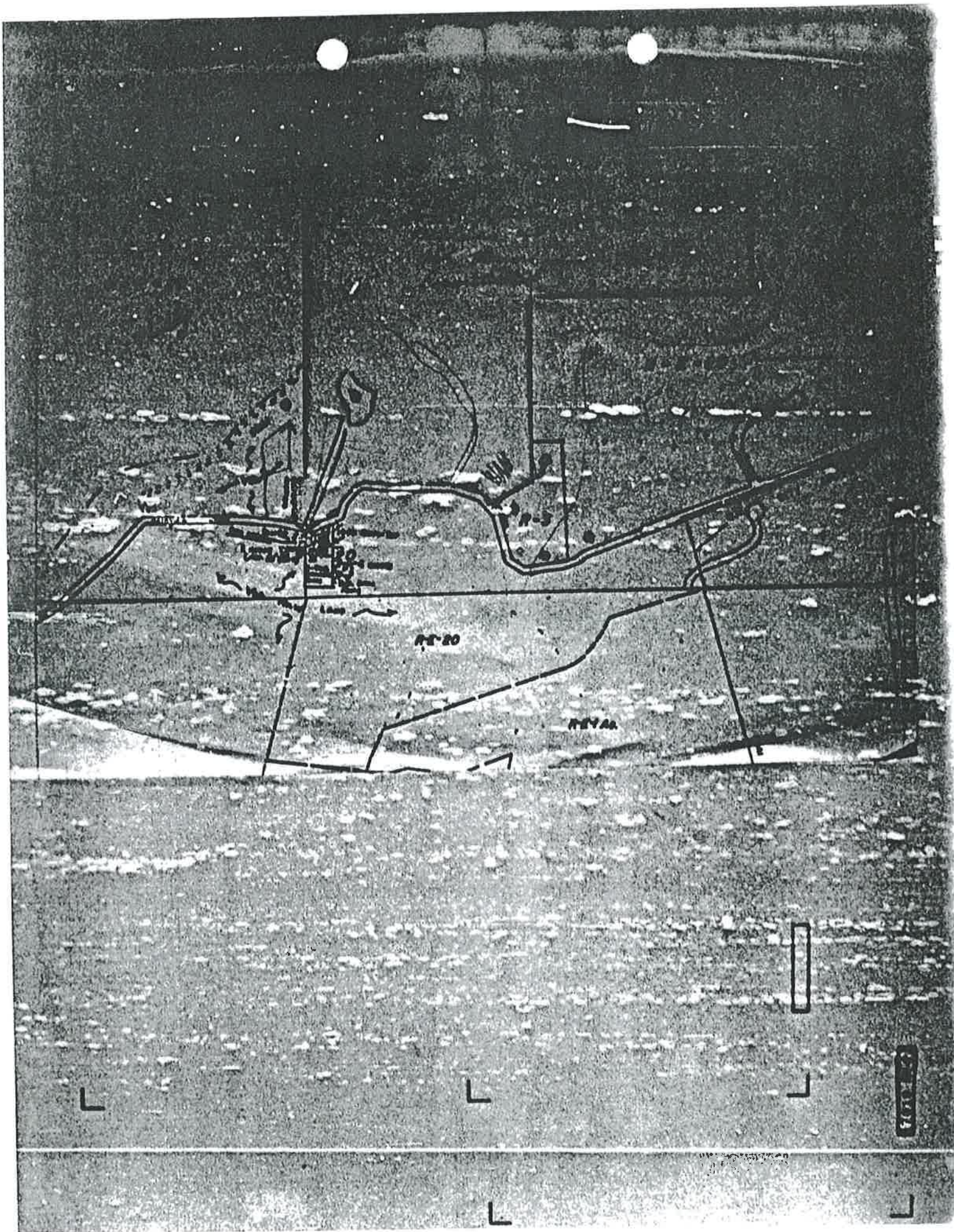
0 1/4 1/2 3/4 1
SCALE
NORTH ↑

VICINITY MAP

VENTURA COUNTY PLANNING COMMISSION	
CASE NO. <u>SUP-3048</u>	EXHIBIT <u>B</u>
DATE <u>2-6-69</u>	

File





Boero, Kristina

From: Ramona Schroeder <ramona.brunette@gmail.com>
Sent: Tuesday, September 27, 2022 4:12 PM
To: Boero, Kristina
Subject: Ramah's Mitigated negative declaration

84.

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

Hi Kristina. Hope you are well. Regarding the Ramah MND on the county's website, the numbered pages only go up to 109 out of 598 pages. Can you paginate each page in the entire document? When we are discussing this document away from the website or with county officials we need to "be on the same page" so to speak. There are over 598 pages. When we are printing it out and making copies it is impossible to keep straight without an actual page number on each page for reference purposes. Please give me a call or let us know what can be done about this problem. It would be very helpful if there was a file page number on each of the 110 to 598 pages in this document. I hope I have explained this issue. Please give me a call.

Ramona Schroeder
8183550930
Sent from my iPhone

Boero, Kristina

From: Boero, Kristina
Sent: Thursday, October 27, 2022 1:32 PM
To: Ramona Schroeder
Subject: RE: Ramah's Mitigated negative declaration

Hello Ramona,

I confirmed with Planning Management that the Division's policy is to not include page numbers with the attachments to the environmental document. Each attachment includes an attachment number and heading. I am sorry that I misspoke earlier.

Kristina Roodsari Boero, M.P.P.A. | Senior Planner
Residential Permits Section
kristina.boero@ventura.org

Ventura County Resource Management Agency | Planning Division
P. 805.654.2467 | F. 805.654.2509
800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740
Visit the Planning Division website at vcrma.org/planning
For online permits and property information, visit [VC Citizen Access](#)



From: Boero, Kristina
Sent: Tuesday, October 4, 2022 8:40 AM
To: Ramona Schroeder <ramona.brunette@gmail.com>
Subject: RE: Ramah's Mitigated negative declaration

Ramona,

I can work with a colleague to get the page numbers on the PDF document. I will let you know when the document is ready. It will be a few days. Thank you.

Kristina Roodsari Boero, M.P.P.A. | Senior Planner
Residential Permits Section
kristina.boero@ventura.org

Ventura County Resource Management Agency | Planning Division
P. 805.654.2467 | F. 805.654.2509
800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740
Visit the Planning Division website at vcrma.org/planning
For online permits and property information, visit [VC Citizen Access](#)



Boero, Kristina

From: Boero, Kristina
Sent: Tuesday, November 1, 2022 2:40 PM
To: jerry@maryniuk.com; dbertoy
Subject: RE: Camp Ramah CUP

85.

Hi Jerry,

In accordance with Public Resources Code (PRC) Section 21092.1 and CEQA Guidelines Sections 15073.5(a) and 15073.5(b), the Ventura County Planning Division is recirculating the Camp Ramah MND to incorporate additional analysis and information regarding biological resources that was included in the Initial Study Biological Assessment (dated February 20, 2019) prepared by Dr. Larry Hunt.

Mitigation Measures BIO-1, BIO-3, and BIO-6 through BIO-8 were added to the recirculated MND and the applicant agreed to incorporate them into the project.

Kristina Roodsari Boero, M.P.P.A. | Senior Planner
Residential Permits Section
kristina.boero@ventura.org

Ventura County Resource Management Agency | Planning Division
P. 805.654.2467 | F. 805.654.2509
800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740
Visit the Planning Division website at vcrma.org/planning
For online permits and property information, visit [VC Citizen Access](#)



From: Jerry Maryniuk <jerry@maryniuk.com>
Sent: Sunday, October 30, 2022 8:04 PM
To: dbertoy <dbertoy@gmail.com>; Boero, Kristina <Kristina.Boero@ventura.org>
Subject: Re: Camp Ramah CUP

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

Hi Kristina,
Diane shared with me your very informative email. Thank you for sending it!

I have a couple of questions.
Will all of our previous comments written regarding the CUP major modification be reviewed by the Planning Department and the Planning Commissioner Scott Boydston, or do all the comments need to be rewritten?

Can you share with me how we got to the point of needing a recirculation of the Camp Ramah CUP modification? Did the Planning Department notice something Camp Ramah missed? It seems unlikely the applicant would have brought up a new concern when the Planning Department and the local community accepted their previous report and mitigations.

Thank you,

Jerry Maryniuk

On Oct 29, 2022, at 3:29 PM, Diane Bertoy <dbertoy@gmail.com> wrote:

Diane Bertoy

Begin forwarded message:

From: "Boero, Kristina" <Kristina.Boero@ventura.org>
Date: October 28, 2022 at 11:30:16 AM PDT
To: dbertoy <dbertoy@gmail.com>
Subject: RE: Camp Ramah CUP

Hi Diane,

Pages 1 and 2 of the Initial Study / Mitigated Negative Declaration explain what was revised and why.

Recirculation means that the Initial Study / Mitigated Negative Declaration must be recirculated for 30-day public review and comment when a new, avoidable significant effect is identified and mitigation measures or project revisions must be added in order to reduce the impact. Ventura County is recirculating the document to provide the public with a meaningful opportunity to comment on new information.

The Initial Study / Mitigated Negative Declaration revisions include:

- The Biological Resources section was entirely revised to clarify the discussion of potential plant and wildlife species occurrence on the project site, potential impacts, and the addition of recommended Mitigation Measures BIO-1, BIO-3, BIO-6, BIO-7, and BIO-8. This is Section B, Item 4 (commencing on page 23).
- The Project Description has been updated to clarify the applicant's proposed uses within the open space parcels ("Use of Open Space Lots" paragraph starting on pg. 9) and the CUP term (The applicant is requesting a 30 year CUP term). The changes to the project description are in strikeout and underline format. This is Section A, Item 6.

Kristina Roodsari Boero, M.P.P.A. | Senior Planner
Residential Permits Section
kristina.boero@ventura.org

Ventura County Resource Management Agency | Planning Division
P. 805.654.2467 | F. 805.654.2509
800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740
Visit the Planning Division website at vcrma.org/planning
For online permits and property information, visit [VC Citizen Access](#)



From: Diane Bertoy <dbertoy@gmail.com>
Sent: Friday, October 28, 2022 10:13 AM
To: Boero, Kristina <Kristina.Boero@ventura.org>
Subject: Re: Camp Ramah CUP

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

Thanks Kristina, I did receive your email.
What does "recirculating the MND" mean? Isn't it a revised MND?
I looked at the 124 pages of the new MND and did not see any underlining of what was changed. Can you please let us know what the changes are?

Diane Bertoy
805-794-2792

Diane Bertoy

On Oct 27, 2022, at 5:37 PM, Boero, Kristina <Kristina.Boero@ventura.org> wrote:

Diane,

I emailed you earlier today informing you that the Planning Division is recirculating the MND. If you did not receive that email. Please let me know.

The County Noise Ordinance will be addressed in the Planning Commission staff report. A Planning Commission hearing has not yet been scheduled. You will receive a formal notice of the hearing when ready.

Kristina Roodsari Boero, M.P.P.A. | Senior Planner
Residential Permits Section
kristina.boero@ventura.org

Ventura County Resource Management Agency | Planning Division
P. 805.654.2467 | F. 805.654.2509
800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740
Visit the Planning Division website at vcрма.org/planning
For online permits and property information, visit [VC Citizen Access](#)



From: Diane Bertoy <dbertoy@gmail.com>
Sent: Thursday, October 27, 2022 10:51 AM
To: Boero, Kristina <Kristina.Boero@ventura.org>
Subject: Re: Camp Ramah CUP

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or for the message to Email.Security@ventura.org.

Ok, thanks Are they planning to comply with the Ventura County Noise ordinance and have quiet nighttime hour start at 9pm? Is there anything you can share about what you are working on? Is there any good news for us? Do you have any idea what month a meeting will occur?

Thanks for your patience.

Diane Bertoy

On Oct 27, 2022, at 10:43 AM, Boero, Kristina
<Kristina.Boero@ventura.org> wrote:

Hello Diane,
No extension has been requested. The August 18th date was a tentative date for the public hearing, but nothing was ever formerly scheduled. Planning is still working with the applicant on the project.

Kristina Roodsari Boero, M.P.P.A. | Senior Planner
Residential Permits Section
kristina.boero@ventura.org

Ventura County Resource Management Agency | Planning Division
P. 805.654.2467 | F. 805.654.2509
800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740
Visit the Planning Division website at vcrma.org/planning
For online permits and property information, visit [VC Citizen Access](#)



From: Diane Bertoy <dbertoy@gmail.com>
Sent: Thursday, October 27, 2022 10:31 AM
To: Boero, Kristina <Kristina.Boero@ventura.org>
Subject: Camp Ramah CUP

WARNING: If you believe this message may be malicious use the Phish Alert Button to report the message to Email.Security@ventura.org.

Hi Kristina, we heard that Camp R asked for a 2 month extension on the meeting that was scheduled for August 18, 2022. Did they ask for another extension? Has the new meeting time been scheduled?

Thank you

Diane Bertoy

1447 Foothill Rd

Ojai, 93023

805-794-2792



VENTURA LOCAL AGENCY FORMATION COMMISSION

801 S. VICTORIA AVENUE • VENTURA, CA 93003

TEL (805) 654-2576 • FAX (805) 477-7101

VENTURA.LAFCO.CA.GOV

86.

November 18, 2022

SENT VIA E-MAIL

Kristina Boero, Senior Planner
Planning Division, County of Ventura
800 S. Victoria Avenue
Ventura, CA 93009-1740

Subject: Recirculation of a Draft Mitigated Negative Declaration (MND) for PL18-0052
Major Modification to Conditional Use Permit (CUP) 3048 (Camp Ramah)
385 Fairview Road, Oak View
Assessor's Parcel Numbers 010-0-060-030, 010-0-060-070, 010-0-070-030,
010-0-070-300, 010-0-070-310, 010-0-110-120, 010-0-110-130, 010-0-120-040

Dear Ms. Boero:

Thank you for providing the Ventura Local Agency Formation Commission (LAFCo) with the opportunity to review the recirculated draft MND for the Camp Ramah proposal. As a responsible agency under the California Environmental Quality Act (CEQA), LAFCo is charged with ensuring that environmental documents prepared by lead agencies address the issues that relate to LAFCo's scope of authority. LAFCo is a responsible agency for the subject project because LAFCo approval of an annexation to the Ojai Valley Sanitary District (OVSD) and related sphere of influence amendment are required in order for sewer service to be provided to the proposed development.

LAFCo's purposes are to (1) discourage urban sprawl, (2) preserve open space and prime agricultural land, (3) ensure efficient provision of government services, and (4) encourage the orderly formation and development of local agencies (i.e., cities and special districts) (Government Code § 56301). The Ventura LAFCo has adopted local policies that it must consider when making decisions on boundary change proposals and sphere of influence amendments. Specifically, the policies contained within Divisions 3 and 4 of the Ventura LAFCo Commissioner's Handbook (Handbook) apply to the proposed project. The Commission has not reviewed the recirculated draft environmental document; this letter represents the analysis of LAFCo staff and replaces the previous comments submitted to you on May 20, 2022, regarding the draft MND.

Project Description

Camp Ramah operates as a year-round camp for children, youth, and university personnel for study, sports, and entertainment. The facility contains cabins, restrooms, and other structures in support of the camp. The existing camp use is authorized under Conditional Use Permit (CUP) No. 3048, which was originally approved in 1969 and has been modified 10 times over the course of its existence to accommodate a variety of additional camp-related buildings and features. The subject project is a major modification to the CUP that includes an expansion of the CUP boundary (from 83.45 acres to 431.45 acres), construction and legalization of several structures, and a time

extension of the CUP for an additional 20-year period. Of the expanded CUP area, an approximately 1.7-acre portion of the 25-acre property known as APN 010-0-070-310 is proposed for new development and would be known as "Machon Village," which would consist of six new cabins (totaling 4,320 square feet) and a central gathering structure that includes counselor sleeping quarters, a kitchen, meeting spaces, and restrooms (totaling 6,289 square feet). The southern portion of the proposed CUP area (including the existing developed area that is within the current CUP boundary) is located within the sphere of influence¹ of the City of Ojai; however, the entire project site is located within the unincorporated County area.

The existing development is confined to land that is designated by the Ventura County General Plan as *Rural* and has a zoning designation of *Rural Exclusive, 20 acre minimum parcel size*. The proposed development would occur on land that has a County General Plan designation of *Open Space*, County zoning designation of *Open Space, 80 acre minimum parcel size*.

Water Service

According to information provided in the draft MND, the facility is currently provided water service by the Casitas Municipal Water District. The applicant proposes that the Casitas Municipal Water District will provide water to the expanded camp area, specifically Machon Village. Both the existing and proposed CUP area are within the Casitas Municipal Water District's jurisdictional area; therefore, no LAFCo action is required to accommodate the proposed development with respect to water service.

Wastewater Service

The OVSD provides sewer service to the existing camp facility and the applicant proposes that it will provide service to Machon Village. Of the territory included in the CUP according to the project description, only APN 010-0-110-130 (i.e., the currently-developed portion of Camp Ramah) is within the jurisdictional area of the OVSD. Additionally, APNs 010-0-110-120 and 010-0-120-04 are located within the OVSD's sphere of influence, but not within its service area. All other portions of the proposed CUP area are located outside of both the OVSD's jurisdictional area and its sphere of influence. Because the development site of Machon Village would be located outside the current sphere of influence and jurisdictional area of the OVSD, both a sphere of influence amendment and annexation to the OVSD would be necessary in order for sewer service to be provided to the expanded portion of the camp facility.

LAFCo Requirements and CEQA Review

In order for the proposed sewer service to be extended to the project site, LAFCo law and Ventura LAFCo policies provide that the area served be located within the provider's service area and its sphere of influence. The area to be developed and connected to the OVSD wastewater system is

¹ Government Code § 56076 defines a sphere of influence as a plan for the probable physical boundaries and service area of a local agency, as determined by the Commission.

outside the OVSD's sphere of influence and jurisdictional area. Therefore, both a sphere of influence amendment and annexation to the OVSD would be necessary.²

In 2004, the Commission accepted a municipal service review for the OVSD and, in 2005, updated its sphere of influence. As part of the update, the Commission determined that all parcels that were designated for some type of urban use (residential, commercial, or industrial) by the County's Ojai Valley Area Plan were to be included within the OVSD's sphere of influence. The Commission also determined that all parcels that were not designated for urban-type uses (i.e., parcels designated for agricultural or open space uses) by the Area Plan were to be removed from the sphere of influence, unless they were already receiving service from the OVSD. As a result of the update, approximately 2,000 acres were removed from the OVSD's sphere of influence. The MSR for the OVSD accepted by LAFCo in February 2022 acknowledges the Commission's action in 2005 regarding the OVSD's sphere of influence.

The proposed development of Machon Village is within an area designated by the Ventura County General Plan as *Open Space*, and was among the area removed from the OVSD sphere in 2005. The Commission's past actions are consistent with LAFCo law and Ventura LAFCo policies, which generally discourage the extension of urban services to land designated for non-urban-type uses such as open space. It appears that an amendment to the OVSD sphere to include the approximately 1.7-acre area proposed for development, and annexation of this area to the OVSD would be inconsistent with prior Commission action. However, based on discussions with the project applicant, a proposal for annexation to the OVSD would be limited to the approximately 1.7-acre portion of the larger open space parcel, with the remainder of the parcel to be dedicated as permanent open space. Under such a scenario, the proposal may be considered to be consistent with the Commission's goal of preserving open space.

The Initial Study for the project includes an evaluation of expanded sewer service (i.e., to Machon Village) (Item 2 (Water Resources – Groundwater Quality) and (Item 29 (Waste Treatment and Disposal Facilities)). The discussion identifies the need for LAFCo approval for the OVSD to serve Machon Village, by means of either: (1) an annexation to the OVSD and coordinated sphere of influence amendment, or (2) an out of agency service agreement (OASA).³ Annexation appears to be feasible by virtue of contiguity of the parcel to be served with the existing boundary of the OVSD, and furthermore, a threat to health and safety has not been established to justify approval of an OASA.

² If, instead, a private septic system (or systems) is used for wastewater disposal, no LAFCo action will be necessary.

³ Government Code § 56133(a) states: "(a) city or district may provide new or extended services by contract or agreement outside its jurisdictional boundary only if it first requests and receives written approval from the (Local Agency Formation) commission." Ventura LAFCo refers to an agreement for an extraterritorial service as an OASA. As the property is located outside of the sphere of influence for the OVSD, an OASA can be approved only "... to respond to an existing or impending threat to the health or safety of the public or the residents of the affected territory..." (Government Code § 56133(c)). If an OASA is requested on these grounds to accommodate the sewer service to Machon Village, it is required that "(t)he entity applying for approval has provided the commission with documentation of a threat to the health and safety of the public or the affected residents" (Government Code § 56133(c)(1)). Absent such a threat to health and safety, LAFCo has no authority to approve an OASA and, consequently, the OVSD would have no authority to provide the service.

The initial study provides an environmental analysis from the perspective that an onsite wastewater treatment system would not be used, and therefore the proposed development would not result in environmental impacts related to groundwater quality or on-site disposal of wastewater. However, the analysis should also include an evaluation of the project's consistency with the policies contained within the Ventura LAFCo Commissioner's Handbook, which generally discourage urban sprawl and the extension of urban services to land designated for non-urban-type uses. Specifically, the environmental analysis should include a discussion of the following:

- Section 3.2.4: Unless exceptional circumstances are shown, LAFCo will not approve a proposal unless it is consistent with the applicable general plan and any applicable specific plan.
- Section 3.3.1: Factors to be considered by the Commission in evaluating a proposal, including whether or not the affected territory is urban in character or urban development is imminent, requiring municipal or urban-type services, and whether the proposal would result in a premature intrusion of urbanization into a predominantly agricultural or rural area.
- Section 3.3.5: LAFCo will approve a proposal for a change of organization or reorganization which is likely to result in the conversion of prime agricultural or existing open space land use to other uses only if the Commission finds that the proposal will lead to planned, orderly, and efficient development.
- Section 4.3.2: LAFCo will approve sphere of influence amendments and updates which are likely to result in the conversion of prime agricultural or existing open space land use to other uses only if the Commission finds that the amendment or update will lead to planned, orderly, and efficient development.

Thank you again for the opportunity to review the recirculated draft MND. Please contact me if you have any questions.

Sincerely,



Andrea Ozdy
Deputy Executive Officer

c: Ashley Kennedy, Ventura County Environmental Health Division
Mike Flood, Casitas Municipal Water District
Jeff Palmer, Ojai Valley Sanitary District

Comment # 7 and # 86

Response to Comment from Ventura County Local Action Formation Commission (LAFCo), dated May 20, 2022 and November 18, 2022

The Ventura County Local Action Formation Commission (LAFCO) provided two letters regarding the proposed expansion of sewer service for the Machon Village. This comment letter provides a summary of LAFCO's comments and the County's response to LAFCO's comments.

In its May 20, 2022 letter, LAFCo staff comments that as the proposed expansion of the Machon Village is located on a parcel that is outside of both the Ojai Valley Sanitation District's (OVSD) jurisdictional area and its sphere of influence, both a sphere of influence amendment and annexation to the OVSD would be necessary in order for sewer service to be provided to the expanded portion of the camp facility. In 2005 LAFCo updated its sphere of Influence. As a result, all parcels that were not designated for urban-type uses (i.e., parcels designated for agricultural or open space uses) by the Ojai Valley Area Plan were to be removed from the sphere of influence, unless they were already receiving service from OVSD. This change has rendered the Camp's proposed expansion inconsistent with LAFCo law and Ventura LAFCo policies. Annexation into the OVSD's jurisdictional area would resolve the inconsistency. Prior to the release of the recirculated MND in October 2022, the Camp revised their project to only allow the approximately 1.7 acre Machon Village development on APN 010-0-070-310 (the open space lot) to be developed. The remaining 23.3 acres would remain undeveloped. The MND evaluated the extension of sewer service for the Machon Village in Section A, Item 6 and in the impact discussion for Section B, Item 2A, 2B, 29a and 29b. The MND concluded that with LAFCo's approval of the sphere of influence amendment and annexation to the OVSD to allow sewer connection for the Machon Village, impacts would be less than significant. In its November 18, 2022, review of the proposed project, LAFCo staff commented that limiting development on APN 010-0-070-310 to 1.7 acres would be considered consistent with LAFCo Commission's goal of preserving open space. Annexation into the OVSD's jurisdictional area would render the proposed project consistent with LAFCo law. A decision on the annexation and a change to OVSD's Sphere of Influence will occur after the County decision on the modified CUP is made and no appeals are filed.

Boero, Kristina

From: Trunk, Jennifer
Sent: Monday, November 21, 2022 5:06 PM
To: Ramona Schroeder
Cc: Boero, Kristina
Subject: RE: Case Number PL18-0052 Request for extension within which to respond to MND

87.

Good Afternoon Ramona:

The MND was recirculated with a revision to Section 4 Biological Resources, and minor updates to the Project Description, specifically the Camp's request for a 30-year term and the uses that are being requested in the open space.

The MND public comment started on October 28, 2022 and closes November 27, 2022. The Camp was not afforded an extension. It's against our policy to extend the public review period further than what is required, however, Planning will accept and respond to your late comments post marked on or before December 5.

Jennifer

-----Original Message-----

From: Ramona Schroeder <ramona.brunette@gmail.com>
Sent: Monday, November 21, 2022 11:48 AM
To: Trunk, Jennifer <Jennifer.Trunk@ventura.org>
Subject: Case Number PL18-0052 Request for extension within which to respond to MND

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

Hi Jennifer,

Due to the holidays and the fact that many of us are out of town and travelling, we are asking for a short extension beyond November 27,

2022 to submit responses to the above referenced MND. We feel 30 days would be sufficient to properly respond. If all you can give us is 14 days, we will do our best to respond. I understand Camp Ramah unilaterally received an extension in this matter previously of more than one month. Many of us are unavailable to respond at this time and this matter needs all of our attention.

Kind regards,

Ramona Schroeder

Boero, Kristina

From: Jerry Maryniuk <jerry@maryniuk.com>
Sent: Tuesday, November 22, 2022 12:47 AM
To: Boero, Kristina
Subject: Re: Camp Ramah CUP questions

88.

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

Hi Kristina,

I finally found my notes from our conversation & I understand how they came up with the 942 number.

Please check my math.

Current land = 83.45 acres. Of this land, 5 acres (parcel 010-0-070-030) is open space & I can't figure out the zoning for the 2 acres that they are renting from the US Forest Service.

$78.45 \text{ RE acres} \times 10.24 \text{ people / acre} = 803 \text{ total people (including guests and employees) allowed overnight at the camp}$

$5 \text{ OS acres} \times 0.25 \text{ people / acre} = 1 \text{ person}$

CURRENT max approved overnight people = 804

CURRENT max approved overnight people (if I'm wrong about the 5 open space acres) = 855

CUP modification: Add 348 OS acres: $348 \times 0.25 = 87$ people more that will be able to stay at the camp overnight.

With the new CUP modification, they should be able to have 891 people allowed overnight at the camp.

What this also means to me is that in the past, every time they had over 804 (or 855) people at the camp overnight, they were breaking the terms of the CUP. Rabbi Joe told us that they've had at least 1,000 people during the summer.

What limit is the Planning Commission recommending for the max number of people that can spend the night at the camp?

Please let's talk for a couple minutes tomorrow.

Thanks,

Jerry Maryniuk
805-794-2791

On Mon, Nov 21, 2022 at 10:44 PM Jerry Maryniuk <jerry@maryniuk.com> wrote:

Hi Kristina,

Thanks for all your help to date.

When I sent you the below questions in June, you sent me some plans (which were very helpful).

Unfortunately, I don't remember your response to question #3 (how many overnight guests and employees can stay on site). I have a vague recollection that we discussed this, but can't find it written down anywhere. Could you help me with this?

Here's the question:

3. In the ISMND, bottom of page 7, CR states "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."

a. The current CUP has 83.45 ac (ISMND pg 4).

b. If the zoning of the current camp is Residential Exclusive (RE), it would mean the total number of overnight visitors and staff is $10.24 \times \text{number of acres}$ (VCNZO 8107-17.3; pg 7-52). This would calculate to 855 guests and staff if all the land was zoned RE. However, the 5 acre parcel 010-0-070-030 is open space (which means they can have approximately 50 less people). I don't understand how they get the 942 number. Also, they say that they can accommodate 942 "guests", but per the VCNCZO this number includes guests and staff.

I will try to call you about this tomorrow.

Thanks!

Jerry Maryniuk

On Thu, Jun 23, 2022 at 11:50 AM Jerry Maryniuk <jerry@maryniuk.com> wrote:

Hi Kristina,

I'm trying to research several more things about Camp Ramah & was hoping you could help:

1. CR has beds for approximately 650 – 900 (?) people. We can't find any permits, requests or CUP modifications for this. Initially they had approximately 300 campers during the summer camps. When did the camp change to the higher number? Was there ever a limit place on the max number of overnight visitors?

2. The original CUP states: "permit is granted for all of the buildings... as shown on the plot plans labelled Exhibits "A" and "B"..." Could you help me find Exhibits "A" and "B" so I can look at them?

3. In the ISMND, bottom of page 9, CR states "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."

a. The current CUP has 83.45 ac (ISMND pg 4).

b. The zoning of the current camp is Residential Exclusive (RE), which means the total number of overnight visitors and staff is $10.24 \times \text{number of acres}$ (VCNZO 8107-17.3; pg 7-52). This would calculate to 855 guests and staff (I must be missing something). I don't understand how they get the 942 number. Also, they don't include staff in that number as directed by the VCNCZO).

4. Regardless of how many overnight guests / staff they have now, by adding 348 ac of open space, I calculate that CR can increase the number of overnight visitors & staff by 87 (acres \times 0.25 people/acre for max overnight visitors on open space land). Is this correct? If not how is that number calculated?

5. In CUP modification, CR proposes to use land zoned as "open space" as a camp. VCNCZO says: "Sec. 8107-17.0 Protection of Sensitive Biological Habitats. Camps shall be allowed on property zoned Open Space (OS) only if the property is in agricultural production." The zoning ordinance seems to not allow the proposed use of the OS land as a camp or to build Machon village on it. Again, what am I misunderstanding?

If it's easier to talk about this, I'll be happy to do that (emails can take a lot longer than a conversation).

Thank you!

Jerry Maryniuk
805-794-2791

Boero, Kristina

From: Julie Grist <jgrist@mac.com>
Sent: Tuesday, November 22, 2022 12:47 PM 89.
To: Boero, Kristina
Cc: LaVere, Matt; Anyssa.Cisneros@ventura.org; Paul Holahan
Subject: Opposition to the CUP for Camp Ramah

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

To the Ventura County Planning Commission:

As residents of Foothill Road in Ojai overlooking Camp Ramah, we are writing to oppose the CUP Case No PL 18-0052 for Camp Ramah.

We are very disappointed to see that there were no significant changes to the earlier CUP proposed by Camp Ramah, even after our neighborhood had presented our case to Planners. In fact, it appears Camp Ramah is asking for more without making any accommodations to our concerns. These are:

1. **NOISE:** Camp Ramah should be held (as are all other Ojai institutions, even including Libby Bowl) to Ventura County Ordinance No. 4124, Sec. 6299-1 so that **amplified sound, loud and raucous noise shall not be permitted between the hours of 9 p.m. and 7 a.m.** The acoustics of the geographic bowl where the camp is located means that neighbors to the west, south and east hear an even greater amplification of the sound which travels uphill through the open spaces affecting residents on Fairview, Foothill, and Farnham Roads.
2. **EVENTS:** Camp Ramah is requesting 90 short term events annually, in addition to their regular camp program. These events, weddings, bar/bat mitzvahs, retreats, reunions, and camps would mean that the neighbors get **ONLY FOUR TWO DAY WEEKENDS A YEAR WITHOUT EVENTS.** The Camp has up to 1000 guests and staff on site at one time. We would like the CUP to allow the camp to host outside events **ONLY** without amplified sound, or to limit outside events to a maximum 45 per year.
3. **OPEN SPACE:** The Camp wants to build a large new complex "Machon Village" on open space, which we know will add to the noise carried up the valley's hills, and is in opposition to County guidelines to not develop open space and leave it free for wildlife and terrain as it is intended.
4. The Camp is asking for a **30-year CUP.** Documentation similar complaints since the 1980's until 2022 reveal no significant corrections have been made to modify sound. **Please do not allow a permit for 30 years without proof that their noise mitigation measures will make a difference in peace and quiet for local residents. Can there be a trial period before granting their noise mitigation?**

OUR REQUESTS:

Because Camp Ramah has had a history of violations of their original CUP we neighbors do not believe our continued phone call complaints will have any effect to preserve the peace and quiet in our neighborhood. We therefore have put together a list of requests that we would like you to enforce:

- 1) We request that Camp Ramah be required to comply with the recommendations in the acoustic report by Advanced Engineering Acoustics that is being furnished to Planning. This specifically includes installing a sound monitoring device

with relay cutoff per acoustic engineer's recommendations with specific monitor locations and allowed decibel levels.
No handheld amplifying devices.

2) No noise after 9pm in compliance with the Ventura County Noise Ordinance.

3) No building on Open Space.

4) No amplified noise on Open Space.

5) Limit the number of Amplified Events to Saturdays during the summer months of June, July, and August, and 2 Saturdays a month the rest of the year (September-May). (No school nights or work nights)

6) Limit traffic to Camp Ramah (specifically large buses) to the hours of 8am to 6pm.

7) No open fires. We are all in a severe fire hazard zone and have witnessed large bonfires on the outskirts of the Camp - this puts the entire Ojai Valley at great risk.

We believe the Camp can still flourish under these guidelines but will be a better neighbor to those of us who are full-time, tax-paying residents who live nearby.

Thank you,

Julie Grist and Paul Holahan
1477 Foothill Road
Ojai, CA 93023

cc: Matt LeVere

Boero, Kristina

From: Julie Grist <jgrist@mac.com>
Sent: Tuesday, November 22, 2022 12:47 PM
To: Boero, Kristina
Cc: LaVere, Matt; Anyssa.Cisneros@ventura.org; Paul Holahan
Subject: Opposition to the CUP for Camp Ramah

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

To the Ventura County Planning Commission:

As residents of Foothill Road in Ojai overlooking Camp Ramah, we are writing to oppose the CUP Case No PL 18-0052 for Camp Ramah.

We are very disappointed to see that there were no significant changes to the earlier CUP proposed by Camp Ramah, even after our neighborhood had presented our case to Planners. In fact, it appears Camp Ramah is asking for more without making any accommodations to our concerns. These are:

1. **NOISE:** Camp Ramah should be held (as are all other Ojai institutions, even including Libby Bowl) to Ventura County Ordinance No. 4124, Sec. 6299-1 so that **amplified sound, loud and raucous noise shall not be permitted between the hours of 9 p.m. and 7 a.m.** The acoustics of the geographic bowl where the camp is located means that neighbors to the west, south and east hear an even greater amplification of the sound which travels uphill through the open spaces affecting residents on Fairview, Foothill, and Farnham Roads.
2. **EVENTS:** Camp Ramah is requesting 90 short term events annually, in addition to their regular camp program. These events, weddings, bar/bat mitzvahs, retreats, reunions, and camps would mean that the neighbors get **ONLY FOUR TWO DAY WEEKENDS A YEAR WITHOUT EVENTS.** The Camp has up to 1000 guests and staff on site at one time. We would like the CUP to allow the camp to host outside events **ONLY** without amplified sound, or to limit outside events to a maximum 45 per year.
3. **OPEN SPACE:** The Camp wants to build a large new complex "Machon Village" on open space, which we know will add to the noise carried up the valley's hills, and is in opposition to County guidelines to not develop open space and leave it free for wildlife and terrain as it is intended.
4. The Camp is asking for a **30-year CUP.** Documentation similar complaints since the 1980's until 2022 reveal no significant corrections have been made to modify sound. **Please do not allow a permit for 30 years without proof that their noise mitigation measures will make a difference in peace and quiet for local residents. Can there be a trial period before granting their noise mitigation?**

OUR REQUESTS:

Because Camp Ramah has had a history of violations of their original CUP we neighbors do not believe our continued phone call complaints will have any effect to preserve the peace and quiet in our neighborhood. We therefore have put together a list of requests that we would like you to enforce:

- 1) We request that Camp Ramah be required to comply with the recommendations in the acoustic report by Advanced Engineering Acoustics that is being furnished to Planning. This specifically includes installing a sound monitoring device

with relay cutoff per acoustic engineer's recommendations with specific monitor locations and allowed decibel levels.
No handheld amplifying devices.

2) No noise after 9pm in compliance with the Ventura County Noise Ordinance.

3) No building on Open Space.

4) No amplified noise on Open Space.

5) Limit the number of Amplified Events to Saturdays during the summer months of June, July, and August, and 2 Saturdays a month the rest of the year (September-May). (No school nights or work nights)

6) Limit traffic to Camp Ramah (specifically large buses) to the hours of 8am to 6pm.

7) No open fires. We are all in a severe fire hazard zone and have witnessed large bonfires on the outskirts of the Camp - this puts the entire Ojai Valley at great risk.

We believe the Camp can still flourish under these guidelines but will be a better neighbor to those of us who are full-time, tax-paying residents who live nearby.

Thank you,

Julie Grist and Paul Holahan
1477 Foothill Road
Ojai, CA 93023

cc: Matt LeVere

Boero, Kristina

To: Ron Phillips
Subject: RE: Camp Rama requested changes for CUP

90.

Ron,

Thank you for your comments. They will be added to the record and a response provided in the Planning Commission staff report.

Kristina Roodsari Boero, M.P.P.A. | Senior Planner
Residential Permits Section
kristina.boero@ventura.org

Ventura County Resource Management Agency | Planning Division
P. 805.654.2467 | F. 805.654.2509
800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740
Visit the Planning Division website at vcrma.org/planning
For online permits and property information, visit [VC Citizen Access](#)



From: Ron Phillips <ronojai@gmail.com>
Sent: Wednesday, November 23, 2022 3:05 PM
To: Boero, Kristina <Kristina.Boero@ventura.org>
Subject: Camp Rama requested changes for CUP

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

Dear Ms Boero,

As a resident of upper Foothill in Ojai, I very much object to Camp Rama's request to modify their CUP to allow amplified sound after 9 pm. Sound from their amphitheater actually gains volume as it travels uphill to our homes. This was confirmed by the study by Advanced Engineering Acoustics. And neighbors have complained about the noise from CR for decades.

CR is also requesting 90 short term events annually. It is my understanding that would mean neighbors would only have four weekends a year without events. This is unconscionable.

The Camp wants to build on open space. They already have a huge complex. We value our open space and feel it selfish of CR to want to further impinge upon it.

CR is asking for a 30-year CUP. As I mentioned, neighbors have been complaining about the Camp's noise since the 1980's and CR has made no significant accommodations to mitigate the noise.

We invite you to come up where we live and witness the sound for yourself.

If you have any questions, please contact me.

Thanks for your attention.

Ron

Ron Phillips

310 210-5818

ronojai@gmail.com

1676 Foothill Rd

Ojai, CA 93023

Boero, Kristina

To: Ojai Birder
Subject: RE: Camp Ramah Conditional Use Permit

91.

Robert,

Thank you for your comments. They will be added to the record and a response provided in the Planning Commission staff report.

Kristina Roodsari Boero, M.P.P.A. | Senior Planner
Residential Permits Section
kristina.boero@ventura.org

Ventura County Resource Management Agency | Planning Division
P. 805.654.2467 | F. 805.654.2509
800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740
Visit the Planning Division website at vcrma.org/planning
For online permits and property information, visit [VC Citizen Access](#)



From: Ojai Birder <ojaibirder@gmail.com>
Sent: Wednesday, November 23, 2022 3:01 PM
To: Boero, Kristina <Kristina.Boero@ventura.org>
Subject: Camp Ramah Conditional Use Permit

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

Requested changes to Conditional Use Permit 3048, for Camp Ramah in California, LLC Case No PL 18-0052 includes:

1. **NOISE** The Camp's own initial Study found that the proposed project would have significant impacts to noise and vibration. I strongly encourage Ventura County Planning Division to add to the CUP that Camp Ramah in California, INC shall follow the intent set forth in the Ventura County Ordinance No. 4124, Sec, 6299-1 so that **amplified sound, loud and raucous noise shall not be permitted between the hours of 9 p.m. and 7 a.m.**

The acoustics of the bowl where the camp is located means that neighbors to the west, south and east hear an even greater amplification of the sound which travels uphill through the open spaces affecting residents on Fairview, Foothill, and Farnham Roads. Sound will carry uphill as stated in the study by Advanced Engineering Acoustics. There is documentation of noise complaints from the 1980s and today we have the same complaints. There have not been complaints of the fun noise of happy children playing. Loud adult amplified announcements that sound like bullhorns, rock music, chanting, yelling, and screaming late into the evenings are the problems. The camp used to be for children, now it is also a short-term rental, adult entertainment venue.

2. **EVENTS** Camp Ramah is requesting 90 short term events annually, in addition to their regular camp program. These events, weddings, retreats, reunions, and camps would mean that the neighbors get ONLY FOUR TWO DAY WEEKENDS A YEAR WITHOUT EVENTS. The Camp has up to 1000 people on site at one time. We would like the CUP to allow the camp to host outside events without amplified sound, or to limit outside events to 45 per year.

3. The Camp wants to build on open space, please limit building on open space.

4. The Camp is asking for a **30-year CUP**. Documentation of noise complaints since the 1980s to 2022 reveal no significant corrections have been made to modify sound. **Please do not allow a permit for 30 years without proof that their noise mitigation measures will make a difference in peace and quiet for the residents and neighbors. Can there be a trial period before granting their noise mitigation?**

Bottom line is that this is a quiet and peaceful residential neighborhood and what Camp Ramah would like to do is not suitable for our neighborhood. Furthermore this change would almost certainly impact our property values and make our beautiful neighborhood a much less desirable place to live.

Regards,
Robert Tallyn
1404 Foothill Rd
Ojai, CA 92023

Boero, Kristina

To: susie@hsiforanimals.com
Subject: RE: Camp Ramah; Requested changes to Conditional Use Permit 3048

92.

Hi Susie,

Thank you for your comments. They will be added to the record and a response provided in the Planning Commission staff report.

Kristina Roodsari Boero, M.P.P.A. | Senior Planner
Residential Permits Section
kristina.boero@ventura.org

Ventura County Resource Management Agency | Planning Division
P. 805.654.2467 | F. 805.654.2509
800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740
Visit the Planning Division website at vcrma.org/planning
For online permits and property information, visit [VC Citizen Access](#)



From: susie@hsiforanimals.com <susie@hsiforanimals.com>
Sent: Wednesday, November 23, 2022 2:53 PM
To: Boero, Kristina <Kristina.Boero@ventura.org>
Subject: Camp Ramah; Requested changes to Conditional Use Permit 3048

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

To,

Kristina Roodsari Borero
Senior Planner

Re:
Requested changes to Conditional Use Permit 3048, for Camp Ramah in California, LLC Case No PL 18-0052 includes:

1. NOISE The Camp's own Initial Study found that the proposed project would have significant impacts to noise and vibration. We strongly encourage Ventura County Planning Division to add to the CUP that Camp Ramah in California, INC shall follow the intent set forth in the Ventura County Ordinance No. 4124, Sec, 6299-1 so that **amplified sound, loud and raucous noise shall not be permitted between the hours of 9 p.m. and 7 a.m.**

The acoustics of the bowl where the camp is located means that neighbors to the west, south and east hear an even greater amplification of the sound which travels uphill through the open spaces affecting residents on Fairview, Foothill, and Farnham Roads. Sound will carry uphill as stated in the study by Advanced Engineering

Acoustics. There is documentation of noise complaints from the 1980s and today we have the same complaints. There have not been complaints of the fun noise of happy children playing. Loud adult amplified announcements that sound like bullhorns, rock music, chanting, yelling, and screaming late into the evenings are the problems. The camp used to be for children, now it is also a short-term rental, adult entertainment venue.

2. **EVENTS** Camp Ramah is requesting 90 short term events annually, in addition to their regular camp program. These events, weddings, retreats, reunions, and camps would mean that the neighbors get ONLY FOUR TWO DAY WEEKENDS A YEAR WITHOUT EVENTS. The Camp has up to 1000 people on site at one time. We would like the CUP to allow the camp to host outside events without amplified sound, or to limit outside events to 45 per year.

3. The Camp wants to build on open space, please limit building on open space.

4. The Camp is asking for a **30-year CUP**. Documentation of noise complaints since the 1980s to 2022 reveal no significant corrections have been made to modify sound. **Please do not allow a permit for 30 years without proof that their noise mitigation measures will make a difference in peace and quiet for the residents and neighbors. Can there be a trial period before granting their noise mitigation?**

Thank you,
Susie Ault
1476 Foothill Rd
Ojai, CA 93023

Sent via the Samsung Galaxy S20 FE 5G, an AT&T 5G smartphone
Get [Outlook for Android](#)

Boero, Kristina

To: Diane Bertoy
Subject: RE: comments on CUP 3048, for Camp Ramah in California, LLC Case No PL 18-0052

93.

Hi Diane,

Thank you for your comments. They will be added to the record and a response provided in the Planning Commission staff report.

Kristina Roodsari Boero, M.P.P.A. | Senior Planner
Residential Permits Section
kristina.boero@ventura.org

Ventura County Resource Management Agency | Planning Division
P. 805.654.2467 | F. 805.654.2509
800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740
Visit the Planning Division website at vcrma.org/planning
For online permits and property information, visit [VC Citizen Access](#)



From: Diane Bertoy <dbertoy@gmail.com>
Sent: Wednesday, November 23, 2022 2:21 PM
To: Boero, Kristina <Kristina.Boero@ventura.org>
Subject: comments on CUP 3048, for Camp Ramah in California, LLC Case No PL 18-0052

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

Requested changes to Conditional Use Permit 3048, for Camp Ramah in California, LLC Case No PL 18-0052 includes

1. **NOISE** The Camp's own Initial Study found that the proposed project would have significant impacts to noise and vibration. We strongly encourage the Ventura County Planning Division to add to the CUP that Camp Ramah in California, INC shall follow the intent set forth in the Ventura County Ordinance No. 4124, Sec. 6299-1 so that **amplified sound, loud and raucous noise shall not be permitted between the hours of 9 p.m. and 7 a.m.**

The acoustics of the bowl where the camp is located means that neighbors to the west, south and east hear an even greater amplification of the sound which travels uphill through the open spaces affecting residents on Fairview, Foothill, and Farnham Roads. Sound will carry uphill as stated in the study by Advanced Engineering Acoustics. There is documentation of noise complaints from the 1980s and today we have the same complaints. There have not been complaints of the fun noise of happy children playing. Loud adult amplified announcements that sound like bullhorns, rock music, chanting, yelling, and screaming late into the evenings are the problems. The camp used to be for children, now it is also a short-term rental, adult entertainment venue.

2. **EVENTS** Camp Ramah is requesting 90 short term events annually, in addition to their regular camp program. These events, weddings, retreats, reunions, and camps would mean that the neighbors get ONLY FOUR TWO DAY WEEKENDS A YEAR WITHOUT EVENTS. The Camp has up to 1000 people on site at one time. We would like the CUP to allow the camp to host outside events without amplified sound, or to limit outside events to 45 per year.

3. The Camp wants to build on open space, please limit building on open space.

4. The Camp is asking for a **30-year CUP**. Documentation of noise complaints since the 1980s to 2022 reveal no significant corrections have been made to modify sound. **Please do not allow a permit for 30 years without proof that their noise mitigation measures will make a difference in peace and quiet for the residents and neighbors. Can there be a trial period before granting their noise mitigation?**

Thank you for your consideration,
Diane Bertoy 805-794-2792
1447 Foothill RD
Ojai, CA 93023



Diane Bertoy

Boero, Kristina

To: Barry Verga
Subject: RE: Camp Ramah

94.

Barry and Virginia,

Thank you for your comments. They will be added to the record and a response provided in the Planning Commission staff report.

Kristina Roodsari Boero, M.P.P.A. | Senior Planner
Residential Permits Section
kristina.boero@ventura.org

Ventura County Resource Management Agency | Planning Division
P. 805.654.2467 | F. 805.654.2509
800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740
Visit the Planning Division website at vcrma.org/planning
For online permits and property information, visit [VC Citizen Access](#)



From: Barry Verga <vergabarry@gmail.com>
Sent: Thursday, November 24, 2022 11:24 AM
To: Boero, Kristina <Kristina.Boero@ventura.org>
Subject: Camp Ramah

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

As a neighbor of Camp Ramah we are asking that the following mitigation measures be implemented which would allow the Camp to move forward while not significantly degrading the surrounding neighborhood. It is unthinkable to have loud sound amplifying equipment used frequently and at late hours. Please imagine yourselves in the situation we are in and think of how it would affect the quality of your life.

Sincerely,
Barry Verga and Virginia Siegfried
1416 Foothill Road
Ojai, CA 93023

Requested changes to Conditional Use Permit 3048, for Camp Ramah in California, LLC Case No PL 18-0052 includes:

1. **NOISE** The Camp's own Initial Study found that the proposed project would have significant impacts to noise and vibration. We strongly encourage Ventura County Planning Division to add to the CUP that Camp Ramah in California, INC shall follow the intent set forth

in the Ventura County Ordinance No. 4124, Sec, 6299-1 so that **amplified sound, loud and raucous noise shall not be permitted between the hours of 9 p.m. and 7 a.m.**

The acoustics of the bowl where the camp is located means that neighbors to the west, south and east hear an even greater amplification of the sound which travels uphill through the open spaces affecting residents on Fairview, Foothill, and Farnham Roads. Sound will carry uphill as stated in the study by Advanced Engineering Acoustics. There is documentation of noise complaints from the 1980s and today we have the same complaints. There have not been complaints of the fun noise of happy children playing. Loud adult amplified announcements that sound like bullhorns, rock music, chanting, yelling, and screaming late into the evenings are the problems. The camp used to be for children, now it is also a short-term rental, adult entertainment venue.

2. **EVENTS** Camp Ramah is requesting 90 short term events annually, in addition to their regular camp program. These events, weddings, retreats, reunions, and camps would mean that the neighbors get **ONLY FOUR TWO DAY WEEKENDS A YEAR WITHOUT EVENTS**. The Camp has up to 1000 people on site at one time. We would like the CUP to allow the camp to host outside events without amplified sound, or to limit outside events to 45 per year.

3. The Camp wants to build on open space, please limit building on open space.

4. The Camp is asking for a **30-year CUP**. Documentation of noise complaints since the 1980s to 2022 reveal no significant corrections have been made to modify sound. **Please do not allow a permit for 30 years without proof that their noise mitigation measures will make a difference in peace and quiet for the residents and neighbors. Can there be a trial period before granting their noise mitigation?**

Boero, Kristina

To: Elaine Aliberti; Trunk, Jennifer
Subject: RE: Case No. PL18-0052 Major Modification to CUP 3048

95.

Elaine,

Thank you for your email and the attachments. They will be added to the record and a response provided in the Planning Commission staff report.

Kristina Roodsari Boero, M.P.P.A. | Senior Planner
Residential Permits Section
kristina.boero@ventura.org

Ventura County Resource Management Agency | Planning Division
P. 805.654.2467 | F. 805.654.2509
800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740
Visit the Planning Division website at vcrma.org/planning
For online permits and property information, visit [VC Citizen Access](#)



COUNTY of VENTURA
Resource Management Agency

From: Elaine Aliberti <pcfencing@icloud.com>
Sent: Friday, November 25, 2022 2:20 PM
To: Trunk, Jennifer <Jennifer.Trunk@ventura.org>; Boero, Kristina <Kristina.Boero@ventura.org>
Subject: RE: Case No. PL18-0052 Major Modification to CUP 3048

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

Hi Jennifer and Kristina

Please find attached Acoustic Report, letter to Planning Commission, and supporting documents and signature pages from the neighbors surrounding Camp Ramah.

Elaine Aliberti
435-901-3924

RE: Case No. PL18-0052 Major Modification to CUP 3048

Dear Ventura County Planning Commission

We are writing to request Ventura County Planning Commission considers the following changes to the Major Modification to CUP 3048 based on review of the Ojai Valley Plan and Ventura County Ordinances. We are respectfully submitting requests to the Commission and have documented the reasons for our requests in the highlighted attachments. It has come to our attention that the major modification request does not adhere to several county ordinances and we believe these ordinances are in existence for the protection of the neighborhood as well as its sensitive biological habitat and we would like these ordinances observed by Camp Ramah as we do not agree these can be mitigated.

Ventura County Noise Ordinance No, 4124, Sec. 6299-1 prohibits loud or raucous noise during the hours of 9pm to 7am. Camp Ramah and some neighbors, specifically the neighbor at 434 Fairview Road that was a site for recording in the attached acoustic report, are both on **properties zoned RE**. The Ventura County Noise Ordinance specifically applies to properties zoned RE. Furthermore, most of the neighbors impacted by noise from Camp Ramah are single family homes that do not engage in agriculture and are not adjacent to parcels in agricultural production. Please refer to the attached map for zoning information and as well as properties with and without agricultural production. Attachment A

Ventura County Non-Coastal Zoning Ordinance 8107-17.0

This states that "Camps shall be allowed on property zoned Open Space (OS) **ONLY IF** the property is in agricultural production." The Open Space parcels acquired by Camp Ramah are **not** in agricultural production. Nor are any of the adjacent parcels to the Open Space. The Open Space borders on National Forest and single family homes that do not engage in agricultural production. The Open Space parcels have historically been a buffer zone for wildlife as well as an important noise buffer between Camp Ramah and the adjacent neighborhoods. We object to the encroachment on Open Space.

The proposed building of Machon Village of Open Space also violates Section 8107-17.7 of the Non-Coastal Zoning Ordinance which states that "Camp facilities shall be developed with applicable county standards so as to not produce a significant amount of noise". Our noise report indicates that development on the Open Space parcel will significantly increase noise to the neighbors as Machon Village is to be built in the direct line of site of many neighbors both on Fairview and Foothill Roads. Direct line of site will allow the noise from Machon Village to be amplified up and down canyon accentuated by prevailing winds. There is currently a large hill between many of the neighbors that buffers the noise between Camp Ramah and the neighbors (see photo Attachment B and Map Attachment C). The proposed location of Machon Village is outside of the "buffer zone" and there will not be hills between the neighbors and Machon Village.

Also, Camp Ramah plans to hold meetings (assemblies) at the "Machon". Assembly uses are prohibited on Open Space per the Non-Coastal Zoning Ordinance 8105-4 page 5-8. Attachment D

The proposed location of Machon Village does not conform to section 8111-1.2.2.2 as it does not meet standard (d) which states that the granting of a variance will not be detrimental to the public health, safety, or general welfare, **nor to the use, enjoyment or valuation of neighboring properties.** Allowing Machon Village to be built on Open Space will be detrimental to the enjoyment and valuation of our properties. The direct line of site from neighbors both on Fairview and Foothill Roads will increase the noise experienced by properties currently buffered by intermediate hills.

We understand that amplified outdoor events may be regulated by the planning commission. We have attached a calendar of the events of 2019 which shows that Camp Ramah had "events" for almost all days of the year (Attachment F). The way the CUP is written it would allow for unlimited events of any kind any night of the week every night of the year. Because the modification request is for more than one year at a time, it is impossible to predict how many day/nights of the year will have loud amplified events in the future. Furthermore, Camp Ramah does not adhere to the definition of an "event" outlined in County Ordinance 8107-46.3 b(3) which defines an event: "Each event may only occur between the hours of 8:00 a.m. and 10:00 p.m. in **ONE calendar day.** If set up and/or breakdown cannot be completed on the day of the event between 8:00 a.m. and 10:00 p.m., set up may occur the day prior to the event between the hours of 8:00 a.m. and 5:00 p.m., and breakdown may occur the day after the event between the hours of 8:00 a.m. and 5:00 p.m." See attachment F. Furthermore, conditionally permitted outdoor events may only be approved for a period of 10 years (Attachment F 8107-46.4)

The proposed location of Machon Village also does not adhere to section 8111-1.2.1.1 because b.1 Machon Village and Camp Ramah in general generate offsite noise louder than ambient noise levels by considering that the topography and prevailing winds amplify sound to the surrounding neighbors. Also, the neighborhoods are very quiet after 9pm. (please see acoustic report by Advanced Engineering Acoustics)

Because Camp Ramah has had a history of violations of their CUP (see attachment G for a list of violations) the neighbors do not believe a phone number or calling in complaints will have any effect to preserve the peace and quiet in our neighborhood. We therefore have put together a list of requests that we believe are enforceable. We wish to live peacefully and respectfully with Camp Ramah. We believe these requests will help achieve enjoyable habitation for all parties and allow Camp Ramah to have an active camp for children, youth, and University personnel.

REQUESTS

- 1) We request that Camp Ramah be required to comply with the recommendations in the attached acoustic report by Advanced Engineering Acoustics. This specifically includes installing a sound monitoring device with relay cutoff per acoustic engineer's recommendations with specific monitor locations and allowed decibel levels. No handheld amplifying devices. (See attached Acoustic Report) 95-1.a
- 2) No noise after 9pm in compliance with the Ventura County Noise Ordinance. 95-1.b
- 3) No building on Open Space (OS). 95-1.c
- 4) No amplified noise on Open Space (OS). 95-1.d
- 5) Limit the number of Amplified Events to Saturdays during the summer months of June, July, and August, and 2 Saturdays a month the rest of the year (September-May). (No school nights or work nights) 95-1.e
- 6) Limit traffic to Camp Ramah (specifically large buses) to the hours of 8am to 6pm. 95-1.f
- 7) No open fires. We are all in a severe fire hazard zone. 95-1.g

In conjunction with these requests we would like the planning commission seriously consider imposing penalties for documented violations of the CUP. For example, If noise is documented (such as with an iPhone recording that shows the time of recording) after 9pm on Saturday, or on a weekday (school night, work week night Sunday-Thursday nights), and there are **more than 3 violations in a year**, the CUP will be suspended for 3 months. Because Camp Ramah has violated their CUP repeatedly, and admittedly so in their own request for modification (request for legalization of structures built without permit for example) we think penalties for violations need to be established by the planning commission that will result in a suspension of their CUP. Subsequent violations should be cause for increasing suspensions. First suspension 3 months, second suspension 6 months, third suspension 1 year. If history is any indication, and there is no accountability, Camp Ramah will continue to violate the conditions of their CUP.

Thank you for your consideration,

Foothill and Fairview Neighbors

MARTIN MCDONALD AND SARA SLATER
1429 FOOTHILL ROAD, OJAI, CA 93023



Mr. [Signature] JULIE GREST 1477 Foothill Rd gai CA
 Fred [Signature] Holahan 1477 Foothill Rd GAI CA
 [Signature] Ken Anderson 1459 Foothill Rd Gai
 [Signature] Jill Warner 1489 " "
 Lepeng Li [Signature] 1489 Foothill road
 [Signature] LeVonne Vail 534 Fairview Rd.
 RE ZONE
 Bruce Vail Bruce Vail 534 Fairview Rd
 RE ZONE
 [Signature] Cody Roddick 677 Fairview Rd
 RE ZONE
 [Signature] Robert Roddick 677 Fairview Rd
 RE ZONE
 [Signature] Tiffany + Agmen 651 Fairview Rd
 RE ZONE
 [Signature] Alexander Cunningham 645 Fairview Rd
 RE ZONE
 [Signature] Helen Kennington 645 Fairview Rd
 RE ZONE
 Hail Moore 1435 Foothill Rd.
 [Signature] 1435 Foothill Rd.
 [Signature] Dore Lynn 1458 Foothill Rd
 [Signature] Kelly Lynn 1458 Foothill Rd
 Shirley Holston RE ZONE 665 Fairview Rd
 Ellen Condray ELLEN CONDRAY 1393 Foothill Rd
 [Signature] JOHN C CONDRAY 1393 Foothill Road
 [Signature] Aray Jew 1493 Foothill Rd.
 Elaine [Signature] & Jeff [Signature] 1417 Foothill Rd
 Brian & Joyce Vent 1465 Foothill Rd

LETTER TO PLANNING COMMISSION RE: Case No. PL18-0052 Major Modification to CUP 3048

~~Conrad~~ Schrodter 406 Fairview Rd Ojai, CA

~~Ramona~~ Schrodter 406 Fairview Rd
Ojai, CA

~~Al M~~ A Michele Supan 547 Fairview Rd Ojai

~~Scott T~~ Scott T. Supan 547 Fairview Rd Ojai

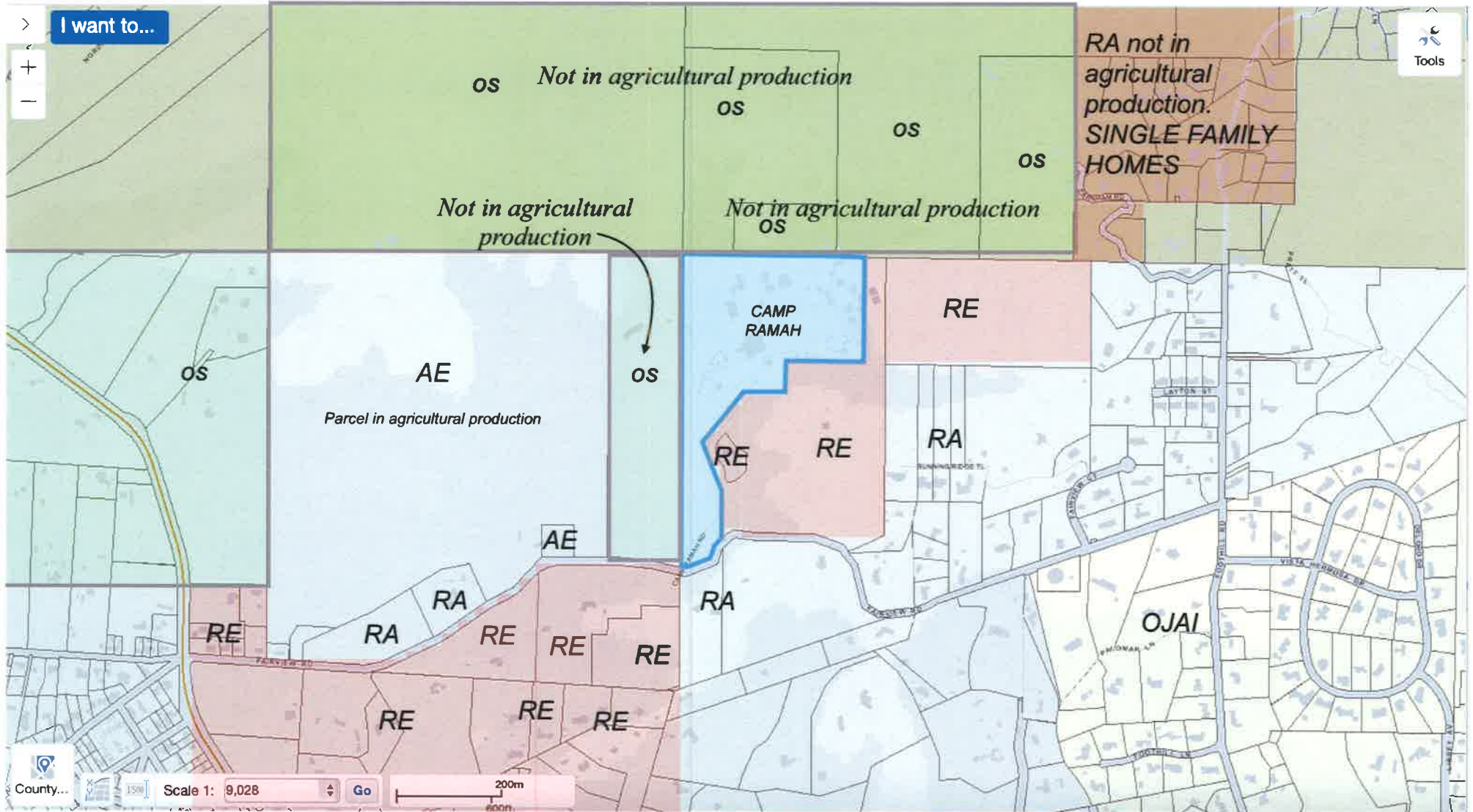
~~Betty~~ Diane Bertoni 1447 Foothill Rd, Ojai 93023

~~Jerome~~ Jerome MARTINE 1447 FOOTHILL RD, OJAI 93023

~~Jamie~~ Jamie Jacobsen 406 Fairview Rd Ojai, 93023

~~Matthew~~ Matthew Schrodter 406 Fairview Rd
Ojai
93023

Not in agricultural production



A.

Boero, Kristina

From: Elaine Aliberti <pcfencing@icloud.com>
Sent: Friday, November 25, 2022 2:20 PM
To: Trunk, Jennifer; Boero, Kristina
Subject: RE: Case No. PL18-0052 Major Modification to CUP 3048
Attachments: Letter to Planning Commission MCDONALD SIG.pdf; Signatures.pdf; Attachment A Parcel Map.pdf; Attachment C Map of Camp Ramah 2.pdf; Attachment D OS ASSEMBLY USES NOT ALLOWED 2.pdf; Attachment E 2019 Events Camp Ramah .pdf; Attachment F Outdoor Events pg 7-122,123,124 Highlighted.pdf; Noise_Ordinance.pdf

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

Hi Jennifer and Kristina

Please find attached Acoustic Report, letter to Planning Commission, and supporting documents and signature pages from the neighbors surrounding Camp Ramah.

Elaine Aliberti
435-901-3924



B.

More noise
direct line of
site to
neighbors

More noise
direct line of
site to
neighbors

hill/buffer

hill/buffer

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

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

NEW MACHON

17525 Ventura Road, Ojai, California 93023

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

C.

	OS	AE	RA	RE	RO	R1	R2	RPD	RHD	TP	TRU
Horses And Other Equines Per Art. 7 (15)	E	E	E	E	E	CUP		E		E	
More Horses and Other Equines Than Are Permitted By Art. 7 (15, 53)	CUP	CUP	CUP	CUP	CUP	CUP		CUP		CUP	
Kennels/Catteries (2, 15, 19)	CUP	CUP	CUP	CUP							
Equestrian Centers (16, 19)	CUP		CUP	CUP	CUP						
Wild Animals, Not Inherently Dangerous (15, 19)	CUP	CUP	CUP	CUP	CUP	CUP		CUP		CUP	
Inherently Dangerous Animals (16)	CUP	CUP	CUP								
Reduced Setbacks for Animals, (Excluding the Keeping of Roosters), Per Table 2, Sec. 8107-2.5.1(16, 53)	ZCW	ZCW	ZCW	ZCW	ZCW	ZCW		ZCW		ZCW	
Accessory Structures	See Accessory Structures Related to Agriculture and Animal Husbandry/Keeping; Animal Shade Structures; Animal Caretaker Dwelling Units (32)										
AIRFIELDS AND LANDING PADS AND STRIPS, PRIVATE	CUP	CUP	CUP	CUP							
ASSEMBLY USES (39)			CUP	CUP	CUP	CUP	CUP	CUP			
BOARDING HOUSES AND BED-AND-BREAKFAST INNS* (2) (35)	CUP	CUP	CUP	CUP		CUP	CUP	CUP			
On Designated Cultural Heritage Sites (29, 34)	CUP	CUP	CUP	CUP		CUP	CUP	CUP			
CARE FACILITIES (SEE ALSO H. & S. C. AND W. & I. C.)											
Day Care Centers (19)			CUP	CUP		CUP	CUP	CUP			
Family Day Care Home (28, 42)	E	E	E	E	E	E	E	E	E		
Intermediate: Care Of 7 Or More Persons (2, 42)			CUP	CUP		CUP	CUP	CUP	CUP		
Residential: Care Of 6 Or Fewer Persons (42)	ZC	ZC	ZC	ZC	ZC	ZC	ZC	PD	PD		
Care Of 7 Or More Persons (7)			CUP	CUP		CUP	CUP	CUP			
CEMETERIES * (SEE SEC. 8107-27) (15)	CUP		CUP	CUP	CUP	CUP	CUP	CUP			

*There are specific regulations for this use or structure; see Article 7 and Article 9. Italicized numbers refer to amendment history at end of use matrices.

E = Exempt	ZCW = Zoning Clearance with signed waivers	Not Allowed	Exempt	Approved by Planning Director or Designee	Approved by Planning Commission	Approved by Board of Supervisors
ZC = Zoning Clearance unless specifically exempted	PD = Planned Development Permit					
	CUP = Conditional Use Permit					

D.

Camp Ramah 2019 Events

SU	M	TU	W	TH	F	SA	
		1	2	3	4	5	JAN
6	7	8	9	10	11	12	
13	14	15	16	17	18	19	
20	21	22	23	24	25	26	
27	28	29	30	31	1	2	FEB
3	4	5	6	7	8	9	
10	11	12	13	14	15	16	
17	18	19	20	21	22	23	
24	25	26	27	28	1	2	MAR
3	4	5	6	7	8	9	
10	11	12	13	14	15	16	
17	18	19	20	21	22	23	
24	25	26	27	28	29	30	
31	1	2	3	4	5	6	APR
7	8	9	10	11	12	13	
14	15	16	17	18	19	20	
21	22	23	24	25	26	27	
28	29	30	1	2	3	4	MAY
5	6	7	8	9	10	11	
12	13	14	15	16	17	18	
19	20	21	22	23	24	25	
26	27	28	29	30	31	1	JUN
2	3	4	5	6	7	8	
9	10	11	12	13	14	15	
16	17	18	19	20	21	22	
23	24	25	26	27	28	29	
30	1	2	3	4	5	6	JUL
7	8	9	10	11	12	13	
14	15	16	17	18	19	20	
21	22	23	24	25	26	27	
28	29	30	31	1	2	3	AUG
4	5	6	7	8	9	10	
11	12	13	14	15	16	17	
18	19	20	21	22	23	24	
25	26	27	28	29	30	31	
1	2	3	4	5	6	7	SEP
8	9	10	11	12	13	14	
15	16	17	18	19	20	21	
22	23	24	25	26	27	28	
29	30	1	2	3	4	5	OCT
6	7	8	9	10	11	12	
13	14	15	16	17	18	19	
20	21	22	23	24	25	26	
27	28	29	30	31	1	2	NOV
3	4	5	6	7	8	9	
10	11	12	13	14	15	16	
17	18	19	20	21	22	23	
24	25	26	27	28	29	30	
1	2	3	4	5	6	7	DEC
8	9	10	11	12	13	14	
15	16	17	18	19	20	21	
22	23	24	25	26	27	28	
29	30	31					

2019: 90 events

1 group onsite this day

2 groups onsite this day

3 groups onsite this day

Summer Camp

94 days / 365 w/o events onsite

271 days / 365 with events onsite

4 week ends w/o events onsite

48 week ends with events onsite

Conejo Valley 2/11 - 4/11 included

Assumed to be 4 days/3 nights

E.

Sec. 8107-45.13.2 – Permit Time Extension for Nonconforming Wireless Communication Facilities

An existing permit for a legal, nonconforming *wireless communication facility* may be granted a one-time time extension not to exceed ten (10) years. The request must qualify for and shall be processed as a Minor Modification pursuant to Sec. 8111-6.1.2, and all of the following must apply:

- a. The facility was operated and maintained in compliance with applicable County regulations;
- b. The facility height (Sec. 8107-45.4(f)) and setbacks (Sec. 8107-45.4(g)) are within a 10 percent deviation from current standards; and
- c. The facility is stealth when required by Sec. 8107-45.4.

Permit modifications granted pursuant to this Section may include, but are not limited to, conditions requiring the permittee to upgrade the legal nonconforming *wireless communication facility* in order to reduce the level of nonconformance with current development standards.

Sec. 8107-45.14 – Abandonment

A *wireless communication facility* that is not operated for a period of 12 consecutive months or more from the final date of operation shall be considered an abandoned facility. The abandonment of a *wireless communication facility* constitutes grounds for revocation of the land use *entitlement* for that facility pursuant to Sec. 8111-6.2.

Sec. 8107-45.15 – Voluntary Termination

When the use of a *wireless communication facility* is terminated, the permittee shall provide a written notification to the *Planning Director* within 30 days after the final day of use. The permittee must specify in the written notice the date of termination, the date the facility will be removed, and the method of removal.

Sec. 8107-45.16 – Site Restoration

Within one-hundred and eighty (180) days of permit revocation, permit expiration or voluntary termination, the permittee shall be responsible for removal of the *wireless communication facility* and all associated improvements, and for restoring the site to its pre-construction condition. If the permittee does not comply with these requirements, the property owner shall be responsible for the cost of removal, repair, site restoration, and storage of any remaining equipment.

(ADD. ORD. 4470 – 3/24/15)

Sec. 8107-46 – Outdoor Events

(ADD. ORD. 4526 – 7/17/18)

Sec. 8107-46.1 – Purpose

The purpose of this Sec. 8107-46 is to regulate outdoor events to ensure they are compatible with surrounding land uses and are not detrimental to public health and safety or the environment. This Sec. 8107-46 does not apply to any event that is either (a) attended by 75 or fewer total "attendees" (a term which, as used in this Sec. 8107-46, includes guests, staff, vendors, and any other persons in attendance) over the course of an event on a *lot* smaller than 250 acres, or (b) attended by 100 or fewer attendees over the course of an event on a *lot* that is either greater than 250 acres or, when combined with other contiguous *lots* under common ownership, totals 250 or more acres. This Sec. 8107-46 also does not apply to any event at which the primary event activities occur within dwellings or other structures. Whether or not an outdoor event is regulated by this Sec. 8107-46, the use of fireworks, large tents,

F_a

bonfires or other structures or activities presenting a fire hazard may require approval by the Ventura County Fire Protection District.

Sec. 8107-46.2 – No Authorization for Installation of Permanent Structures, Equipment or Impervious Surfaces

The construction or installation of permanent structures, equipment or impervious surfaces shall not be authorized under this Sec. 8107-46 in conjunction with an outdoor event use.

Sec. 8107-46.3 – Outdoor Events Exempt from Permitting

No Zoning Clearance or other land use approval or *entitlement* is required under this Chapter for an outdoor event that meets all of the following criteria. An outdoor event authorized under this Sec. 8107-46.3 shall comply with all requirements set forth below:

- a. **Criteria.** The event does not exceed the applicable attendee limit set forth below:
 - (1) For a parcel of less than five acres, the total number of attendees over the course of an event is greater than 75 but does not exceed 150, or such larger number if (i) both the event and the number of attendees are such that the use is customarily incidental, appropriate and subordinate to a principal use of the parcel and (ii) no consideration in any form is provided for allowing use of the parcel for the event; or
 - (2) For a parcel of five acres or greater, the total number of attendees over the course of an event is greater than 75 but does not exceed 250, or such larger number if (i) both the event and the number of attendees are such that the use is customarily incidental, appropriate and subordinate to a principal use of the parcel and (ii) no consideration in any form is provided for allowing use of the parcel for the event; or
 - (3) For a parcel that is either greater than 250 acres or, when combined with other contiguous parcels under common ownership, totals 250 or more acres, the total number of attendees over the course of an event is greater than 100 but does not exceed 350, or such larger number if (i) both the event and the number of attendees are such that the use is customarily incidental, appropriate and subordinate to a principal use of the parcel and (ii) no consideration in any form is provided for allowing use of the parcel for the event; and
 - (4) The event occurs on a legal lot.
- b. **Requirements.** The event shall comply with all of the following requirements:
 - (1) No vehicle shall be parked within a 15-foot diameter of the trunk of any Protected Tree as defined in Sec. 8107-25.2.
 - (2) Offsite vehicle parking may occur on public roads and rights-of-way only as legally permitted.
 - (3) Each event may only occur between the hours of 8:00 a.m. and 10:00 p.m. in one calendar day. If set up and/or breakdown cannot be completed on the day of the event between 8:00 a.m. and 10:00 p.m., set up may occur the day prior to the event between the hours of 8:00 a.m. and 5:00 p.m., and

breakdown may occur the day after the event between the hours of 8:00 a.m. and 5:00 p.m.

- (4) No amplified noise or music shall occur before 10:00 a.m. or after 10:00 p.m.
 - (5) No event shall occur in a Hazardous Fire Area unless and until the event host contacts the Ventura County Fire Protection District and agrees to comply with its fire hazard-related ordinances and policies for the event.
 - (6) At least one portable restroom and hand washing station shall be provided for each 50 attendees.
 - (7) All temporary lighting for the event, except for market/string lighting, shall be hooded and/or directed downward to prevent spillover.
- c. **Limitation on Number of Permit-Exempt Events.** The number of Permit-Exempt Outdoor Events that may occur pursuant to this Sec. 8107-46.3 is as follows:
- (1) For a parcel less than 250 acres, no more than five outdoor events meeting the applicable attendee limit of this Sec. 8107-46.3 are held at the parcel each calendar year; or
 - (2) For a parcel that is either greater than 250 acres or, when combined with other contiguous parcels under common ownership, totals 250 or more acres, no more than ten outdoor events meeting the applicable attendee limit of this Sec. 8107-46.3 are held at the parcel each calendar year.

Sec. 8107-46.4 – Conditionally Permitted Outdoor Events

A Conditional Use Permit is required to authorize an outdoor event that is not exempt from permitting pursuant to, or does not meet all requirements set forth in, Sec. 8107-46.1 or 8107-46.3. A Conditional Use Permit may authorize up to 60 outdoor events per calendar year on a lot during an initial term. If the initial term is completed, a Conditional Use Permit may be renewed through a permit modification to allow up to 90 events per calendar year on the lot during each subsequent term. A Conditional Use Permit shall have a 5-year initial term, or such shorter term as requested by the applicant. If the initial term is completed, a Conditional Use Permit may be renewed through permit modifications with subsequent terms of 10 years each, or such shorter terms as requested by the applicant.

Sec. 8107-46.5 – Processing and Consideration of Conditionally Permitted Outdoor Event Permit Applications

- a. No application for a Conditional Use Permit pursuant to Sec. 8107-46.4 shall be accepted for processing if final violations (i.e., violations that were not timely appealed or were confirmed after timely appeal) have been issued for holding two or more outdoor events on the parcel within the previous 24 months without a Conditional Use Permit if required pursuant to Sec. 8107-46.4.
- b. Applications for all Conditional Use Permits under Sec. 8107-46.4, and applications for all discretionary modifications thereto, not involving legislative actions shall be processed in accordance with the time limits set forth in the Permit Streamlining Act (Gov. Code, § 65920 et seq.), regardless of whether or not the proposed outdoor event use constitutes "development" as defined by Government Code section 65927. Failure to comply with any time limit set forth in the Permit Streamlining Act shall not constitute a basis for the denial of any such permit application.
- c. The permit approval standards set forth in Sec. 8111-1.2.1.1b (Permit Approval Standards for Outdoor Events and Assembly Uses) and, if applicable to the

List of Violations

Camp Ramah has violated existing permit on multiple counts. These are the existing violations:
1969 original CUP

a) Point 6 and 16. Camp Ramah has violated laws. They have violated the Ventura County Noise Ordinance and have built structures without permits. They have repeatedly built without going through building and safety and then asked for forgiveness and legalization/approval after the fact. These non-approved structures are listed in their request for a modification of their CUP on page 5 of 598.

b) Point 26. b Camp Ramah has leased their property to non-Camp Ramah parties. They advertise this on their website and have listed non-camp Ramah parties on their list of events given to the planning commission. (pages 222-225 of their initial impact study which is not attached). It seems a wedding or a bat-mitzvah is not part of a youth camp. Our issue with renters coming in is that they are not acquainted with the seriousness of the noise, fire, and light restrictions and there is no oversight during these events and we, as neighbors, are left to count our complaints that fall on deaf ears. Also, the number of events proposed exceeds the number of days of the year as they are proposing overlapping events.

1992 Modification

c) point 28. permitted use as adult-only dormitory serving an existing summer camp. The dormitory is available for rent to outside parties (see website) and Camp Ramah has indicated renting the property to outside parties on their request for modification initial impact study pages 223-225.

d) point 31. Per freedom of public records I requested the annual attendance tallies for Camp Ramah events that they are supposed to submit every year and did not receive any tallies. I also did a separate request for the CUP and modifications and did get those. Therefore, no tallies on file.

e) point 32. A CUP cannot be granted in violation of any law. A 10pm noise curfew violated the Ventura County Noise Ordinance which has a 9pm curfew.

f) point 32. Not all neighbors have received a direct phone contact number to address grievances.

g) point 32. Camp Ramah has not hosted any neighborhood meetings to review adherence to conditional use permit requirements. We have contacted them several times for meetings without success.

3) Permit does not meet required findings.

G

Advanced Engineering Acoustics
663 Bristol Avenue
Simi Valley, California 93065-5402
(805) 583-8207 - Voice (805) 231-1242 - Cell (805) 522-6636 - Fax

November 3, 2022

SUBJECT: Concerns about Camp Ramah New Construction, Operations and Temporary Events
Ambient Noise and Concerns of Rural Quiet Residential Noise Impacts

Dear Foothill and Fairview Neighbors:

At your request, Advanced Engineering Acoustics (AEA) has conducted long-term and short-term ambient noise measurements at three distant locations around Camp Ramah. This letter report summarizes the results of our ambient noise measurements and potential Camp noise impacts at uphill quiet rural residential locations.

Fundamentals of Sound - Physically, sound pressure magnitude is measured and quantified in terms of the decibel (dB), which is associated with a logarithmic scale based on the ratio of a measured sound pressure to the reference sound pressure of 20 micropascal ($20 \mu\text{Pa} = 20 \times 10^{-6} \text{ N/m}^2$). However, the decibel system can be very confusing. For example, doubling or halving the number of sources of equal noise (a 2-fold change in acoustic *energy*) changes the receptor noise by only 3 dB, which is a barely perceptible sound change for humans. While doubling or halving the sound *loudness* at the receiver results from a 10 dB change and also represents a 10-fold change in the acoustic *energy*. In addition, the human hearing system is not equally sensitive to sound at all frequencies. Because of this variability, a frequency-dependent adjustment called "A-weighting" has been devised so that sound may be measured in a manner similar to the way the human hearing system responds. The A-weighted sound level is abbreviated "dBA". Under simple, non-interference, sound propagation conditions, the sound from a point source (relative small from the receptor's view point) will follow the inverse square law and diminish in intensity by a factor of 6 dB per doubling of propagation distance along the sound path. For a line source (i.e., highways or railroads) sound will diminish by a factor of 3 dB per doubling of distance. Sound from a large surface sound source will initially not diminish until the sound is about the distance of the dimension of the large source away from it. It then diminishes at about 3 dB per doubling of distance for a ways and then it appears more like a point and continues to diminish at 6 dB per distance doubling.

Ambient Acoustical Testing - Two week-long ambient noise measurements were conducted at two distant vicinity locations (Site C-1447 Foothill and Site D-406 Fairview), which have direct line of sight views to Camp Ramah and their proposed new construction site, from Tuesday, June 5 to Saturday June 11, 2022 and Saturday, June 11 to Saturday, June 18, 2022. The second week-long ambient noise monitoring was also conducted at an additional residential site (Site E-434 Fairview Rd.) from Saturday, June 11 to Saturday, June 18, 2022. The ambient noise measurements and meteorological measurement results are reported in the Appendix and the ambient noise data are used in accordance with the County of Ventura noise standards. The ambient noise measurements were conducted using four NTi XL2 Type 1 Sound Level Meters, which recorded the 1-second interval and 15-minute time history A-weighted sound levels and frequency spectral data as well as live audio recordings. These sound meters were all field calibrated according to the manufacturer's instructions before and after the measurement sessions. The sound meters were located as described.

Figure 1 shows Camp Ramah property, proposed new construction site and the distant off-site ambient noise monitoring locations around the Camp.



Figure 1. Camp Ramah with Residential Vicinity and Ambient Noise Measurement Locations

The propagation of sound is influenced by a number of conditions including temperature, humidity, wind speed & direction, sound sources & receiver heights, intervening topography and vegetation. Some of these conditions will reduce sound intensity and other factors will reinforce and increase the sound intensity as it propagates toward receivers. Calm air (no breeze) and no reflecting or blocking surfaces and structures along a sound propagation path (the direction the sound travels) will cause the least excess attenuation or reinforcement. Canyons, vegetation with randomly oriented medium to large leaves and relatively steady breeze flows along the paths of sound toward sensitive receptors are known to increase sound intensity. Likewise, if the orientations of these conditions do not reflect or focus sound toward the sensitive receptors, the sound intensity decreases more along the propagation paths toward receptors. The major noise reduction features are the

natural noise barriers between noise sources and receivers, such as man-made berms and existing hilly topography that block the line of sight. These noise reduction features are far superior to sound walls and curtains. Total sound enclosures with interior sound absorptive surfaces with no openings to the exterior (doors and windows closed) are the best measures to reduce sound or noise levels for near and far receivers. A barrier can only cast a horizontal “acoustic shadow” equal to its height.

Ventura County Noise Ordinances and Standards

County Planning Noise Standards -- The planning noise standards for the County of Ventura are outlined in Sec. 2.16 Noise et. al., of the Ventura County General Plan Policies (see this information online at www.ventura.org/planning). Table 1 shows the county planning noise standards for noise-generating sources.

Table 1. Ventura County General Plan Noise Source Limits

(4) Noise generators, proposed to be located near any <i>noise sensitive use</i> , shall incorporate noise control measures so that ongoing outdoor noise levels received by the noise sensitive receptor, measured at the exterior wall of the building, do not exceed any of the following standards:
a. Leq(1hr) of 55 dB(A) or ambient noise level plus 3 dB(A), whichever is greater, during any hour from 6:00 a.m. to 7:00 p.m.
b. Leq(1hr) of 50 dB(A) or ambient noise level plus 3 dB(A), whichever is greater, during any hour from 7:00 p.m. to 10:00 p.m.
c. Leq(1hr) of 45 dB(A) or ambient noise level plus 3 dB(A), whichever is greater, during any hour from 10:00 p.m. to 6:00 a.m.

County Construction Noise Standards -- The construction noise standards for the County of Ventura are found in the Ventura County Construction Noise Threshold and Control Plan.

County Loud and Raucous Noise Standards -- The loud and raucous nighttime noise in unincorporated residential zones of the County of Ventura are in Article 11 of Chapter 2 of the County Municipal Code, which states that, “No person shall create within any residential zone of the County of Ventura any loud or raucous noise which is audible to the human ear during the hours of **9 p.m. to 7 a.m.** of the following day, at a distance of 50 feet from the property line of the noise source or 50 feet from any such noise source if the noise source is in a public right-of-way.”

8111-1.2.1.1b - Permit approval standards for outdoor events and assembly uses

Conditional use permits authorizing outdoor events and assembly uses shall be granted if all billed fees and charges for processing the application that are due for payment have been paid and if all of the following standards are met. An application for a conditional use permit shall not be denied on the basis of the content of protected expression associated with the proposed use. The applicant shall have the burden of proving to the satisfaction of the appropriate decision-making authority that the following standards can be met. Specific factual findings shall be made

by the decision-making authority to support the conclusion that each of these standards, if applicable, can be satisfied.

- a. The proposed use is compliant with applicable provisions of the County's General Plan and of Division 8, Chapter 1 of the Ventura County Ordinance Code;
- b. **The proposed use can coexist in relative proximity, and is not expected to unduly interfere with, the existing land uses of the surrounding area as determined based on the following land use factors:**

- (1) Whether the proposed use would generate offsite noise louder than ambient noise levels by considering: (i) the volume and times of day such noise would be generated; (ii) the proximity of the proposed use to the nearest offsite noise sensitive receptors such as dwellings, schools, hospitals, nursing homes and libraries; (iii) the topography of the surrounding area likely to affect how noise travels; and (iv) the existence of other nearby uses likely to generate offsite noise at similar times; and.

8111-1.2.2.2 - Standards for variances

Before any variance may be granted, the applicant must establish, and the decision-making authority must determine, that all of the following standards are met:

- a. That there are special circumstances or exceptional characteristics applicable to the subject property with regard to size, shape, topography, location or surroundings, which do not apply generally to comparable properties in the same vicinity and zone; and
- b. That granting the requested variance will not confer a special privilege inconsistent with the mitigations upon other properties in the same vicinity and zone; and
- c. That 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; and
- d. That the granting of such variance will not be detrimental to the public health, safety or general welfare, nor to the use, enjoyment or valuation of neighboring properties; and
- e. That the granting of a variance in conjunction with a hazardous waste facility will be consistent with the portions of the County's Hazardous Waste Management Plan (CHWMP) which identify specific sites or siting criteria for hazardous waste facilities.

(Am. Ord. 4123—9/17/96)

Summary of Ambient Noise Measurement Results.

Average ambient A-weighted noise levels at the monitored very quiet rural residential locations are in the 30s and 40s dBA. Figures 2 – 6 show the results of the long-term ambient noise measurements. Figures 2 and 3 show the test results at Site C (1447 Foothill Rd.). Figures 4 and 5 show the ambient test results at Site D (406 Fairview Rd.). Figure 6 shows the ambient monitoring test results at Site E (434 Fairview Rd.). Sites C1 and D1 15-minute interval ambient noise data are given in Appendix A. Sites C2, D2 and E 15-minute interval ambient noise data are given in Appendix B. Table 2 of the main ambient noise study report gives the approximate distances from Camp Ramah to the higher elevation distant test residential locations with direct line-of-sight views.

Table 3 summarizes the meteorological data at Site C taken over the ambient noise monitoring periods. The full meteorological data report is Appendix D and is a separate 450 page document that is available by request.

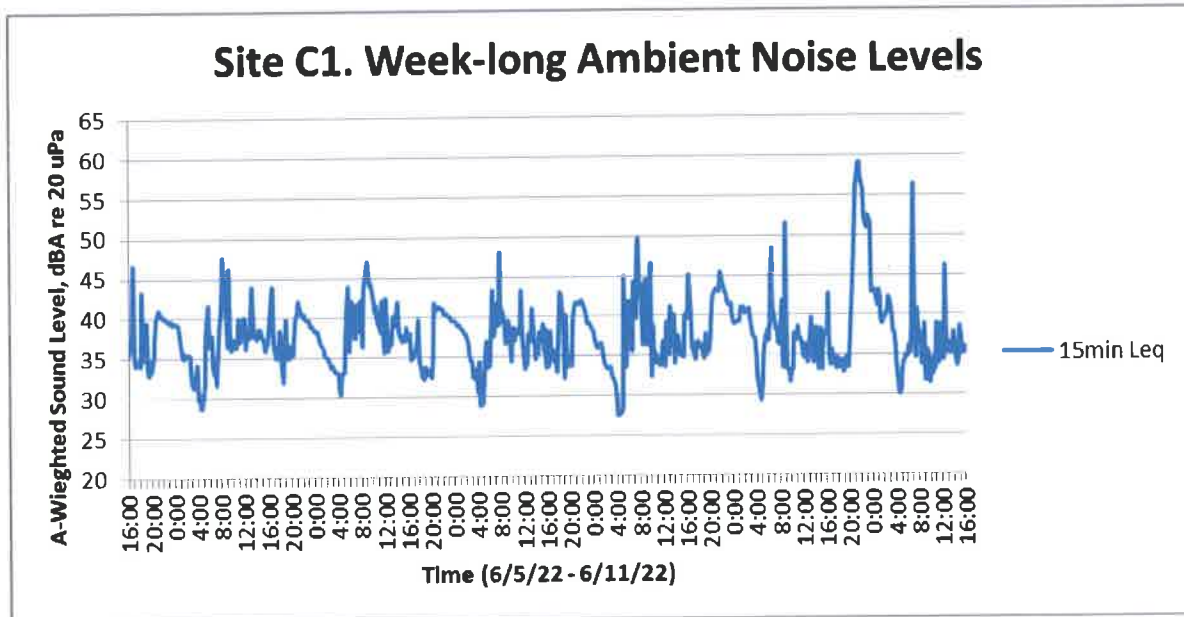


Figure 2. 6/5 to 6/11 Ambient Noise at 1447 Foothill Road

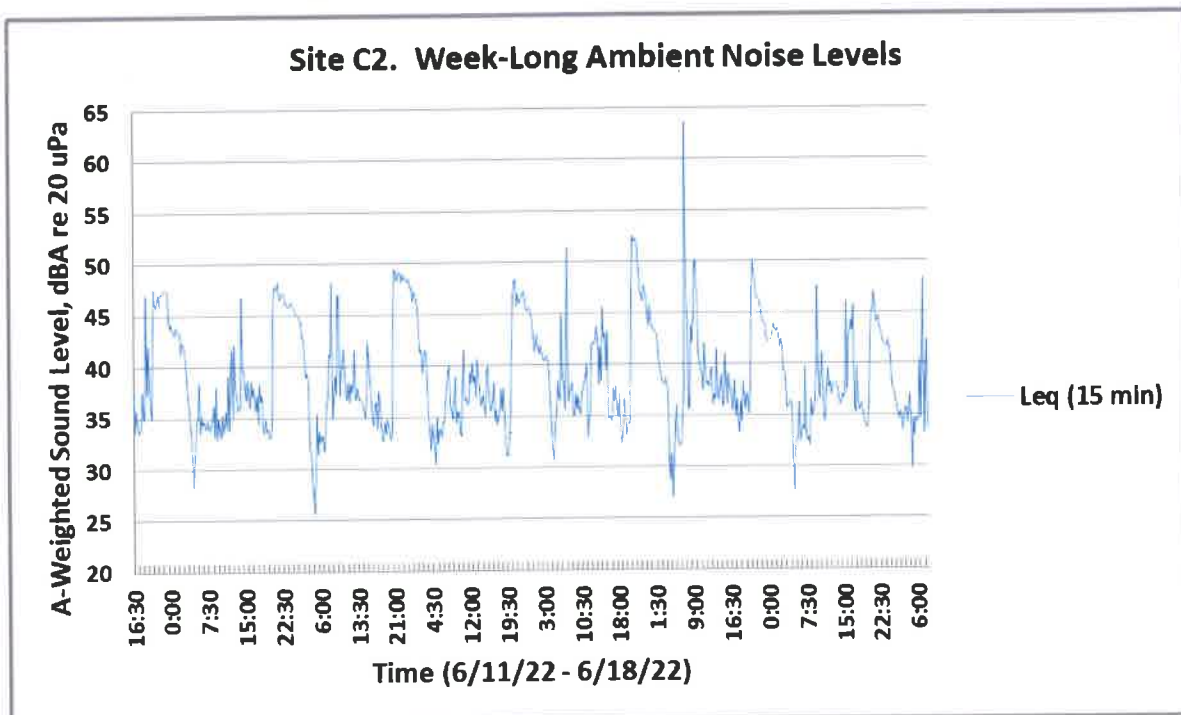


Figure 3. 6/11 to 6/18 Ambient Noise at 1447 Foothill Road

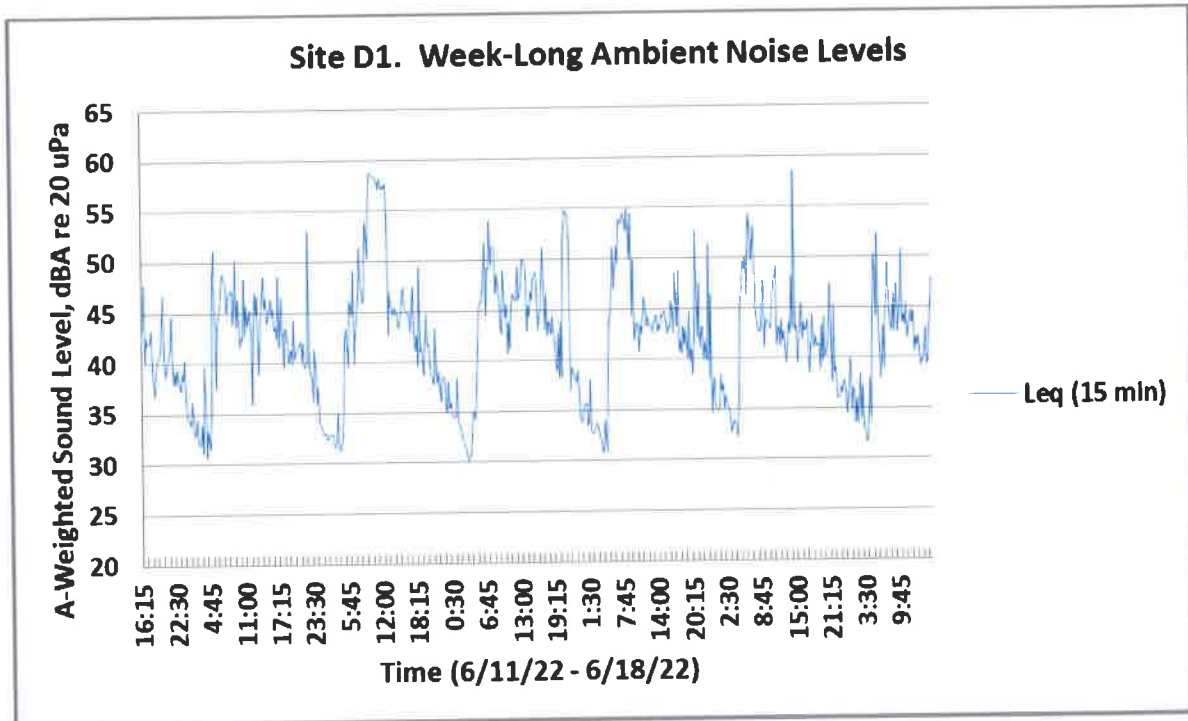


Figure 4. 6/5 to 6/11 Ambient Noise at 406 Fairview Road

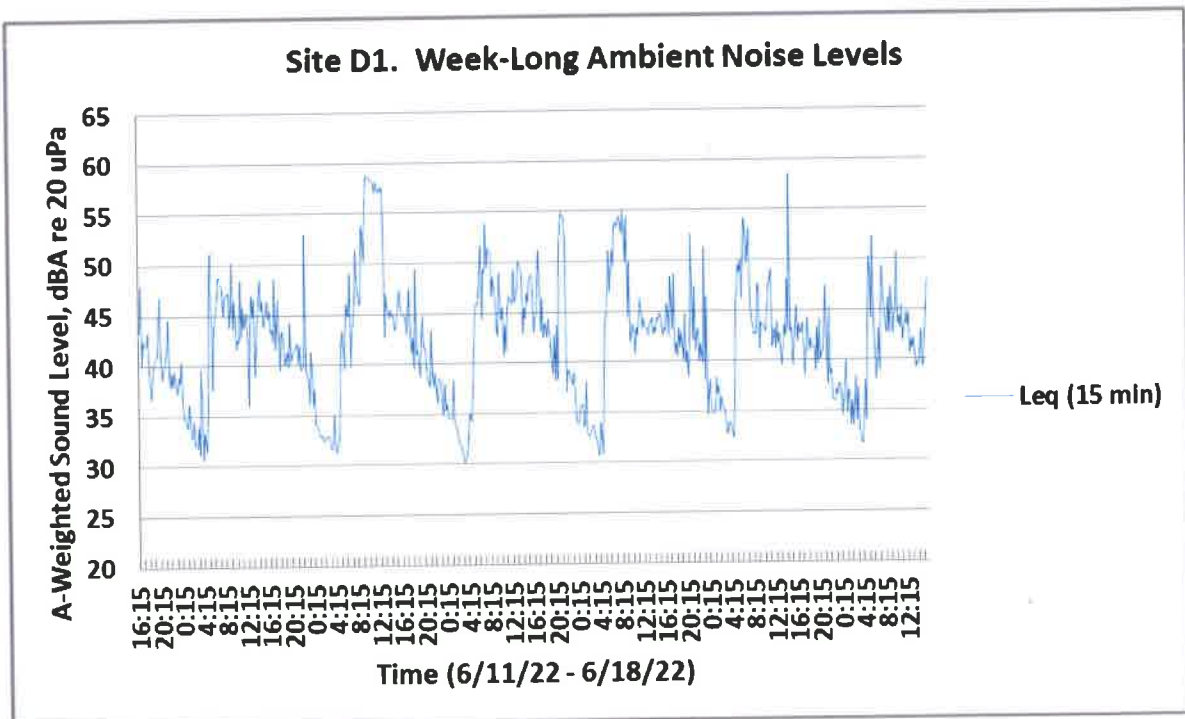


Figure 5. 6/11 to 6/18 Ambient Noise at 406 Fairview Road

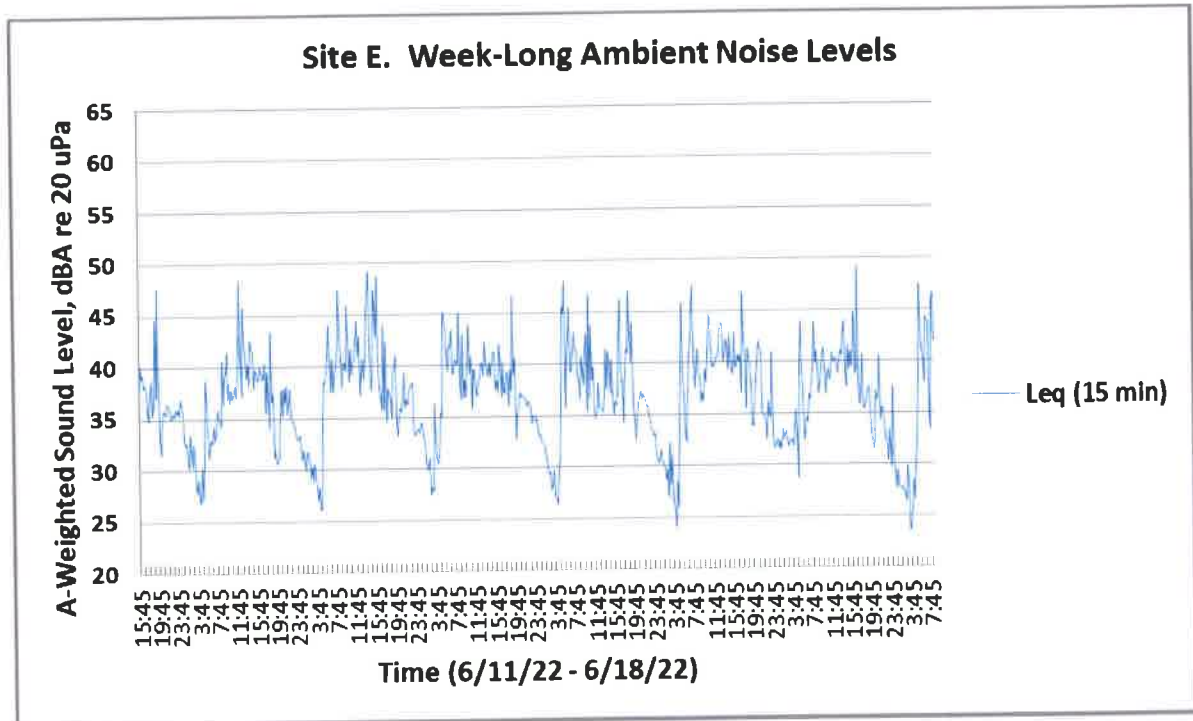


Figure 6. 6/11 to 6/18 Ambient Noise at 434 Fairview Road

Table 2. Distances from Camp Ramah Sources to Test Residential Locations

Future Test Propagation Site	SLM C Distance, ft	SLM D Distance, ft	SLM E Distance, ft
Camp music/event sources to test sites	2,850	1,850	2,050

Table 3. 1447 Foothill Meteorological Data Summary

Day		Temp	Humidity	Wind	Gust	Dew Point	Wind Chill	Wind Direction	ABS Barometer
(M/D/Y)		(°F)	(%)	(mph)	(mph)	(°F)	(°F)	(°)	(inHg)
6/5/2022	MAX	92.3	96.0	19.2	22.4	59.9	92.3	359.0	28.5
to	AVG	69.9	59.6	2.9	3.8	53.6	69.9	248.1	28.4
6/18/2022	MIN	54.7	16.0	0.0	0.0	24.6	54.7	0.0	28.4

Findings - The ambient noise during the monitoring periods was caused by typical rural area noise sources (yard work, field work, road traffic, birds and aircraft).

Amplified sound propagation tests and event noise monitoring have been performed by AEA for many Ventura County rural outdoor wedding and special event venues over the years, in order to prevent event noise impacts to nearest and distant residential properties. In doing so, AEA has demonstrated that properly controlled DJ-type amplified sound systems and portable bull horns operating at a medium-high sound loudness setting created a noise level at nearby rural residential properties of just below the evening hourly average noise limit of 50 dBA Leq set by the County.

When adjacent properties were on the same level as the event venues, it was typical that line-of-sight blocking slopes, orchards, barns and other vegetation and buildings would modify the resulting test and event sounds and cause the sound levels to be lower than would be expected over flat uncluttered ground. When distant sensitive receptors were at higher elevations (allowing unobstructed views), had sloping hillsides on either or both sides of the sound propagation path (especially if there were medium and/or large leafed trees and bushes on the slopes), or there were experienced in-coming prevailing breezes from sound sources toward receivers, these conditions caused increased sound levels via reinforcement, reflections, focusing and downward bending of sound waves that would usually rise off into space.

As an additional finding for this report on the acoustical evaluation of the proposed Camp Ramah operations and special events venue, the topography surrounding Camp Ramah funnels noise to quiet rural neighboring properties on Foothill and Fairview Roads, which adds to the direct line-of-sight noise from the various Camp Ramah noise sources. This can be verified, on a quiet still late evening or night, by measuring a known loud broadband noise and a series of different loud tonal noises at a common source location on Camp Ramah, that is visible from residences on Foothill and Fairview Roads, and simultaneously measuring the same test sounds at the different residences' viewpoints. The measured sound source data can be used to calculate the overall source "sound power level" and source tonal sound power levels. The test source sound power level spectral data can then be used in a flat-earth sound propagation computer model which only uses distance spreading losses. The model sound levels at the different receivers can then be compared to the measured receiver A-weighted sound pressure levels and tonal spectral levels. Further verification would be to develop a 3-D sound propagation computer model which uses topography, vegetation & ground cover (reflective and absorptive), various wind conditions, and distance spreading losses. These modelled results can then be compared to the measured receiver ambient A-weighted sound pressure levels and tonal spectral levels. These two verification methods will provide proof of sound propagation differences to distant receiver locations due to topographic shielding hilly berms and vegetation, such that hillsides and canyons plus other absorptive and reflecting surfaces create both a decrease and an increase in noise at receiver locations compared to direct line-of-sight noise for the same distances.

Conclusions:

Special Other Party Event Noise Control Recommendations – We recommend the Extech SL130 (see Appendix C) control point sound level measurement system, with the additional 15-foot microphone cable and cut-off relay, be used to allow the event person responsible and the DJ to monitor the music and PA sound levels at 10 feet from loudspeakers, allowing sound volume reductions whenever the respective 10-foot daytime control point noise exceeds 90 dBA or the evening control point noise exceeds 85 dBA. The main concern would be when outside vendors or entertainers supply their own sound systems. Camp Ramah "other party" event contracts in such cases should clearly and plainly state the County Planning daytime and evening hourly average sound level limits at residential properties and the after 9 p.m. "Loud and Raucous" audible noise limit 50 feet beyond the source property line. If this becomes a problem, either intentional or unintentional, this recommended Extech SL130 sound monitoring system should be fitted with an optional power supply relay that can cut off power to an offending sound system. Any qualified sound engineer can assist with this application.

Topography Effects - It is certain that building new destinations and gathering areas on an existing natural slope noise barrier that currently blocks the line of sight of camp activities to distant sensitive receivers, as well as any grading changes that remove hills currently blocking such lines of sight, will result in an increase of noise and further degrade the current quiet enjoyment of neighborhood properties that are now protected by topography when noise is coming from Camp Ramah. Figure 7 shows such a visual line-of-sight view from a higher elevation Foothill Road residence to Camp Ramah and the proposed Machon Village construction site (in red ellipse).

Amplified sound originating from the existing Camp Ramah amphitheater should definitely be required to comply with the County 9 p.m. "loud and raucous" noise regulations and be inaudible to a healthy human ear 50 feet beyond the Camp property lines toward all sensitive residential receivers in the vicinity. Any daytime and evening events before 9 p.m. need to require a reduction in sound 10 feet from the loudest DJ-type loudspeaker toward the residences to maintain a sound level limit of 90 dBA (day) and 85 dBA (evening to 9 p.m.), respectively. Testing, adjusting and documenting these monitoring site sound levels should be performed during event set-up.

As a concluding recommendation of my report on the acoustical evaluation of the proposed Camp Ramah operations and special events venue, the fact that the topography surrounding Camp Ramah funnels noise to quiet rural neighboring properties on Foothill and Fairview Roads, which adds to the direct line-of-sight noise from the various Camp Ramah noise sources. This recommendation can be verified, on a quiet still late evening or night, by measuring a known loud broadband noise source, such as "pink noise," that has an equal level of noise across the full human audio hearing spectrum range. It is also recommended that a series of different loud tonal sounds be broadcast from the same source location on Camp Ramah, that is visible from residences on Foothill and Fairview Roads, and simultaneously measuring the test sounds at the different residences' viewpoints, as described previously as a means to verify topographical effects on sound propagation over the distances to the concerned neighbors.

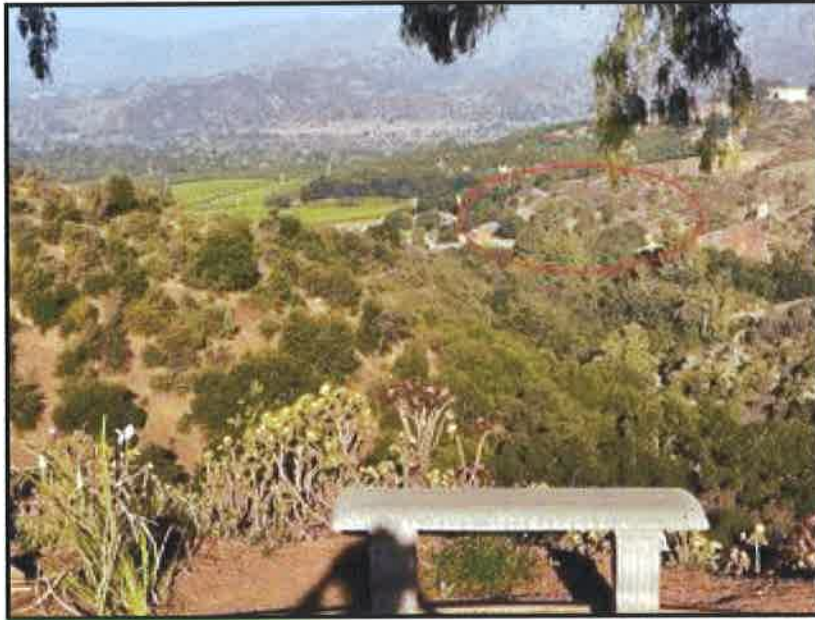


Figure 7. Higher Elevation Canyon Residence View of Machon Village Site

This concludes my report on the acoustical evaluation of the rural residential ambient noise and uphill canyon topographical conditions from the proposed Camp Ramah construction, operations and special event venues. If you have any questions regarding this report, please contact me by phone or email.

Sincerely,



Marlund E. Hale, Ph.D., P.E.(Acoustics - OR), INCE, NCAC
805-583-8207 (O#)
805-231-1242 (C#)
noisedoc@aol.com

APPENDIX A

AMBIENT NOISE			Site C1		Site D1	
			1447	Foothill	406	Fairview
Date	Day	Time	LAeq	LASmax	LAeq	LASmax
6/5/2022	Sunday	16:00	35.5	56.0		
6/5/2022	Sunday	16:15	36.4	46.9	43.3	56.8
6/5/2022	Sunday	16:30	37.9	59.3	43.5	62.4
6/5/2022	Sunday	16:45	46.7	62.6	48.0	66.6
6/5/2022	Sunday	17:00	35.5	55.7	40.2	55.1
6/5/2022	Sunday	17:15	34.1	44.2	42.6	62.6
6/5/2022	Sunday	17:30	34.6	45.6	42.0	59.9
6/5/2022	Sunday	17:45	34.4	47.4	42.1	57.3
6/5/2022	Sunday	18:00	34.0	45.5	43.3	62.3
6/5/2022	Sunday	18:15	43.3	65.3	39.4	54.6
6/5/2022	Sunday	18:30	35.9	47.5	38.0	52.7
6/5/2022	Sunday	18:45	34.8	47.2	36.8	52.1
6/5/2022	Sunday	19:00	39.5	50.4	38.9	56.9
6/5/2022	Sunday	19:15	33.7	43.3	40.2	54.3
6/5/2022	Sunday	19:30	32.9	40.7	40.9	59.1
6/5/2022	Sunday	19:45	34.7	57.1	41.0	53.7
6/5/2022	Sunday	20:00	33.3	42.9	44.5	60.1
6/5/2022	Sunday	20:15	35.1	48.2	46.9	67.2
6/5/2022	Sunday	20:30	38.0	44.8	40.8	55.8
6/5/2022	Sunday	20:45	40.1	45.4	38.7	54.3
6/5/2022	Sunday	21:00	40.4	42.1	39.4	54.5
6/5/2022	Sunday	21:15	41.1	42.5	40.8	56.8
6/5/2022	Sunday	21:30	40.4	42.5	41.5	59.1
6/5/2022	Sunday	21:45	40.2	56.1	44.6	65.6
6/5/2022	Sunday	22:00	40.0	44.4	38.9	52.9
6/5/2022	Sunday	22:15	40.1	44.5	37.9	46.2
6/5/2022	Sunday	22:30	39.8	42.5	39.3	54.1
6/5/2022	Sunday	22:45	39.6	42.1	38.0	47.9
6/5/2022	Sunday	23:00	39.6	41.0	39.4	52.4
6/5/2022	Sunday	23:15	39.7	41.4	37.7	51.4
6/5/2022	Sunday	23:30	39.3	47.1	37.3	42.7
6/5/2022	Sunday	23:45	39.4	41.9	38.9	52.9
6/6/2022	Monday	0:00	39.4	40.7	38.3	52.4
6/6/2022	Monday	0:15	39.3	44.4	40.4	58.7
6/6/2022	Monday	0:30	39.2	40.8	36.4	41.9
6/6/2022	Monday	0:45	38.3	50.8	34.7	36.3
6/6/2022	Monday	1:00	37.2	39.5	34.3	45.7
6/6/2022	Monday	1:15	35.2	38.1	33.8	41.5

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 12

AMBIENT NOISE			Site C1		Site D1	
Date	Day	Time	1447	Foothill	406	Fairview
			LAeq	LASmax	LAeq	LASmax
6/6/2022	Monday	1:30	35.0	37.8	36.2	53.6
6/6/2022	Monday	1:45	35.6	41.4	34.7	45.9
6/6/2022	Monday	2:00	35.5	39.5	32.8	39.8
6/6/2022	Monday	2:15	35.4	38.7	32.9	38.1
6/6/2022	Monday	2:30	35.5	46.0	34.5	45.0
6/6/2022	Monday	2:45	32.7	36.8	32.1	43.1
6/6/2022	Monday	3:00	31.6	34.4	31.9	37.0
6/6/2022	Monday	3:15	31.3	34.8	33.9	56.8
6/6/2022	Monday	3:30	31.5	40.6	31.1	34.6
6/6/2022	Monday	3:45	34.2	49.1	39.7	60.8
6/6/2022	Monday	4:00	29.8	33.8	37.1	59.1
6/6/2022	Monday	4:15	30.6	38.0	30.6	32.9
6/6/2022	Monday	4:30	28.8	39.6	33.3	54.3
6/6/2022	Monday	4:45	28.8	42.2	31.5	36.6
6/6/2022	Monday	5:00	31.5	38.1	35.5	54.8
6/6/2022	Monday	5:15	37.9	47.6	48.7	65.2
6/6/2022	Monday	5:30	40.0	50.8	51.2	68.4
6/6/2022	Monday	5:45	41.7	51.1	44.6	60.4
6/6/2022	Monday	6:00	36.5	52.5	37.6	47.7
6/6/2022	Monday	6:15	37.8	51.9	43.7	57.8
6/6/2022	Monday	6:30	33.7	47.6	45.6	55.5
6/6/2022	Monday	6:45	33.0	49.4	47.0	57.0
6/6/2022	Monday	7:00	35.1	56.9	48.8	60.9
6/6/2022	Monday	7:15	31.7	47.7	48.8	59.1
6/6/2022	Monday	7:30	38.8	53.5	48.1	61.2
6/6/2022	Monday	7:45	40.1	47.6	47.4	60.4
6/6/2022	Monday	8:00	42.4	62.7	45.0	57.8
6/6/2022	Monday	8:15	47.6	59.9	46.7	60.8
6/6/2022	Monday	8:30	44.0	54.5	47.1	60.4
6/6/2022	Monday	8:45	40.2	58.5	47.3	62.7
6/6/2022	Monday	9:00	36.5	44.6	43.9	57.1
6/6/2022	Monday	9:15	46.2	69.2	45.9	64.3
6/6/2022	Monday	9:30	37.0	46.8	50.2	69.0
6/6/2022	Monday	9:45	36.1	50.8	43.6	63.2
6/6/2022	Monday	10:00	37.2	51.2	46.4	67.7
6/6/2022	Monday	10:15	37.4	47.9	41.6	61.4
6/6/2022	Monday	10:30	36.4	48.0	42.6	54.1
6/6/2022	Monday	10:45	36.8	50.6	42.3	60.0
6/6/2022	Monday	11:00	40.0	51.6	48.5	64.6

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 13

AMBIENT NOISE			Site C1		Site D1	
Date	Day	Time	1447	Foothill	406	Fairview
			LAeq	LASmax	LAeq	LASmax
6/6/2022	Monday	11:15	37.1	53.1	42.8	57.2
6/6/2022	Monday	11:30	38.1	53.5	45.8	58.2
6/6/2022	Monday	11:45	40.2	49.0	43.8	64.3
6/6/2022	Monday	12:00	40.0	50.8	45.3	65.1
6/6/2022	Monday	12:15	36.2	46.8	43.0	56.9
6/6/2022	Monday	12:30	38.4	49.5	35.9	46.2
6/6/2022	Monday	12:45	37.5	49.1	44.0	58.4
6/6/2022	Monday	13:00	40.9	54.7	47.0	60.0
6/6/2022	Monday	13:15	44.0	52.2	44.8	57.4
6/6/2022	Monday	13:30	40.5	51.6	46.6	58.3
6/6/2022	Monday	13:45	37.7	50.0	38.9	53.2
6/6/2022	Monday	14:00	37.4	45.1	44.6	66.7
6/6/2022	Monday	14:15	37.9	47.0	46.6	60.4
6/6/2022	Monday	14:30	38.6	51.1	48.6	68.1
6/6/2022	Monday	14:45	38.6	47.1	45.4	59.8
6/6/2022	Monday	15:00	37.7	45.0	46.4	60.8
6/6/2022	Monday	15:15	37.2	45.3	43.9	55.7
6/6/2022	Monday	15:30	35.9	41.8	44.4	58.7
6/6/2022	Monday	15:45	36.6	47.2	46.4	60.9
6/6/2022	Monday	16:00	36.8	49.9	44.6	57.7
6/6/2022	Monday	16:15	38.6	65.2	45.5	60.0
6/6/2022	Monday	16:30	42.7	58.0	43.3	58.2
6/6/2022	Monday	16:45	43.9	53.3	43.5	59.5
6/6/2022	Monday	17:00	36.8	50.2	42.3	55.2
6/6/2022	Monday	17:15	35.9	46.4	48.6	69.2
6/6/2022	Monday	17:30	34.9	47.9	41.6	52.9
6/6/2022	Monday	17:45	36.0	49.8	46.5	68.8
6/6/2022	Monday	18:00	38.4	60.0	42.5	59.7
6/6/2022	Monday	18:15	35.0	47.4	39.5	53.9
6/6/2022	Monday	18:30	33.3	44.9	43.4	57.7
6/6/2022	Monday	18:45	32.0	44.3	43.4	63.0
6/6/2022	Monday	19:00	39.9	53.3	42.2	57.1
6/6/2022	Monday	19:15	35.0	47.9	40.0	55.2
6/6/2022	Monday	19:30	36.7	56.7	41.4	59.2
6/6/2022	Monday	19:45	35.0	45.9	39.8	53.7
6/6/2022	Monday	20:00	36.5	50.8	44.2	60.9
6/6/2022	Monday	20:15	35.5	49.4	40.4	56.7
6/6/2022	Monday	20:30	38.0	49.4	41.0	53.4
6/6/2022	Monday	20:45	40.2	52.6	41.3	56.2

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 14

AMBIENT NOISE			Site C1		Site D1	
			1447	Foothill	406	Fairview
Date	Day	Time	LAeq	LASmax	LAeq	LASmax
6/6/2022	Monday	21:00	40.4	43.0	41.5	52.9
6/6/2022	Monday	21:15	42.1	51.6	42.2	56.3
6/6/2022	Monday	21:30	40.9	48.5	40.2	49.6
6/6/2022	Monday	21:45	40.5	43.0	42.0	56.9
6/6/2022	Monday	22:00	40.1	46.0	39.5	54.3
6/6/2022	Monday	22:15	40.4	45.3	39.7	51.7
6/6/2022	Monday	22:30	39.8	44.6	39.8	54.0
6/6/2022	Monday	22:45	39.7	42.4	53.0	68.5
6/6/2022	Monday	23:00	39.7	42.4	39.6	54.5
6/6/2022	Monday	23:15	39.0	40.8	38.3	54.9
6/6/2022	Monday	23:30	39.1	41.5	36.2	39.0
6/6/2022	Monday	23:45	38.8	39.8	41.3	69.0
6/7/2022	Tuesday	0:00	38.3	40.5	39.7	58.1
6/7/2022	Tuesday	0:15	38.2	44.9	36.0	39.5
6/7/2022	Tuesday	0:30	38.3	40.8	37.6	53.5
6/7/2022	Tuesday	0:45	37.6	39.2	34.2	36.7
6/7/2022	Tuesday	1:00	37.0	50.0	33.7	36.1
6/7/2022	Tuesday	1:15	36.4	38.2	33.1	48.9
6/7/2022	Tuesday	1:30	36.0	40.5	32.8	34.8
6/7/2022	Tuesday	1:45	35.3	40.0	33.1	46.9
6/7/2022	Tuesday	2:00	35.2	37.4	32.6	39.5
6/7/2022	Tuesday	2:15	35.0	37.4	32.4	35.0
6/7/2022	Tuesday	2:30	34.4	37.5	32.8	35.0
6/7/2022	Tuesday	2:45	33.7	35.8	32.8	44.5
6/7/2022	Tuesday	3:00	34.0	36.7	32.9	37.6
6/7/2022	Tuesday	3:15	33.6	35.6	31.9	38.5
6/7/2022	Tuesday	3:30	33.3	44.3	31.6	40.0
6/7/2022	Tuesday	3:45	33.2	38.5	32.1	38.5
6/7/2022	Tuesday	4:00	32.8	38.0	35.1	52.9
6/7/2022	Tuesday	4:15	30.9	35.2	31.6	36.0
6/7/2022	Tuesday	4:30	30.4	36.2	31.3	36.7
6/7/2022	Tuesday	4:45	33.0	57.7	32.6	36.1
6/7/2022	Tuesday	5:00	33.2	38.1	35.9	41.4
6/7/2022	Tuesday	5:15	37.6	45.5	42.3	48.1
6/7/2022	Tuesday	5:30	41.5	49.5	43.4	55.4
6/7/2022	Tuesday	5:45	43.9	52.2	41.4	53.7
6/7/2022	Tuesday	6:00	35.8	44.3	39.5	55.7
6/7/2022	Tuesday	6:15	42.2	53.0	46.0	58.9
6/7/2022	Tuesday	6:30	40.1	51.2	44.7	57.2

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 15

AMBIENT NOISE			Site C1		Site D1	
Date	Day	Time	1447	Foothill	406	Fairview
			LAeq	LASmax	LAeq	LASmax
6/7/2022	Tuesday	6:45	38.3	45.4	49.1	65.1
6/7/2022	Tuesday	7:00	37.4	47.2	39.8	54.7
6/7/2022	Tuesday	7:15	41.7	59.3	42.9	57.4
6/7/2022	Tuesday	7:30	38.3	48.1	44.4	55.3
6/7/2022	Tuesday	7:45	42.1	63.0	46.4	62.9
6/7/2022	Tuesday	8:00	39.9	57.9	51.5	71.7
6/7/2022	Tuesday	8:15	36.3	50.2	48.3	70.0
6/7/2022	Tuesday	8:30	43.8	53.0	45.9	57.0
6/7/2022	Tuesday	8:45	45.9	55.7	46.3	69.2
6/7/2022	Tuesday	9:00	47.0	56.1	53.8	61.7
6/7/2022	Tuesday	9:15	45.2	56.0	53.0	60.8
6/7/2022	Tuesday	9:30	44.0	54.5	50.2	60.2
6/7/2022	Tuesday	9:45	44.2	59.4	56.1	64.7
6/7/2022	Tuesday	10:00	42.3	52.3	58.7	66.9
6/7/2022	Tuesday	10:15	40.7	51.9	58.7	67.4
6/7/2022	Tuesday	10:30	41.5	51.8	58.3	68.4
6/7/2022	Tuesday	10:45	39.9	50.7	58.4	67.7
6/7/2022	Tuesday	11:00	39.3	49.9	58.2	66.6
6/7/2022	Tuesday	11:15	38.2	50.7	57.9	65.8
6/7/2022	Tuesday	11:30	42.2	63.1	57.1	65.9
6/7/2022	Tuesday	11:45	38.0	50.2	58.2	66.5
6/7/2022	Tuesday	12:00	35.6	45.3	57.1	66.3
6/7/2022	Tuesday	12:15	42.4	59.1	57.5	68.5
6/7/2022	Tuesday	12:30	35.8	44.6	57.2	71.6
6/7/2022	Tuesday	12:45	36.5	41.9	57.7	76.3
6/7/2022	Tuesday	13:00	36.9	47.1	54.3	65.6
6/7/2022	Tuesday	13:15	36.6	45.0	42.7	55.9
6/7/2022	Tuesday	13:30	40.2	50.3	47.0	57.5
6/7/2022	Tuesday	13:45	38.9	48.5	45.8	57.6
6/7/2022	Tuesday	14:00	40.8	50.0	44.6	54.2
6/7/2022	Tuesday	14:15	42.0	51.9	45.4	62.2
6/7/2022	Tuesday	14:30	38.2	47.3	44.9	54.1
6/7/2022	Tuesday	14:45	37.6	45.5	44.8	56.3
6/7/2022	Tuesday	15:00	37.0	43.6	43.4	55.5
6/7/2022	Tuesday	15:15	37.7	60.7	43.6	55.4
6/7/2022	Tuesday	15:30	37.1	49.9	44.9	63.4
6/7/2022	Tuesday	15:45	38.8	53.4	47.4	63.5
6/7/2022	Tuesday	16:00	37.3	46.1	45.5	57.3
6/7/2022	Tuesday	16:15	38.0	51.5	45.1	56.8

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 16

AMBIENT NOISE			Site C1		Site D1	
			1447	Foothill	406	Fairview
Date	Day	Time	LAeq	LASmax	LAeq	LASmax
6/7/2022	Tuesday	16:30	34.7	39.9	44.8	61.5
6/7/2022	Tuesday	16:45	35.6	47.1	44.9	61.4
6/7/2022	Tuesday	17:00	35.0	52.8	44.5	55.8
6/7/2022	Tuesday	17:15	35.4	43.7	42.9	56.8
6/7/2022	Tuesday	17:30	36.8	62.5	47.5	73.2
6/7/2022	Tuesday	17:45	39.7	58.0	42.9	56.5
6/7/2022	Tuesday	18:00	34.4	44.6	41.1	54.2
6/7/2022	Tuesday	18:15	33.7	47.6	42.6	55.0
6/7/2022	Tuesday	18:30	32.6	42.6	39.5	54.0
6/7/2022	Tuesday	18:45	32.2	45.6	49.4	68.2
6/7/2022	Tuesday	19:00	33.8	46.5	41.0	56.0
6/7/2022	Tuesday	19:15	32.8	48.4	41.4	56.0
6/7/2022	Tuesday	19:30	32.8	48.1	38.7	55.0
6/7/2022	Tuesday	19:45	33.4	42.1	42.8	57.2
6/7/2022	Tuesday	20:00	32.4	42.5	44.7	63.2
6/7/2022	Tuesday	20:15	34.4	40.1	41.6	56.3
6/7/2022	Tuesday	20:30	41.8	56.5	41.7	57.2
6/7/2022	Tuesday	20:45	40.8	43.2	39.5	54.1
6/7/2022	Tuesday	21:00	41.2	44.1	38.6	52.4
6/7/2022	Tuesday	21:15	41.3	43.7	37.8	42.9
6/7/2022	Tuesday	21:30	41.0	43.2	43.3	69.8
6/7/2022	Tuesday	21:45	41.0	49.4	38.8	55.5
6/7/2022	Tuesday	22:00	41.0	43.4	37.8	51.3
6/7/2022	Tuesday	22:15	40.4	43.2	39.1	55.3
6/7/2022	Tuesday	22:30	40.4	42.7	37.3	53.5
6/7/2022	Tuesday	22:45	40.1	43.0	36.1	38.8
6/7/2022	Tuesday	23:00	40.1	43.8	38.6	54.0
6/7/2022	Tuesday	23:15	40.0	42.4	38.4	53.3
6/7/2022	Tuesday	23:30	39.6	42.0	35.4	37.3
6/7/2022	Tuesday	23:45	39.6	43.7	34.9	40.2
6/8/2022	Wednesday	0:00	39.5	42.2	38.0	56.1
6/8/2022	Wednesday	0:15	39.3	40.5	35.4	37.4
6/8/2022	Wednesday	0:30	39.0	41.1	35.9	41.3
6/8/2022	Wednesday	0:45	39.1	41.5	34.6	37.5
6/8/2022	Wednesday	1:00	38.7	40.4	34.5	36.6
6/8/2022	Wednesday	1:15	38.5	39.9	34.5	39.4
6/8/2022	Wednesday	1:30	38.2	39.3	38.3	64.4
6/8/2022	Wednesday	1:45	37.8	39.1	34.0	48.6
6/8/2022	Wednesday	2:00	37.9	39.8	33.7	35.5

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 17

AMBIENT NOISE			Site C1		Site D1	
Date	Day	Time	1447	Foothill	406	Fairview
			LAeq	LASmax	LAeq	LASmax
6/8/2022	Wednesday	2:15	36.6	38.4	33.5	35.5
6/8/2022	Wednesday	2:30	35.3	48.5	32.4	39.8
6/8/2022	Wednesday	2:45	34.5	38.4	31.7	33.1
6/8/2022	Wednesday	3:00	34.5	55.4	31.4	41.0
6/8/2022	Wednesday	3:15	32.4	36.3	30.8	41.7
6/8/2022	Wednesday	3:30	32.3	38.2	30.2	35.9
6/8/2022	Wednesday	3:45	33.4	57.0	30.5	34.8
6/8/2022	Wednesday	4:00	30.6	35.9	30.7	36.7
6/8/2022	Wednesday	4:15	34.4	48.6	32.6	41.5
6/8/2022	Wednesday	4:30	28.9	34.0	35.1	52.4
6/8/2022	Wednesday	4:45	29.1	40.9	34.3	44.2
6/8/2022	Wednesday	5:00	31.6	40.7	37.4	48.6
6/8/2022	Wednesday	5:15	35.2	45.4	41.3	49.7
6/8/2022	Wednesday	5:30	37.0	48.1	45.1	55.5
6/8/2022	Wednesday	5:45	33.6	45.7	45.8	53.8
6/8/2022	Wednesday	6:00	33.9	43.7	45.8	53.7
6/8/2022	Wednesday	6:15	38.5	52.8	46.9	62.1
6/8/2022	Wednesday	6:30	43.3	54.4	51.7	62.3
6/8/2022	Wednesday	6:45	37.6	49.8	44.5	59.7
6/8/2022	Wednesday	7:00	38.5	50.1	49.3	72.2
6/8/2022	Wednesday	7:15	41.7	66.7	49.0	67.6
6/8/2022	Wednesday	7:30	39.0	52.0	53.8	78.4
6/8/2022	Wednesday	7:45	48.1	59.8	49.5	60.9
6/8/2022	Wednesday	8:00	39.4	55.0	51.3	65.7
6/8/2022	Wednesday	8:15	40.9	52.6	51.2	68.6
6/8/2022	Wednesday	8:30	39.3	49.3	46.7	60.1
6/8/2022	Wednesday	8:45	36.7	48.7	48.6	63.2
6/8/2022	Wednesday	9:00	38.1	45.4	47.4	67.6
6/8/2022	Wednesday	9:15	39.6	49.5	46.1	69.5
6/8/2022	Wednesday	9:30	38.9	48.0	43.3	56.3
6/8/2022	Wednesday	9:45	34.4	43.9	42.7	61.7
6/8/2022	Wednesday	10:00	37.4	46.3	48.9	60.6
6/8/2022	Wednesday	10:15	38.7	52.4	44.3	55.9
6/8/2022	Wednesday	10:30	37.1	44.2	45.6	57.1
6/8/2022	Wednesday	10:45	38.3	48.9	40.8	55.2
6/8/2022	Wednesday	11:00	37.8	45.8	43.8	57.6
6/8/2022	Wednesday	11:15	38.7	52.8	41.2	55.1
6/8/2022	Wednesday	11:30	43.4	61.4	45.4	65.0
6/8/2022	Wednesday	11:45	37.1	50.1	46.6	66.6

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 18

AMBIENT NOISE			Site C1		Site D1	
			1447	Foothill	406	Fairview
Date	Day	Time	LAeq	LASmax	LAeq	LASmax
6/8/2022	Wednesday	12:00	35.4	46.6	45.9	65.0
6/8/2022	Wednesday	12:15	33.5	47.3	45.9	60.7
6/8/2022	Wednesday	12:30	34.1	44.8	49.3	68.3
6/8/2022	Wednesday	12:45	37.8	55.8	46.1	63.8
6/8/2022	Wednesday	13:00	37.7	52.1	46.4	59.6
6/8/2022	Wednesday	13:15	37.0	44.4	47.3	63.2
6/8/2022	Wednesday	13:30	41.0	52.0	50.1	63.2
6/8/2022	Wednesday	13:45	36.5	47.8	50.0	63.4
6/8/2022	Wednesday	14:00	34.7	45.5	48.6	63.9
6/8/2022	Wednesday	14:15	35.1	45.7	42.9	56.6
6/8/2022	Wednesday	14:30	35.3	46.0	45.5	61.5
6/8/2022	Wednesday	14:45	38.0	50.5	44.4	62.0
6/8/2022	Wednesday	15:00	37.2	48.0	46.9	62.7
6/8/2022	Wednesday	15:15	39.1	65.5	46.0	60.2
6/8/2022	Wednesday	15:30	35.6	44.7	48.2	66.1
6/8/2022	Wednesday	15:45	38.4	50.5	48.8	69.3
6/8/2022	Wednesday	16:00	33.6	44.0	47.1	63.1
6/8/2022	Wednesday	16:15	33.7	46.7	43.0	60.9
6/8/2022	Wednesday	16:30	38.1	53.0	44.4	55.8
6/8/2022	Wednesday	16:45	35.7	54.4	44.9	60.3
6/8/2022	Wednesday	17:00	34.5	46.9	47.8	68.7
6/8/2022	Wednesday	17:15	35.7	48.9	51.2	72.9
6/8/2022	Wednesday	17:30	34.0	44.7	43.0	56.4
6/8/2022	Wednesday	17:45	33.0	44.5	46.4	67.7
6/8/2022	Wednesday	18:00	38.4	54.5	42.4	58.6
6/8/2022	Wednesday	18:15	43.1	54.4	43.9	54.9
6/8/2022	Wednesday	18:30	42.8	55.0	43.6	55.1
6/8/2022	Wednesday	18:45	39.1	49.7	42.6	59.0
6/8/2022	Wednesday	19:00	32.3	44.1	44.4	62.5
6/8/2022	Wednesday	19:15	40.2	57.7	43.1	55.6
6/8/2022	Wednesday	19:30	33.6	43.8	39.8	54.6
6/8/2022	Wednesday	19:45	34.3	44.2	39.0	54.0
6/8/2022	Wednesday	20:00	35.1	51.1	42.7	59.2
6/8/2022	Wednesday	20:15	33.7	52.9	38.2	56.0
6/8/2022	Wednesday	20:30	39.6	44.9	43.7	67.7
6/8/2022	Wednesday	20:45	41.0	51.6	38.3	52.5
6/8/2022	Wednesday	21:00	41.6	51.3	51.8	64.2
6/8/2022	Wednesday	21:15	41.6	48.4	54.9	65.4
6/8/2022	Wednesday	21:30	41.5	45.4	54.4	65.9

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 19

AMBIENT NOISE			Site C1		Site D1	
			1447	Foothill	406	Fairview
Date	Day	Time	LAeq	LASmax	LAeq	LASmax
6/8/2022	Wednesday	21:45	41.7	45.7	54.4	66.0
6/8/2022	Wednesday	22:00	41.9	44.5	51.9	64.1
6/8/2022	Wednesday	22:15	41.6	43.7	37.0	50.4
6/8/2022	Wednesday	22:30	40.8	43.0	39.2	56.5
6/8/2022	Wednesday	22:45	39.8	44.5	39.2	53.9
6/8/2022	Wednesday	23:00	39.1	40.7	38.0	55.8
6/8/2022	Wednesday	23:15	39.3	49.2	37.7	53.9
6/8/2022	Wednesday	23:30	39.0	49.7	38.9	65.7
6/8/2022	Wednesday	23:45	38.3	40.7	36.6	51.3
6/9/2022	Thursday	0:00	38.1	40.8	34.2	36.7
6/9/2022	Thursday	0:15	37.0	39.3	33.8	35.7
6/9/2022	Thursday	0:30	36.5	41.8	34.0	48.7
6/9/2022	Thursday	0:45	36.0	38.1	35.5	53.1
6/9/2022	Thursday	1:00	36.2	37.4	35.8	52.5
6/9/2022	Thursday	1:15	36.6	38.2	33.6	46.2
6/9/2022	Thursday	1:30	36.1	53.3	33.7	35.9
6/9/2022	Thursday	1:45	35.0	38.4	38.0	56.4
6/9/2022	Thursday	2:00	34.0	36.2	32.9	37.3
6/9/2022	Thursday	2:15	33.4	36.9	32.7	36.4
6/9/2022	Thursday	2:30	33.4	34.9	32.7	34.9
6/9/2022	Thursday	2:45	33.6	35.1	33.4	35.8
6/9/2022	Thursday	3:00	33.6	35.5	33.8	42.1
6/9/2022	Thursday	3:15	32.6	35.4	33.1	42.1
6/9/2022	Thursday	3:30	32.0	40.7	32.3	34.9
6/9/2022	Thursday	3:45	31.3	35.4	32.0	35.6
6/9/2022	Thursday	4:00	29.8	33.3	30.8	38.2
6/9/2022	Thursday	4:15	27.5	30.8	30.8	32.3
6/9/2022	Thursday	4:30	27.5	33.2	34.0	54.4
6/9/2022	Thursday	4:45	27.8	38.5	30.8	41.3
6/9/2022	Thursday	5:00	28.5	35.7	39.3	54.1
6/9/2022	Thursday	5:15	45.0	63.5	44.2	56.5
6/9/2022	Thursday	5:30	34.1	46.0	44.3	54.9
6/9/2022	Thursday	5:45	33.6	46.6	47.0	61.4
6/9/2022	Thursday	6:00	41.8	51.9	51.1	60.8
6/9/2022	Thursday	6:15	36.3	48.4	47.0	65.4
6/9/2022	Thursday	6:30	36.3	49.7	51.2	71.2
6/9/2022	Thursday	6:45	35.6	47.3	49.4	63.5
6/9/2022	Thursday	7:00	44.3	54.0	53.6	62.5
6/9/2022	Thursday	7:15	39.7	51.2	53.9	66.2

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 20

AMBIENT NOISE			Site C1		Site D1	
			1447	Foothill	406	Fairview
Date	Day	Time	LAeq	LASmax	LAeq	LASmax
6/9/2022	Thursday	7:30	48.6	54.5	53.4	67.0
6/9/2022	Thursday	7:45	49.7	64.8	54.1	67.2
6/9/2022	Thursday	8:00	42.8	57.4	54.4	67.4
6/9/2022	Thursday	8:15	43.8	59.9	52.8	65.9
6/9/2022	Thursday	8:30	36.3	47.8	55.1	67.9
6/9/2022	Thursday	8:45	43.9	60.1	53.0	67.6
6/9/2022	Thursday	9:00	44.6	58.0	49.9	63.9
6/9/2022	Thursday	9:15	40.4	54.0	54.5	65.0
6/9/2022	Thursday	9:30	36.4	48.9	44.3	54.7
6/9/2022	Thursday	9:45	46.6	58.9	49.9	67.5
6/9/2022	Thursday	10:00	32.4	42.8	41.9	53.9
6/9/2022	Thursday	10:15	38.8	57.4	43.6	61.9
6/9/2022	Thursday	10:30	34.0	46.7	43.0	58.2
6/9/2022	Thursday	10:45	35.3	49.2	40.7	53.5
6/9/2022	Thursday	11:00	34.0	40.5	43.4	63.2
6/9/2022	Thursday	11:15	34.2	44.3	42.5	54.8
6/9/2022	Thursday	11:30	33.7	52.4	44.6	59.4
6/9/2022	Thursday	11:45	34.8	48.2	46.2	62.6
6/9/2022	Thursday	12:00	36.8	50.6	43.3	54.6
6/9/2022	Thursday	12:15	33.6	46.0	44.4	58.3
6/9/2022	Thursday	12:30	39.2	55.9	43.5	54.5
6/9/2022	Thursday	12:45	38.3	62.7	43.3	56.2
6/9/2022	Thursday	13:00	35.1	50.6	43.3	55.4
6/9/2022	Thursday	13:15	41.2	63.4	42.5	54.4
6/9/2022	Thursday	13:30	36.2	46.4	43.6	60.1
6/9/2022	Thursday	13:45	40.2	56.8	44.3	56.0
6/9/2022	Thursday	14:00	34.1	49.1	42.7	56.8
6/9/2022	Thursday	14:15	36.8	54.0	43.4	60.4
6/9/2022	Thursday	14:30	37.5	47.1	42.9	54.5
6/9/2022	Thursday	14:45	35.5	41.1	44.3	57.4
6/9/2022	Thursday	15:00	35.0	44.2	44.1	56.6
6/9/2022	Thursday	15:15	35.4	40.9	44.7	59.7
6/9/2022	Thursday	15:30	34.8	42.4	44.7	60.7
6/9/2022	Thursday	15:45	40.2	68.4	42.5	54.6
6/9/2022	Thursday	16:00	39.7	52.3	43.3	55.1
6/9/2022	Thursday	16:15	45.1	58.3	43.0	55.1
6/9/2022	Thursday	16:30	43.1	54.9	45.8	57.9
6/9/2022	Thursday	16:45	40.7	55.3	44.8	59.4
6/9/2022	Thursday	17:00	36.1	54.7	42.5	56.1

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 21

AMBIENT NOISE			Site C1		Site D1	
			1447	Foothill	406	Fairview
Date	Day	Time	LAeq	LASmax	LAeq	LASmax
6/9/2022	Thursday	17:15	35.0	47.4	48.4	71.8
6/9/2022	Thursday	17:30	34.5	42.4	43.2	60.7
6/9/2022	Thursday	17:45	36.6	46.6	48.7	74.0
6/9/2022	Thursday	18:00	36.8	53.5	40.7	53.2
6/9/2022	Thursday	18:15	36.0	43.0	41.8	55.6
6/9/2022	Thursday	18:30	36.4	52.0	40.5	54.9
6/9/2022	Thursday	18:45	35.2	49.5	43.3	59.5
6/9/2022	Thursday	19:00	34.7	46.4	41.3	57.9
6/9/2022	Thursday	19:15	37.7	54.5	42.9	60.4
6/9/2022	Thursday	19:30	35.1	49.3	40.2	56.1
6/9/2022	Thursday	19:45	35.6	47.1	44.7	66.5
6/9/2022	Thursday	20:00	37.3	54.3	39.8	61.3
6/9/2022	Thursday	20:15	40.3	50.2	40.9	54.9
6/9/2022	Thursday	20:30	42.4	54.2	38.5	56.3
6/9/2022	Thursday	20:45	42.9	44.8	42.5	60.5
6/9/2022	Thursday	21:00	43.4	47.1	52.6	71.9
6/9/2022	Thursday	21:15	43.4	45.1	42.1	62.7
6/9/2022	Thursday	21:30	43.0	51.3	47.5	69.9
6/9/2022	Thursday	21:45	45.4	60.8	41.0	55.0
6/9/2022	Thursday	22:00	44.6	52.6	42.6	66.3
6/9/2022	Thursday	22:15	43.5	45.7	43.3	69.3
6/9/2022	Thursday	22:30	42.9	45.5	39.9	57.0
6/9/2022	Thursday	22:45	42.6	46.3	41.7	58.9
6/9/2022	Thursday	23:00	41.7	43.9	39.8	56.6
6/9/2022	Thursday	23:15	41.3	44.9	51.3	75.6
6/9/2022	Thursday	23:30	41.5	48.3	38.1	53.2
6/9/2022	Thursday	23:45	39.8	42.9	46.4	69.0
6/10/2022	Friday	0:00	39.1	46.4	34.6	45.4
6/10/2022	Friday	0:15	39.0	51.0	36.8	50.1
6/10/2022	Friday	0:30	39.2	42.2	38.1	56.8
6/10/2022	Friday	0:45	39.2	42.7	35.0	37.6
6/10/2022	Friday	1:00	39.2	42.1	34.8	44.7
6/10/2022	Friday	1:15	41.0	44.3	35.0	40.0
6/10/2022	Friday	1:30	40.3	44.2	38.3	55.0
6/10/2022	Friday	1:45	41.1	43.8	36.8	55.9
6/10/2022	Friday	2:00	40.5	43.7	37.5	57.8
6/10/2022	Friday	2:15	40.4	42.9	35.1	37.5
6/10/2022	Friday	2:30	40.3	44.2	36.4	60.5
6/10/2022	Friday	2:45	40.9	49.8	35.1	39.0

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 22

AMBIENT NOISE			Site C1		Site D1	
			1447	Foothill	406	Fairview
Date	Day	Time	LAeq	LASmax	LAeq	LASmax
6/10/2022	Friday	3:00	39.3	43.4	35.0	43.7
6/10/2022	Friday	3:15	37.4	39.2	33.8	36.1
6/10/2022	Friday	3:30	37.2	41.9	32.7	37.3
6/10/2022	Friday	3:45	37.1	41.6	33.6	36.8
6/10/2022	Friday	4:00	34.6	36.9	33.9	43.3
6/10/2022	Friday	4:15	31.9	36.0	33.6	36.8
6/10/2022	Friday	4:30	30.2	35.3	32.4	36.2
6/10/2022	Friday	4:45	29.3	34.3	36.2	55.6
6/10/2022	Friday	5:00	31.2	38.7	45.8	59.2
6/10/2022	Friday	5:15	35.1	42.2	46.8	56.5
6/10/2022	Friday	5:30	36.7	42.9	49.5	63.5
6/10/2022	Friday	5:45	38.2	50.1	48.8	59.3
6/10/2022	Friday	6:00	36.8	45.2	50.0	67.1
6/10/2022	Friday	6:15	39.2	52.0	46.2	56.2
6/10/2022	Friday	6:30	48.4	61.2	54.2	60.6
6/10/2022	Friday	6:45	41.3	52.7	53.1	70.9
6/10/2022	Friday	7:00	39.2	50.6	49.6	61.6
6/10/2022	Friday	7:15	38.2	49.6	51.1	65.1
6/10/2022	Friday	7:30	38.5	49.2	53.1	64.4
6/10/2022	Friday	7:45	36.5	46.8	45.7	58.6
6/10/2022	Friday	8:00	36.3	46.2	44.4	55.5
6/10/2022	Friday	8:15	41.8	63.0	42.5	57.3
6/10/2022	Friday	8:30	33.4	44.4	42.8	59.3
6/10/2022	Friday	8:45	38.2	65.8	42.7	67.4
6/10/2022	Friday	9:00	51.6	80.3	47.7	67.0
6/10/2022	Friday	9:15	33.3	44.8	47.4	66.1
6/10/2022	Friday	9:30	33.2	41.5	41.1	61.6
6/10/2022	Friday	9:45	31.7	40.6	43.8	62.6
6/10/2022	Friday	10:00	33.2	46.9	43.8	63.1
6/10/2022	Friday	10:15	33.1	46.3	43.3	63.4
6/10/2022	Friday	10:30	37.7	56.6	42.9	54.4
6/10/2022	Friday	10:45	37.0	52.3	45.5	60.5
6/10/2022	Friday	11:00	38.6	61.1	47.5	64.1
6/10/2022	Friday	11:15	37.1	47.0	48.1	69.1
6/10/2022	Friday	11:30	37.1	47.6	49.1	63.5
6/10/2022	Friday	11:45	36.6	50.4	41.4	56.2
6/10/2022	Friday	12:00	34.7	42.9	43.1	60.8
6/10/2022	Friday	12:15	36.3	52.0	41.2	53.1
6/10/2022	Friday	12:30	35.9	50.7	43.9	59.6

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 23

AMBIENT NOISE			Site C1		Site D1	
			1447	Foothill	406	Fairview
Date	Day	Time	LAeq	LASmax	LAeq	LASmax
6/10/2022	Friday	12:45	34.0	41.3	41.7	54.6
6/10/2022	Friday	13:00	35.2	42.3	42.7	57.5
6/10/2022	Friday	13:15	39.7	57.5	41.0	55.1
6/10/2022	Friday	13:30	35.8	46.9	39.6	51.6
6/10/2022	Friday	13:45	34.1	49.2	43.5	58.0
6/10/2022	Friday	14:00	34.9	44.6	42.4	56.0
6/10/2022	Friday	14:15	38.4	49.2	48.1	66.9
6/10/2022	Friday	14:30	33.3	44.4	42.9	55.2
6/10/2022	Friday	14:45	33.9	41.3	58.6	87.7
6/10/2022	Friday	15:00	38.3	66.2	42.8	55.5
6/10/2022	Friday	15:15	33.2	50.0	43.3	54.9
6/10/2022	Friday	15:30	37.5	46.7	39.6	51.8
6/10/2022	Friday	15:45	37.8	50.9	43.3	56.0
6/10/2022	Friday	16:00	37.5	60.4	45.5	62.5
6/10/2022	Friday	16:15	42.7	59.3	41.8	52.8
6/10/2022	Friday	16:30	34.8	50.5	43.6	55.6
6/10/2022	Friday	16:45	33.7	45.9	42.7	56.3
6/10/2022	Friday	17:00	35.8	48.7	42.8	59.3
6/10/2022	Friday	17:15	34.1	44.5	43.8	58.7
6/10/2022	Friday	17:30	33.8	46.6	38.6	51.8
6/10/2022	Friday	17:45	33.3	41.7	41.0	53.8
6/10/2022	Friday	18:00	34.6	52.1	44.2	59.4
6/10/2022	Friday	18:15	33.4	45.3	42.2	54.7
6/10/2022	Friday	18:30	34.4	42.0	41.0	53.2
6/10/2022	Friday	18:45	33.3	43.4	42.2	53.9
6/10/2022	Friday	19:00	32.9	42.9	41.2	58.2
6/10/2022	Friday	19:15	34.3	44.8	41.3	61.4
6/10/2022	Friday	19:30	34.7	46.6	39.0	54.4
6/10/2022	Friday	19:45	33.4	51.5	43.3	66.9
6/10/2022	Friday	20:00	37.0	54.6	39.7	55.1
6/10/2022	Friday	20:15	40.2	56.0	44.0	68.8
6/10/2022	Friday	20:30	43.2	46.7	40.2	64.1
6/10/2022	Friday	20:45	47.2	56.3	40.5	57.4
6/10/2022	Friday	21:00	56.2	58.8	41.0	54.5
6/10/2022	Friday	21:15	57.4	60.3	47.4	70.1
6/10/2022	Friday	21:30	59.0	59.9	41.2	54.6
6/10/2022	Friday	21:45	59.1	63.7	37.6	51.7
6/10/2022	Friday	22:00	57.2	59.5	45.3	67.2
6/10/2022	Friday	22:15	55.6	57.9	38.6	55.0

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 24

AMBIENT NOISE			Site C1		Site D1	
Date	Day	Time	1447	Foothill	406	Fairview
			LAeq	LASmax	LAeq	LASmax
6/10/2022	Friday	22:30	52.1	57.0	39.1	61.5
6/10/2022	Friday	22:45	51.6	54.0	36.1	50.2
6/10/2022	Friday	23:00	51.0	53.6	36.0	49.6
6/10/2022	Friday	23:15	52.4	55.3	37.1	52.2
6/10/2022	Friday	23:30	51.6	55.7	36.6	51.7
6/10/2022	Friday	23:45	42.9	45.6	37.6	53.3
6/11/2022	Saturday	0:00	43.3	45.7	37.7	54.7
6/11/2022	Saturday	0:15	42.9	45.5	36.7	56.0
6/11/2022	Saturday	0:30	43.0	45.6	34.5	42.6
6/11/2022	Saturday	0:45	41.2	44.1	36.0	53.2
6/11/2022	Saturday	1:00	43.2	45.2	39.9	62.0
6/11/2022	Saturday	1:15	42.4	45.4	34.8	48.4
6/11/2022	Saturday	1:30	39.2	41.4	36.9	52.5
6/11/2022	Saturday	1:45	38.9	40.8	37.0	55.7
6/11/2022	Saturday	2:00	39.8	41.2	33.6	45.0
6/11/2022	Saturday	2:15	40.1	41.5	35.9	53.2
6/11/2022	Saturday	2:30	40.4	44.3	33.5	43.1
6/11/2022	Saturday	2:45	42.3	44.9	38.5	55.2
6/11/2022	Saturday	3:00	41.9	45.2	34.0	40.1
6/11/2022	Saturday	3:15	39.9	44.8	37.3	58.3
6/11/2022	Saturday	3:30	37.8	42.1	33.0	46.0
6/11/2022	Saturday	3:45	37.8	42.3	32.8	35.6
6/11/2022	Saturday	4:00	36.1	40.4	31.8	35.6
6/11/2022	Saturday	4:15	33.8	38.8	31.8	35.1
6/11/2022	Saturday	4:30	30.3	32.7	38.0	58.0
6/11/2022	Saturday	4:45	30.1	36.4	34.0	49.5
6/11/2022	Saturday	5:00	30.8	38.2	44.1	59.2
6/11/2022	Saturday	5:15	33.5	37.3	50.2	65.0
6/11/2022	Saturday	5:30	34.2	45.8	48.6	60.2
6/11/2022	Saturday	5:45	34.9	52.7	44.1	55.8
6/11/2022	Saturday	6:00	34.8	45.0	52.3	70.4
6/11/2022	Saturday	6:15	36.2	57.2	43.8	60.1
6/11/2022	Saturday	6:30	35.3	51.9	38.0	50.9
6/11/2022	Saturday	6:45	38.1	53.2	39.7	61.7
6/11/2022	Saturday	7:00	56.4	85.4	43.2	59.0
6/11/2022	Saturday	7:15	36.4	47.7	38.9	52.4
6/11/2022	Saturday	7:30	34.7	49.9	46.0	70.7
6/11/2022	Saturday	7:45	40.8	60.3	49.3	67.2
6/11/2022	Saturday	8:00	38.0	52.8	45.8	64.2

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 25

AMBIENT NOISE			Site C1		Site D1	
			1447	Foothill	406	Fairview
Date	Day	Time	LAeq	LASmax	LAeq	LASmax
6/11/2022	Saturday	8:15	37.1	53.4	43.1	56.3
6/11/2022	Saturday	8:30	33.7	49.6	42.7	61.7
6/11/2022	Saturday	8:45	35.6	50.6	46.2	66.7
6/11/2022	Saturday	9:00	38.9	50.0	42.7	54.5
6/11/2022	Saturday	9:15	31.8	45.8	47.2	65.4
6/11/2022	Saturday	9:30	35.6	50.4	45.6	61.7
6/11/2022	Saturday	9:45	31.8	43.1	42.6	62.3
6/11/2022	Saturday	10:00	31.5	42.9	46.1	64.9
6/11/2022	Saturday	10:15	34.5	47.4	50.7	72.2
6/11/2022	Saturday	10:30	32.5	38.4	43.5	60.6
6/11/2022	Saturday	10:45	33.3	47.3	44.2	58.6
6/11/2022	Saturday	11:00	38.9	55.3	43.2	56.6
6/11/2022	Saturday	11:15	38.8	51.2	45.5	65.4
6/11/2022	Saturday	11:30	33.9	42.6	42.0	53.3
6/11/2022	Saturday	11:45	37.5	48.8	42.9	56.0
6/11/2022	Saturday	12:00	38.9	58.3	44.7	63.0
6/11/2022	Saturday	12:15	34.3	47.4	43.4	56.7
6/11/2022	Saturday	12:30	46.3	64.4	44.6	62.1
6/11/2022	Saturday	12:45	35.5	43.5	40.6	55.3
6/11/2022	Saturday	13:00	36.7	48.0	41.9	55.4
6/11/2022	Saturday	13:15	35.1	43.5	41.1	54.7
6/11/2022	Saturday	13:30	35.5	48.6	42.2	54.1
6/11/2022	Saturday	13:45	36.7	57.4	39.2	54.1
6/11/2022	Saturday	14:00	37.8	49.7	39.8	54.9
6/11/2022	Saturday	14:15	35.1	50.8	39.6	52.4
6/11/2022	Saturday	14:30	33.6	40.2	40.9	57.4
6/11/2022	Saturday	14:45	34.4	42.3	42.9	58.4
6/11/2022	Saturday	15:00	38.6	64.9	39.3	51.2
6/11/2022	Saturday	15:15	37.2	52.7	39.5	53.9
6/11/2022	Saturday	15:30	35.1	52.1	42.7	57.7
6/11/2022	Saturday	15:45	36.0	53.7	47.8	67.1
6/11/2022	Saturday	16:00	35.3	51.1		

APPENDIX B

AMBIENT NOISE			Site C2		Site D2		Site E	
			1447	Foothill	406	Fairview	434	Fairview
Date	Day	Time	LAeq	LASmax	LAeq	LASmax	LAeq	LASmax
6/11/2022	Saturday	16:00			45.0	61.1	40.1	53.2
6/11/2022	Saturday	16:15			43.3	58.2	38.9	48.3
6/11/2022	Saturday	16:30	37.5	51.0	41.3	55.1	39.3	50.9
6/11/2022	Saturday	16:45	33.7	39.7	40.1	54.8	38.0	51.4
6/11/2022	Saturday	17:00	35.8	48.3	41.3	55.8	38.2	51.8
6/11/2022	Saturday	17:15	34.5	52.2	40.2	53.6	37.8	53.0
6/11/2022	Saturday	17:30	33.5	42.0	45.6	63.9	35.7	50.7
6/11/2022	Saturday	17:45	33.7	44.6	41.6	59.6	34.7	56.6
6/11/2022	Saturday	18:00	33.9	46.2	43.2	60.3	37.7	53.7
6/11/2022	Saturday	18:15	37.5	51.8	48.3	68.8	38.7	58.3
6/11/2022	Saturday	18:30	35.2	56.0	38.4	54.3	35.3	55.5
6/11/2022	Saturday	18:45	34.8	47.6	47.1	70.8	36.2	52.8
6/11/2022	Saturday	19:00	47.0	75.8	40.3	54.3	44.6	59.2
6/11/2022	Saturday	19:15	37.3	62.7	45.2	67.1	37.1	49.4
6/11/2022	Saturday	19:30	42.0	58.3	44.7	66.3	47.7	61.9
6/11/2022	Saturday	19:45	38.3	49.1	41.3	56.8	37.9	52.8
6/11/2022	Saturday	20:00	35.8	52.2	40.0	54.0	33.1	46.1
6/11/2022	Saturday	20:15	35.0	45.6	40.5	54.1	31.6	45.4
6/11/2022	Saturday	20:30	44.5	47.5	41.4	67.0	34.8	46.4
6/11/2022	Saturday	20:45	47.4	53.0	41.5	62.0	35.7	55.1
6/11/2022	Saturday	21:00	46.1	48.9	41.7	62.8	35.8	45.8
6/11/2022	Saturday	21:15	45.7	48.2	45.3	67.6	35.4	45.0
6/11/2022	Saturday	21:30	46.4	48.5	46.4	62.8	36.5	52.4
6/11/2022	Saturday	21:45	47.0	48.6	39.6	53.3	36.2	41.2
6/11/2022	Saturday	22:00	45.8	47.7	39.0	54.3	35.9	39.5
6/11/2022	Saturday	22:15	47.1	57.2	40.6	56.1	35.1	45.6
6/11/2022	Saturday	22:30	47.0	48.9	45.5	63.5	35.1	43.3
6/11/2022	Saturday	22:45	47.4	49.8	38.7	51.3	35.6	44.5
6/11/2022	Saturday	23:00	47.5	49.7	44.1	66.1	35.2	41.2
6/11/2022	Saturday	23:15	47.3	50.6	44.6	63.4	35.9	40.2
6/11/2022	Saturday	23:30	44.5	47.7	41.9	57.8	35.6	43.2
6/11/2022	Saturday	23:45	43.8	47.0	39.7	54.5	35.9	42.5
6/12/2022	Sunday	0:00	44.2	46.4	36.3	38.8	35.3	42.3
6/12/2022	Sunday	0:15	43.7	47.6	37.4	53.2	36.8	44.9
6/12/2022	Sunday	0:30	43.4	46.6	43.4	66.0	35.7	44.8
6/12/2022	Sunday	0:45	43.1	45.6	37.4	54.7	33.1	41.9
6/12/2022	Sunday	1:00	43.9	45.8	38.0	54.4	32.4	40.9
6/12/2022	Sunday	1:15	43.4	45.7	37.8	62.5	32.6	43.7

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 27

AMBIENT NOISE			Site C2		Site D2		Site E	
			1447	Foothill	406	Fairview	434	Fairview
Date	Day	Time	LAeq	LASmax	LAeq	LASmax	LAeq	LASmax
6/12/2022	Sunday	1:30	43.6	45.6	36.0	49.8	31.3	39.2
6/12/2022	Sunday	1:45	43.4	46.1	35.5	52.0	30.3	37.5
6/12/2022	Sunday	2:00	41.2	55.5	33.6	43.8	33.4	41.1
6/12/2022	Sunday	2:15	42.4	44.7	34.1	35.8	31.8	50.7
6/12/2022	Sunday	2:30	42.3	44.7	34.3	53.1	30.2	53.1
6/12/2022	Sunday	2:45	41.9	43.8	35.4	51.9	32.5	41.8
6/12/2022	Sunday	3:00	40.4	43.3	33.0	53.8	31.1	43.8
6/12/2022	Sunday	3:15	38.7	41.4	32.6	40.0	28.2	40.2
6/12/2022	Sunday	3:30	36.9	49.1	32.2	38.5	27.8	43.3
6/12/2022	Sunday	3:45	35.6	39.4	30.9	45.8	29.1	39.6
6/12/2022	Sunday	4:00	33.8	36.5	30.2	34.0	26.9	36.0
6/12/2022	Sunday	4:15	32.3	40.7	30.7	34.9	26.8	40.0
6/12/2022	Sunday	4:30	31.3	38.4	31.8	41.5	30.2	44.4
6/12/2022	Sunday	4:45	28.3	33.5	32.8	51.9	27.2	39.5
6/12/2022	Sunday	5:00	31.2	44.3	37.2	47.6	30.4	42.7
6/12/2022	Sunday	5:15	34.6	44.6	48.6	59.1	38.7	45.9
6/12/2022	Sunday	5:30	34.9	47.0	44.4	52.6	37.1	46.7
6/12/2022	Sunday	5:45	38.4	57.2	51.0	73.7	33.4	40.0
6/12/2022	Sunday	6:00	33.6	42.3	39.2	55.4	31.2	41.2
6/12/2022	Sunday	6:15	35.2	58.7	40.8	54.4	32.6	45.5
6/12/2022	Sunday	6:30	34.3	48.7	39.6	57.7	32.9	52.3
6/12/2022	Sunday	6:45	34.7	43.6	53.2	71.4	32.5	40.8
6/12/2022	Sunday	7:00	34.0	50.1	38.2	54.1	34.3	51.1
6/12/2022	Sunday	7:15	33.9	46.3	42.0	58.1	32.8	51.4
6/12/2022	Sunday	7:30	34.7	46.0	38.9	54.0	33.5	47.6
6/12/2022	Sunday	7:45	34.1	45.5	50.5	72.7	35.8	50.2
6/12/2022	Sunday	8:00	33.8	47.9	42.9	66.0	35.1	51.4
6/12/2022	Sunday	8:15	34.9	49.6	49.0	63.8	34.9	49.8
6/12/2022	Sunday	8:30	36.2	50.8	38.9	54.0	34.3	48.7
6/12/2022	Sunday	8:45	33.2	52.7	42.5	65.0	40.6	54.3
6/12/2022	Sunday	9:00	38.0	61.5	42.0	59.1	36.4	46.9
6/12/2022	Sunday	9:15	32.8	46.0	42.9	61.1	38.8	58.8
6/12/2022	Sunday	9:30	35.0	52.4	41.7	53.6	39.5	57.0
6/12/2022	Sunday	9:45	33.9	49.1	47.3	68.2	41.4	58.4
6/12/2022	Sunday	10:00	33.0	43.9	41.4	62.0	36.8	51.4
6/12/2022	Sunday	10:15	35.3	49.3	42.4	58.0	38.5	55.0
6/12/2022	Sunday	10:30	33.5	41.5	42.3	54.0	36.5	47.8
6/12/2022	Sunday	10:45	34.3	47.1	39.2	50.8	37.8	52.4
6/12/2022	Sunday	11:00	35.7	52.4	42.8	60.8	36.8	51.1

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 28

AMBIENT NOISE			Site C2		Site D2		Site E	
			1447	Foothill	406	Fairview	434	Fairview
Date	Day	Time	LAeq	LASmax	LAeq	LASmax	LAeq	LASmax
6/12/2022	Sunday	11:15	33.9	48.4	41.3	53.3	37.1	47.5
6/12/2022	Sunday	11:30	39.1	60.0	45.1	58.6	38.1	57.6
6/12/2022	Sunday	11:45	33.8	45.2	43.9	59.9	37.0	52.6
6/12/2022	Sunday	12:00	39.5	56.3	42.1	57.7	48.5	59.9
6/12/2022	Sunday	12:15	41.7	64.8	45.3	67.1	40.6	51.0
6/12/2022	Sunday	12:30	34.9	43.8	43.1	62.7	37.2	44.4
6/12/2022	Sunday	12:45	42.1	64.3	42.7	56.0	45.8	59.6
6/12/2022	Sunday	13:00	38.0	44.5	44.2	57.2	42.5	52.2
6/12/2022	Sunday	13:15	37.1	48.8	42.5	63.2	41.1	50.2
6/12/2022	Sunday	13:30	35.6	43.7	43.2	55.9	38.9	49.3
6/12/2022	Sunday	13:45	36.1	47.1	41.3	52.9	40.3	50.6
6/12/2022	Sunday	14:00	36.0	45.8	44.1	59.6	38.2	48.5
6/12/2022	Sunday	14:15	46.7	63.7	56.2	63.4	42.6	55.2
6/12/2022	Sunday	14:30	39.5	50.4	56.7	59.2	41.8	58.6
6/12/2022	Sunday	14:45	39.6	50.5	56.6	59.7	41.4	50.3
6/12/2022	Sunday	15:00	37.7	55.6	56.4	58.6	37.9	45.0
6/12/2022	Sunday	15:15	36.7	45.9	56.1	58.5	39.8	57.5
6/12/2022	Sunday	15:30	38.7	63.6	55.9	58.1	39.6	50.0
6/12/2022	Sunday	15:45	37.2	49.5	55.8	65.6	38.6	48.6
6/12/2022	Sunday	16:00	36.0	45.8	42.9	58.0	38.8	50.4
6/12/2022	Sunday	16:15	38.6	48.4	43.1	57.9	40.2	51.4
6/12/2022	Sunday	16:30	37.1	49.2	42.8	56.3	39.4	58.6
6/12/2022	Sunday	16:45	38.0	50.0	39.2	55.8	38.7	48.4
6/12/2022	Sunday	17:00	35.6	45.0	40.5	56.9	39.0	50.8
6/12/2022	Sunday	17:15	37.2	54.6	43.8	56.7	40.4	57.4
6/12/2022	Sunday	17:30	34.5	44.6	40.1	55.8	35.6	46.4
6/12/2022	Sunday	17:45	38.3	54.9	40.5	55.2	39.5	57.0
6/12/2022	Sunday	18:00	36.6	48.2	54.0	75.9	36.8	48.7
6/12/2022	Sunday	18:15	37.2	58.3	43.6	56.1	34.0	52.0
6/12/2022	Sunday	18:30	33.6	46.1	40.4	56.1	43.4	58.5
6/12/2022	Sunday	18:45	33.5	44.9	42.4	54.9	36.6	58.5
6/12/2022	Sunday	19:00	34.8	47.1	40.9	56.5	37.4	55.3
6/12/2022	Sunday	19:15	33.7	49.2	41.4	55.1	31.2	43.3
6/12/2022	Sunday	19:30	33.9	50.0	43.2	61.4	31.8	38.0
6/12/2022	Sunday	19:45	33.1	47.8	41.7	54.9	30.6	40.7
6/12/2022	Sunday	20:00	33.0	50.7	41.6	60.2	31.0	38.1
6/12/2022	Sunday	20:15	34.0	53.9	36.8	55.7	30.9	37.7
6/12/2022	Sunday	20:30	44.8	49.3	36.2	50.4	35.4	46.3
6/12/2022	Sunday	20:45	47.8	49.5	39.0	62.3	37.8	46.7

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 29

AMBIENT NOISE			Site C2 1447 Foothill		Site D2 406 Fairview		Site E 434 Fairview	
Date	Day	Time	LAeq	LASmax	LAeq	LASmax	LAeq	LASmax
6/12/2022	Sunday	21:00	47.6	49.2	39.5	53.4	35.2	39.3
6/12/2022	Sunday	21:15	47.5	49.5	39.0	52.1	37.9	44.8
6/12/2022	Sunday	21:30	48.1	50.4	41.0	55.7	36.5	44.9
6/12/2022	Sunday	21:45	46.8	48.6	41.0	57.0	38.1	45.3
6/12/2022	Sunday	22:00	46.5	48.1	39.9	54.1	35.4	41.7
6/12/2022	Sunday	22:15	47.0	48.9	39.5	52.8	36.6	44.2
6/12/2022	Sunday	22:30	47.2	49.0	42.1	64.7	37.9	45.2
6/12/2022	Sunday	22:45	46.8	48.5	40.4	53.2	35.1	40.5
6/12/2022	Sunday	23:00	46.1	48.1	37.3	51.0	34.6	44.7
6/12/2022	Sunday	23:15	46.2	47.7	37.9	52.5	34.7	43.5
6/12/2022	Sunday	23:30	45.8	47.4	38.6	54.4	33.3	48.0
6/12/2022	Sunday	23:45	45.8	48.0	37.7	54.3	33.0	38.1
6/13/2022	Monday	0:00	46.0	47.3	36.7	38.7	32.8	39.8
6/13/2022	Monday	0:15	46.3	47.6	36.4	39.4	33.4	42.3
6/13/2022	Monday	0:30	45.8	47.6	37.0	38.8	31.9	39.6
6/13/2022	Monday	0:45	45.7	47.4	38.3	53.3	30.9	38.4
6/13/2022	Monday	1:00	45.3	46.9	37.6	39.6	31.9	42.4
6/13/2022	Monday	1:15	45.1	46.8	37.4	56.8	30.7	39.3
6/13/2022	Monday	1:30	45.0	46.8	36.4	60.7	29.8	47.7
6/13/2022	Monday	1:45	44.8	46.8	36.5	52.7	31.7	43.7
6/13/2022	Monday	2:00	44.3	46.1	34.3	47.4	31.7	43.1
6/13/2022	Monday	2:15	42.9	50.4	33.9	38.7	30.6	44.5
6/13/2022	Monday	2:30	42.5	54.5	36.6	54.2	29.2	36.5
6/13/2022	Monday	2:45	40.7	43.1	34.1	41.8	30.4	41.3
6/13/2022	Monday	3:00	39.0	42.4	32.3	44.6	28.8	34.2
6/13/2022	Monday	3:15	39.3	43.3	32.8	38.2	30.6	44.9
6/13/2022	Monday	3:30	38.3	41.6	32.0	34.4	29.3	36.3
6/13/2022	Monday	3:45	32.2	34.4	31.9	44.8	28.3	42.0
6/13/2022	Monday	4:00	31.7	35.1	31.9	35.6	26.9	49.0
6/13/2022	Monday	4:15	29.6	36.0	31.7	44.8	28.2	42.3
6/13/2022	Monday	4:30	27.4	35.8	33.4	53.1	26.0	39.9
6/13/2022	Monday	4:45	25.6	33.3	30.8	40.5	26.1	34.8
6/13/2022	Monday	5:00	28.8	36.2	38.0	59.8	34.8	48.6
6/13/2022	Monday	5:15	35.3	52.5	48.5	70.0	38.6	44.7
6/13/2022	Monday	5:30	31.4	40.4	41.8	52.1	38.4	48.4
6/13/2022	Monday	5:45	33.6	49.7	43.0	59.0	39.3	59.9
6/13/2022	Monday	6:00	32.6	48.3	46.2	64.6	41.2	55.7
6/13/2022	Monday	6:15	33.2	47.2	41.6	53.9	44.0	56.0
6/13/2022	Monday	6:30	33.2	46.9	39.3	54.7	40.1	53.9

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 30

AMBIENT NOISE			Site C2		Site D2		Site E	
			1447	Foothill	406	Fairview	434	Fairview
Date	Day	Time	LAeq	LASmax	LAeq	LASmax	LAeq	LASmax
6/13/2022	Monday	6:45	31.6	50.6	43.2	60.6	37.5	52.3
6/13/2022	Monday	7:00	33.6	53.7	45.5	66.4	40.7	51.2
6/13/2022	Monday	7:15	36.5	53.8	41.9	54.0	37.4	48.2
6/13/2022	Monday	7:30	36.8	51.5	46.5	60.1	39.1	52.4
6/13/2022	Monday	7:45	41.2	58.1	45.5	56.2	40.1	51.6
6/13/2022	Monday	8:00	40.9	53.5	44.2	60.0	41.3	53.5
6/13/2022	Monday	8:15	48.1	56.4	47.0	63.1	47.4	57.6
6/13/2022	Monday	8:30	35.0	50.6	46.2	63.5	43.0	51.5
6/13/2022	Monday	8:45	36.7	47.9	45.9	61.8	40.6	54.2
6/13/2022	Monday	9:00	39.1	53.4	45.7	58.2	37.9	53.2
6/13/2022	Monday	9:15	37.2	55.8	44.3	60.1	40.3	47.9
6/13/2022	Monday	9:30	46.8	75.7	46.5	63.4	40.4	54.6
6/13/2022	Monday	9:45	47.0	74.4	50.3	64.7	39.5	63.1
6/13/2022	Monday	10:00	37.1	51.2	52.3	68.6	45.9	64.0
6/13/2022	Monday	10:15	39.4	47.4	57.7	74.8	43.0	54.5
6/13/2022	Monday	10:30	39.8	49.5	56.4	66.1	38.5	52.0
6/13/2022	Monday	10:45	41.7	66.2	56.1	63.7	41.7	58.9
6/13/2022	Monday	11:00	36.9	49.3	48.7	60.3	39.2	51.4
6/13/2022	Monday	11:15	36.7	49.3	44.8	61.8	40.7	56.6
6/13/2022	Monday	11:30	38.5	47.1	44.9	58.8	42.6	53.3
6/13/2022	Monday	11:45	36.5	43.0	43.9	58.7	44.4	54.2
6/13/2022	Monday	12:00	38.3	50.4	44.0	56.3	41.0	50.9
6/13/2022	Monday	12:15	37.4	53.0	45.3	60.0	43.0	60.0
6/13/2022	Monday	12:30	38.3	57.6	43.2	60.2	37.2	51.6
6/13/2022	Monday	12:45	41.5	57.8	46.0	60.2	39.3	57.9
6/13/2022	Monday	13:00	36.7	47.6	44.6	60.5	40.7	54.2
6/13/2022	Monday	13:15	37.0	44.0	41.6	54.9	38.7	48.8
6/13/2022	Monday	13:30	37.9	50.8	44.0	61.9	40.5	47.5
6/13/2022	Monday	13:45	36.7	45.7	42.7	59.4	45.6	59.2
6/13/2022	Monday	14:00	36.7	45.9	41.5	55.3	47.4	59.6
6/13/2022	Monday	14:15	36.5	44.2	51.3	68.1	49.2	61.9
6/13/2022	Monday	14:30	36.5	51.0	46.8	67.4	41.0	48.9
6/13/2022	Monday	14:45	35.7	41.4	42.8	64.9	37.7	47.5
6/13/2022	Monday	15:00	34.9	42.7	41.3	60.5	39.0	56.5
6/13/2022	Monday	15:15	36.3	46.2	48.1	64.1	47.4	62.2
6/13/2022	Monday	15:30	42.2	64.1	44.3	60.1	45.7	59.0
6/13/2022	Monday	15:45	40.8	52.4	42.2	59.1	42.9	55.7
6/13/2022	Monday	16:00	38.4	56.9	48.9	70.4	48.7	56.6
6/13/2022	Monday	16:15	36.2	45.1	49.6	71.1	39.3	52.1

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 31

AMBIENT NOISE			Site C2 1447 Foothill		Site D2 406 Fairview		Site E 434 Fairview	
Date	Day	Time	LAeq	LASmax	LAeq	LASmax	LAeq	LASmax
6/13/2022	Monday	16:30	34.5	49.6	41.8	55.5	37.8	56.3
6/13/2022	Monday	16:45	34.2	44.9	42.5	56.0	36.8	48.9
6/13/2022	Monday	17:00	36.4	59.7	43.3	60.0	35.8	44.8
6/13/2022	Monday	17:15	36.5	52.8	46.1	61.6	44.0	57.5
6/13/2022	Monday	17:30	33.9	42.3	48.0	65.7	35.7	55.3
6/13/2022	Monday	17:45	37.5	63.6	40.7	53.4	42.3	58.6
6/13/2022	Monday	18:00	36.3	47.5	41.9	55.5	34.6	49.2
6/13/2022	Monday	18:15	34.1	48.0	44.6	58.4	37.8	52.9
6/13/2022	Monday	18:30	32.7	39.0	41.2	57.7	37.4	55.7
6/13/2022	Monday	18:45	32.7	40.4	37.6	53.3	36.9	50.5
6/13/2022	Monday	19:00	34.5	50.5	43.3	57.0	34.9	47.4
6/13/2022	Monday	19:15	33.4	44.4	37.4	51.3	39.5	55.5
6/13/2022	Monday	19:30	34.8	50.2	39.6	62.6	39.7	53.0
6/13/2022	Monday	19:45	33.5	56.2	40.9	57.2	41.0	56.8
6/13/2022	Monday	20:00	32.8	45.5	41.9	57.8	34.3	50.6
6/13/2022	Monday	20:15	33.5	40.0	40.8	56.2	33.2	52.9
6/13/2022	Monday	20:30	45.4	50.6	37.7	53.3	35.3	46.5
6/13/2022	Monday	20:45	49.3	50.6	40.9	59.5	35.9	50.8
6/13/2022	Monday	21:00	49.3	54.1	40.0	54.3	35.6	45.4
6/13/2022	Monday	21:15	48.3	50.3	42.2	56.1	36.6	46.6
6/13/2022	Monday	21:30	48.8	50.9	39.0	51.1	39.3	52.1
6/13/2022	Monday	21:45	49.2	51.4	39.4	53.9	35.9	40.5
6/13/2022	Monday	22:00	49.0	50.6	40.9	54.5	36.7	40.8
6/13/2022	Monday	22:15	48.2	50.6	40.9	57.3	36.3	38.9
6/13/2022	Monday	22:30	49.0	50.8	39.0	50.2	37.6	48.5
6/13/2022	Monday	22:45	48.5	50.9	40.4	52.6	38.2	45.7
6/13/2022	Monday	23:00	48.6	50.6	39.1	51.3	38.4	52.3
6/13/2022	Monday	23:15	48.3	50.7	37.2	49.8	34.4	52.8
6/13/2022	Monday	23:30	48.1	50.2	37.8	52.9	33.2	37.7
6/13/2022	Monday	23:45	48.5	50.3	37.1	55.8	33.4	40.9
6/14/2022	Tuesday	0:00	47.5	50.2	36.5	49.8	33.8	37.3
6/14/2022	Tuesday	0:15	47.7	49.4	36.2	51.6	33.8	45.9
6/14/2022	Tuesday	0:30	46.2	48.8	33.8	36.7	33.4	43.0
6/14/2022	Tuesday	0:45	47.1	49.0	35.1	44.0	34.5	44.5
6/14/2022	Tuesday	1:00	47.2	49.4	36.4	53.1	34.2	37.9
6/14/2022	Tuesday	1:15	46.3	47.7	34.4	39.2	33.2	39.6
6/14/2022	Tuesday	1:30	45.6	49.6	38.0	57.0	32.5	41.4
6/14/2022	Tuesday	1:45	43.4	45.2	33.0	38.1	31.0	37.2
6/14/2022	Tuesday	2:00	41.3	43.9	33.9	51.5	29.8	34.5

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 32

AMBIENT NOISE			Site C2		Site D2		Site E	
			1447	Foothill	406	Fairview	434	Fairview
Date	Day	Time	LAeq	LASmax	LAeq	LASmax	LAeq	LASmax
6/14/2022	Tuesday	2:15	41.5	43.9	32.7	34.7	30.1	34.2
6/14/2022	Tuesday	2:30	39.3	48.2	32.4	48.4	31.1	45.5
6/14/2022	Tuesday	2:45	40.4	42.5	31.5	36.0	27.4	36.4
6/14/2022	Tuesday	3:00	41.5	46.6	31.2	35.7	28.1	45.0
6/14/2022	Tuesday	3:15	41.2	43.1	31.3	35.9	27.8	35.9
6/14/2022	Tuesday	3:30	38.0	44.1	31.5	40.3	36.4	47.7
6/14/2022	Tuesday	3:45	35.1	40.6	31.6	35.5	33.2	46.0
6/14/2022	Tuesday	4:00	33.8	37.3	31.1	34.2	31.1	44.7
6/14/2022	Tuesday	4:15	31.8	36.7	30.9	44.1	30.5	44.3
6/14/2022	Tuesday	4:30	34.4	45.8	34.4	53.4	31.3	45.7
6/14/2022	Tuesday	4:45	31.9	41.5	31.9	37.7	35.4	47.9
6/14/2022	Tuesday	5:00	30.4	40.0	38.2	46.9	35.1	45.8
6/14/2022	Tuesday	5:15	35.0	52.0	48.6	57.5	45.1	53.7
6/14/2022	Tuesday	5:30	32.4	41.1	47.6	62.3	45.1	59.2
6/14/2022	Tuesday	5:45	33.6	47.0	48.6	63.1	43.5	60.1
6/14/2022	Tuesday	6:00	33.8	46.3	43.4	59.9	41.0	56.6
6/14/2022	Tuesday	6:15	33.1	40.3	44.7	64.9	39.4	53.1
6/14/2022	Tuesday	6:30	34.6	45.7	44.4	62.5	41.9	53.7
6/14/2022	Tuesday	6:45	34.5	41.9	46.5	61.3	41.8	59.4
6/14/2022	Tuesday	7:00	36.3	47.0	44.1	60.7	43.4	66.6
6/14/2022	Tuesday	7:15	38.0	57.1	43.2	56.1	39.2	63.7
6/14/2022	Tuesday	7:30	39.3	46.2	40.9	54.1	39.2	53.1
6/14/2022	Tuesday	7:45	40.0	54.8	47.4	61.0	40.6	47.7
6/14/2022	Tuesday	8:00	36.1	48.1	44.3	59.0	40.3	54.3
6/14/2022	Tuesday	8:15	35.5	49.1	45.7	56.9	40.1	62.6
6/14/2022	Tuesday	8:30	34.7	48.2	42.2	54.9	45.1	71.1
6/14/2022	Tuesday	8:45	36.7	53.6	46.7	67.3	37.9	42.6
6/14/2022	Tuesday	9:00	39.0	66.4	44.0	63.1	36.6	43.9
6/14/2022	Tuesday	9:15	34.3	50.3	45.2	58.1	43.0	62.6
6/14/2022	Tuesday	9:30	35.4	60.2	42.5	55.5	36.9	52.7
6/14/2022	Tuesday	9:45	35.5	46.0	44.2	61.0	38.6	52.4
6/14/2022	Tuesday	10:00	33.4	48.4	48.9	63.3	36.9	51.0
6/14/2022	Tuesday	10:15	33.1	46.0	44.3	61.2	43.9	60.0
6/14/2022	Tuesday	10:30	38.5	61.0	45.2	63.6	39.2	53.4
6/14/2022	Tuesday	10:45	41.6	56.1	44.7	59.5	40.9	66.2
6/14/2022	Tuesday	11:00	36.6	57.0	48.0	61.0	35.8	45.9
6/14/2022	Tuesday	11:15	36.8	52.7	45.8	59.4	39.6	55.4
6/14/2022	Tuesday	11:30	36.1	47.1	43.8	56.6	39.6	55.1
6/14/2022	Tuesday	11:45	36.4	44.9	46.1	63.0	37.2	51.0

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 33

AMBIENT NOISE			Site C2		Site D2		Site E	
			1447	Foothill	406	Fairview	434	Fairview
Date	Day	Time	LAeq	LASmax	LAeq	LASmax	LAeq	LASmax
6/14/2022	Tuesday	12:00	39.3	49.9	45.3	61.3	37.0	54.1
6/14/2022	Tuesday	12:15	38.2	54.3	44.5	59.8	38.4	52.6
6/14/2022	Tuesday	12:30	40.3	56.2	43.0	55.6	38.6	51.4
6/14/2022	Tuesday	12:45	38.4	49.4	40.8	60.5	40.3	53.7
6/14/2022	Tuesday	13:00	38.9	48.5	41.5	55.3	40.1	53.0
6/14/2022	Tuesday	13:15	36.8	55.1	52.2	70.7	39.0	51.4
6/14/2022	Tuesday	13:30	40.6	56.3	48.0	60.2	42.3	53.3
6/14/2022	Tuesday	13:45	37.6	46.9	47.6	62.9	40.4	54.6
6/14/2022	Tuesday	14:00	36.0	44.0	45.6	56.8	39.7	47.5
6/14/2022	Tuesday	14:15	36.4	45.0	48.7	62.1	39.0	46.5
6/14/2022	Tuesday	14:30	37.1	46.8	44.5	57.5	40.3	53.0
6/14/2022	Tuesday	14:45	35.9	43.7	49.9	68.1	38.8	47.3
6/14/2022	Tuesday	15:00	35.1	41.0	45.4	60.6	40.4	50.5
6/14/2022	Tuesday	15:15	39.3	64.7	47.9	62.6	41.2	58.6
6/14/2022	Tuesday	15:30	39.9	56.9	44.6	58.2	41.2	51.9
6/14/2022	Tuesday	15:45	36.9	46.9	43.2	56.4	37.6	45.4
6/14/2022	Tuesday	16:00	35.5	46.0	44.6	56.6	38.5	48.5
6/14/2022	Tuesday	16:15	35.6	44.6	45.3	61.0	37.3	44.7
6/14/2022	Tuesday	16:30	36.6	49.7	45.8	61.4	42.0	54.1
6/14/2022	Tuesday	16:45	38.2	51.3	45.1	63.1	40.4	56.8
6/14/2022	Tuesday	17:00	34.5	43.9	42.1	56.5	36.9	51.6
6/14/2022	Tuesday	17:15	35.7	49.3	44.5	59.2	40.3	57.9
6/14/2022	Tuesday	17:30	34.2	53.3	40.1	54.5	37.3	47.9
6/14/2022	Tuesday	17:45	34.8	48.4	44.4	61.9	37.2	54.8
6/14/2022	Tuesday	18:00	35.8	51.4	41.1	56.0	39.3	56.6
6/14/2022	Tuesday	18:15	37.6	50.5	42.0	56.0	39.0	54.6
6/14/2022	Tuesday	18:30	35.5	46.6	40.6	53.8	36.0	49.2
6/14/2022	Tuesday	18:45	37.8	56.6	41.5	59.2	39.6	54.2
6/14/2022	Tuesday	19:00	34.7	53.5	43.4	60.3	37.4	50.5
6/14/2022	Tuesday	19:15	32.0	44.9	44.5	66.6	46.6	58.7
6/14/2022	Tuesday	19:30	31.2	39.5	45.9	69.2	39.1	53.8
6/14/2022	Tuesday	19:45	31.2	38.1	41.5	54.3	40.6	52.6
6/14/2022	Tuesday	20:00	33.0	41.4	46.5	68.2	32.7	47.9
6/14/2022	Tuesday	20:15	35.5	43.9	45.1	67.9	35.2	49.1
6/14/2022	Tuesday	20:30	42.3	54.1	42.2	55.1	35.8	52.5
6/14/2022	Tuesday	20:45	46.8	59.8	48.2	71.7	37.3	52.9
6/14/2022	Tuesday	21:00	48.2	50.6	40.8	51.5	36.8	39.2
6/14/2022	Tuesday	21:15	48.4	50.2	40.8	53.2	37.1	44.6
6/14/2022	Tuesday	21:30	45.7	48.4	41.9	54.3	36.9	47.3

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 34

AMBIENT NOISE			Site C2 1447 Foothill		Site D2 406 Fairview		Site E 434 Fairview	
Date	Day	Time	LAeq	LASmax	LAeq	LASmax	LAeq	LASmax
6/14/2022	Tuesday	21:45	47.0	49.5	41.0	54.5	36.8	44.7
6/14/2022	Tuesday	22:00	46.0	47.8	42.4	55.9	35.9	40.5
6/14/2022	Tuesday	22:15	46.3	47.8	45.9	54.3	36.5	45.1
6/14/2022	Tuesday	22:30	46.5	48.2	38.8	50.2	36.4	49.5
6/14/2022	Tuesday	22:45	47.2	48.9	38.2	51.0	35.7	46.7
6/14/2022	Tuesday	23:00	46.2	54.0	37.0	49.9	34.2	40.7
6/14/2022	Tuesday	23:15	45.3	47.2	38.4	51.5	35.0	46.6
6/14/2022	Tuesday	23:30	45.3	52.3	37.2	52.5	35.1	49.2
6/14/2022	Tuesday	23:45	45.6	48.2	37.9	51.2	34.5	40.2
6/15/2022	Wednesday	0:00	45.3	47.4	37.3	52.8	34.7	42.0
6/15/2022	Wednesday	0:15	44.8	47.7	37.1	51.3	33.4	40.0
6/15/2022	Wednesday	0:30	44.3	46.0	37.5	54.2	32.9	41.7
6/15/2022	Wednesday	0:45	42.6	47.1	36.0	60.2	33.2	40.0
6/15/2022	Wednesday	1:00	41.3	43.1	33.8	35.7	32.4	38.8
6/15/2022	Wednesday	1:15	42.2	45.3	34.1	35.9	32.2	36.1
6/15/2022	Wednesday	1:30	42.9	45.7	34.0	44.3	32.1	40.1
6/15/2022	Wednesday	1:45	41.6	43.2	36.5	52.7	31.9	37.8
6/15/2022	Wednesday	2:00	41.1	43.5	36.0	51.8	30.7	34.6
6/15/2022	Wednesday	2:15	41.9	44.7	34.2	37.3	29.9	35.5
6/15/2022	Wednesday	2:30	41.1	43.6	33.7	41.7	29.3	36.6
6/15/2022	Wednesday	2:45	40.6	42.5	33.8	36.2	29.5	39.1
6/15/2022	Wednesday	3:00	40.4	41.8	33.5	36.2	27.8	33.4
6/15/2022	Wednesday	3:15	40.7	42.0	32.7	35.9	28.1	38.8
6/15/2022	Wednesday	3:30	41.0	43.1	34.3	51.9	29.7	52.4
6/15/2022	Wednesday	3:45	40.4	42.3	32.9	49.7	27.2	33.1
6/15/2022	Wednesday	4:00	39.2	41.0	32.5	36.5	27.0	34.8
6/15/2022	Wednesday	4:15	36.2	41.9	32.2	36.3	26.4	37.5
6/15/2022	Wednesday	4:30	33.6	42.6	31.7	36.3	30.2	42.2
6/15/2022	Wednesday	4:45	31.9	44.2	32.8	42.2	30.6	40.3
6/15/2022	Wednesday	5:00	30.8	36.2	39.0	47.4	35.9	43.9
6/15/2022	Wednesday	5:15	34.0	38.9	43.3	52.1	45.6	54.6
6/15/2022	Wednesday	5:30	35.3	46.4	41.6	58.2	44.8	57.4
6/15/2022	Wednesday	5:45	38.5	62.9	47.1	63.8	48.0	62.7
6/15/2022	Wednesday	6:00	36.8	53.5	48.3	69.1	35.8	47.3
6/15/2022	Wednesday	6:15	36.5	53.6	58.9	83.5	40.6	56.7
6/15/2022	Wednesday	6:30	44.9	73.2	41.7	66.2	42.8	60.0
6/15/2022	Wednesday	6:45	38.6	48.0	44.7	61.6	45.6	69.6
6/15/2022	Wednesday	7:00	38.4	49.4	45.1	60.2	39.3	53.8
6/15/2022	Wednesday	7:15	35.7	45.5	48.8	63.4	39.2	60.7

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 35

AMBIENT NOISE			Site C2 1447 Foothill		Site D2 406 Fairview		Site E 434 Fairview	
Date	Day	Time	LAeq	LASmax	LAeq	LASmax	LAeq	LASmax
6/15/2022	Wednesday	7:30	51.4	78.4	43.6	55.7	41.4	65.1
6/15/2022	Wednesday	7:45	36.4	54.4	47.7	66.6	43.1	61.1
6/15/2022	Wednesday	8:00	37.3	56.4	45.2	58.5	41.3	65.8
6/15/2022	Wednesday	8:15	37.5	51.1	44.3	60.3	41.3	57.0
6/15/2022	Wednesday	8:30	38.3	64.1	46.0	62.1	38.8	58.4
6/15/2022	Wednesday	8:45	34.9	47.9	49.1	63.6	38.3	47.9
6/15/2022	Wednesday	9:00	35.1	50.8	46.7	67.7	36.5	47.0
6/15/2022	Wednesday	9:15	37.2	54.4	46.8	65.6	40.7	58.9
6/15/2022	Wednesday	9:30	35.6	46.2	42.9	54.9	38.0	53.9
6/15/2022	Wednesday	9:45	37.0	47.5	42.6	59.7	41.5	53.1
6/15/2022	Wednesday	10:00	35.7	43.7	47.8	64.0	42.9	55.7
6/15/2022	Wednesday	10:15	35.2	48.8	45.9	61.1	35.4	49.4
6/15/2022	Wednesday	10:30	37.3	44.6	43.6	60.4	46.6	61.3
6/15/2022	Wednesday	10:45	37.7	49.4	46.2	60.5	36.6	50.4
6/15/2022	Wednesday	11:00	38.3	50.9	45.8	61.2	43.7	58.4
6/15/2022	Wednesday	11:15	38.8	48.4	46.8	63.4	38.4	49.3
6/15/2022	Wednesday	11:30	40.0	64.5	41.8	56.1	39.7	56.0
6/15/2022	Wednesday	11:45	32.9	45.9	46.9	67.0	34.8	42.9
6/15/2022	Wednesday	12:00	34.3	45.0	46.2	69.1	34.7	46.5
6/15/2022	Wednesday	12:15	35.3	48.1	45.8	63.3	35.2	46.6
6/15/2022	Wednesday	12:30	41.9	59.5	42.5	54.0	38.1	51.4
6/15/2022	Wednesday	12:45	42.1	56.1	44.2	59.3	35.8	49.0
6/15/2022	Wednesday	13:00	41.9	53.8	45.8	62.0	35.7	52.6
6/15/2022	Wednesday	13:15	42.4	57.1	45.7	62.1	35.4	50.3
6/15/2022	Wednesday	13:30	43.7	55.0	40.0	50.1	35.3	45.4
6/15/2022	Wednesday	13:45	42.5	55.6	41.6	56.8	37.1	48.9
6/15/2022	Wednesday	14:00	38.0	53.1	49.0	64.9	41.4	54.2
6/15/2022	Wednesday	14:15	41.7	55.6	42.9	54.7	37.6	52.9
6/15/2022	Wednesday	14:30	38.4	51.9	45.0	57.2	41.2	53.3
6/15/2022	Wednesday	14:45	45.6	61.2	47.8	64.1	40.0	50.9
6/15/2022	Wednesday	15:00	42.6	66.3	43.4	55.2	37.1	50.5
6/15/2022	Wednesday	15:15	42.9	55.5	44.2	61.8	40.4	59.4
6/15/2022	Wednesday	15:30	39.4	53.7	47.2	61.8	37.1	49.1
6/15/2022	Wednesday	15:45	43.2	56.5	43.5	58.7	34.9	44.1
6/15/2022	Wednesday	16:00	34.7	50.2	43.2	55.1	36.3	54.5
6/15/2022	Wednesday	16:15	35.0	49.7	41.2	53.6	35.9	53.9
6/15/2022	Wednesday	16:30	34.5	43.2	48.4	69.1	37.1	62.1
6/15/2022	Wednesday	16:45	37.6	50.4	42.9	56.7	43.1	60.8
6/15/2022	Wednesday	17:00	36.3	49.9	42.8	53.2	46.2	63.9

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 36

AMBIENT NOISE			Site C2		Site D2		Site E	
			1447	Foothill	406	Fairview	434	Fairview
Date	Day	Time	LAeq	LASmax	LAeq	LASmax	LAeq	LASmax
6/15/2022	Wednesday	17:15	37.9	49.5	42.3	59.6	38.3	50.3
6/15/2022	Wednesday	17:30	35.8	50.8	44.3	57.7	38.4	52.7
6/15/2022	Wednesday	17:45	34.8	44.5	42.0	61.6	34.2	43.2
6/15/2022	Wednesday	18:00	37.2	59.4	43.0	57.6	39.4	56.8
6/15/2022	Wednesday	18:15	34.4	47.9	42.4	59.3	41.3	54.1
6/15/2022	Wednesday	18:30	32.4	41.7	42.7	57.5	41.0	57.5
6/15/2022	Wednesday	18:45	33.1	41.2	41.2	56.6	47.0	61.1
6/15/2022	Wednesday	19:00	36.7	62.4	40.1	53.9	42.6	59.7
6/15/2022	Wednesday	19:15	36.2	59.2	40.1	53.1	40.2	56.6
6/15/2022	Wednesday	19:30	33.2	39.3	43.2	60.1	43.9	61.7
6/15/2022	Wednesday	19:45	33.5	49.7	38.4	53.1	35.9	50.7
6/15/2022	Wednesday	20:00	34.4	45.3	44.6	60.8	34.6	47.3
6/15/2022	Wednesday	20:15	34.2	53.6	39.2	56.4	32.5	54.4
6/15/2022	Wednesday	20:30	46.9	50.3	41.1	54.7	34.4	42.7
6/15/2022	Wednesday	20:45	52.5	54.6	43.4	65.0	36.0	40.6
6/15/2022	Wednesday	21:00	51.9	53.1	41.1	56.7	37.3	55.4
6/15/2022	Wednesday	21:15	52.3	53.8	41.2	53.4	36.5	39.7
6/15/2022	Wednesday	21:30	52.0	53.9	42.7	53.5	37.1	45.2
6/15/2022	Wednesday	21:45	51.1	52.8	48.5	71.5	36.6	39.1
6/15/2022	Wednesday	22:00	48.8	52.4	39.2	51.9	36.5	56.7
6/15/2022	Wednesday	22:15	46.9	48.4	37.7	52.9	35.8	42.0
6/15/2022	Wednesday	22:30	46.8	49.2	39.3	56.6	35.9	41.9
6/15/2022	Wednesday	22:45	46.1	48.3	37.6	52.5	35.0	42.1
6/15/2022	Wednesday	23:00	47.7	49.8	38.2	53.3	34.2	41.7
6/15/2022	Wednesday	23:15	47.6	49.6	38.4	55.9	33.6	40.2
6/15/2022	Wednesday	23:30	46.6	55.4	35.7	51.4	33.4	43.6
6/15/2022	Wednesday	23:45	45.0	48.5	37.3	64.1	33.0	44.4
6/16/2022	Thursday	0:00	43.8	46.8	33.1	44.6	33.2	55.1
6/16/2022	Thursday	0:15	45.8	47.1	35.6	55.2	30.9	36.9
6/16/2022	Thursday	0:30	44.4	46.1	32.8	37.5	30.7	37.2
6/16/2022	Thursday	0:45	43.6	45.2	35.0	52.2	30.2	37.7
6/16/2022	Thursday	1:00	43.6	45.9	35.5	52.2	30.8	38.0
6/16/2022	Thursday	1:15	43.2	58.4	31.6	37.9	31.5	41.6
6/16/2022	Thursday	1:30	42.8	44.2	31.0	40.5	30.3	39.5
6/16/2022	Thursday	1:45	40.9	43.2	31.3	41.1	30.3	38.7
6/16/2022	Thursday	2:00	39.6	41.2	31.9	37.5	29.8	37.2
6/16/2022	Thursday	2:15	39.3	40.9	31.6	47.7	28.6	38.0
6/16/2022	Thursday	2:30	38.4	40.3	31.0	34.8	29.7	41.3
6/16/2022	Thursday	2:45	38.2	41.2	30.5	36.1	26.9	39.9

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 37

AMBIENT NOISE			Site C2		Site D2		Site E	
			1447	Foothill	406	Fairview	434	Fairview
Date	Day	Time	LAeq	LASmax	LAeq	LASmax	LAeq	LASmax
6/16/2022	Thursday	3:00	38.0	41.0	31.0	44.7	32.3	44.0
6/16/2022	Thursday	3:15	38.6	40.0	29.3	32.3	28.1	41.3
6/16/2022	Thursday	3:30	38.2	39.9	30.1	44.8	31.1	42.9
6/16/2022	Thursday	3:45	37.0	39.6	28.3	38.0	26.3	40.8
6/16/2022	Thursday	4:00	30.0	31.8	27.6	37.2	26.0	37.2
6/16/2022	Thursday	4:15	28.7	33.4	26.8	31.9	24.0	30.9
6/16/2022	Thursday	4:30	31.3	43.0	29.2	43.1	28.5	40.3
6/16/2022	Thursday	4:45	27.0	34.7	28.2	36.0	25.9	37.2
6/16/2022	Thursday	5:00	30.6	39.9	34.7	50.7	34.0	45.2
6/16/2022	Thursday	5:15	34.1	48.9	42.0	50.3	39.7	46.6
6/16/2022	Thursday	5:30	36.0	51.4	43.5	60.7	45.8	65.1
6/16/2022	Thursday	5:45	32.9	48.0	38.5	53.6	38.1	50.9
6/16/2022	Thursday	6:00	32.4	52.2	48.0	64.2	36.9	44.4
6/16/2022	Thursday	6:15	32.0	42.6	34.4	49.5	33.0	41.1
6/16/2022	Thursday	6:30	32.2	44.0	40.5	56.3	32.3	45.6
6/16/2022	Thursday	6:45	34.8	44.0	42.1	55.7	37.1	46.6
6/16/2022	Thursday	7:00	37.0	54.6	46.3	62.2	40.9	56.3
6/16/2022	Thursday	7:15	63.6	89.3	43.8	59.1	42.1	55.6
6/16/2022	Thursday	7:30	47.8	56.1	46.3	62.0	45.4	60.6
6/16/2022	Thursday	7:45	44.5	55.2	47.4	65.0	47.5	63.5
6/16/2022	Thursday	8:00	35.7	46.2	49.6	67.1	40.4	62.0
6/16/2022	Thursday	8:15	35.6	45.2	45.0	65.5	37.5	53.4
6/16/2022	Thursday	8:30	43.8	57.3	46.3	64.2	41.3	52.9
6/16/2022	Thursday	8:45	42.1	57.7	47.7	67.9	38.7	52.5
6/16/2022	Thursday	9:00	44.4	59.2	47.1	63.1	38.6	60.1
6/16/2022	Thursday	9:15	50.2	70.4	49.3	65.9	36.1	44.7
6/16/2022	Thursday	9:30	49.9	58.0	41.9	61.1	37.1	50.7
6/16/2022	Thursday	9:45	46.7	52.8	42.9	56.5	36.1	50.7
6/16/2022	Thursday	10:00	40.8	53.5	48.2	64.9	39.3	53.7
6/16/2022	Thursday	10:15	39.3	53.9	46.8	64.2	38.1	47.9
6/16/2022	Thursday	10:30	39.1	52.2	41.1	56.3	40.8	56.9
6/16/2022	Thursday	10:45	37.4	50.8	42.4	54.2	44.6	59.1
6/16/2022	Thursday	11:00	42.0	57.2	49.6	66.8	44.3	59.2
6/16/2022	Thursday	11:15	39.4	55.9	42.4	59.2	41.4	54.5
6/16/2022	Thursday	11:30	38.0	57.5	47.9	61.5	39.6	48.7
6/16/2022	Thursday	11:45	38.2	47.1	44.9	63.3	39.8	56.1
6/16/2022	Thursday	12:00	37.8	48.6	42.0	59.4	39.6	46.2
6/16/2022	Thursday	12:15	39.2	53.1	55.2	72.1	40.5	50.2
6/16/2022	Thursday	12:30	39.7	50.1	48.7	65.5	40.4	52.7

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 38

AMBIENT NOISE			Site C2 1447 Foothill		Site D2 406 Fairview		Site E 434 Fairview	
Date	Day	Time	LAeq	LASmax	LAeq	LASmax	LAeq	LASmax
6/16/2022	Thursday	12:45	36.0	52.3	46.7	62.1	40.9	56.7
6/16/2022	Thursday	13:00	37.0	57.5	45.9	58.3	43.2	58.5
6/16/2022	Thursday	13:15	36.6	45.9	54.0	65.9	43.8	58.9
6/16/2022	Thursday	13:30	41.4	57.2	43.6	57.6	43.7	58.1
6/16/2022	Thursday	13:45	37.0	47.0	46.5	66.6	40.0	46.2
6/16/2022	Thursday	14:00	36.5	47.0	56.6	82.8	40.5	49.9
6/16/2022	Thursday	14:15	37.6	48.4	42.7	57.2	42.3	57.9
6/16/2022	Thursday	14:30	39.0	52.3	46.7	66.6	41.7	58.5
6/16/2022	Thursday	14:45	35.9	56.1	43.5	58.4	39.3	49.9
6/16/2022	Thursday	15:00	35.9	48.5	49.4	67.7	42.6	57.4
6/16/2022	Thursday	15:15	40.9	64.3	40.0	52.8	40.5	53.6
6/16/2022	Thursday	15:30	38.3	47.8	42.0	54.7	39.2	47.9
6/16/2022	Thursday	15:45	36.1	43.0	43.6	56.2	38.9	45.3
6/16/2022	Thursday	16:00	39.1	50.5	50.1	65.2	43.0	55.3
6/16/2022	Thursday	16:15	37.5	47.4	49.3	73.7	39.5	54.6
6/16/2022	Thursday	16:30	37.5	47.0	42.2	57.6	39.5	46.9
6/16/2022	Thursday	16:45	35.4	44.3	42.4	56.6	40.7	53.2
6/16/2022	Thursday	17:00	36.5	44.7	48.7	64.8	40.0	47.9
6/16/2022	Thursday	17:15	38.4	54.1	48.2	64.9	40.7	54.9
6/16/2022	Thursday	17:30	34.8	53.3	42.0	54.2	37.1	56.5
6/16/2022	Thursday	17:45	36.6	47.6	48.2	62.5	46.7	64.8
6/16/2022	Thursday	18:00	34.4	48.0	40.0	54.3	42.2	58.6
6/16/2022	Thursday	18:15	33.3	46.9	48.8	66.8	40.7	56.4
6/16/2022	Thursday	18:30	36.3	58.9	44.6	64.1	35.5	46.9
6/16/2022	Thursday	18:45	34.3	46.3	42.1	53.6	41.3	60.7
6/16/2022	Thursday	19:00	38.4	56.4	51.2	72.4	40.5	55.0
6/16/2022	Thursday	19:15	35.7	51.2	43.5	59.4	39.9	57.6
6/16/2022	Thursday	19:30	37.1	59.8	41.8	62.0	38.0	52.4
6/16/2022	Thursday	19:45	36.7	48.2	36.2	52.8	33.8	47.8
6/16/2022	Thursday	20:00	35.2	45.9	42.5	62.4	33.8	54.9
6/16/2022	Thursday	20:15	37.6	51.5	42.5	57.3	38.2	52.7
6/16/2022	Thursday	20:30	46.9	55.1	41.4	53.6	40.0	51.5
6/16/2022	Thursday	20:45	50.0	52.1	51.4	76.7	42.0	53.5
6/16/2022	Thursday	21:00	49.0	55.8	43.0	57.6	41.3	54.9
6/16/2022	Thursday	21:15	47.8	50.4	42.7	57.8	41.2	52.2
6/16/2022	Thursday	21:30	46.4	50.7	40.6	55.4	35.3	43.1
6/16/2022	Thursday	21:45	46.5	48.1	38.7	51.8	34.8	40.4
6/16/2022	Thursday	22:00	46.4	49.5	39.7	53.6	34.7	43.8
6/16/2022	Thursday	22:15	45.9	49.4	39.9	54.4	34.3	45.2

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 39

AMBIENT NOISE			Site C2		Site D2		Site E	
			1447	Foothill	406	Fairview	434	Fairview
Date	Day	Time	LAeq	LASmax	LAeq	LASmax	LAeq	LASmax
6/16/2022	Thursday	22:30	45.0	47.4	39.1	64.1	32.5	38.0
6/16/2022	Thursday	22:45	44.1	46.7	35.9	45.9	36.1	62.4
6/16/2022	Thursday	23:00	44.0	45.5	37.3	53.6	34.8	40.1
6/16/2022	Thursday	23:15	43.9	45.7	36.9	51.8	34.6	45.2
6/16/2022	Thursday	23:30	42.7	45.3	40.0	55.6	41.0	54.2
6/16/2022	Thursday	23:45	42.2	44.5	36.2	53.4	33.0	40.8
6/17/2022	Friday	0:00	42.1	44.0	33.6	45.9	31.8	38.0
6/17/2022	Friday	0:15	42.4	44.6	38.9	57.2	31.7	38.7
6/17/2022	Friday	0:30	42.4	44.3	34.0	41.7	32.1	41.7
6/17/2022	Friday	0:45	42.9	46.9	37.1	53.3	32.5	43.4
6/17/2022	Friday	1:00	43.9	46.3	33.5	38.2	31.6	38.3
6/17/2022	Friday	1:15	43.4	45.2	33.5	35.9	32.3	36.8
6/17/2022	Friday	1:30	43.2	45.5	33.7	35.0	31.4	38.4
6/17/2022	Friday	1:45	43.5	45.5	33.8	37.5	33.6	43.9
6/17/2022	Friday	2:00	42.7	44.5	35.6	51.3	32.5	35.7
6/17/2022	Friday	2:15	41.7	43.1	34.0	35.3	33.1	37.7
6/17/2022	Friday	2:30	42.5	44.9	33.6	40.8	33.3	42.6
6/17/2022	Friday	2:45	41.8	43.9	32.8	37.1	32.4	36.2
6/17/2022	Friday	3:00	39.3	45.3	32.3	45.6	31.8	37.4
6/17/2022	Friday	3:15	39.3	41.5	30.8	33.4	32.3	40.4
6/17/2022	Friday	3:30	38.5	41.0	30.6	32.4	32.4	39.3
6/17/2022	Friday	3:45	35.8	40.2	31.0	37.6	32.5	44.3
6/17/2022	Friday	4:00	35.6	37.4	31.2	45.4	31.8	40.2
6/17/2022	Friday	4:15	36.3	38.0	29.3	34.6	34.0	44.0
6/17/2022	Friday	4:30	36.0	39.5	29.9	33.1	35.3	44.2
6/17/2022	Friday	4:45	31.0	34.9	34.4	52.9	32.7	41.9
6/17/2022	Friday	5:00	27.8	33.7	30.1	37.5	28.7	38.9
6/17/2022	Friday	5:15	31.9	39.3	44.3	55.1	40.1	47.5
6/17/2022	Friday	5:30	32.4	40.4	40.9	47.4	43.9	52.7
6/17/2022	Friday	5:45	32.7	44.8	38.7	55.1	38.8	56.5
6/17/2022	Friday	6:00	36.2	49.9	48.8	65.7	37.2	53.6
6/17/2022	Friday	6:15	32.3	46.7	48.0	62.7	32.4	43.0
6/17/2022	Friday	6:30	33.2	56.7	39.6	59.0	33.2	47.2
6/17/2022	Friday	6:45	33.9	47.3	41.3	55.8	34.6	51.0
6/17/2022	Friday	7:00	33.5	49.6	48.9	68.7	34.1	44.8
6/17/2022	Friday	7:15	39.7	65.4	39.3	58.0	36.8	50.5
6/17/2022	Friday	7:30	33.1	47.3	51.1	67.6	36.4	43.6
6/17/2022	Friday	7:45	32.5	46.9	45.9	66.2	39.4	53.5
6/17/2022	Friday	8:00	32.8	49.0	43.0	55.5	43.8	60.8

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 40

AMBIENT NOISE			Site C2		Site D2		Site E	
			1447	Foothill	406	Fairview	434	Fairview
Date	Day	Time	LAeq	LASmax	LAeq	LASmax	LAeq	LASmax
6/17/2022	Friday	8:15	32.0	38.8	48.3	63.5	39.8	55.7
6/17/2022	Friday	8:30	36.5	50.6	44.3	58.5	41.1	60.4
6/17/2022	Friday	8:45	34.8	47.5	48.9	64.3	39.5	52.0
6/17/2022	Friday	9:00	35.4	47.2	50.3	65.2	36.9	45.8
6/17/2022	Friday	9:15	36.3	52.4	44.7	58.9	37.8	54.7
6/17/2022	Friday	9:30	39.6	58.0	46.5	62.8	39.5	49.0
6/17/2022	Friday	9:45	47.6	64.5	46.0	60.2	40.6	56.5
6/17/2022	Friday	10:00	38.7	55.3	45.6	60.3	41.3	61.1
6/17/2022	Friday	10:15	36.6	49.8	44.7	57.7	39.1	58.4
6/17/2022	Friday	10:30	39.1	58.1	52.8	71.3	36.8	46.8
6/17/2022	Friday	10:45	41.1	56.4	45.1	63.3	38.7	48.7
6/17/2022	Friday	11:00	36.9	48.1	47.9	71.7	39.3	54.3
6/17/2022	Friday	11:15	34.4	43.0	46.1	61.7	38.1	51.7
6/17/2022	Friday	11:30	35.2	42.2	53.4	73.5	38.9	57.8
6/17/2022	Friday	11:45	37.6	53.5	45.6	56.6	40.8	48.8
6/17/2022	Friday	12:00	39.5	54.8	49.4	65.6	39.9	49.9
6/17/2022	Friday	12:15	37.7	45.9	47.6	64.2	39.9	49.0
6/17/2022	Friday	12:30	38.3	46.0	50.6	64.8	40.4	49.8
6/17/2022	Friday	12:45	36.9	49.6	47.1	62.2	39.8	49.4
6/17/2022	Friday	13:00	37.8	47.6	48.8	66.2	38.9	48.5
6/17/2022	Friday	13:15	38.1	49.6	42.4	60.0	40.0	53.9
6/17/2022	Friday	13:30	38.0	48.9	47.6	64.8	41.1	51.8
6/17/2022	Friday	13:45	37.5	59.1	43.9	59.3	40.6	49.5
6/17/2022	Friday	14:00	36.6	47.1	47.6	64.9	42.8	53.1
6/17/2022	Friday	14:15	36.0	45.8	49.6	66.2	43.9	59.0
6/17/2022	Friday	14:30	36.2	46.2	53.8	71.0	38.9	45.4
6/17/2022	Friday	14:45	37.1	48.5	45.4	60.1	37.5	49.5
6/17/2022	Friday	15:00	36.6	44.7	41.5	61.2	41.7	54.8
6/17/2022	Friday	15:15	37.1	45.9	43.5	55.3	39.2	49.8
6/17/2022	Friday	15:30	46.0	61.2	45.4	58.0	41.0	52.9
6/17/2022	Friday	15:45	37.4	47.0	47.7	63.4	39.4	48.9
6/17/2022	Friday	16:00	42.6	55.6	51.1	71.3	40.9	49.0
6/17/2022	Friday	16:15	43.2	55.7	48.8	63.6	44.7	59.7
6/17/2022	Friday	16:30	44.3	56.7	45.3	65.1	38.7	47.6
6/17/2022	Friday	16:45	43.2	58.6	44.0	53.6	39.2	53.9
6/17/2022	Friday	17:00	45.7	72.7	45.8	61.0	49.2	60.3
6/17/2022	Friday	17:15	35.8	44.8	41.7	55.9	37.5	53.3
6/17/2022	Friday	17:30	35.2	50.9	45.5	61.3	35.8	47.1
6/17/2022	Friday	17:45	39.8	57.3	45.4	60.0	37.3	48.2

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 41

AMBIENT NOISE			Site C2		Site D2		Site E	
			1447	Foothill	406	Fairview	434	Fairview
Date	Day	Time	LAeq	LASmax	LAeq	LASmax	LAeq	LASmax
6/17/2022	Friday	18:00	36.6	54.1	41.4	53.8	40.6	57.1
6/17/2022	Friday	18:15	35.4	51.9	46.6	64.8	35.4	41.7
6/17/2022	Friday	18:30	35.8	48.0	41.6	58.8	35.4	49.3
6/17/2022	Friday	18:45	36.2	46.2	45.9	60.0	35.9	53.9
6/17/2022	Friday	19:00	35.2	47.2	43.8	59.0	37.2	50.9
6/17/2022	Friday	19:15	34.6	52.6	37.9	52.9	37.6	55.2
6/17/2022	Friday	19:30	34.0	44.5	50.5	66.6	33.1	43.1
6/17/2022	Friday	19:45	33.8	46.5	44.9	61.7	32.5	45.4
6/17/2022	Friday	20:00	33.8	42.0	43.2	57.3	31.6	40.5
6/17/2022	Friday	20:15	35.9	53.3	44.0	57.7	32.3	51.3
6/17/2022	Friday	20:30	42.2	50.1	43.8	54.0	37.1	53.4
6/17/2022	Friday	20:45	45.2	47.7	42.0	54.3	36.2	46.6
6/17/2022	Friday	21:00	45.2	52.2	41.0	52.8	36.4	46.0
6/17/2022	Friday	21:15	47.0	63.8	46.2	62.8	40.5	52.5
6/17/2022	Friday	21:30	45.5	50.9	41.2	54.4	34.3	41.6
6/17/2022	Friday	21:45	44.0	47.9	43.5	61.3	35.4	48.3
6/17/2022	Friday	22:00	44.6	48.5	50.8	73.3	35.6	52.9
6/17/2022	Friday	22:15	43.4	45.0	41.0	54.0	34.0	44.5
6/17/2022	Friday	22:30	43.2	44.9	39.1	53.4	32.5	42.0
6/17/2022	Friday	22:45	42.4	55.0	38.9	63.1	31.8	39.5
6/17/2022	Friday	23:00	42.1	43.5	36.4	51.8	30.4	38.0
6/17/2022	Friday	23:15	41.9	42.8	33.8	48.9	33.4	42.1
6/17/2022	Friday	23:30	41.7	42.9	36.8	54.1	31.8	55.6
6/17/2022	Friday	23:45	41.7	43.5	34.6	48.1	29.7	39.5
6/18/2022	Saturday	0:00	42.2	44.4	42.7	58.7	37.5	47.5
6/18/2022	Saturday	0:15	41.4	44.0	33.2	48.3	30.8	47.5
6/18/2022	Saturday	0:30	40.7	42.9	35.7	53.1	29.1	39.7
6/18/2022	Saturday	0:45	37.9	39.3	32.2	35.9	27.7	35.3
6/18/2022	Saturday	1:00	37.4	51.2	35.6	51.2	29.4	40.9
6/18/2022	Saturday	1:15	37.1	38.7	32.3	46.1	27.9	35.0
6/18/2022	Saturday	1:30	36.5	45.7	37.8	54.3	27.7	38.3
6/18/2022	Saturday	1:45	35.6	41.1	33.6	51.5	27.5	49.5
6/18/2022	Saturday	2:00	35.2	36.7	33.6	50.7	27.8	33.4
6/18/2022	Saturday	2:15	34.6	37.4	36.7	52.5	27.3	40.6
6/18/2022	Saturday	2:30	35.3	38.1	50.4	67.3	27.2	34.8
6/18/2022	Saturday	2:45	34.7	37.9	37.0	59.8	26.3	33.2
6/18/2022	Saturday	3:00	33.4	38.4	52.0	69.4	29.8	55.5
6/18/2022	Saturday	3:15	34.6	43.4	68.1	95.7	28.4	36.9
6/18/2022	Saturday	3:30	35.6	38.8	32.0	47.1	23.5	32.3

AMBIENT NOISE			Site C2 1447 Foothill		Site D2 406 Fairview		Site E 434 Fairview	
Date	Day	Time	LAeq	LASmax	LAeq	LASmax	LAeq	LASmax
6/18/2022	Saturday	3:45	35.6	38.5	28.5	31.5	23.6	30.1
6/18/2022	Saturday	4:00	34.1	42.1	30.5	34.2	25.8	36.1
6/18/2022	Saturday	4:15	35.3	40.8	31.1	36.5	28.5	38.7
6/18/2022	Saturday	4:30	36.9	43.0	30.7	44.3	26.5	38.1
6/18/2022	Saturday	4:45	35.0	43.2	50.1	70.8	30.2	43.9
6/18/2022	Saturday	5:00	29.8	45.4	47.7	69.1	32.2	40.9
6/18/2022	Saturday	5:15	34.6	45.5	41.0	52.3	39.0	47.8
6/18/2022	Saturday	5:30	32.9	42.2	41.5	55.8	47.5	57.2
6/18/2022	Saturday	5:45	34.7	47.5	44.7	62.5	43.2	64.6
6/18/2022	Saturday	6:00	34.2	49.8	45.1	65.6	41.1	55.6
6/18/2022	Saturday	6:15	34.3	52.8	51.6	69.6	40.1	57.6
6/18/2022	Saturday	6:30	40.3	58.5	46.7	57.3	37.9	54.5
6/18/2022	Saturday	6:45	34.6	47.8	49.5	66.3	44.3	62.7
6/18/2022	Saturday	7:00	48.3	73.0	41.5	58.6	43.8	58.1
6/18/2022	Saturday	7:15	33.2	48.2	46.6	71.1	34.8	49.9

APPENDIX C

Recommended Vendor - Sound Monitoring & Control System:

Extech SL130 with the optional 15-foot remote microphone and optional external relay module (requires a third party "normally closed" relay switch that controls an AC power supply strip). Manufactured by Extech Instruments. www.extech.com



ORDINANCE NO. 4124

AN ORDINANCE OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF VENTURA REGARDING LOUD
AND RAUCOUS NIGHTTIME NOISE IN RESIDENTIAL ZONES

The Board of Supervisors of the County of Ventura ordains as follows:

Section 1. Article 11 is hereby added to Chapter 2, Division 6 of the Ventura County Ordinance Code as follows:

ARTICLE 11

LOUD OR RAUCOUS NIGHTTIME NOISE IN RESIDENTIAL ZONES

Sec. 6299-1 - Loud or Raucous Noise Prohibition

No person shall create within any residential zone of the County of Ventura any loud or raucous noise which is audible to the human ear during the hours of 9 p.m. to 7 a.m. of the following day, at a distance of 50 feet from the property line of the noise source or 50 feet from any such noise source if the noise source is in a public right-of-way.

Sec. 6299-2 - Definitions

For purposes of this Article, the following definitions shall apply:

- a. "Person" means any individual, association, firm, organization, partnership, corporation or other entity, but does not include any government entity or public utility.
- b. "Residential Zone" means any areas within the unincorporated portion of Ventura County that are zoned:
 1. Single-Family Residential (R-1)
 2. Two-Family Residential (R-2)

3. Residential Planned Development (R-P-D)
4. Single Family Estate (R-O)
5. Rural Exclusive (R-E)
6. Coastal Single-Family Residential (C-R-1)
7. Coastal Two-Family Residential (C-R-2)
8. Coastal Residential Planned Development (C-R-P-D), or
9. Coastal Rural Exclusive (C-R-E),

as provided in Chapter 1 and Chapter 1.1 of Division 8 of this Code.

- c. "Loud or raucous noise" means sounds from: 1) the use or operation of any radio, musical instrument, phonograph, television receiver, video cassette recorder, or any machine or device for the production, reproduction or amplification of the human voice or any other sound or 2) the use or operation of any lawn mower, backpack blower, blower, lawn edger, riding tractor or other mechanical or electrical device or hand tool.

Sec. 6299-3 - Penalty

It is unlawful for any person in the unincorporated areas of Ventura County to do any of the acts prohibited by this Article. Any person who violates any of the provisions of this Article shall be guilty of a misdemeanor/infraction and, upon conviction thereof, shall be punished in accordance with Section 13-2 of the Ventura County Ordinance Code.

Sec. 6299-4 - Severability

If any provision or clause of the Article or the application thereof to any person or circumstance is held to be unconstitutional or otherwise invalid by a final judgment of

any court of competent jurisdiction, such invalidity shall not effect any other provisions, clauses or application, and to this end, the provisions and clauses of this Article are declared to be severable.

PASSED AND ADOPTED this 10th day of December, 1996, by the following vote:

AYES: SUPERVISORS

Lacey, Kildee, Mi Kels,
Flynn and Schillo.

NOES:

None.

ABSENT:

None.

Frank Schillo

CHAIR, BOARD OF SUPERVISORS

ATTEST:

RICHARD D. DEAN, County Clerk,
County of Ventura, State of
California, and ex officio Clerk of
the Board of Supervisors thereof.

By

Roberta Rodriguez
Deputy Clerk



Comment # 95

Response to Comment from Elaine Alberti, Martin McDonald, Sara Slater, dated November 25, 2022

95-1. The Commenter requests the following to be included as conditions of approval for the proposed project: (1) Comply with the recommendations in the attached acoustic report by Advanced Engineering Acoustics. This specifically includes installing a sound monitoring device with relay cutoff per acoustic engineer's recommendations with specific monitor locations and allowed decibel levels. No handheld amplifying devices; (2) No noise after 9:00 p.m.; (3) No building in open space; (4) no amplified nose in open space; (5) Limit the number of Amplified Events to Saturdays during the summer months of June, July, and August, and 2 Saturdays a month the rest of the year (September-May). (No school nights or work nights); (6) Limit Camp Ramah Traffic to the hours of 8:00 a.m. to 6:00 p.m.; (7) no open fires.

- a) Comply with the recommendations in the attached acoustic report by Advanced Engineering Acoustics: The MND evaluated noise in the impact discussion for Section B, Item 21. Please refer to Master Response (MR) 1.A for a discussion on how the four required noise mitigation measures (N-1 through N-4) would reduce impacts to offsite residences in and around the Camp year-round. The noise study prepared by Advanced Engineering Acoustics in June 2022, at the request of the Foothill and Fairview Neighbors, recommended a specific control point sound level measurement system with an additional 15-foot microphone cable and cut-off relay, that could be used to allow the Camp and the DJ to monitor the music and public address system sound levels whenever the respective 10-foot daytime control point noise exceeds 90 decibels (dBA) or the evening control point noise exceeds 85 dBA. This recommendation is similar to recommended Mitigation Measure N-3, which requires that Camp Ramah purchase and employ sound monitoring equipment with a maximum speaker output set at a level that would not generate sound from the Camp that exceed 50 dBA Leq1H at the closest residence, which is consistent with General Plan Hazards Policy HAZ-9.
- b) No noise after 9:00 p.m.: The MND evaluated noise after 9:00 p.m. in Section A, Item 6 and in the impact discussion for Section B, Item 21. The MND concluded that noise from the use of an amplified sound system in six fixed locations throughout the camp would create potentially significant impacts. However, with implementation of four recommended noise Mitigation Measures, those impacts would be reduced to a less than significant level in compliance with General Plan Policy HAZ-9.2. Refer to MR 1.A for a discussion of these four recommended Mitigation Measures.
- c) No building in open space: The MND evaluated the location of the Machon Village in Section A, Items 6, and in the impact discussion for Section B, Items 2B, 4, 5B, 6, 7, 17a, 21, 22, 25, 27a(3), 27a(4), 29a, 29b, 30, 31a, 31b, and

38. Refer to the County's Response to Comment No. 5 found in Comment Letter No. 58.

- d) No amplified noise in open space: The MND evaluated the location of the amplified noise in the impact discussion for Section B, Item 21. The amplification system is restricted to the amphitheater, girl's gazebo, Boys Tent area, tennis courts with sound blankets, and dining hall patio/lawn area, which are areas located within the existing camp on RE zoned parcels. Camp Ramah staff may use a portable voice amplifier to direct campers to programs and locations. Other activities and programs may include the use of microphones and amplified music on the RE zoned parcels only.
- e) Limit the number of Amplified Events to Saturdays during the summer months of June, July, and August, and 2 Saturdays a month the rest of the year (September-May). (No school nights or work nights): The MND evaluated the frequency of events as it relates to noise in Section A, Items 5 and 6, and in the impact discussion for Section B, Items 2A, 21, Item 27a(1), and 32. The MND concluded that impacts related to the frequency of events will be reduced to a less than significant level with the implementation of the four recommended noise mitigation measures. These mitigation measures require the Camp to: (1) Position speakers at the amphitheater to the northeast and northwest, in the direction of the audience, and away from the eastern property line; (2) Install sound blankets on the southern and eastern fence of the basketball courts and south side of the tennis court; (3) Install a sound monitoring system on the amplification systems; and, (4) require that the Camp designate a primary and secondary contact person that will be available, via telecommunication, 24 hours a day. These recommended mitigation measures apply year-round and only the Camp owned amplification system with approved sound attenuation mechanisms can be utilized. The use of amplified sound will only be allowed inside Girl's gazebo for use during summer camp and non-summer camp programs and activities (e.g., dance classes, occasional outdoor dining); at the Tennis Courts (sound blankets); at the Main Dining Room Lawn; at the amphitheater; and at the Fire Pit at Boy's Tent Area. Camp Ramah Staff remain on-site and are available for monitoring and to respond to complaints. After the recommended noise mitigation measures are implemented, the Camp, in coordination with the County Planning Division, must conduct noise monitoring from the three closest residents to the Camp and when the camp was in session to demonstrate compliance with County standards. Supplemental noise reduction measures will be required if necessary to achieve compliance with County standards
- f) Limit Camp Ramah Traffic to the hours of 8:00 a.m. to 6:00 p.m.: The MND evaluated traffic safety and circulation in the impact discussion, for Section B, Items 27a(1). The Associated Transportation Engineers' (ATE) December 2021 traffic study (MND Exhibit 4, Attachment 16) evaluated existing and proposed trip generation for the camp based on the camp's 2019 Programs and Activities

log which represents the programs, activities and attendance that were held onsite that year. Based on this 2019 operational data, ATE estimated that annual trip generation was a total of 293 average daily trips. These trips include 19 a.m. peak hour trips¹ and 20 p.m. peak hour trips during non-summer months, 58 a.m. peak hour trips and 58 p.m. peak hour trips during the summer months, employee commuter trips on State Route 33 and forty-four charter bus trips to accommodate the arrival and departure of youth campers over all summer sessions. As these programs, events and attendees are representative of the camp's typical operations, they are considered the existing baseline setting regarding traffic impacts. The MND concluded that as the proposed project will not generate additional traffic on the local public roads and the Regional Road Network or have the potential to alter the existing level of service on these roadways, during or outside of peak hours, traffic impacts are considered less than significant.

- g) No open fires: The MND evaluated the use of campfires in Section A.6. Campfires are prohibited on the open space lots owned by the Camp. Campfires are restricted to controlled areas where there is adequate adult supervision and access to fire suppression devices (water, fire extinguisher, etc.). The project will include conditions of approval that prohibit camp stoves and large bonfires.

¹ Peak hours are 6:30 a.m. to 9:30 a.m. and 3:30 p.m. to 6:30 p.m.

Boero, Kristina

To: Martha Moran
Subject: RE: Trial period needed on noise mitigation request at Camp Ramah

96.

Martha,

Thank you for your comment. It will added to the record and a response provided in the Planning Commission staff report.

Kristina Roodsari Boero, M.P.P.A. | Senior Planner
Residential Permits Section
kristina.boero@ventura.org

Ventura County Resource Management Agency | Planning Division
P. 805.654.2467 | F. 805.654.2509
800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740
Visit the Planning Division website at vcrma.org/planning
For online permits and property information, visit [VC Citizen Access](#)



From: Martha Moran <marthamoran6@gmail.com>
Sent: Friday, November 25, 2022 9:35 PM
To: Boero, Kristina <Kristina.Boero@ventura.org>
Subject: Trial period needed on noise mitigation request at Camp Ramah

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

Dear, Kristina,
I have several neighbors who are considering selling their homes because of the noise level at Camp Ramah. This is an outrage! Ojai is known for being a quiet refuge, and this camp needs to keep at a moderate noise level! We aren't LA and that;s why we moved here. Let the kids HEAR AND APPRECIATE NATURE PERHAPS??

At the least, there should be a trial period before approving the **permit for 30 years without proof that their noise mitigation measures will make a difference in peace and quiet for the residents and neighbors. A trial period is needed before granting their noise mitigation -- and certainly a good hard look at what Camp Ramah is "bringing" to Ojai.**

Thank you for your consideration of these long term Ojai residents.
Martha Moran
Westside Ojai Resident for 29 years

Martha Moran

OjaiRockstacker.com
805 279-7605



Boero, Kristina

To: Sean Jenkins
Subject: RE: Comments RE: Camp Ramah CUP

97.

Sean,

Thank you for your comments. They will be added to the record and a response provided in the Planning Commission staff report.

Kristina Roodsari Boero, M.P.P.A. | Senior Planner
Residential Permits Section
kristina.boero@ventura.org

Ventura County Resource Management Agency | Planning Division
P. 805.654.2467 | F. 805.654.2509
800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740
Visit the Planning Division website at vcrma.org/planning
For online permits and property information, visit [VC Citizen Access](#)



From: Sean Jenkins <seanjenkins@outlook.com>
Sent: Friday, November 25, 2022 12:13 PM
To: Boero, Kristina <Kristina.Boero@ventura.org>
Subject: Comments RE: Camp Ramah CUP

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

Hi Kristina,

Please find our comments attached regarding the CUP for Camp Ramah.

We have lived directly across the street from the camp for almost 10 years.

Thank you for your consideration and please confirm receipt.

Best,

Sean Jenkins

Sent from my iPhone

CONCERNS REGARDING CHANGES AT CAMP RAMAH

We are pleased to have a children's camp nearby and have enjoyed years of good relations with the camp's directors, who always have been responsive to our concerns about noise. However, we do have concerns about the gradual alteration of the property and its use as a commercial venue for events beyond a camp for children.

Traffic is one. The proposed frequency of events will bring a much heavier traffic in large buses. In addition to air quality and noise, we have had repeated problems with bus drivers unfamiliar with the area trying to pull into our driveway and access roads in order to make three-point turns when they miss the camp driveway. Frequent events will exacerbate this issue.

This is a rural area with narrow country roads lined with protected California oaks. We oppose widening Fairview Road, especially if it means cutting down trees that have been there for generations.

Noise has not been a major concern in the past. Camp directors have quickly responded when the amplified music gets too loud. We are not certain this will continue with events that are beyond the camp's activities. Parties renting the facility for one night are not as likely to be considerate of neighbors.

We also oppose the construction of additional facilities, paving of any parking areas, and additional lighting on the property. Residents in the area must strictly adhere to rules regarding additional structures. Camp Ramah does have a history of building unpermitted structures and then seeking to legalize them after the fact. Ojai is one of the few remaining areas where one can still see the Milky Way at night. An array of streetlights on the Camp Ramah property will spoil that.

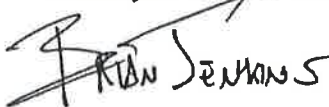
This is a fire zone and as a consequence of previous wildfires, we pay a huge insurance premium. There should be no open fires in the area.

We are especially concerned about what may happen if the commercial venue of the property is sold. Camp Ramah appropriately points out that it has been a member of the community for many years and therefore neighbors should not be concerned about proposed changes in the CUP. If we accept that, then the CUP should not be transferable if the property is sold to another party who will view it purely as a commercial venture.

97-1

In sum, we love the camp being there. The sound of children singing and laughing is a source of joy. The cause of concern is what appears to be a persistent, surreptitious effort to create an intensively used commercial enterprise under the cloak of an historic children's camp. In order to guarantee that future generations of children (and their neighbors) can enjoy the unique tranquility, magnificent trees, clean air, and starry nights of a diminishing rural countryside, the commercial ambitions of the enterprise must be contained.

Thank you for your consideration,



Brian Jenkins, 312 Fairview Road, Ojai, California
Sean Jenkins, 312 Fairview Road, Ojai, California

Comment # 97

Response to Comment from Sean Jenkins & Brian Jenkins, dated November 25, 2022

- 97-1. The Commenter is concerned about what may happen if the camp is sold to another party who will view it purely as a commercial venture. The Commenter opines that the CUP should not be transferable if the property is sold for commercial gain. The concept of CUP ownership is not considered an environmental impact and therefore is not subject to environmental review pursuant to the California Environmental Quality Act. Refer to Response to Comment No. 60 for a discussion on what is required by the County prior to the transfer of the property and CUP to a new owner.

Boero, Kristina

To: Virginia Siegfried
Subject: RE: modifications to Camp Ramah's CUP

98.

Virginia,

Thank you for your comment. It will be added to the record and a response provided in the Planning Commission staff report.

Kristina Roodsari Boero, M.P.P.A. | Senior Planner
Residential Permits Section
kristina.boero@ventura.org

Ventura County Resource Management Agency | Planning Division
P. 805.654.2467 | F. 805.654.2509
800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740
Visit the Planning Division website at vcrma.org/planning
For online permits and property information, visit [VC Citizen Access](#)



COUNTY of VENTURA
Resource Management Agency

From: Virginia Siegfried <vasiegfried@gmail.com>
Sent: Sunday, November 27, 2022 9:17 AM
To: Boero, Kristina <Kristina.Boero@ventura.org>
Subject: modifications to Camp Ramah's CUP

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

Please consider the following modifications to the Camp Ramah new CUP

1. **Amplified sound, loud and raucous noise shall not be permitted between the hours of 9 p.m. and 7 a.m.**
2. **Please do not allow a permit for 30 years without proof that their noise mitigation measures will make a difference in peace and quiet for the residents and neighbors. Can there be a trial period before granting their noise mitigation?**
3. **Outside events should not allow amplified sound and should be limited to 45/year.**

Thank you, Virginia Siegfried, 1416 Foothill Rd, Ojai, CA 93023

November 27, 2022

Re: PL18-0052 Major Modification to CUP 3048

Dear Ventura County Planning Commission,

Page | 1

I am writing you to let you know I concur with the letter signed by so many of my neighbors submitted 11/25/22 regarding sound and development and other matters regarding this CUP. I've attached some audio files for you to listen to. Please do try to imagine living next to what you hear in the recordings and show some kindness on our small valley.

99-1

I am also writing you because I and many local neighbors have some serious issues with the "Modified" Mitigated Negative Declaration Report. Specifically, the inadequate consideration for the local biological resources and water issues in the McDonald Creek as well as the water table of this area.

99-2

It is felt Ventura County has an obligation to protect and maintain its biological resources and particularly the wetland and woodland habitats of these areas of the McDonald Creek and its watershed. Simply checking boxes on a MND form is not sufficient. I'm wondering who checked the boxes on the Mitigated Negative Declaration report and what level or experience they have in this matter. I noticed this project was being overseen by the residential section of the planning department, not the commercial and/or industrial permit section. A residential planner is very different than an institutional/commercial planner with environmental experience.

I am including in my letter some photos I took in May of this year of the McDonald creek. This creek is a source of year round water and nesting grounds for countless species who can't unfortunately write a letter or attend a meeting. They can't vote or donate funds to protect themselves. It is up to the community and the County of Ventura to see that they are cared for. I would ask that some or all of the planning commission to come and walk McDonald Creek to get a better understanding of the magnitude of their vote.

The MND report indicates it cannot state whether the groundwater levels will be affected. It is my understanding Ventura County does not measure groundwater levels in McDonald Creek. Current ground water readings need to be noted and placed into the record. And yearly groundwater levels should be noted also.

99-3

I understand Camp Ramah was recently granted a well. Any pumping would lower the water table and further endanger the surrounding flora and fauna. It is my understanding that the Camp Ramah well has "no allocation restrictions" on how much they can pump and the county has not even sent out the usual yearly form to document pumping levels.

I am uniquely aware of the specific biological resources of the Fairview/Foothill flora and fauna. I have photographed them for some time. I am always noticing how unique our small valley is and its water source for these species is crucial to prevent endangering them.

Of particular concern is the Western Pond Turtle which has been documented with photographs in McDonald Creek. They nest in the surrounding areas of McDonald Creek. I have included a photo/video of Camp Ramah using heavy equipment excavating in the McDonald Creek. This is a blatant disregard for the turtle's nesting habitat. The Western Pond Turtle is listed as endangered in Washington and in Oregon and California it is listed as a "species of special concern." The Western Pond Turtle is not mentioned in the Mitigated Negative Declaration.

Surface and ground water is so crucial for each of these species. I'm including a list of some of the species I have photographed and observed seasonally although there are hundreds more. All of the construction debris and commercial dust and toxins from the building of Machon Village will ultimately flow from this project and camp into the watershed and ultimately into Macdonald Creek from its tributaries. Simply placing a "fence" during construction is insufficient.

Also the report box of the MND was checked regarding whether noise will disturb these surrounding species. I am including several recordings that document just how onerous this noise is. The noise levels must be curtailed daily and stop at 9:00 PM in order to allow these species to exist and thrive.

Also of concern is the cumulative effects logic/estimate. Same thing with the box checking on the MND. I feel much more scrutiny should be used regarding these very sensitive environmental matters.

I noticed the new NMD is several pages longer than the first. I'm not able to tell what else was added out of 600 pages. Just a note. I see the county gave the camp another 10 years which is very generous. Is there a staff report on those discussions?

Also, I object to the extending the CUP for 30 years as there is nothing in the code that allows for that. Only 5 and 10 years as far as I can tell.

There are rumors the road will have to be widened to accommodate this project. If this is true, has the community been informed of this?

Lastly, I could not tell if the access road to the proposed village runs over the Camp Retreat. I would object to this as very few people can access the retreat per day.

REQUESTS

- 1) Further levels of environmental review must be conducted in order to fully protect all species that use the McDonald Creek for water and nesting before the planning commission votes on this matter.
- 2) A separate higher level environmental review should be done for the Western Pond Turtle in McDonald Creek.

- 3) A separate environmental review should be done for noise and vibration impacts on the surrounding wildlife.
- 4) One or more of the Planning Commissioners should walk McDonald Creek to see for themselves the significance of their vote.
- 5) Current ground water readings should be taken and entered into the file and compared with future ground water readings in McDonald Creek.
- 6) Yearly groundwater readings in McDonald Creek should be a condition of the CUP renewal.
- 7) Current and yearly environmental readings should be taken to document the baseline for any toxins and pollutants emanating from Camp Ramah into the McDonald Creek. These levels should be tested to document findings and make sure the Camp is not impacting the water quality of McDonald Creek.
- 8) Deny the building of the Machon Village on open space as it encroaches on wildlife habitat and construction debris will end up in McDonald Creek.

I tried to submit this letter on Sunday the 27th, but the attachments were too large to send. I'll try sending it again and I'm also sending the attachments in multiple emails. Please do put them all together. Please take the time to look and listen to them.

Regards,



Ramona Schroeder

406 Fairview Road
Ojai, CA 93023

****Audio Files and Photos to be emailed separately****

LIST OF SOME OF THE WILDLIFE OBSERVED NEXTDOOR TO CAMP RAMAH

Western Pond Turtle
Roadrunners
California Slender Salamander
Killdeer

Continued on page 4

Continued from page 3

White Egrets
Blue Heron
Page | 4 Countless migrating birds, including song birds
Hummingbirds
California quail
King Snakes
Gopher Snakes
Red Racer Snakes
Owls Great Horned, Barn, Screech
Bats
Tarantulas
Tarantula Hawks
Scorpions
Alligator Lizards
Foxes
Mountain Lions
Skunks
Opossums
Raccoons
Bears
Tree Squirrels
Ground Squirrels

Stanford

Conservation Program



Western Pond Turtle

Actinemys marmorata

Western Pond Turtle

Description

Western Pond Turtle (*Actinemys marmorata*) lives in rivers and is California's only native freshwater turtle. Adult turtle shells are between 7 and 9 inches in length, have a yellowish stomach, black spots and lines on their head, and have a low

unkeeled carapace.

Distribution

The Western Pond Turtle's geographical distribution has shrunk considerably over the years. Their range used to extend from British Columbia, Canada down to Baja, California. Now they're only found in southern Washington, Oregon, California, and Nevada (where they've been introduced). On Stanford lands, native western pond turtles live in the San Francisquito Creek watershed.



San Francisquito Creek, (425 meters upstream from Dennis Martin site), 24 July 2006

Habitat

Western Pond Turtles can be found in a variety of fresh water sources, including lakes, ponds, rivers, streams, creeks, reservoirs, marshes, and irrigation ditches. The species also relies on suitable terrestrial habitat to search for food, a better place to live, a mate, or to lay their eggs in the spring - typically from March to June. Western Pond Turtles have been found to migrate over half a mile in a yearly cycle. If you see a turtle walking on the land, it is probably not sick or lost, so the best thing you can do for the turtle is to leave it alone. Sometimes turtles do travel into

unsuitable habitats, like roads, that present a clear and immediate danger to the turtle's survival. If you find one in such a situation, it's ok to move it out of danger, but it's best to leave it in a safe place as close to where you found it as possible..

Community relationships and behavior

Western Pond Turtles are generalists. They eat aquatic plants, invertebrates, worms, frog and salamander eggs and larvae, crayfish, carrion, and sometimes frogs and fish.

Western Pond Turtles generally mate in the spring. Females will travel to an upland terrestrial location to nest their clutch of eggs, typically between 1 and 13 in number. The young remain in the nest until the next spring after hatching. When the time comes to leave they'll migrate to aquatic habitat.



San Francisquito Creek (Dennis Martin site), 22 April 2005

Conservation

Western Pond Turtles are designated as a state “species of special concern” in California. Populations have declined by as much as 80% in some regions. Habitat alteration and destruction is the primary threat to Western Pond Turtle conservation. At the beginning of the 20th century extensive wetland drainage projects in the Great Valley further reduced suitable habitat, destroying the home of at least 3 million turtles. Dam construction and wetland management also disturbs their natural life cycle by altering their aquatic habitats. In addition to habitat destruction, a number of other factors impact individual survival and population viability. Nonnative species also pose a threat to the Western Pond Turtle. The Red-eared Slider and the Painted Turtle are common pets and their presence within California is most likely due to release by their owners. Since the Western Pond Turtle is the only native freshwater turtle in its historic range, it did not develop the ability to successfully compete with other species of turtles and both the Red-eared Slider and the Painted Turtle produce nearly twice as many offspring. Another threat to the pond turtle is the American Bullfrog, which preys on the western pond turtle.

Global warming is also threatening the sex ratios of recently hatched Western Pond Turtles. The hatchling sex is regulated by the incubation temperature of the nest, with an equal ratio of male to females attained at a temperature of around 84.9°F.

Western Pond Turtle at Stanford

Western Pond Turtles are monitored annually at Stanford and while population numbers are low, they have remained stable over the past several decades. The greatest threats to local population persistence at Stanford are small population size and isolation, non-native species, road mortality, and climate change.

For more information:

<http://www.californiaherps.com/turtles/pages/a.marmorata.html#description>



https://www.biologicaldiversity.org/species/reptiles/western_pond_turtles/index.htm



<http://www.californiaherps.com/turtles/pages/a.marmorata.html#description>



Stanford University

[Stanford Home](#) [Maps & Directions](#) [Search Stanford](#) [Emergency Info](#)

[Terms of Use](#) [Privacy](#) [Copyright](#) [Trademarks](#) [Non-Discrimination](#) [Accessibility](#)

© Stanford University. Stanford, California 94305.

Comment # 99

Response to Comment from Ramona Schroeder, dated November 27, 2022

- 99-1. The Commenter is concerned that the evaluation of biological resources in the MND is inadequate regarding project impacts to McDonald Creek. The MND evaluated project impacts to McDonald Creek in the impact discussion for Section B, Item 4A through 4E. The MND concluded that impacts to the drainage were less than significant as the drainage is highly seasonal with poor riparian habitat development. A portion of the creek drainage was cleared and filled with soil by fire crews to create a fire break during the Thomas Fire in 2017 (These impacts are not attributed to the project's impacts). The Camp restored the affected areas of the drainage in February 2021 through consultation with the California Department of Fish and Wildlife.
- 99-2. The Commenter is concerned that the evaluation of biological impacts was not extensive and questions the level of experience the Planner had in evaluating biological impacts for the proposed project. The MND evaluated biological resources in the impact discussion for Section B, Items 4A through 4E. The MND includes an Initial Study Biological Assessment (Exhibit 4, Attachment 9) which was prepared by a qualified biologist vetted by the County. These biologists are the only qualified people who may prepare the assessment and determine the level of project impact based on the adopted Initial Study Assessment Guidelines and California Environmental Quality Act Guidelines Sections 15065(a) and 15065(b), which provide thresholds of significance and guidance on evaluating biological impacts resulting from a proposed project. The recommended mitigation provided in the Initial Study Biological Assessment is included in the MND.
- 99-3. The Commenter is concerned that the evaluation of groundwater levels in the MND is inadequate and asserts the MND does not confirm whether the groundwater levels will be affected. The MND evaluated groundwater quantity and quality in the impact discussion for Section B, Items 2A and 2B. In terms of quantity, refer to the response in Master Response (MR-3). In terms of groundwater quality, the MND concluded that existing camp operations will not impact groundwater quality, and thus impacts are less than significant. The proposed project would not cause a failure in meeting groundwater quality objectives set by the Basin Plan as wastewater service is provided by the Ojai Valley Sanitation District for the existing camp. Proposed expansion of the CUP boundary for the Machon Village is also not expected to adversely impact groundwater quality with Ventura County LAFCo's approval of the 1.7-acre annexation of APN 010-0-070-310 into the Ojai Valley Sanitation District to accommodate the Machon Village.
- 99-4. The Commenter is concerned that the Western Pond Turtle, which is listed as a Species of Special Concern by California Department of Fish and Wildlife and the neighbors have seen in McDonald Creek, will be adversely impacted by the construction of the Machon Village. Refer to the County response included in Comment Letter No. 71, Response No. 1 and Comment Letter No. 121 from

Lawrence Hunt of Hunt & Associates Biological Consulting Services, dated January 26, 2023.

Boero, Kristina

To: Nancy Hanks Kroy
Subject: RE: CUP - Camp Ramah

100.

Nancy,

Thank you for your comment. It will be added to the record and a response provided in the Planning Commission staff report.

Kristina Roodsari Boero, M.P.P.A. | Senior Planner
Residential Permits Section
kristina.boero@ventura.org

Ventura County Resource Management Agency | Planning Division
P. 805.654.2467 | F. 805.654.2509
800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740
Visit the Planning Division website at vcрма.org/planning
For online permits and property information, visit [VC Citizen Access](#)



From: Nancy Hanks Kroy <nancykroy@gmail.com>
Sent: Tuesday, November 29, 2022 2:12 PM
To: Boero, Kristina <Kristina.Boero@ventura.org>
Subject: Fwd: CUP - Camp Ramah

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

Resending to correct address

----- Forwarded message -----

From: Nancy Hanks Kroy <nancykroy@gmail.com>
Date: Mon, Nov 28, 2022, 1:45 PM
Subject: CUP - Camp Ramah
To: <kristina.boero@ventura.org>

To whom it may concern,

People have moved to this area for peace and quiet and to enjoy the beautiful Ojai Valley. There are several concerns about Camp Ramah but the loud noise has been a major concern for many residents in the Foothill area. We would really appreciate your consideration on the below items of concern:

1. **NOISE** The Camp's own Initial Study found that the proposed project would have significant impacts to noise and vibration. We strongly encourage Ventura County Planning Division to add to the CUP that Camp Ramah in California, INC shall follow the intent set forth in the Ventura County Ordinance No. 4124,

Sec, 6299-1 so that **amplified sound, loud and raucous noise shall not be permitted between the hours of 9 p.m. and 7 a.m.**

2. **EVENTS** Camp Ramah is requesting 90 short term events annually, in addition to their regular camp program. These events, weddings, retreats, reunions, and camps would mean that the neighbors get ONLY FOUR TWO DAY WEEKENDS A YEAR WITHOUT EVENTS. The Camp has up to 1000 people on site at one time. We would like the CUP to allow the camp to host outside events without amplified sound, or to limit outside events to 45 per year.

3. The Camp wants to build on open space, please limit building on open space.

4. The Camp is asking for a **30-year CUP**. Documentation of noise complaints since the 1980s to 2022 reveal no significant corrections have been made to modify sound. **Please do not allow a permit for 30 years without proof that their noise mitigation measures will make a difference in peace and quiet for the residents and neighbors. Can there be a trial period before granting their noise mitigation?**

Thank you so much for your time.

**Nancy Hanks Kroy
1464 Foothill Rd.
Ojai, CA 93023**

Boero, Kristina

To: Betsy Bachman
Subject: RE: Camp Ramah

101.

Betsy,

Thank you for your comment. It will added to the record and a response provided in the Planning Commission staff report.

Kristina Roodsari Boero, M.P.P.A. | Senior Planner
Residential Permits Section
kristina.boero@ventura.org

Ventura County Resource Management Agency | Planning Division
P. 805.654.2467 | F. 805.654.2509
800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740
Visit the Planning Division website at vcrma.org/planning
For online permits and property information, visit [VC Citizen Access](#)



-----Original Message-----

From: Betsy Bachman <eabirder916@gmail.com>
Sent: Monday, November 28, 2022 2:36 PM
To: Boero, Kristina <Kristina.Boero@ventura.org>
Subject: Camp Ramah

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

As a neighbor of Camp Ramah I strongly support the effort to curtail amplified sound after 10pm. 9pm would be preferable. The amplified bass of music is especially annoying to the neighbors. Also a 30 year CUP seems a bit long. Their expansion to become a larger more frequent event center does not benefit the citizens of the Ojai Valley, and will create more noise, traffic, and negative impact on wildlife and natural elements. Camp is located in a residential area, with close neighbors. A camp is one thing and an event center for up to 1000 people is quite another. Thank you for considering the input of Ojai Valley residents. This is an out of town enterprise, not for public benefit.

Elizabeth Bachman
1404 Foothill Rd
Ojai
805 640 5437



102.

BOARD OF DIRECTORS

Anna deLaski
President, Los Olivos

Sam Thomas
Vice President, Ventura

Patricia Krout
Treasurer, Goleta

Terri Laine
Secretary, Oak View

Rachael Barkley
Ojai

Chris Collier
Camarillo

Emily Cotter
Santa Barbara

Macy McGinness
Santa Barbara

Allan S. Morton
Santa Barbara

Vic Thasiah
Ventura

STAFF

Jeff Kuyper, J.D.
Executive Director

Bryant Baker, M.S.
Conservation Director

Graciela Cabello
Director of Youth +
Community Engagement

Sam Macks Franz, M.M.A.
Director of Development

Camden Gustason
Event Manager

November 28, 2022

Kristina Roodsari Boero
Residential Permits Section, Planning Division
Ventura County Resource Management Agency
kristina.boero@ventura.org

Re: Camp Ramah PL18-0052 Draft Mitigated Negative Declaration

Dear Ms. Boero:

Thank you for the opportunity to provide input on the draft mitigated negative declaration (MND) for major modifications to the conditional use permit (CUP) No. 3048 (Case No. PL18-0052). Los Padres ForestWatch is a nonprofit organization working to protect the Los Padres National Forest directly adjacent to the CUP area. One of our main programs focuses on working with landowners to ensure that historic trails leading into the forest are maintained in perpetuity for public access and enjoyment.

Camp Ramah is requesting that the CUP boundary be expanded to incorporate several additional parcels, all of which are adjacent to or within the Los Padres National Forest boundary. One of the parcels that the expanded CUP boundary will encompass is APN 010-0-060-030, which will be the northernmost Camp Ramah parcel. This is also the only parcel that is traversed by two trails that are National Forest System Trails and a U.S. Forest Service road, all of which are popular with hikers, bicyclists, and equestrians. We want to ensure that any revisions to the CUP preserve historic public access to these trails in the Los Padres National Forest.

Cozy Dell Trail (National Forest System Trails No. 23W26) begins at a trailhead along State Route 33 to the west of Camp Ramah. The trail runs west to east, and approximately 0.52 miles of the trail bisects APN 010-0-060-030 before connecting into Cozy Del Road (Forest Route 5N34; sometimes spelled Cozy Dell Road and also known as Cozy Ojai Road) as shown on the map below. Foothill Trail (National Forest System Trails

No. 22W09) runs east-west as well, connecting Cozy Del Road in APN 010-0-060-030 and Stewart Canyon Road (Forest Route 5N41) east of Camp Ramah. Approximately 0.1 miles of Foothill Trail is located within APN 010-0-060-030. Additionally, 0.78 miles of Cozy Del Road entirely bisects this same parcel, running southwest-northeast. Approximately 0.18 miles of the road within the parcel is used as a trail both to connect Cozy Dell Trail and Foothill Trail as well as to continue along Cozy Del Road to connect with Pratt Trail east of Camp Ramah.

According to trail and road easement records obtained from the U.S. Forest Service, there are no existing formal easements for public use of Cozy Dell Trail, Foothill Trail, and Cozy Del Road within APN 010-0-060-030. As mentioned previously, the applicant is requesting a Major Modification to the CUP by, in part, expanding the CUP to include APN 010-0-060-030. Therefore, the project site includes the trails listed above (see our map of the parcels and recreation corridors below). This is unclear in the draft MND, which states:

35a. through 35c. Approximately seven acres of the existing camp is located on United States Forest Service land (APNs 010-0-070-030 and 010-0-070-300). The Cozy Dell, Pratt to Foothill, and the Foothill Trails are located adjacent to the project site and are part of the United States Los Padres National trail system. The public use of these trails will continue. The proposed project will not adversely impact the use and accessibility of the existing trails. There are no parks located within the vicinity of the project site. Therefore, project-specific and cumulative impacts related to recreational facilities will be less than significant.

This statement does not clearly state that the project site (i.e. APN 010-0-060-030) is not merely adjacent to the above trails and roads but rather includes sections of them entirely—and these trail and road segments are currently and have historically been used freely by the public. And while the above excerpt states that “use of these trails will continue,” there is no further explanation of the basis for this statement. If there are no permit conditions requiring that an official easement be recorded for the trails and roads transecting Camp Ramah’s parcels, and which provide access into and out of the Los Padres National Forest, then various future scenarios could occur which inhibit public access along these recreation corridors.

For instance, the permit holder may decide later to install signage or a gate, or perhaps even have a security guard placed at certain areas along these recreation corridors. Whether these developments would be approved by the County would depend on whether they violate any permit conditions, and thus the lack of such conditions poses a potential significant impact to the trails and roads listed above. To be clear, we are not suggesting that the current landowner/permit holder is planning to or will take the hypothetical actions in the above scenario, but the project includes modifying a CUP for a 30-year term. It is possible that a different landowner in the future that does not feel committed to allowing continued public access along these recreation corridors and such a case necessitates safeguards be put in place in the conditions of the new CUP.

Moreover, 35d of the draft MND cites the *Ventura County General Plan*, which states in regard to trails:

In Ventura County, a large portion of federal and state open space lands are accessible to the public and provide several recreational resources such as beaches, trails, playgrounds, scenic vistas, and campgrounds. Public open spaces that provide recreation resources are important for maintaining a high quality of life in the county.

and

PFS-10.8 Discretionary Development near Trails *The County shall require discretionary development near existing trails to mitigate or avoid adverse impacts to the existing trail system. Where appropriate, a condition of approval or other means of permanent dedicated trail access shall be provided. (RDR)*

The draft MND does not state that any condition of approval or “other means of permanent dedicated trail access” shall be provided for the trails and roads listed above. Thus, the project may result in potential significant effects due to inconsistency with the General Plan.

There must be a permit condition that guarantees the continued use of these trails. One way this can be achieved is by the County requiring Camp Ramah to record official easements for the 0.52 miles of Cozy Dell Trail, 0.1 miles of Foothill Trail, and 0.18 miles of Cozy Del Road within APN 010-0-060-030 as shown on the map below. These easements should be granted to the U.S. Forest Service and allow for public use as applicable for those trails and the road. Potential significant impacts to the existing network of recreation corridors could easily be mitigated by adding the following permit conditions:

- The permittee shall preserve and facilitate public access along Cozy Dell Trail and Foothill Trail where they cross through the CUP boundary and the portion of Cozy Del Road where it crosses through the CUP boundary and is needed for connectivity between existing trails.
- The permittee shall work with the U.S. Forest Service to record a permanent public easement along these trails and the road where they cross the CUP boundary and are needed for connectivity to the larger public trail and road system within and adjacent to the Los Padres National Forest, by a date certain.

Granting such easements will ensure that the public will perpetually be able to traverse these trails and road as part of the greater trail and road system in the foothills surrounding Ojai and the adjacent Los Padres National Forest. It is vital that existing and long-used hiking, biking, and horseback riding pathways near residential areas be retained and open to sustainable public access even when property ownership changes. It should be noted that in a May 16, 2022 meeting, the Ojai Valley Municipal Advisory Committee recommended that public access to the trails within this CUP expansion be formalized.

We know that Camp Ramah shares this commitment to ongoing public access and responsible stewardship of recreational trails across the CUP area, and we hope that they would be fully supportive of the inclusion of this permit condition to formalize the public’s longstanding use of these corridors.

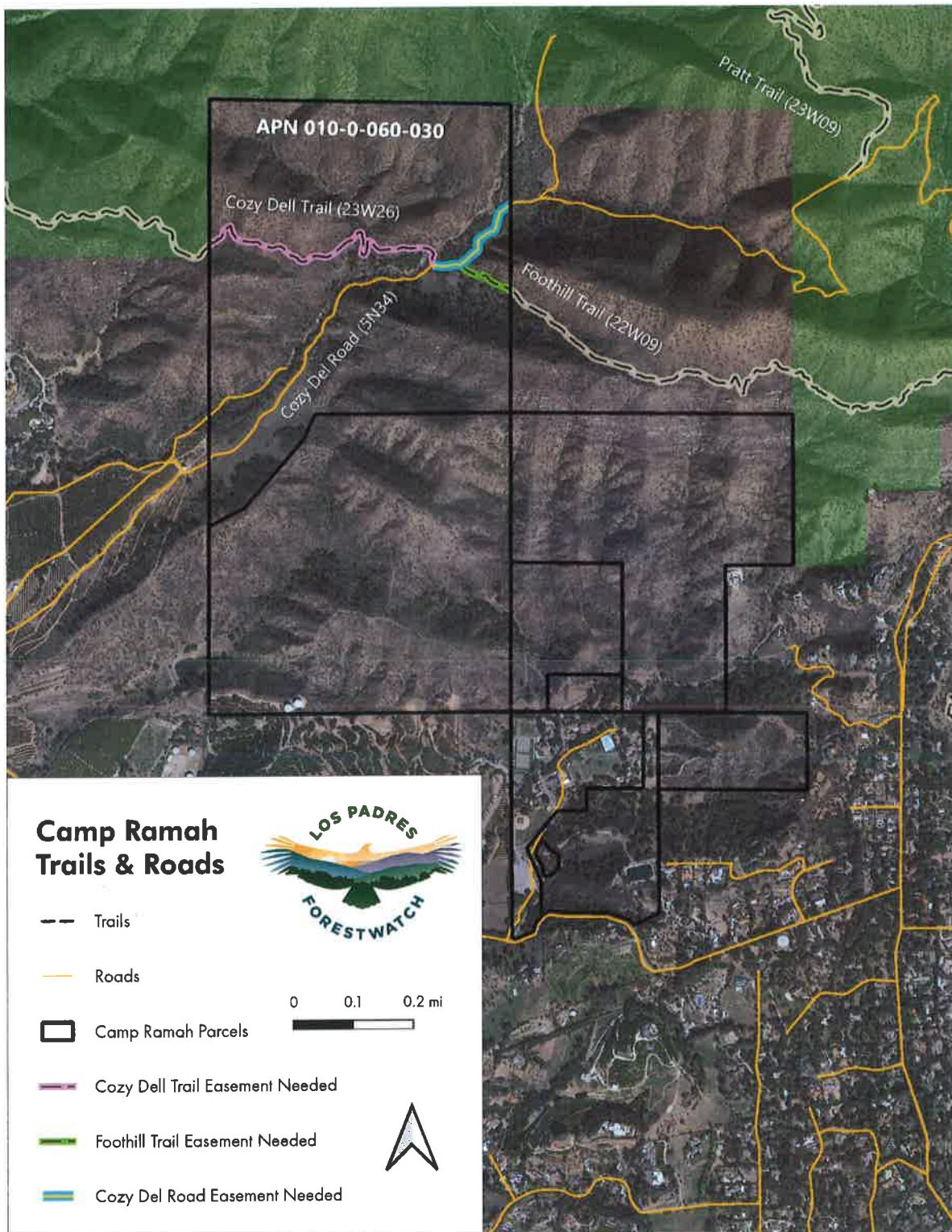
Thank you for taking these important steps to ensure that current and future generations can continue recreating along these iconic trails of the Ojai Valley. Please let us know if you have any questions about the data presented in our map or our recommendations for trail and road easements.

Sincerely,

A handwritten signature in black ink, appearing to read "Bryant Baker". The signature is fluid and cursive, with the first name "Bryant" and last name "Baker" clearly distinguishable.

Bryant Baker
Director of Conservation & Research
Los Padres ForestWatch

Cc: Timothy Short, District Ranger, Ojai Ranger District
Supervisor Matt LaVere



Boero, Kristina

To: Chad Vick
Cc: dbertoy
Subject: RE: Conditional Use Permit 3048, for Camp Ramah

103.

Chad,

Thank you for your comments. They will be added to the record and a response provided in the Planning Commission staff report.

Kristina Roodsari Boero, M.P.P.A. | Senior Planner
Residential Permits Section
kristina.boero@ventura.org

Ventura County Resource Management Agency | Planning Division
P. 805.654.2467 | F. 805.654.2509
800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740
Visit the Planning Division website at vcrma.org/planning
For online permits and property information, visit [VC Citizen Access](#)



From: Chad Vick <drccvick@sbcglobal.net>
Sent: Friday, November 25, 2022 10:07 AM
To: Boero, Kristina <Kristina.Boero@ventura.org>
Cc: dbertoy <dbertoy@gmail.com>
Subject: Re: Conditional Use Permit 3048, for Camp Ramah

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

Re: Conditional Use Permit 3048, for Camp Ramah in California, LLC Case No PL 18-0052

Dear Ms. Boero,

I am a resident and member of the Upper Foothill Road Property Owners Association. Our neighborhood takes pride in the privacy and peace and quiet afforded by our natural surroundings. Unfortunately, our privacy has been compromised by the intrusive noise of large crowds gathering at Camp Ramah.

My home is on the other side of a hill separating me from the camp facility and not adjacent to it like the homes of some of my neighbors, and yet there are times when even I can hear the sounds of loudspeakers and cheering crowds that remind me of

living next to a sports stadium. This is not compatible with the residential zoning of our area nor with the reasons why I chose to live here.

So, I appeal to you for help in preventing Camp Ramah from continuing further commercial activities until they can demonstrate that they have effectively dealt with their noise pollution, especially loud amplified noise at night. More specifically, please do not allow a Conditional Use Permit for 30 years without proof of noise mitigation measures.

Thank you for your anticipated help in this important matter.

Sincerely,

Chad C. Vick
1608 Foothill Road
Ojai, CA 93023
(805) 646-8894
drccvick@sbcglobal.net

Jerry Maryniuk

1447 Foothill Rd. • Ojai, CA 93023 • Cell : 805-794-2791

104.

Ventura County Planning Commission
Hall of Administration
Resource Management Agency/Planning Division
800 S. Victoria Ave., L#1740
Ventura, CA 93009-1740

December 3, 2022

**RE: Recirculation of Initial Study for Modified Conditional Use Permit for the Camp Ramah Expansion
(Case No. PL18-0052)**

Dear Commissioners,

I support the excellent work being done by Camp Ramah, but have serious concerns regarding their proposed CUP modifications. Some of the mitigations are inadequate to resolve problems that Camp Ramah neighbors have been dealing with for years. My main concern is noise and this letter will deal almost exclusively with this issue. Though I have other concerns regarding the CUP, those are covered in detail by my neighbors.

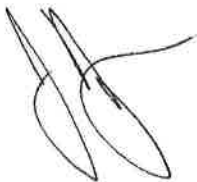
Following are my requests:

1. **No loud noise after 9 pm. For Camp Ramah neighbors, this is practically non-negotiable.**
Enforce the Ventura County Noise Ordinance (4124): "No person shall create... loud or raucous noise... 9 p.m. to 7 a.m."
2. **Limit amplified sound.**
 - a. Implement Advanced Engineering Acoustics' sound study recommendations: install sound monitoring devices that will cut power to speakers when they exceed allowed decibel levels.
 - b. Do not allow handheld amplifying devices
 - c. Mandate anyone renting the property only uses approved Camp Ramah sound equipment.
3. **Limit the number of overnight visitors and staff to 785. More people = more noise!**
 - a. VCNCZO 8107-17.3 (pg 7-52) currently limits the number of people staying overnight to 785.
 - b. Camp Ramah has violated this limit and every imaginable limit (up to 1,000 people staying overnight). As a matter of fact, they advertise bed capacity for 1,000 people.
 - c. Adding 348 acres to the CUP would allow them to have 87 more people staying overnight.
 - d. **Please don't reward noncompliance with permission to increase the allowed number of guests.** Keep the same visitor limit: 785!!
4. **Limit the number of non-summer events to 50 (currently 90). More events = more noise!**
 - a. The staff of non-Camp Ramah camps are not as well trained and sensitized to the local environment & they make much more noise per camper.
 - b. Over the entire year, there are currently events on-site 3 out of every 4 days and 48/52 weekends. Am I allowed to have a loud party at my house more than 5 nights a week?

5. **Limit the use of the camp to young people (as stated in the CUP). More people = more noise!**
CUP description of camp: Camp Ramah is a camp for “youth and university personnel”. More than 30 of 90 events documented in the 2019 events list are solely or partially for adults.
6. **Do not reward the following Camp violation of the terms of their CUP. In the past, violations were not penalized, but were accepted as the new norm:**
 - a. Non-permitted buildings
 - b. Exceeding allowed onsite overnight population.
 - c. Conducting events for adults, which are not allowed by the CUP.
 - d. Not resolving noise complaints that have continued since the 1980s.
7. **CUP duration should be no longer than 10 – 15 years.**
Please don't reward 30 years of nonadherence to and violation of the terms of the current CUP with another 30-year CUP. Start with 10 years and reward compliance with extensions.
8. **Create a system to review complaints fairly and expeditiously with consequences for repeated offenses.**
 - a. Corporations, like children, quickly learn that if there are no significant consequences to repeating an unwanted behavior, that behavior will not stop. It will escalate. (In this situation, the past *is* a predictor of the future).
 - b. **Complaint review:** create a system where complaints are quickly (within a week) and fairly confirmed or invalidated. Consider noise complaints being validated by smart phone recordings (when appropriate).
 - c. **Validated complaint consequences example:** After three complaints about a similar problem, levy a fine of \$3,000. If there are 3 more complaints in a 6-month period, suspend the CUP for 3 months.

Thank you for all your hard work in making Ventura County an even better place to live.

Respectfully,

A handwritten signature in black ink, appearing to read 'Jerry Maryniuk', with a stylized, flowing script.

Jerry Maryniuk

Boero, Kristina

To: Ramona Schroeder; Trunk, Jennifer
Subject: RE: Common Day amplified Noise at Camp Ramah

105.

Hi Ramona,

I will add the audio file to the record as well.

Kristina Roodsari Boero, M.P.P.A. | Senior Planner
Residential Permits Section
kristina.boero@ventura.org

Ventura County Resource Management Agency | Planning Division
P. 805.654.2467 | F. 805.654.2509
800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740
Visit the Planning Division website at vcrma.org/planning
For online permits and property information, visit [VC Citizen Access](#)



COUNTY of VENTURA
Resource Management Agency

From: Ramona Schroeder <ramona.brunette@gmail.com>
Sent: Saturday, December 3, 2022 3:36 PM
To: Trunk, Jennifer <Jennifer.Trunk@ventura.org>; Boero, Kristina <Kristina.Boero@ventura.org>
Subject: Common Day amplified Noise at Camp Ramah

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

[Download Attachment](#)
[Available until Jan 2, 2023](#)

FYI

Click to Download

Camp wailing noises.mov
0 bytes

Sent from my iPhone

Boero, Kristina

To: Ramona Schroeder; Trunk, Jennifer
Subject: RE: Night amplified noise

Hi Ramona,

I will add this audio file to the record as well.

Kristina Roodsari Boero, M.P.P.A. | Senior Planner
Residential Permits Section
kristina.boero@ventura.org

Ventura County Resource Management Agency | Planning Division
P. 805.654.2467 | F. 805.654.2509
800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740
Visit the Planning Division website at vcrma.org/planning
For online permits and property information, visit [VC Citizen Access](#)



From: Ramona Schroeder <ramona.brunette@gmail.com>
Sent: Saturday, December 3, 2022 3:37 PM
To: Trunk, Jennifer <Jennifer.Trunk@ventura.org>; Boero, Kristina <Kristina.Boero@ventura.org>
Subject: Night amplified noise

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

[Download Attachment](#)
[Available until Jan 2, 2023](#)

FYI

Click to Download

Night Noise N 07.MOV
0 bytes

Sent from my iPhone

Boero, Kristina

To: Ramona Schroeder; Trunk, Jennifer
Subject: RE: More noise while hiking on Fairview

Hi Ramona,

This audio file will be added to the record as well.

Kristina Roodsari Boero, M.P.P.A. | Senior Planner
Residential Permits Section
kristina.boero@ventura.org

Ventura County Resource Management Agency | Planning Division
P. 805.654.2467 | F. 805.654.2509
800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740
Visit the Planning Division website at vcrma.org/planning
For online permits and property information, visit [VC Citizen Access](#)



From: Ramona Schroeder <ramona.brunette@gmail.com>
Sent: Saturday, December 3, 2022 3:39 PM
To: Trunk, Jennifer <Jennifer.Trunk@ventura.org>; Boero, Kristina <Kristina.Boero@ventura.org>
Subject: More noise while hiking on Fairview

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

[Download Attachment](#)
[Available until Jan 2, 2023](#)

FYI

Click to Download

More Yelling on Fairview.MOV
0 bytes

Sent from my iPhone

Boero, Kristina

To: Ramona Schroeder; Trunk, Jennifer
Subject: RE: Sample of what Ramah busses sound like

Hi Ramona,

This audio file will be added to the record as well.

Kristina Roodsari Boero, M.P.P.A. | Senior Planner
Residential Permits Section
kristina.boero@ventura.org

Ventura County Resource Management Agency | Planning Division
P. 805.654.2467 | F. 805.654.2509
800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740
Visit the Planning Division website at vcrma.org/planning
For online permits and property information, visit [VC Citizen Access](#)



From: Ramona Schroeder <ramona.brunette@gmail.com>
Sent: Saturday, December 3, 2022 3:46 PM
To: Boero, Kristina <Kristina.Boero@ventura.org>; Trunk, Jennifer <Jennifer.Trunk@ventura.org>
Subject: Sample of what Ramah busses sound like

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

[Download Attachment](#)
[Available until Jan 2, 2023](#)

FYI

Click to Download

ramah trucks 80 decibels.MOV
0 bytes

Sent from my iPhone

Boero, Kristina

To: Ramona Schroeder; Trunk, Jennifer
Subject: RE: Daily amplified sounds from Ramah.

Hi Ramona,

This audio file will be added to the record as well.

Kristina Roodsari Boero, M.P.P.A. | Senior Planner
Residential Permits Section
kristina.boero@ventura.org

Ventura County Resource Management Agency | Planning Division
P. 805.654.2467 | F. 805.654.2509
800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740
Visit the Planning Division website at vcrma.org/planning
For online permits and property information, visit [VC Citizen Access](#)



From: Ramona Schroeder <ramona.brunette@gmail.com>
Sent: Saturday, December 3, 2022 3:48 PM
To: Boero, Kristina <Kristina.Boero@ventura.org>; Trunk, Jennifer <Jennifer.Trunk@ventura.org>
Subject: Daily amplified sounds from Ramah.

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

[Download Attachment](#)
[Available until Jan 2, 2023](#)

FYI

Click to Download

Ramahnoise.mov
0 bytes

Sent from my iPhone

Boero, Kristina

To: Ramona Schroeder; Trunk, Jennifer
Subject: RE: Ramah CUP observations and sound readings

Hi Ramona,

Thank you for your comment. It will be added to the record and a response provided in the staff report.

Kristina Roodsari Boero, M.P.P.A. | Senior Planner
Residential Permits Section
kristina.boero@ventura.org

Ventura County Resource Management Agency | Planning Division
P. 805.654.2467 | F. 805.654.2509
800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740
Visit the Planning Division website at vcrma.org/planning
For online permits and property information, visit [VC Citizen Access](#)



From: Ramona Schroeder <ramona.brunette@gmail.com>
Sent: Saturday, December 3, 2022 3:31 PM
To: Trunk, Jennifer <Jennifer.Trunk@ventura.org>; Boero, Kristina <Kristina.Boero@ventura.org>
Subject: Ramah CUP observations and sound readings

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

Hi,

Here's a link to "ramah bus wrecking gate fencepost tree.MOV" in my Dropbox:

<https://www.dropbox.com/s/gr9awan73ugsoq2/ramah%20bus%20wrecking%20gate%20fencepost%20tree.MOV?dl=0>

Sent from my iPhone

Boero, Kristina

To: Ramona Schroeder; Trunk, Jennifer
Subject: RE: Audio of day amplified noise and bullhorn.

Hi Ramona,

I will add this audio file to the record as well.

Kristina Roodsari Boero, M.P.P.A. | Senior Planner
Residential Permits Section
kristina.boero@ventura.org

Ventura County Resource Management Agency | Planning Division
P. 805.654.2467 | F. 805.654.2509
800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740
Visit the Planning Division website at vcrma.org/planning
For online permits and property information, visit [VC Citizen Access](#)



COUNTY of VENTURA
Resource Management Agency

From: Ramona Schroeder <ramona.brunette@gmail.com>
Sent: Saturday, December 3, 2022 3:33 PM
To: Trunk, Jennifer <Jennifer.Trunk@ventura.org>; Boero, Kristina <Kristina.Boero@ventura.org>
Subject: Audio of day amplified noise and bullhorn.

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

Sent from my iPhone

Schroeder video of Camp Wailing Noises, received 11-29-2022



Schroeder Photo of Blue Heron, received 11-29-2022



Schroeder video of Camp Day Noise, received 11-29-2022



Schroeder Photo of Wild Bird, received
11-29-2022



Schroeder Screenshot from 12-9-2022 email regarding buss traffic and noise from busses

Schroeder video of Racoons, received 11-29-2022



Schroeder Screenshot of McDonald Creek Grotto video, received 11-29-2022

Schroeder Screenshot of Mountain Lion video, received 11-29-2022



Schroeder Photo of Red Racer snake,
received 11-29-2022



Schroeder Photo of Fox next to Camp Ramah,
received 11-29-2022



Schroeder Photo of
Tarantula next to Camp,
received 11-29-2022

Schroeder Photos of Western Pond Turtle, received 11-29-2022





Bertoy Photo demonstrating bright lights
shining offsite, received 12-9-2022



Schroeder Photos from 12-5-2022
email of speakers, lights and
meditation deck used for other
entertainment purposes.



Schroeder Screenshot of birds video,
received 12-5-2022



Schroeder Screenshot from video,
received 12-5-2022

Schroeder video of Deer on Fairview, received 11-29-2022



Schroeder Video of Bobcat on Fairview, received 11-29-2022

Schroeder Photo of Sound and vibration mitigation. Busses at 80 plus decibels,
Received December 5, 2022



Screenshot from Schroeder of Night Music with Lights video,
received 12-3-2022



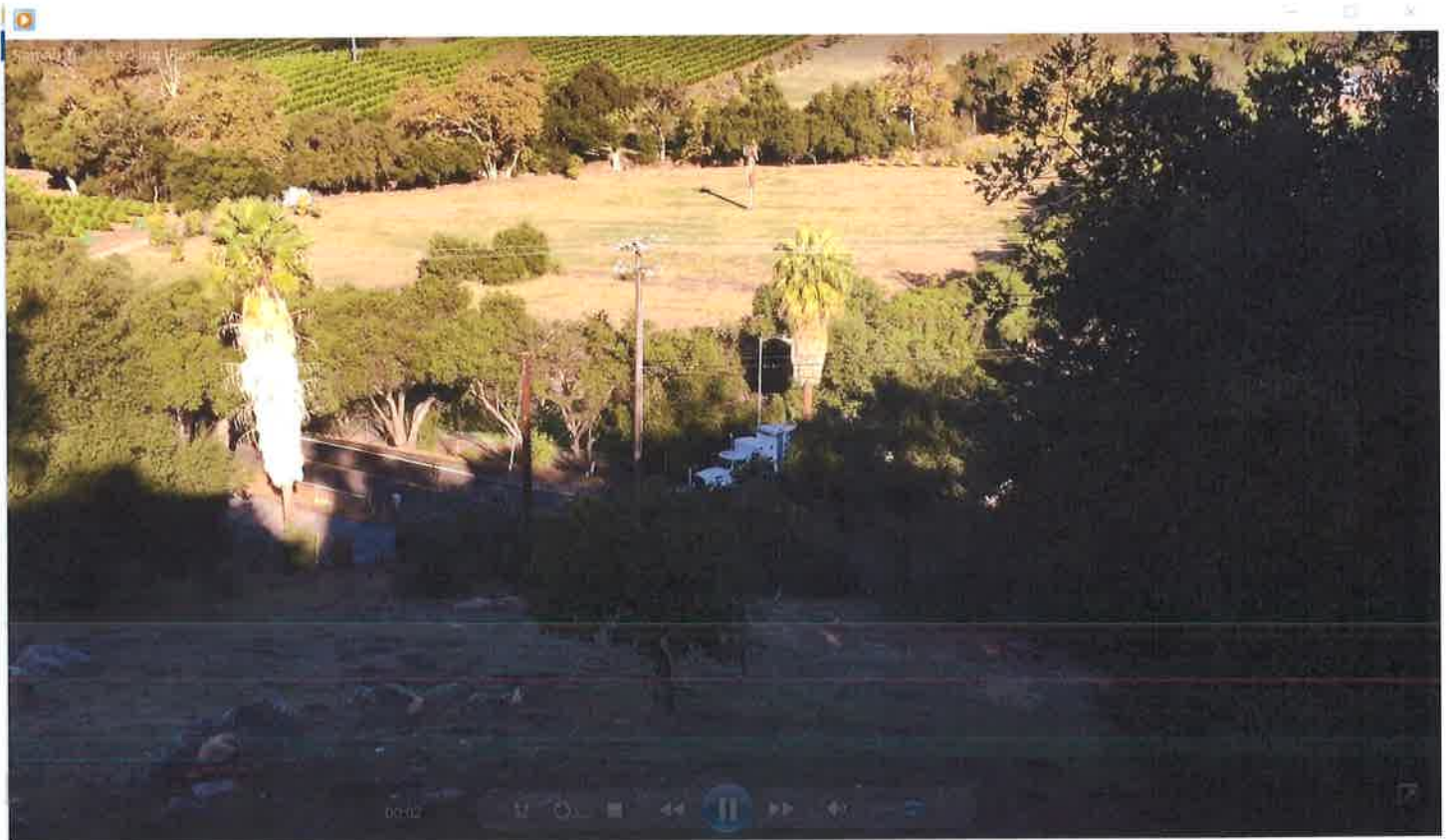
Screenshot from Schroeder of More Yelling while hiking on Fairview video,
received 12-3-2022

Screenshot from Schroeder of Ramah Busses 80 decibels
video, received 12-3-2022

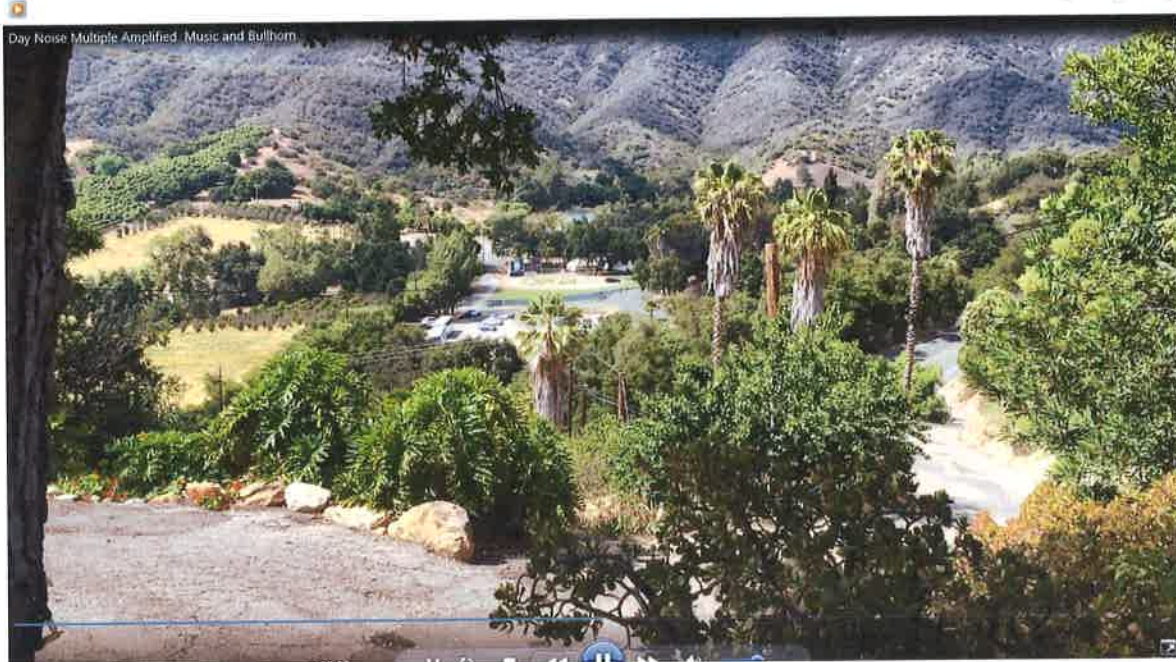


Screenshot from Schroeder of Ramah
Noise video, received 12-3-2022

Screenshot from Schroeder of Ramah Truck Backing Up, received 12-3-2022



Screenshot from Schroeder of Day Noise Amplified Music and Bulhorn video, received 12-4-2022



Screenshot from Schroeder of Bus pulling into Camp and hitting gate video, received 12-4-2022



Boero, Kristina

From: Diane Bertoy <dbertoy@gmail.com>
Sent: Sunday, December 4, 2022 12:41 PM
To: Boero, Kristina
Cc: Trunk, Jennifer
Subject: Complaint, Spot light from Camp Ramah on our home
Attachments: IMG_8957.heic

106.

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

The spot light was still shining on our house until 10:57p. I twice texted Randy M (he was not on site) to complain. Rental group told Randy M all lights were out. That was not true. August 22 2022. My husband made this shadow puppet on our wall

Diane Bertoy



Bertoy Photo demonstrating bright lights
shining offsite, received 12-9-2022

Boero, Kristina

From: Diane Bertoy <dbertoy@gmail.com>
Sent: Monday, December 5, 2022 3:36 PM
To: Boero, Kristina
Subject: Good conversation with camp Ramah

107.

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

Hi Kristina. Just to let you know we are friendly neighbors, we like the camp, but not the noise.

Diane Bertoy

Begin forwarded message:

From: Joe Menashe <rabbijoe@ramah.org>
Date: June 10, 2020 at 12:47:46 PM PDT
To: Diane Bertoy <dbertoy@gmail.com>
Cc: Jerry Maryniuk <jerry@maryniuk.com>
Subject: RE: Saying hi

If you get bored we have ample opportunity for very socially distanced weeding down the road! Ongoing warm regards. Saw a cayote this morning while I was out walking my dogs (thankfully on leash) and Efren (our head maintenance person who has lived here for nearly 30 years) saw a pair this morning as well. Warm regards. Joe

-----Original Message-----

From: Diane Bertoy <dbertoy@gmail.com>
Sent: Tuesday, June 9, 2020 4:12 PM
To: Joe Menashe <rabbijoe@ramah.org>
Cc: Jerry Maryniuk <jerry@maryniuk.com>
Subject: Re: Saying hi

Hi Rabbi Joe, These are difficult and thought provoking times. Am also hoping we can turn them into something better and positive. Sorry that your Camp will not be operating, I know you will come back from this because your campers will support you! I must say that the peaceful days and nights have been magical. We are safe, healthy and social distancing my garden is weed free and lovely. Hope you are enjoying the peaceful valley. Jer did mention you to Tom yesterday. Hope to see you on the trails. take care, Diane Diane Bertoy

Boero, Kristina

From: Diane Bertoy <dbertoy@gmail.com>
Sent: Monday, December 5, 2022 3:27 PM
To: Boero, Kristina
Subject: Noise travels up from the Camp

108.

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

Hi Kristina, this is an example of how sound travels up to my bedroom. Also an example of how camp Ramah staff does not care.

Diane Bertoy

Begin forwarded message:

From: Joe Menashe <rabbijoe@ramah.org>
Date: July 19, 2022 at 10:57:31 PM PDT
To: Diane Bertoy <dbertoy@gmail.com>
Cc: Randy Michaels <randy@ramah.org>
Subject: Re: Noise

I am sorry. I am sitting with our staff on our tennis courts and they are not being boisterous or loud. They are sitting in small circles getting to know each other before second session begins. Joe

Sent from mobile phone of Rabbi Joe Menashe

On Jul 19, 2022, at 10:53 PM, Diane Bertoy <dbertoy@gmail.com> wrote:

Could you please ask them to stop screaming and yelling. Please

Diane

On Jul 19, 2022, at 10:51 PM, Joe Menashe <rabbijoe@ramah.org> wrote:

Staff retuned from intersession. Second session begins Thursday.
Joe

Sent from mobile phone of Rabbi Joe Menashe

On Jul 19, 2022, at 10:44 PM, Diane Bertoy <dbertoy@gmail.com> wrote:

Boero, Kristina

From: Diane Bertoy <dbertoy@gmail.com>
Sent: Monday, December 5, 2022 2:58 PM
To: Boero, Kristina
Cc: Trunk, Jennifer
Subject: Noise from camp Ramah
Attachments: 1447 Foothill Rd 15.m4a

109.

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

Hi, just to remind you, the children are fine. We have no complaints about camp children even when they yell and scream it is a happy sound—like living next to a school or playground. It is the nighttime adult announcers, and the heavy bass from rap or rock&roll that thuds into our bedroom, and the late night counselor parties that can't be monitored by Rabbi Joe when he is on site.

Below is an example

Diane Bertoy
1447 Foothill Rd
Ojai, CA 93023

Boero, Kristina

From: Ramona Schroeder <ramona.brunette@gmail.com>
Sent: Monday, December 5, 2022 12:14 PM
To: Trunk, Jennifer; Boero, Kristina
Subject: New Traffic Study

110.

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

Hi Jennifer.

Regarding traffic on Fairview and Foothill, it is felt a new traffic study should be in order due to recent modifications of Highway 33. Two lanes of highway 33 have been permanently removed. Ojai City Council is calling it a "road diet". This gives cyclists two lanes for their bikes and it provides a permanent safer space for them to navigate. This forces most Ojai locals who want to get to Meiners Oaks to take Fairview road as a detour.

This changes the calculations and must be resolved BEFORE a vote can take place. There are other issues with the older 1990 traffic study that should be looked at. Traffic has changed a lot in 30 years. A new accurate traffic study is in order.

Best,
Ramona Schroeder
Sent from my iPhone

Boero, Kristina

From: Elaine Aliberti <pcfencing@icloud.com>
Sent: Monday, December 5, 2022 9:27 AM
To: Trunk, Jennifer; Boero, Kristina
Subject: Camp Ramah CUP 3048

111.

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

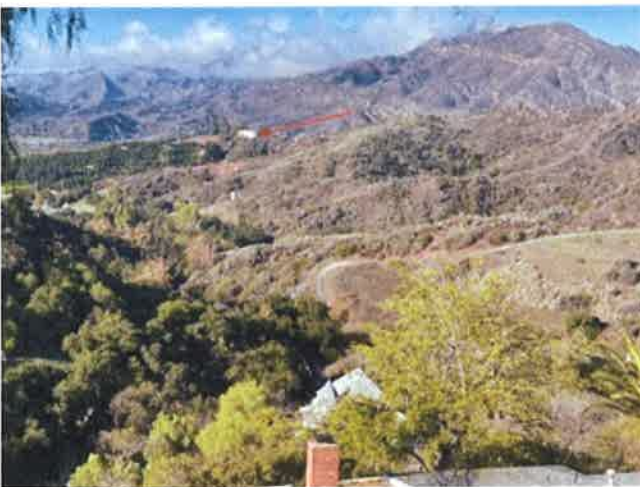
Hi Jennifer and Kristina

It has come to our attention that the water tanks on top of the hill in the attached photo (see red arrow) belong to Camp Ramah. These are quite an eyesore for the neighbors (it looks much, much, smaller in the photo than it does in real life). We were wondering if it is possible to have them paint the water tanks the same color as some of the surrounding trees (either dark gray-green or dark green) and plant some trees on the west and north west sides. It appears there was some attempt to obscure the tanks from the south, but the neighborhood up on Foothill stares right at these towers. It would greatly be appreciated if these towers could be camouflaged into the landscape somehow.

111-1

Regarding the Fairview neighbors, we were wondering if no idling, no stopping of large buses on Fairview Road or on the driveway before the gate to Camp Ramah would be a restriction the planning commission would consider.

Thank you for your consideration.
Elaine Aliberti



Comment # 111

Response to Comment from Ramona Schroeder, dated December 5, 2022

111-1. The Commenter is concerned that the water tanks on top of the hill that belong to Camp Ramah are an eyesore for the neighbors. The Commenter is requesting that the Camp plant some trees on the west and northwest sides of the tanks and paint the tanks the same color as some of the surrounding trees. The MND evaluated visual impacts in the impact discussion for Section B, Item 6. The water tanks are on APN 010-0-060-070. This APN is proposed to be included within the boundary of the CUP for passive recreation, specifically hiking on existing trails. The MND concluded that the proposed uses of this parcel for recreational activity will not create a new adverse impact on public views. No structures or vegetation removal is proposed on the parcel and the existing water tanks are owned by the Meiners Oaks Water District. Therefore, based on the proposed use of the parcel and the fact that the Camp does not own the tanks, the Camp is not required to screen the water tanks from public views.

Boero, Kristina

From: Elaine Aliberti <pcfencing@icloud.com>
Sent: Monday, December 5, 2022 5:06 PM
To: Trunk, Jennifer; Boero, Kristina
Subject: Water tanks on Camp Ramah property

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

Here is a picture of the tank from inside the house. It would be nice if it could be camouflaged as it really stands out as an eye sore
Thanks for your consideration



Boero, Kristina

From: Ramona Schroeder <ramona.brunette@gmail.com>
Sent: Monday, December 5, 2022 12:38 PM
To: Trunk, Jennifer; Boero, Kristina
Subject: CUP condition. Light, noise and sound mitigation on the baseball diamond and the meditation deck.

112.

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

[Download full resolution images](#)
[Available until Jan 4, 2023](#)

Hi Jennifer

As a mitigation for light, sound and vibration, please include as a CUP condition that no amplified events be had on the baseball field. There are other areas where amplified entertainment can be set up. The sound emanates directly into our living room.

Please listen to an event just this summer
Where the sound was deafening.

Also I noticed the "meditation" deck is being used for other entertainment purposes with speakers and lights. It was recently used for a large wedding with movable lights and a large black speaker on a tripod. Regardless of what it tells you, the camp is not kind to its neighbors.

Best!
Ramona Schroeder

112-1

Comment # 112

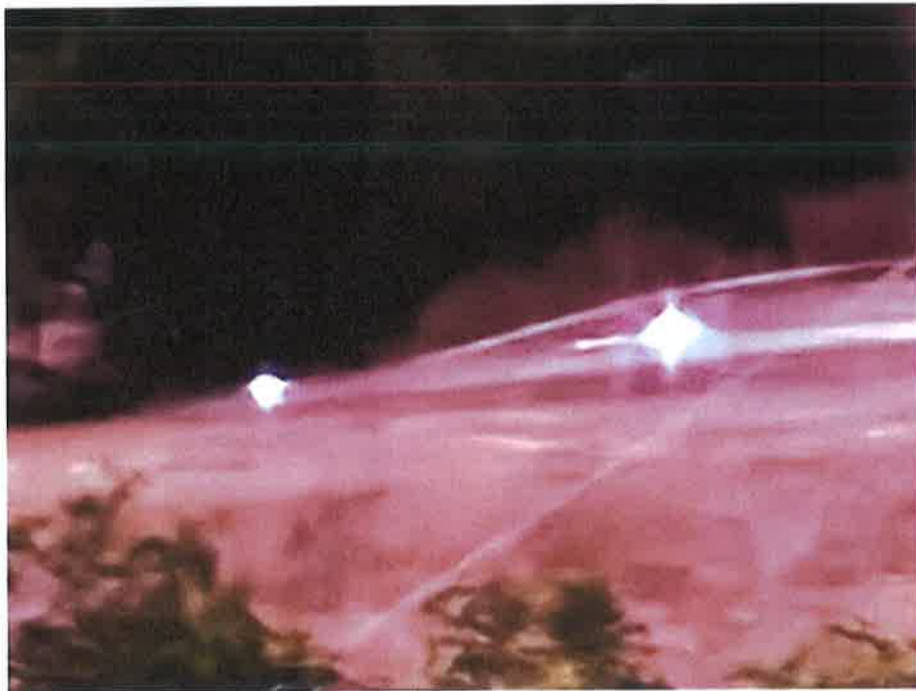
Response to Comment from Ramona Schroeder, dated December 5, 2022

112-1. The Commenter is concerned that events with amplified sound are being held on the baseball field and the meditation deck, which also has lights. The proposed project does not include use of the baseball field and meditation deck with amplified sound. The MND evaluated the location of outdoor amplification equipment in the impact discussion for Section B, Item 21. The MND concluded that based on the noise measurement included in the Dudek Noise Study (Exhibit 4, Attachment 13) the use of outdoor amplification equipment inside the Girl's gazebo for use during summer camp and non-summer camp programs (e.g., dance classes, occasional outdoor dining); at the Tennis Courts; at the Main Dining Room Lawn; at the amphitheater; and Fire Pit at Boy's Tent Area would exceed General Plan Policy Haz-9.2 noise thresholds. However, with the implementation of four recommended mitigation measures (N-1 through N-4) noise impacts will be reduced to a less than significant level. Speakers will be positioned at the amphitheater to the northeast and northwest, in the direction of the audience, and away from the eastern property line; noise attenuation devices (i.e., sound blankets) will be installed on the southern and eastern fence at the tennis courts; a sound monitoring system will be installed on the amplification systems; and, the Camp will designate a primary and secondary contact person that will be available, via telecommunication, 24 hours a day. These recommended mitigation measures apply year round and only Camp owned amplification systems with approved sound attenuation mechanisms can be utilized at all non-summer month program or activity. In addition, the project will be conditioned to allow outdoor amplification equipment only in the following fixed locations: inside Girl's gazebo; Tennis Courts; Main Dining Room Lawn; amphitheater; and Fire Pit at Boy's Tent Area (MND Exhibit 4, Attachment 3).

The MND also evaluated outdoor lighting in the impact discussion for Section B, Items 4A, 6 and 25. There are no restrictions on the location of exterior lighting in the allowed fixed locations which include amplified equipment, as discussed in Section B, Item 21 of the MND. The MND evaluated exterior lighting in the impact discussion for Section B, Items 4C, 22 and 25. Existing camp structures and outdoor activity areas are located more than 100 feet north of Fairview Road, a public road, and are screened by existing dense vegetation. The proposed Machon Village is setback more than 2,000 feet north of Fairview Road. Camp Ramah programs and activities occur throughout various areas within the camp and would also not be visible from Fairview Road. To ensure that any new exterior lighting does not adversely impact the surrounding areas and is consistent with the exterior lighting requirements of the Ojai Valley Dark Sky Ordinance overlay zone (NCZO Section 8109-4.7.4), recommended Mitigation Measure BIO-4 requires a Lighting Plan to ensure exterior lighting is directed downward and does not spillover to adjoining properties or open space areas. In addition, in order to minimize light and glare on the project property, recommended Mitigation Measure BIO-4 requires 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.

Screenshots from Schroeder CUP condition. Light, noise and sound mitigation on the baseball diamond and the meditation deck. Email, received 12-5-22



Boero, Kristina

From: Ramona Schroeder <ramona.brunette@gmail.com>
Sent: Monday, December 5, 2022 11:09 AM
To: Trunk, Jennifer; Boero, Kristina
Subject: Wildlife can't vote. Please attach to my biological resources comment letter.

113.

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

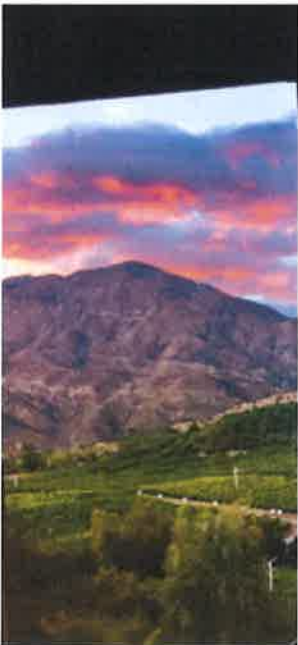
[Download full resolution images](#)
[Available until Jan 4, 2023](#)

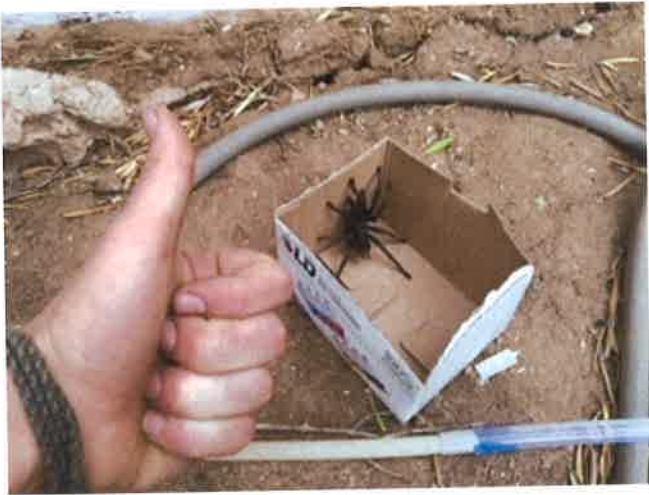
Hi Jennifer. All of this wildlife and many more live right next to Camp Ramah and use McDonald Creek as their water source and nesting grounds. Climate change, drought and Ramah pumping out of their new well all need to be considered before allowing a huge footprint expansion by the Camp.

Please attach this to my bio letter.

Best!

Ramona Schroeder







[Click to Download](#)

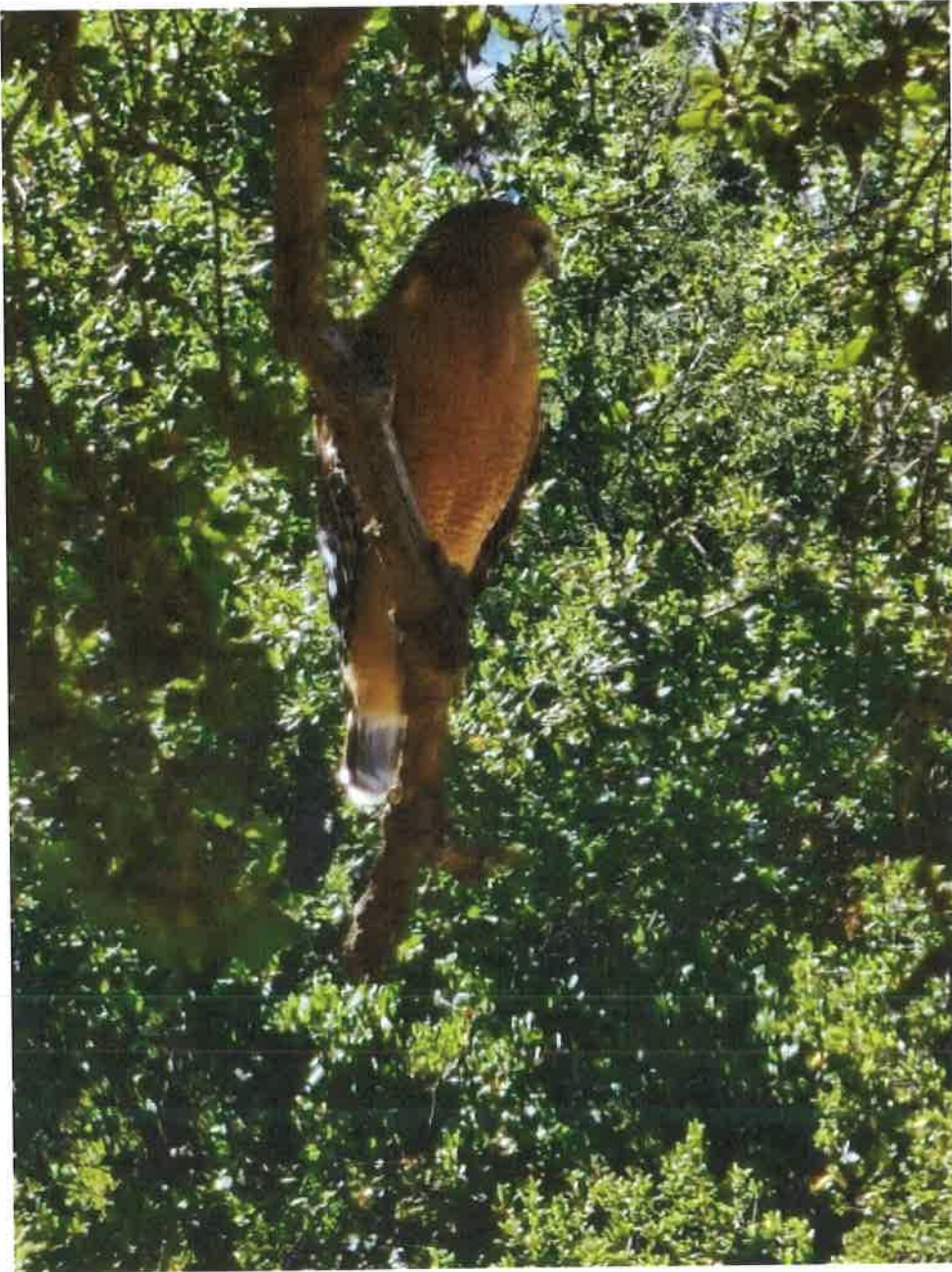
IMG_1697.MOV

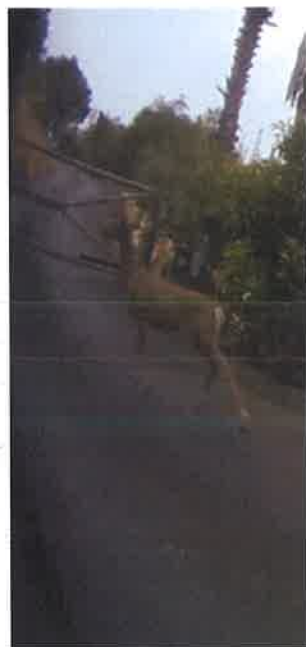
0 bytes

[Click to Download](#)

IMG_4098.MOV
0 bytes













ODAY 12:14:24 AM

12

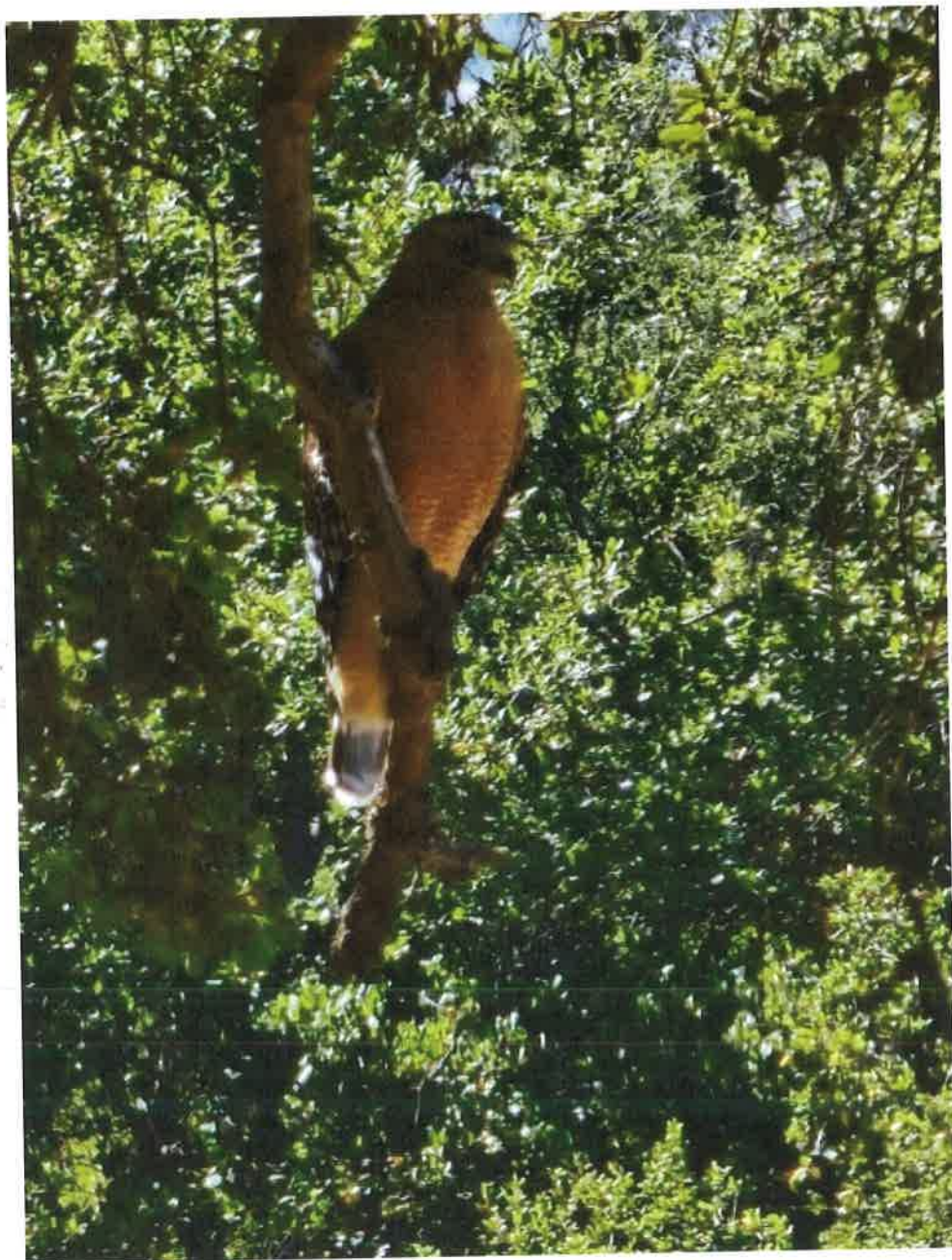


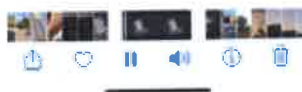
Motion























Done
3:25
Turtle.jpg



Done
3:25
Turtle.jpg

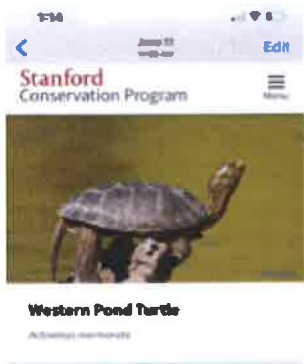




Click to Download

RingVideo_20220603_070857.MP4
0 bytes





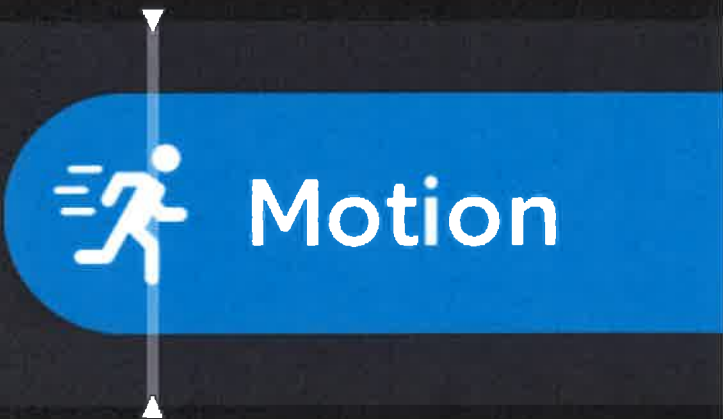
Western Pond Turtle

Share / Like / Comment





DAY 12:14:24 AM



California Slender Salamander (*Batrachoseps*)
der was found in my backyard in the northeastern
under an oak stump that was stored under a grape



ring.com

[Click to Download](#)

IMG_3302.MOV

0 bytes



Sent from my iPhone

Boero, Kristina

From: Boero, Kristina
Sent: Friday, December 9, 2022 10:13 AM
To: Randy Michaels; 'steve@sepps.com'; Jane Carroll
Subject: FW: New Traffic Study

114.

-----Original Message-----

From: Ramona Schroeder <ramona.brunette@gmail.com>
Sent: Monday, December 5, 2022 12:14 PM
To: Trunk, Jennifer <Jennifer.Trunk@ventura.org>; Boero, Kristina <Kristina.Boero@ventura.org>
Subject: New Traffic Study

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

Hi Jennifer.

Regarding traffic on Fairview and Foothill, it is felt a new traffic study should be in order due to recent modifications of Highway 33. Two lanes of highway 33 have been permanently removed. Ojai City Council is calling it a "road diet". This gives cyclists two lanes for their bikes and it provides a permanent safer space for them to navigate. This forces most Ojai locals who want to get to Meiners Oaks to take Fairview road as a detour.

This changes the calculations and must be resolved BEFORE a vote can take place. There are other issues with the older 1990 traffic study that should be looked at. Traffic has changed a lot in 30 years. A new accurate traffic study is in order.

Best,

Ramona Schroeder

Sent from my iPhone

Boero, Kristina

From: Ramona Schroeder <ramona.brunette@gmail.com>
Sent: Friday, December 9, 2022 10:28 AM
To: Boero, Kristina
Subject: Re: Sound and vibration mitigation. Busses at 80 plus decibels

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

Thank you. La Luna which turns into Fairview Road when it crosses highway 33 has a two axle limitation.
Ramona Schroeder

Sent from my iPhone

On Dec 9, 2022, at 10:09 AM, Boero, Kristina <Kristina.Boero@ventura.org> wrote:

Hi Ramona,

Planning is checking into your question about limiting the number of axles for busses on Fairview. Also, I will add your comment and the recordings to the record.

Kristina Roodsari Boero, M.P.P.A. | Senior Planner
Residential Permits Section
kristina.boero@ventura.org

Ventura County Resource Management Agency | Planning Division
P. 805.654.2467 | F. 805.654.2509
800 S. Victoria Ave., L #1740 | Ventura, CA 93009-1740
Visit the Planning Division website at vcrma.org/planning
For online permits and property information, visit [VC Citizen Access](#)



From: Ramona Schroeder <ramona.brunette@gmail.com>
Sent: Monday, December 5, 2022 11:35 AM
To: Trunk, Jennifer <Jennifer.Trunk@ventura.org>; Boero, Kristina <Kristina.Boero@ventura.org>
Subject: Sound and vibration mitigation. Busses at 80 plus decibels

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

Hi Jennifer.
The surrounding neighbors on Fairview experience dozens of daily busses that many times exceed 80 decibels or more.

As a mitigation for sound and vibration, I would request the CUP require all busses be no more than two axle, as they are on La Luna Street, and that all busses be electric by 2025. Also these busses have caused neighborhood damage. Please see the second video of a ramah party bus crashing into a gate and tree.

Best

Ramona Schroeder

Schroeder Photo of Sound and vibration mitigation. Busses at 80 plus decibels,
Received December 5, 2022



Boero, Kristina

From: Ramona Schroeder <ramona.brunette@gmail.com>
Sent: Friday, December 9, 2022 9:03 AM
To: Trunk, Jennifer; Boero, Kristina
Subject: Signage Ramah. Conference Center at a Camp

115.

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hi. Was there a permit for this sign? It is lighted all night and the lights are glaring. Please have them remove the night lights.

115-1



Sent from my iPhone

Comment # 115

Response to Comment from Ramona Schroeder, dated December 9, 2022

- 115-1. The Commenter is inquiring whether the applicant obtained a permit for the “Mark and Pauline Zimmer Conference Center” sign located at the intersection of Camp Ramah Road and Fairview Road. The Commenter also asserts that the sign is light up all night. Refer to Response to Comment No. 112 for a discussion on exterior lighting impacts that would result from the proposed project. The MND did not address signage as it is a local regulation and not an environmental impact pursuant to the California Environmental Quality Act (CEQA). A discussion of signage is included only for informational purposes. The sign is exempt from a permit pursuant to Section 8110-3(b) of the County’s Non-coastal Zoning Ordinance (NCZO), as it is a memorial sign that includes the name of a building cut into the masonry surface and constructed of noncombustible material. Section 8110-6.5 of the NCZO allows signs in open space and residential zones to have indirect or diffused illumination. In addition, Section 8109-4.7.5(e) of the NCZO allows lighting for signage in accordance with Section 8110 of the NCZO.

Boero, Kristina

From: Boero, Kristina
Sent: Friday, December 9, 2022 10:40 AM
To: 'steve@sepps.com'; Randy Michaels; Jane Carroll
Subject: FW: Ramah Bonfire next to brush/chaparral

116.

From: Ramona Schroeder <ramona.brunette@gmail.com>
Sent: Friday, December 9, 2022 8:59 AM
To: Trunk, Jennifer <Jennifer.Trunk@ventura.org>; Boero, Kristina <Kristina.Boero@ventura.org>
Subject: Ramah Bonfire next to brush/chaparral

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

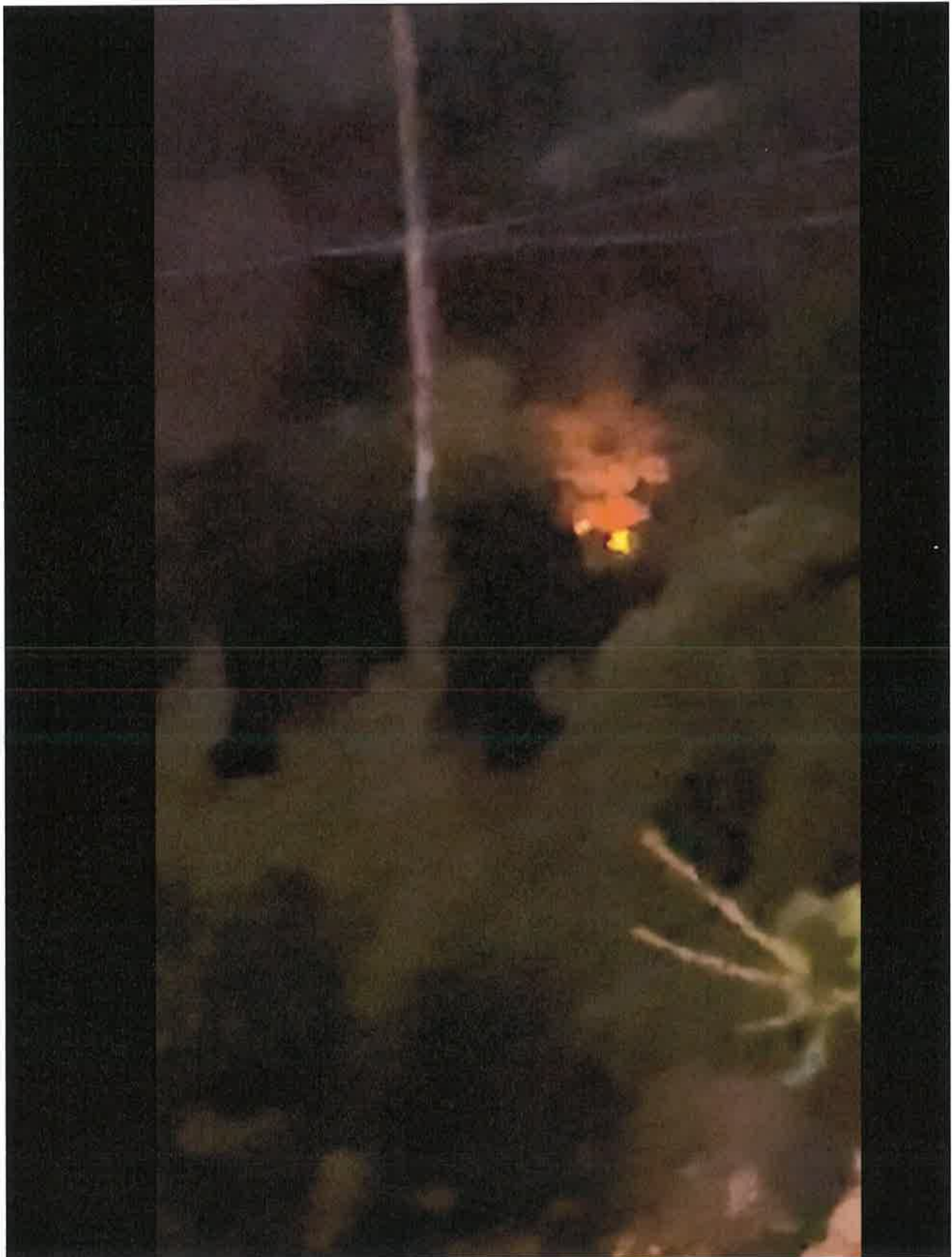
[Download Attachment](#)
[Available until Jan 8, 2023](#)

[Click to Download](#)

IMG_3411.MOV
0 bytes

Sent from my iPhone

Screenshot of Bonfire received from Ramona Schroeder on 12-3-22



19 December 2022

Via email only to kristina.boero@ventura.org

Kristina R. Boero, Senior Planner
Ventura County Resource Management Agency / Planning Division
800 S. Victoria Avenue, L#1740
Ventura, CA 93009-1740

Re: Camp Ramah's Response to Public Comments Submitted in connection with
Rerouting MND for Major Modification to CUP No. 3048 (Case No. PL18-0052)

Dear Ms. Boero,

This letter supplements our June 17, 2022 letter, which responded extensively to the public comments following the April 2022 circulation of the Mitigated Negative Declaration ("MND") for the proposed modification to Camp Ramah's CUP No. 30458 (the "CUP"). As you know, the County subsequently determined that it needed to update the MND to address biology mitigation measures that the County inadvertently omitted from the initial MND and then required recirculation of the updated MND.

We are writing to respond to the letters that the County received during the more recent public comment period for the recirculated MND. As previously, the Camp's leadership and consultant team have carefully read and thoughtfully considered each letter. Through this written response, we hope to continue to dispel any misconceptions about Camp Ramah's proposed project.

A. Clarification of Reason for Recirculating MND

There appears to be some misunderstanding from some members of the public that the Camp has made further changes to the project scope which generated the requirement to recirculate the MND. As you know, that is not the case and the decision to recirculate the MND was made by the County, not the applicant, in order to add biology measures that were covered in the exhibits but not in the main body of the April 2022 MND.

B. Response to Community Member Comments about Potential Project Impacts

As previously, some community members expressed concern that Camp Ramah's project might have negative impacts on noise, traffic, water, biology (e.g., oak trees, wildlife), open space, light, and fire hazards. We would like to re-emphasize that Camp Ramah spent extensive time and effort analyzing each of these issues and identifying ways to avoid or mitigate the impact of the project. Camp Ramah is committed to

avoidance and mitigation of the project impacts and has already signed a mitigation agreement with the County.

1. The project will mitigate noise in compliance with applicable ordinances

Many of the comment letters continue to demonstrate an inaccurate understanding of the raucous noise ordinance. The ordinance does not prohibit all noise after 9PM. The ordinance is directed towards emitters of amplified sound that are audible as measured 50' from the property boundary of the source of the emission between 9PM and 7AM. The definition of the term audible varies by source, but a conservative interpretation is that the human ear can detect a 2dB difference in sound, as measured against ambient noise levels.

Therefore, amplified noise may still be emitted as long as it does not create an audible impact as described above. Table 7 of the noise report distributed with the MND shows the ambient noise levels at the property boundaries will be greater than the noise emitted from existing amplified noise events at the Camp that operate after 9PM. That is, the noise expert is modeling that amplified noise from these events will comply with the ordinance, if the proposed mitigations outlined in the MND (e.g., noise blankets, speaker orientation, sound limiting equipment, etc.) are implemented.

Table 7			
Average Noise Levels With Mitigation			
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
Ambient¹ (LEQ HOUR)	37	35	35

A respondent submitted a noise report from Advanced Engineering Acoustics that proposes sound mitigation that is largely similar to what the Camp is already proposing, i.e., installing audio equipment that automatically limits the maximum sound levels being generated by the system so that it complies with the Ventura Noise Element and raucous noise ordinance.

Several letters suggest a trial period for the mitigation. However, the sound system mitigation is already designed to be programmed by a county approved noise consultant to meet noise standards based on actual field measurements, before the system goes into operation. These efforts and the conditions of approval are subject to oversight by planning and permit compliance staff.

2. The Camp follows fire safety policies

Fire safety is an important issue for the Camp and the safety of its staff, campers and neighbors is of paramount concern. The Camp has several policies in its handbook regarding fire prevention and fireworks are prohibited. Further, the existing CUP has numerous conditions related to fire protection including access roads, spark arresters, fire hydrants, fire extinguishers, and brush clearance. Fires are only allowed in permitted locations and a fuel modification plan is required for the proposed Machon.

3. The Camp is a local, long-term nonprofit that operates for public benefit

In her comment letter, one respondent states that Camp Ramah is an out-of-town enterprise and that the Camp does not operate for a public benefit. However, Camp Ramah is a non-profit that has been operating in the Ojai area for nearly 70 years and at the current site for 50 years. The Camp has historically hosted numerous public and private organizations that promote physical, mental and spiritual well-being including public and private schools, youth and family camps, yoga and spiritual retreats, community organizations (e.g., Rotary Youth Leadership), outdoor adventure camps, Camp in Harmony (for disadvantaged youth), recovery and prevention programs, therapy groups and the summer camp. The Camp contributes to the local economy by employing people from Ojai and throughout Ventura County and purchasing substantial amounts of food and products at local businesses. Camp Ramah is used as a staging area in fighting regional fires including the recent Thomas Fire and maintains a reservoir that is used for fire suppression of regional fires.

4. The Camp is not widening Fairview Road

One respondent believes that the project is widening Fairview Road. That is not the case. Instead, an existing dirt access road on Camp property which leads to the proposed Machon location will be improved and widened to meet fire department requirements.

5. The Camp is not removing heritage trees

One of the respondents alleges that heritage trees are proposed for removal. That is not the case. None of the four (4) trees proposed for removal are heritage trees and none are located on open space zoned property. Removal of the trees will be mitigated and existing trees protected as discussed in the MND.

6. The Camp is not proposing new streetlights

One letter suggests that the project will include an array of streetlights. No such lighting is proposed. All proposed lighting will meet County dark sky standards for lighting.

Thank you for the opportunity to address the recent MND comment letters from members of the public. If you, or members of the public, have any questions, I can be reached at (805) 966-2758 x111.

Sincerely,

SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES, INC.

A handwritten signature in black ink, appearing to read "Steve Welton", written in a cursive style.

Steve Welton, AICP
Principal Planner



Rincon Consultants, Inc.

180 North Ashwood Avenue
Ventura, California 93003

805 644 4455 OFFICE

info@rinconconsultants.com
www.rinconconsultants.com

December 19, 2022
Rincon Project No: 18-05485

118.

Jennifer M. Trunk
Planning Manager
Ventura County Resource Management Agency
800 South Victoria Avenue
Ventura, California 93009
Via email: Jennifer.Trunk@ventura.org

Subject: Peer Review of the Noise Analysis for the Camp Ramah Project, Ventura County

Dear Jennifer:

Rincon conducted a peer review of the "Concerns about Camp Ramah New Construction, Operations and Temporary Events Ambient Noise and Concerns of Rural Quiet Residential Noise Impacts" letter prepared by Advanced Engineering Acoustics (November 3, 2022). This review considers the accuracy and appropriateness of the study. Rincon reviewed the study to ascertain the adequacy of the assumptions, results, and recommendations.

The peer review was conducted by Josh Carman, Director – Noise, Air Quality and Greenhouse Gas. Josh has over 20 years of experience in the field of environmental noise and acoustics and has participated in the environmental review and monitoring process for a wide variety of projects in California, Washington, Nevada, and New York. He is certified in the use of SoundPLAN and the Federal Highway Administration (FHWA) Traffic Noise Model (TNM), and he is a member of the Institute of Noise Control Engineering (INCE).

The following are the comments on the noise analysis:

1. **Ambient Noise Measurements.** The equipment, methodology, and field procedures described for ambient noise measurements at Sites C, D, and E were appropriate and in keeping with industry best practice. Ambient noise data are contained in graph form and in the appendix. The letter would benefit from a summary table(s) showing the lowest hourly Leq by time period (day, evening, and night) and CNEL for each site.
2. **Summary of Ventura County Noise Standards.** The summary of Ventura County noise standards is accurate.
3. **Findings.** It is stated that, "amplified sound propagation tests and event noise monitoring have been performed by AEA for many Ventura County rural outdoor weddings and special event venues over the years, in order to prevent event noise impacts to nearest and distant residential properties. In doing so, AEA has demonstrated that properly controlled DJ-type amplified sound systems and portable bull horns operating at medium-high sound loudness setting created a noise level at nearby rural residential properties of just below the evening hourly average noise limit of 50 dBA Leq set by the County." Since AEA does not provide any substantiation to these general claims, Rincon is not able to verify them.



4. **Recommendations.** AEA recommends that broadband and tonal source and receiver testing be conducted at the Camp (source) and receivers (residences) to simulate and characterize the sound propagation of proposed special event noise at the Camp to the surrounding residences. While there is certainly nothing wrong with this recommended testing procedure, AEA does not establish that it is necessary as any potential deficiency of the Dudek report (Revised Noise Assessment Technical Report for the Camp Ramah Project, February 2020). AEA further recommends that acoustical computer modeling be conducted to estimate noise impacts from the proposed Camp events at surrounding residences. Rincon reviewed the Dudek report and would concur that the original Dudek analysis should more clearly document how operational unmitigated and mitigated noise levels were estimated, modeled, or otherwise determined at surrounding residences (see further comments below).
5. **Monitoring Equipment Recommendations.** AEA recommends a specific control point sound level measurement system, the Extech SL130, which would allow event staff and the DJ to self-monitor event noise. The AEA letter goes on to state that the event person could require, "sound volume reductions whenever the respective 10-foot daytime control point noise exceeds 90 dBA or the evening control point noise exceeds 85 dBA." This is similar to Mitigation Measure 3 from the Dudek report which requires that Camp Ramah purchase and employ sound monitoring equipment. Rincon does not have an opinion on the specific make and model of equipment, but does agree that it would be beneficial to set performance standards at a specific distance close to the sound amplifying equipment (e.g., 10 feet or 25 feet) which would ensure that thresholds are not exceeded at nearby residences. It is not clear if the noise levels mentioned by AEA, "respective 10-foot daytime control point noise exceeds 90 dBA or the evening control point noise exceeds 85 dBA," are illustrative or whether they are intended to be specific to this project. If the latter, it is not clear from the AEA letter how they were determined to be protective of the thresholds at the nearby residences. Rincon recommends that performance standards close to the sound amplifying equipment specific to this project be developed so that event staff and the DJ can self-monitor during events.

Though the AEA letter does not specifically refer to the Dudek report, the County sent the Dudek report to Rincon, as it relates to some of the recommendations from the AEA letter. Rincon provides the following comments on the Dudek (Revised Noise Assessment Technical Report for the Camp Ramah Project, February 2020) report:

1. **Ambient Noise Measurements.** Table 1. It is not clear what the dates in the column represent in terms of the descriptions from the text, "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."
2. **Ambient Noise Measurements.** Table 1. Add lowest measured Leq for daytime, evening, and nighttime periods, as these are needed to determine thresholds for Significance Criteria (2) and (4).
3. **Significance Criteria.** Page 14. "(4) Outdoor events would generate noise levels above ambient levels at vicinity dwellings (residences)" This does not seem consistent with criteria that was established on Page 12, "For the purpose of interpreting the outdoor event ordinance, a noise level at least 2 dBA over the ambient noise level would be considered the thresholds for 'louder than ambient.'" Also, since there are multiple thresholds of significance that factor in the existing ambient by time of day at multiple nearby receptors, it is recommended that a table be created to show the numerical threshold at each nearby receptor (absolute value or increase over ambient).



4. **Table 4.** Clarify if "Eastern Property Boundary (West Facing Amphitheater Speakers Only)" is the same condition as Mitigation Measure 1.
5. **Reference Noise Levels.** Page 21. It is not clear where the reference noise levels are from (i.e., 70 dBA Leq at 21 feet for Café Ezra and 85 dBA Leq at 21 feet for Israeli Dance and amphitheater performances). Provide citation(s).
6. **Tables 5 and 6.** It is not clear why the projected noise levels are in terms of CNEL but are then compared to an hourly Leq standard.
7. **Averaged Noise Levels.** Page 23. It is not clear why the hourly noise levels between the 10:00 p.m. – 11:00 p.m. period were averaged over the four-day monitoring period. Rincon recommends taking the lowest hourly Leq measured as opposed to averaging.
8. **Mitigated Noise Levels.** Page 26. It is not clear what methodology or modeling was used to estimate the project noise levels with mitigation shown in Table 7.

This concludes Rincon's review of the subject reports. Following any revisions to the reports based on these comments and questions for clarification, Rincon is scoped to provide peer review of the revised report for completeness. We are available to discuss the comments and suggestions in this peer review at your request.

Sincerely,

Rincon Consultants, Inc.

A handwritten signature in black ink, appearing to read "Josh Carman".

Josh Carman, INCE-USA
Director – Noise, Air Quality & GHG

Boero, Kristina

From: Steve Welton <steve@sepps.com>
Sent: Wednesday, January 4, 2023 9:14 AM
To: Trunk, Jennifer
Cc: Boero, Kristina
Subject: USFS
Attachments: USFS - Signed letter of support.pdf

119.

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

Hi Jennifer,

Attached is the letter of support from the USFS that we submitted with our application. It describes the SUP/lease by Camp Ramah and also states that the SUP will follow the CUP term in terms of renewal schedule.

Does this work for you?

Kind Regards,
Steve

Steve Welton, AICP
Principal Planner



SUZANNE ELLEDGE

PLANNING & PERMITTING
SERVICES INC.

1625 STATE STREET, SUITE 1
SANTA BARBARA, CA 93101
PH: 805-966-2758 x 111
www.sepps.com



United States
Department of
Agriculture

Forest
Service

Los Padres
National Forest

Ojai Ranger District
1190 East Ojai Avenue
Ojai, CA 93023
(805) 646-4348
TDD: (805) 968-6790

File Code:

Date: April 17, 2018

Subject: Special Use Permit for Camp Ramah of California

I am writing this letter in support of Camp Ramah of California's application for modification of its conditional use permit (CUP) with the County of Ventura. You have informed me that the County has imposed certain CUP conditions upon Camp Ramah that are relevant to USFS. As further described below, USFS agrees to cooperate with Camp Ramah in the satisfaction of the County's CUP conditions.

First, the County is requiring Camp Ramah to have a current agreement with USFS for Camp Ramah's use of adjacent improved USFS land, which consists of approximately 5-7 acres and which is identified by APNs 010-0-070-030 and 010-0-070-30 (the "Property"). As you are aware, Camp Ramah has utilized the Property for several decades pursuant to various special use permits (SUPs). Although the most recent SUP for the Property has expired, the SUP renewal is in process. Unfortunately, the SUP renewal may take an undetermined amount of time to finalize. This situation is not unique to Camp Ramah -- nationally, there are numerous expired special use permits with pending renewal applications due to USFS budget cuts and staff shortages. In consideration of the economic constraints creating the special use permit renewal application backlog, it is USFS policy to honor prior special use permits until the applicable renewal process has concluded. Since Camp Ramah's SUP renewal for the Property is in process and Camp Ramah has continued to pay its annual SUP fee, USFS will honor the prior SUP until the SUP renewal is finalized. Furthermore, USFS will undertake all feasible steps to expedite the processing of Camp Ramah's SUP renewal application for the Property.

Second, the County is requiring the SUP term and the CUP term to run concurrently (e.g., if the CUP term is 20 years, then the SUP term must run for at least the same 20 year period). USFS agrees to renew the SUP in accordance with this condition.

In sum, by this letter, I am confirming the following matters: (a) USFS is in the process of renewing the SUP for Camp Ramah's use of the Property; (b) USFS will honor Camp Ramah's prior SUP until such time that the SUP is renewed; and (c) USFS agrees to renew the SUP for a time period that coincides with the CUP term. Please do not hesitate to contact me with any follow-up questions. I can be reached by email at jsmith03@fs.fed.us or by telephone at (805) 448-0276.

Sincerely,

JOHN F. SMITH
District Ranger





Venskus & Associates
A PROFESSIONAL CORPORATION

603 WEST OJAI AVE., SUITE F
OJAI, CALIFORNIA
93023
TEL: 805-272-8628

1055 WILSHIRE BLVD., SUITE 1996
LOS ANGELES, CALIFORNIA
90017
TEL: 213-482-4200

January 17, 2023

Kristina Boero, Senior Planner
Jennifer Trunk
Ventura County Resource Management Agency
Planning Division
800 South Victoria Avenue, L# 1740
Ventura, California 93009-1740
Phone: (805) 654-2467
Email: kristina.boero@ventura.org
Email: Jennifer.Trunk@ventura.org

RE: PROPOSED EXPANSION OF CAMP RAMAH

This firm has been retained by the Foothill and Fairview Neighbors with respect to the Camp Ramah expansion project. This project is a prime example of how unchecked development can result in the slow creep of nuisance conditions on parcels of property. The original CUP for Camp Ramah ("Camp") was approved in 1969 as a camp for children, youth, and university personnel for study, sports and recreation.

Since this time, the Camp has embarked on a campaign of staggered expansion. Between 1971 and 2005, the Camp received modifications and/or permit adjustments to the CUP on no fewer than 10 occasions. But the Camp has also taken a "build-first-get-permission-later" approach. The instant MND actually contains a separate heading addressing the "Legalization of Existing Structures" that were illegally built without permits. (MND p. 7.) This list includes requested post-hoc legalization of basketball and volleyball courts, an outdoor sanctuary trellis, a meditation deck and shade structures. (*Ibid.*)

In 2004, the Camp irreversibly damaged its first open space parcel by developing a "Retreat" on APN 010017002. (MND pp. 5, fn 2, 449; and Dudek February 2020 Report, p.2, Figure 1.) The Camp and the County both claim that this Adult Retreat is separate from Camp Ramah (MND p. 5, fn 2) but an advertisement issued by the Camp refers to the retreat as "The Zimmer Retreat & Conference Center at Camp Ramah" and lists basketball and volleyball courts and use of the Camp's beds among the amenities on offer. (Exh. A Rental Advertisement.)(Emphasis added.)

Tactics like these have resulted in a staggered expansion of various components of the Camp throughout the years. Some if not all of these discreet projects have evaded full California Environmental Quality Act review pursuant to an Environmental Impact Report by using a piecemeal development strategy and/or exemptions and Mitigated Negative Declarations. Since 2017, the Camp has made many attempts to further modify the CUP to expand the use and activities on offer to its attendees.

During its operation, the Camp has disregarded the conditions of the CUP meant to safeguard neighbors and the Camp's attendees. On various occasions the Camp has ignited bonfires in a fire prone area that was involved in the Thomas Fire. (Exh. B [Video of Bonfire accessible via the following dropbox link: https://drive.google.com/drive/folders/1-5RRs23J_-dRroH-NaijiKBupYyp6RIw] and Exh. C [Fire Department Email indicating that the Camp will be notified of requirement for Bonfire Permits].) The Camp has erected lights that shine onto or are visible from the neighboring homes. (Exh. D [Emails and Photographs Re: Spot Lights].)

The Camp has apparently decided that it no longer wants to operate exclusively as a youth camp. In an effort to monetize the land during periods of time when summer camp is not in session, the Camp now advertises and hosts numerous adult events or other events completely unassociated with youth camp activities. (Exh. A [Rental Advertisement]; Exh. E [Photographs of Weddings]; and Exh. F [Chart and Tally of Events and Attendances for 2019].) The Camp's youth camp has become ancillary to these third-party events.

The Camp's latest expansion effort concerns an application to expand the Camp's physical boundaries and damaging land use activities into areas zoned as open space, despite already destroying one parcel of open space when the Camp built the retreat. This letter addresses the grave noise and open space concerns that will result from the County's approval of yet another expansion by the Camp into open space.

The Foothill and Fairview Neighbors realize that a summer camp provides benefits to the community and to its attendees, but the Camp must respect the area in which it operates and it is time for the County to meet its obligation to stop the nuisance activity in the Camp and in the process, reel-in the Camp's disrespectful behavior.

To strike the correct balance between the Camp's operation and the Neighbors' quiet use and enjoyment of their properties, the Foothill and Fairview Neighbors request that:

1. the County prohibit any further development on open space and relocate the proposed Machon Village onto the parcel on which Camp Ramah is currently situated. Had consideration been given to the noise emanating from camp events that disturbs the neighbors, or had meetings with the neighbors been conducted as conditioned in the CUP, the proposed new structures could be sited and oriented on the existing camp parcel to help mitigate/block the noise nuisance and could be part of a solution to the noise nuisance. We request that

- meetings with neighbors be required and neighbors approve any proposed new structures on Camp Ramah property;
2. the County protect residents from noise impacts by forcing the Camp to comply with the Noise Ordinance (prohibiting amplified sound) after 9:00 p.m., seven days a week;
 3. the County require use of a power supply relay that automatically cuts-off power to any amplification device used on the premise which violates the pre-9:00 p.m. County Noise Standards or which attempts to operate past 9:00 p.m.; and
 4. the County prohibit the Camp from hosting activities that fall outside the original scope of the CUP permitting the use of the grounds for a youth camp.

I. LEGAL FRAMEWORK

A. The Hierarchy of Land Use Regulation

The Planning and Zoning Law of California (*Government Code* (“*Gov. Code*”) § 65000 et seq.) establishes the authority of most local government entities to regulate the use of land. (*Gov. Code* § 65850.) “The general plan is atop the hierarchy of local government law regulating land use.” (*Neighborhood Action Group v. County of Calaveras* (1984) 156 Cal.App.3d 1176, 1183.)

“Subordinate to the general plan are zoning laws, which regulate the geographic allocation and allowed uses of land. (*Neighborhood Action Group*, supra, 156 Cal.App.3d 1176, 1183.) “Most zoning ordinances specify certain uses as of right and certain other uses allowed only by use permit for each zone. This mechanism enables localities to control uses that may be desirable, but whose unrestricted existence at a specific location could engender a nuisance. Most conditionally permitted uses are such that the use could easily become incompatible with the surrounding uses, especially residential uses. Other types of conditionally permitted uses (for example, mineral extraction or drive-through businesses) may raise specific issues such as traffic, noise, or health and safety, requiring close scrutiny regarding the desirability of the location and the need to impose conditions on the use to protect against nuisance. Common uses allowed by CUP are liquor stores, alcohol service at restaurants, cannabis retail locations, and automotive repair, and places of worship, schools, or hotels in residential zones.” (4 *California Environmental Law & Land Use Practice* § 60.31 (2022)(Emphasis added); see also *Neighborhood Action Group*, supra, 156 Cal.App.3d 1176, 1183-1184 [“ Zoning laws regulate land uses in two basic ways. Some uses are permitted as a matter of right if the uses conform to the zoning ordinance. Other sensitive land uses require discretionary administrative approval pursuant to criteria in the zoning ordinance. (§ 65901.) They require a conditional use permit. (See *Cal. Zoning Practice*, supra, § 7.55 et seq.) The reason for discretionary treatment is that these are uses which cannot be said to be always compatible in some zones while always incompatible in others. . . .The traditional purpose of the conditional use permit is to enable a municipality to exercise some measure of control over the extent of certain uses, such as service stations, which, although desirable in limited numbers, could have a detrimental effect on the community in large numbers.”].)

The state legislature has found and declared that "Decisions involving the future growth of the state, most of which are made and will continue to be made at the local level, should be guided by an effective planning process, including the local general plan, and should proceed within the framework of officially approved statewide goals and policies directed to land use, population growth and distribution, development, open space, resource preservation and utilization, air and water quality, and other related physical, social and economic development factors." (*Gov. Code* § 65030.1.)

A local permit action taken without compliance with the hierarchy of land use laws is ultra vires as to any defect implicated by the uses sought by the permit. (*Neighborhood Action Group*, supra, 156 Cal.App.3d 1176, 1184.) Zoning laws must conform to the adopted general plan and all of its elements. (*Ibid.*) Land use actions, including CUPs must be consistent with any pertinent general plan elements. (4 *California Environmental Law & Land Use Practice* § 60.31 (2022); *Neighborhood Action Group*, supra, 156 Cal.App.3d 1176, 1185.)

However, a zoning ordinance may provide more protections than provided by a local general plan. (E.g. *Creditors Collection Service v. Castaldi* (1995) 38 Cal.App.4th 1039, 1043 [A specific limitation provision prevails over a more general provision.]; *Alvarado v. Dart Container Corp. of California* (2018) 4 Cal.5th 542, 564 [More specific laws are controlling to the extent they are protective/restrictive than others]; *Kearney v. Salomon Smith Barney, Inc.* (2006) 39 Cal.4th 95, 106 [Federal privacy law does not preempt a more protective Californian privacy provision]; and *Public Resources Code* § 21099 [does not preclude a public agency from establishing or adopt thresholds of significance that are more protective of the environment.].)

The landmark case of *Topanga Asso. for Scenic Community v. County of Los Angeles* established that a decision on an application for a quasi-judicial zoning action [like a CUP or Addendum to a Mitigated Negative Declaration] must be accompanied by written findings, supported by substantial evidence in the record, that satisfy the criteria of the local zoning ordinance and, if applicable, *Gov. Code* § 65906. Although they need not be as formal as judicial findings, the findings must bridge the analytic gap between the raw evidence and the ultimate decision. The findings must be sufficient to enable the parties to determine on what basis they should seek review in court, and, in the event of a legal action, to apprise the court of the basis for the local jurisdiction's decision. (*Topanga Asso. for Scenic Community v. County of Los Angeles* (1974) 11 Cal.3d 506, 515.)

B. Open Space Laws

Conservation, preservation and the continued existence of open space is an objective contained in the California Constitution. (*Cal. Const. Art. XIII* § 8.) The state general plan statutes were amended to include provisions requiring local agencies to protect open space. (*Gov. Code* § 65302(e).) The state legislature has declared that "the preservation of open-space land...is necessary not only for the maintenance of the economy of the state, but also for the assurance of the continued availability of land for the production of food and fiber, for the

enjoyment of scenic beauty, for recreation and for the use of natural resources.” (*Gov. Code § 65561(a).*) The state legislature further declared that “discouraging premature and unnecessary conversion of open-space land to urban uses is a matter of public interest and will be of benefit to urban dwellers because it will discourage noncontiguous development patterns which unnecessarily increase the costs of community services to community residents.” (*Gov. Code § 65561(b).*)

The legislature has stated that “[i]t is the intent of the Legislature in enacting this article (a) To assure that cities and counties recognize that open-space land is a limited and valuable resource which must be conserved wherever possible, (b) To assure that every city and county will prepare and carry out open-space plans which, along with state and regional open-space plans, will accomplish the objectives of a comprehensive open-space program.” (*Gov. Code § 65562.*) Specifically, the state open space statute indicates that “No building permit may be issued, no subdivision map approved, and no open-space zoning ordinance adopted, unless the proposed construction, subdivision or ordinance is consistent with the local open-space plan.” (*Gov. Code § 65567.*)

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

The County’s Open Space Element policy COS-9.1 states, “The County shall preserve natural open space resources through: the concentration of development in Urban Areas and Existing Communities; use of cluster or compact development techniques in discretionary development adjacent to natural open space resources; maintaining large lot sizes in agricultural areas, rural and open space areas; discouraging conversion of lands currently used for agricultural production or grazing; limiting development in areas constrained by natural hazards; and encouraging agricultural and ranching interests to maintain natural habitat in open space areas where the terrain or soil is not conducive to agricultural production or grazing.”

Policy COS-9.3 states “The County shall place a high priority on preserving open space lands for recreation, habitat protection, wildlife movement, flood hazard management, public safety, water resource protection, and overall community benefit.”

The Ojai Valley Area Plan objective/goal OV-46 states that the County must “Ensure that recreational uses in sensitive Open Space areas preserve natural resources in balance with the provision of opportunities for the use and enjoyment of those resource.”

C. Noise Laws

The Ventura County General Plan, Hazard and Safety Element, defines noise sensitive uses as uses that are “generally considered to include those uses where noise exposure could result in health-related risks to individuals, as well as places where quiet is an essential element of their intended purpose. These uses include: residences; schools; historic sites; cemeteries; parks, recreation, and open space.” (7.9 Noise.)(Emphasis added.)

HAZ-9 provides a goal/objective “[t]o protect the health, safety, and general welfare of county residents by striving to eliminate or avoid the adverse noise impacts on existing and future noise sensitive uses.”

Policy HAZ 9.1 states “[t]he County shall prohibit discretionary development which would be impacted by noise or generate project-related noise which cannot be reduced to meet the standards prescribed in Policy Haz-9.2.”

Policy HAZ 9.2 states “[t]he County shall review discretionary development for noise compatibility with surrounding uses. The County shall determine noise based on the following standards...New noise generators, proposed to be located near any noise sensitive use, shall incorporate noise control measures so that ongoing outdoor noise levels received by the noise sensitive receptor, measured at the exterior wall of the building, does not exceed any of the following standards:

- a. Leq1H of 55dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 6:00 a.m. to 7:00 p.m.;
- b. Leq1H of 50dB(A) or ambient noise level plus 30B(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.”

(County of Ventura Hazard and Safety Element Policy HAZ 9.2)

Pursuant to the Ventura County Noise Ordinance, no person shall create within any residential zone of the County of Ventura any loud or raucous noise which is audible to the human ear during the hours of 9 p.m. to 7 a.m. of the following day, at a distance of 50 feet from the property line of the noise source or 50 feet from any such noise source if the noise source is in a public right-of-way. (VCMC § 6299-1.)

Finally, the Ojai Area Plan OV-53 states a goal/objective “[t]o provide for a quiet environment within the Ojai Valley through proper land use planning and permit conditioning.” And OV-54 states a goal/objective “[t]o separate and/or buffer noise sensitive uses from noise generating uses.” Policy OV54.1 states “[t]he County shall prohibit discretionary development which would create significant noise impacts to locate near residences and other noise sensitive uses (dwellings, schools, hospitals, nursing homes, churches and libraries) unless the impact is

mitigated to an insignificant level, as defined in the Noise section of the Countywide General Plan Hazards and Safety Element.”

D. County of Ventura Land Use and Conditional Permit Laws

i) Ventura County Zoning Regulations

The Camp is situated across Rural Exclusive (“RE”) and Open Space (“OS”) Zones. The purpose of RE zones are to provide for and maintain rural residential areas in conjunction with horticultural activities, and to provide for a limited range of service and institutional uses which are compatible with and complementary to rural residential communities. (VCMC § 8104-2.2) In RE zones, camps, campgrounds or assembly uses are only permitted by Conditional Use Permits. (VCMC § 8105-4.)

The purposes of Open Space (“OS”) Zones include, but are not limited to the preservation of natural resources and buffers against urban sprawl and uses. (VCMC § 8104.1-1.) Assemblies are not permitted in Open Space Zones and camps and campgrounds are only permitted in Open Space Zones if the property is in agricultural production. (VCMC §§ 8105-4 and 8107-17.0.) While the term “property” is not defined in the municipal code, the terms parcel and lot are interchangeable and are defined as “An area of land having fixed boundaries depicted on or described by a tentative map, final map, parcel map or instrument of conveyance for the purpose of defining land to be held, actually or potentially, in fee title as a discrete unit, or a permit area as determined by the Planning Director. Licenses, easements, and streets, alleys and similar rights-of-way are not lots.”

While the term “agricultural production” is not defined in this section, the term “agriculture” is defined in 8102-0 as meaning “Farming, including animal husbandry and the production and management of crops (including aquatic crops) for food, fiber, fuel and ornament.” Finally, the VCMC states that camp facilities shall be developed in accordance with applicable County standards so as to not produce a significant amount of noise. (VCMC § 8107.17-7.)

ii) Ventura County Conditional use Permits

Approval of Conditional Use Permits require the applicant to make a showing that:

“a) the proposed development is consistent with the intent and provisions of the County's Certified LCP;

b) The proposed development is compatible with the character of surrounding development;

c) The proposed development, if a conditionally permitted use, is compatible with planned land uses in the general area where the development is to be located; d) The proposed development would not be obnoxious or harmful, or impair the utility of neighboring property or uses;

e) The proposed development would not be detrimental to the public interest, health, safety, convenience, or welfare.”

(VCMC § 8181-3.5.)

Approvals of discretionary permits also require the following findings:

“a. The proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code;

b. The proposed development is compatible with the character of surrounding, legally established development;

c. The proposed development would not be obnoxious or harmful, or impair the utility of neighboring property or uses;

d. The proposed development would not be detrimental to the public interest, health, safety, convenience, or welfare;

e. For Conditional Use Permits only, the proposed development is compatible with existing and potential land uses in the general area where the development is to be located;

f. The proposed development will occur on a legal lot; and

g. The proposed development is approved in accordance with the California Environmental Quality Act and all other applicable laws.”

(VCMC § 8111-1.2.1.1a.)

E. The California Environmental Quality Act (CEQA)

The CEQA process can involve up to three different steps. First, the lead agency performs a preliminary review to determine if the project it is contemplating is exempt from CEQA. Second, if the project is not exempt from CEQA, the lead agency prepares an initial study to determine whether there is substantial evidence that the project may have a significant effect on the environment. (14 *Cal. Code Reg.* (“*CEQA Guidelines*”) § 15063(b)(1).) Third, if there is no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, the lead agency must prepare a Negative Declaration. (*CEQA Guidelines* § 15063(b)(2); *Public Resources Code* (“*PRC*”) § 21080(c)(1).)

If there is substantial evidence that the project may have a potential environmental effect that is significant, then the lead agency must do one of the following: 1) prepare an EIR, 2) use a previously prepared EIR that adequately analyzed the issue, or 3) revise or mitigate the project so it no longer causes a significant effect and then issue a mitigated negative declaration. (*PRC* § 21080(c)(2) and (d); *CEQA Guidelines* § 15063(b)(1).) A strong presumption in favor of requiring preparation of an EIR is reflected in the “fair argument standard” that requires preparation of an EIR when substantial evidence in the record supports a fair argument that a project may have a significant effect on the environment. The California Environmental Quality Act creates a “low threshold” for preparation of an EIR under the fair argument

standard. (PRC § 21082.2; *Consol. Irrigation Dist. v. City of Selma* (2012) 204 Cal.App.4th 187, 207.)

These determinations must be based on substantial evidence in the record. (*CEQA Guidelines* § 15064(f).) Furthermore, in all proceedings under California Code of Civil Procedure (“CCP”) § 1094.5, the Supreme Court has held that “the agency which renders the challenged decision must set forth findings to bridge the analytic gap between the raw evidence and ultimate decision or order...By focusing...upon the relationships between evidence and findings and between findings and ultimate action, the Legislature sought to direct the reviewing court's attention to the analytic route the administrative agency traveled from evidence to action. In so doing, we believe that the Legislature must have contemplated that the agency would reveal this route [in its determination].” (*Topanga v. for a Scenic Community v. County of Los Angeles* (1974) 11 Cal.3d 506, 515; see also PRC § 21168.)

Specifically for Mitigated Negative Declarations, “A public agency shall prepare or have prepared a proposed [] mitigated negative declaration for a project subject to CEQA when: (a) The initial study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment, or (b) The initial study identifies potentially significant effects, but: (1) Revisions in the project plans or proposals made by, or agreed to by the applicant before a proposed mitigated negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and (2) There is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment.” (*CEQA Guidelines* § 15070.)

Any necessary mitigation measures must be specifically set forth in the Mitigated Negative Declaration in advance of Lead Agency adoption of the Mitigated Negative Declaration (*Quail Botanical Gardens Foundation, Inc. v. City of Encinitas* (1994) 29 Cal.App.4th 1597, 1606, fn. 4). When a public agency adopts a Mitigated Negative Declaration, the adopted mitigation measures must expressly be made conditions of project approval. Also, the Lead Agency must adopt a monitoring or reporting program for the mitigation measures that it included in the Mitigated Negative Declaration or made a condition of approval to avoid significant effects on the environment. (PRC § 21081.6(b); *CEQA Guidelines* § 15074(d); see *Ocean View Estates Homeowners Assn. v. Montecito Water Dist.* (2004) 116 Cal.App.4th 396, 400–401.)

CEQA review acts as an environmental alarm bell designed to inform decision makers and the public about the potential, significant environmental effects of a project prior to approval. Thus, CEQA protects not only the environment but also informed self-government. (*Citizens of Goleta Valley v. Bd. of Supervisors* (1990) 52 Cal.3d 553, 564; *Berkeley Keep Jets Over the Bay v. Bd. of Port Comrs.* (2001) 91 Cal.App.4th 1344, 1354; (*CEQA Guidelines* § 15002(a)(1).). CEQA requires state and local agencies to identify the potentially significant environmental impacts of their actions, and then to avoid or mitigate those impacts if feasible. (*CEQA Guidelines* § 15002(a)(2) and (3); *Citizens of Goleta Valley*, supra, 52 Cal.3d at 564; PRC § 21002.1(c).)

Local agencies must integrate the requirements of CEQA with planning and environmental review procedures otherwise required by law or by local practice so that all those procedures, to the maximum feasible extent, run concurrently, rather than consecutively. (PRC § 21003(a).) Public participation plays an important and protected role in the CEQA process. (*Laurel Heights Improvement Association v. Regents of the University of California* (1988) 47 Cal.3d 376, 392.)

F. Ventura County CEQA Thresholds and Guidelines

The County of Ventura's Initial Study Assessment Guidelines state that "Any project that produces noise in excess of the standards for noise in the Ventura County General Plan Goals, Policies and Programs (Section 2.16) or the applicable Area Plan, has the potential to cause a significant noise impact. Noise-generating uses that either individually or when combined with other recently approved, pending, and probable future projects, exceeds the noise thresholds of General Plan Noise Policy 2.16.2-1(4) are considered to have a potentially significant impact."

With respect to noise-generators, the guidelines go on to state that:

"[i]f the noise from the proposed project is estimated to exceed any of the following standards at the nearest noise sensitive use, the noise impact is deemed to have a potentially significant noise impact and a consultant prepared acoustical analysis must be completed:

55 dB(A) between 6:00 a.m. and 7:00 p.m.,
50 dB(A) between 7:00 p.m. and 10:00 p.m.,
or 45 dB(A) between 10:00 p.m. and 6:00 a.m.

If it is determined that a quantitative assessment is required, a qualified noise consultant shall prepare the analysis (see attached Noise Consultant Qualifications). The agency that is responsible for administering the project will ensure that the consultant meets the minimum qualifications.

The purpose of the consultant prepared acoustical analysis is to: determine if the project would result in any potentially significant noise impacts; identify any feasible mitigation measures that might exist to reduce the severity of the noise impacts; and, determine if the noise impacts, after mitigation, are still potentially significant. As such, the acoustical analysis must include a(n):

Discussion of the existing environmental setting (e.g., a description of the noise sources and ambient noise levels of the project site and surrounding area);

Discussion of recently approved, pending, and probable future noise-generating projects that have the potential to contribute to cumulative impacts to the noise environment and, as such, are included in the acoustical analysis;

Discussion of the methodology used in collecting noise data (e.g., noise equipment and metrics used). Noise measurements should be taken using standard industry practices, after taking into consideration site-specific characteristics (e.g., buildings, walls, topography, and the location of existing and potential future noise-sensitive receptors in relation to noise generators) which might have an influence on the noise measurements;

Discussion of the methodology used in calculating project-specific and cumulative noise impacts (e.g., noise models used);

Presentation of the data on the existing noise environment, as well as data on projected noise levels; and,

Initial Study checklist and discussion pursuant to the requirements of the "Instructions for Preparing an Initial Study" in the Ventura County Initial Study Assessment Guidelines.

If the acoustical analysis shows that there would be no significant impact, the Initial Study Checklist should be checked LS. If the study shows that there would be potentially significant noise impacts, but feasible mitigation measures could be incorporated into the project which could reduce the impact to a less than significant level, then the Initial Study Checklist should be checked PS-M. If the study shows that there would be significant, immitigable noise impacts (except construction related noise), the project could not be approved because of the General Plan noise policies."

(The County of Ventura's Initial Study Assessment Guidelines.)

II. LEGAL POINTS

1. APPROVAL OF THIS PROJECT WILL VIOLATE THE OPEN SPACE PROVISIONS OF THE VENTURA COUNTY ZONING CODE, OPEN SPACE ELEMENT AND THE OJAI VALLEY AREA PLAN

The approved project will result in the incorporation of numerous lots that are zoned OS into the Camp's activities. The project proposes to build a village on lot APN 010-0-070-310 – a lot which is currently zoned OS. Siting development on open space lots is the very antithesis of of preservation of open space.

Development on APN 010-0-070-310 would result in assemblies occurring on open space in violation of VCMC §§ 8105-4 and 8107-17.0. (Exhibit G [Zoning/APN Map].) This would

120-1

also result in camps and campgrounds occurring on lot APN 010-0-070-310. Since no portion of lot APN 010-070-310 contains agricultural production, this would result in camps and campgrounds occurring on open space lots with no agricultural production in a violation of VCMC §§ 8105-4 and 8107-17.0.

The applicant cannot use any agricultural production that may be occurring on other lots adjacent to APN 010-0-070-310 to justify its use of a camp on APN 010-0-070-310. The Ventura County Zoning Code sets a zone for each individual lot or parcel of land, as opposed to setting zones for all lots held under common ownership. (VCMC § 8102-0.) Accordingly, each individual lot to be included within the Camp's activity must comply with the regulations applicable to that lot's respective zoning classification. To be clear, with the exception of a sliver of land situated on lot APN 010006007 (which is adjacent to lot APN 010-0-070-310) none of the OS lots to be incorporated into the CUP are used for agricultural production. (Exh. G [Zoning/APN Map].)

Moreover, the silver of land in agricultural production (APN 010006007) is near HWY 33, in a totally different drainage, different wildlife corridor and has a completely different character than the parcel on which development will occur (APN 0100070310). The two lots are also separated by a significant ridge line. (See. Exh. H [Detailed Topography Map].)

Furthermore, the approval of a village on a lot zoned OS will occur in an area that was ravaged by the Thomas Fire and therefore violates Open Space Element Policy COS-9.1 limiting development in areas constrained by natural hazards, such as wildfires. The decision-makers must ask themselves if it is wise to keep expanding the foot print of a Camp in such a fire prone area.

There is also no analysis or discussion of how the applicant plans to maintain the scenic open space character of the area in which the village will be built, or how the applicant intends to integrate design, construction, and maintenance techniques that minimize the visibility of structures from public viewing locations within scenic vistas as is required by County Open Space Element Policy COS 3.6. (See Exh. I [View of proposed construction site on Open Space].)

There is photographic evidence showing that lot APN 010-0-070-310 (where the village is proposed to be built) is surrounded by open space hillside terrain and that any structure built thereon without the aforementioned design construction and maintenance techniques will be readily observable with the naked eye from higher elevations and will ruin the otherwise bucolic vista. (Exhibit I [View of proposed construction site on Open Space].) Thus, the approval of this project will also result in use that is inconsistent with County's Open Space Element policy COS 3.6.

Finally, the proposed project also intends to allow camp attendees to hike and overnight camp on open space lots APNs 010-0-060-030, 010-0-060-070, 010-0-070-310 and 010-0-070-030. This will result in two separate violations. First, again, camping is not permitted on open space lots with no agricultural production. (VCMC §§ 8105-4 and 8107-17.0.) With the

exception of a sliver of agricultural production occurring on APN 010-0-060-070 (Exh. G), none of the open space lots contain agricultural production and thus overnight camping is not permitted. Second, neither the current CUP, nor the MND seek to ensure that recreational uses in sensitive Open Space areas preserve natural resources in balance with the provision of opportunities for the use and enjoyment of those resource as is required by OV – 46 of the Ojai Valley Area Plan.

The most the MND says about this activity is that “Supplies and camping equipment are packed in and packed out, including all trash. No campfires are permitted. Portable toilets are brought to the camp sites by a 4x4 quad runner or pickup. No vegetation would be disturbed.” (MND p. 10.) The Foothill and Fairview Neighbors recognize that some of these lots contain trails that are a part of the United States Los Padres National trail system, but analysis of policy OV-46 is required to ensure the correct balance is struck between preservation of open space and recreation. Thus, the project approval also violates the Ojai Valley Area Plan.

2. THE DUDEK NOISE REPORT PREPARED FOR THE APPLICANT AND RELIED ON BY THE COUNTY IS NOT SUBSTANTIAL EVIDENCE

The Camp hired the Dudek firm to consult on the MND, including on the topic of Noise Impacts resulting from operations at the Camp and the Camp’s plan to install an amplified sound system on various portions of the grounds. The Dudek Noise reports make assumptions: that the noise from the Café Ezra will be similar to that of background music level that accompanies conversation; that noise from the Israel Dance function will be similar to that of amplification for a general dance function, excluding those which would be associated with a live rock concert type of event; and that musical performances at the amphitheater will be similar to vocal ensemble performances, small musical combos, orchestral performances, and light rock music performances. The report makes these assumptions without providing the basis for the analogies. (E.g. February 2020 Dudek Report pp. 19-25.)

The assumptions also do not take into account the fact that, according to Dudek, large portions of the Camp’s 600-650 attendees and upwards of 200 staff may descend on the Café, dances, amphitheater and village to attend events and that this influx of people could cause noise levels to exceed the standards set for in the General Plan. (February 2020 Dudek Report p. 18.) 650 campers participating in the Israel Dance Function or attending a performance at the amphitheater may more closely resemble raves and concerts, than a general dance function or a light rock music performance, two terms which are too vague to be of any help to the decision makers.

The Dudek Reporting also does not analyze sound that will come from people occupying Machon Village, which will include a “Central Gathering Structure”. Machon Village will be sited on hill with increased elevation where there will be no natural buffers between sound generated in the village and the neighbors on Foothill and Fairview. (Exh. J [Camp Ramah Amplified Sound Map]; Exh. H [Detailed Topography Map]; Exh. I [View of proposed construction site on Open Space].)

120-2

Furthermore, the Dudek measurements do not accurately represent the sound generated from sources within all areas of the Camp. Dudek took measurements when the Camp knew it was being monitored for sound levels. (Dudek Memorandum March 2020 p.1.) The Camp could therefore adjust its behavior accordingly. It appears that, Dudek's previous monitoring of the Camp placed the majority of measuring devices behind ridge lines and other topography (N2 and N3) that blocked the full level of sound generated by sources within the Camp from reaching said devices. (Dudek February 2020 p.5; see also Exh. K [Location of Sound Monitors in Dudek Study].) The location of the monitors tucked in behind ridge lines would definitely give lower readings than what the Foothill and Fairview Neighbors would experience in the neighborhood due to the monitors being blocked by topography - which has a quieting effect on sound. The monitoring devices should have been placed in direct line of site of the speakers in the amphitheater. Furthermore, no sound studies were conducted from the proposed location of the Machon Village as to the impact noise from large populations of teenagers will have on the surrounding neighborhoods. (E.g. Exh. L [DJ Noise Recording].)

Finally, Dudek did not account for reinforcement, reflection, focusing and downward bending of sound waves as noted by AEA, the consultant hired by the Foothill and Fairview Neighbors. AEA found that "When distant sensitive receptors were at higher elevations (allowing unobstructed views), had sloping hillsides on either or both sides of the sound propagation path (especially if there were medium and/or large leafed trees and bushes on the slopes), or there were experienced in-coming prevailing breezes from sound sources toward receivers, these conditions caused increased sound levels via reinforcement, reflections, focusing and downward bending of sound waves that would usually rise off into space." (Exhibit M [AEA November 3, 2022 Report p. 8].) The Foothill and Fairview Neighbors reside at higher elevations with a clear line of site to the project area.

3. APPROVAL OF THE PROJECT WILL RESULT IN NOISE THAT EXCEEDS STANDARDS CONTAINED IN THE VENTURA COUNTY NOISE ORDINANCE, THE VENTURA COUNTY NOISE ELEMENT, AND OJAI VALLEY AREA PLAN

Even the Dudek report prepared on behalf of the project applicant concludes that the County's Noise Element Standards after 10:00 p.m. will be violated by the outdoor speaker system, during announcements, "traditional events" consisting of Israel dance events and performance nights (using amphitheater speakers) and "gathering events" at the amphitheater. (Attachment 15 to MND, p. 580 of MND packet and p 2 of the Report.) This by definition is a violation of the County of Ventura Hazard and Safety Element Policy and the Ojai Area Plan policy to provide a quiet environment to the surrounding neighborhoods.

Meanwhile, the report from Advanced Engineering Acoustics ("AEA"), the consultant retained by Foothill and Fairview Neighbors, found that ambient sound levels in the residential neighborhoods were in the 30s and 40s dBA. AEA also implied that, based on its prior testing of event noise monitoring outdoor wedding and special event venues over the years, those events typically created noise levels at nearby residential properties that exceeded the 50 dBA set by

120-3

the County absent properly controlled DJ-type amplified sound systems and portable bull horns operating at a medium-high sound loudness. (Exhibit M [AEA November 3, 2022 Report p. 7].) This by definition would be a violation of the County of Ventura Hazard and Safety Element Policy for sound from 7:00 p.m. to 6:00 a.m. and the Ojai Area Plan policy to provide a quiet environment to the surrounding neighborhoods. There is evidence supporting this statement from the consultant. A video taken by a Foothill and Fairview Neighbor during daytime clearly depicts use of a bullhorn that is audible in the home. (Exh N [Video Recording of Bullhorn (hand held recording device located at the following Dropbox link https://drive.google.com/drive/folders/1-5RRs23J_-dRroH-NaijiKBupYyp6RIw.)] It is reasonable to conclude that an audible bullhorn in the home of a neighbor would exceed the County Noise Standards between 6:00 a.m. and 7:00 p.m.

There is also a significant number of complaints from neighbors that live more than 50 feet from the Camp's property lines (even as expanded under the proposed project) that they can hear the Camp's use and/or operation of radios, musical instruments and machines and/or drives that amplify the human voice and other sounds after 9:00 p.m.. (Exh. O Petition Neighbor Petition and Map of Neighbors Opposed to Expansion]; Exh L [DJ Noise Recording] located at the following dropbox link https://drive.google.com/drive/folders/1-5RRs23J_-dRroH-NaijiKBupYyp6RIw.)

The preponderance of neighbors in the surrounding area have signed a petition in opposition of building on open space and requesting compliance with the CUP and restrictions on camp noise. The number of neighbors opposed to this expansion shows that the proposed expansion is not comparable with the surrounding neighborhoods. (Exh. O [Maps of Properties Opposed to Expansion].)

By definition, this violates the Ventura County Noise Ordinance prohibition against loud and raucous noise after 9:00 p.m. (VCMC § 6299-1(c)[Loud or raucous noise" means sounds from: 1) the use or operation of any radio, musical instrument, phonograph, television receiver, video cassette recorder, or any machine or device for the production, reproduction or amplification of the human voice or any other sound or 2) the use or operation of any lawn mower, backpack blower, blower, lawn edger, riding tractor or other mechanical or electrical device or hand tool.].) It follows then that the Camp is also violating the Ojai Area Plan policy to provide a quiet environment to the surrounding neighborhoods.

The County and the Camp have compounded these violations and nuisances by failing to adhere to CUP Permit Condition No. 32's provisions requiring the provision of a phone to field complaints and a bi-annual meeting to discuss review adherence to the condition. Not all surrounding neighbors have received the phone from the Camp and the Camp has not hosted any neighborhood meetings to review adherence to conditional use permit requirements, despite being contacted several times by various neighbors to schedule meetings. (Exh. P [Emails From Neighbors Requesting Meeting].) Had the camp complied with the conditions of the CUP as issued many of these issues could have been addressed in a cooperative manner

and the location of the proposed structures could have been sited so as to mitigate noise issues.

The County must stop these ongoing violations and nuisances by forcing the Camp to comply with the Noise Ordinance (prohibiting amplified sound) after 9:00 p.m., seven days a week and requiring the use of a power supply relay that automatically cuts-off power to any amplification system used on the premise which violates the pre-9:00 p.m. County Noise Standards or which attempts to operate past 9:00 p.m.. All bullhorns/megaphones should only be allowed in emergency situations. The County must also enforce and monitor the Camp's compliance with the complaint reporting and meeting requirements of CUP Condition No. 32.

4. APPROVAL OF THE PROJECT WILL VIOLATE CEQA BECAUSE THERE IS A FAIR ARGUMENT BASED ON SUBSTANTIAL EVIDENCE THAT THE PROJECT WILL HAVE SIGNIFICANT OPEN SPACE IMPACTS BUT THERE ARE NO MITIGATION MEASURES PROVIDED

The MND did not identify any impacts based on a conflict with a land use plan as a result of loss of open space and the new activities to occur on open space under the proposed project. However, there is a fair argument based on substantial evidence (as noted above), that the project will result in land use activities consisting assemblies, camping and campgrounds in open space in violation of, and therefore in conflict with, the Zoning Code, the Ventura County Open Space Element and the Ojai Valley Area Plan.

Thus, the County was required to either prepare an EIR to analyze these open space impacts, use a previously prepared EIR that adequately addressed these open space impacts, or mitigate the impacts to less than significant levels. Here, the County has done none of the above. No mitigation measures were provided to reduce the impacts resulting from these impermissible and illegal activities.

5. APPROVAL OF THE PROJECT WILL VIOLATE CEQA BECAUSE THERE IS A FAIR ARGUMENT BASED ON SUBSTANTIAL EVIDENCE THAT THE PROJECT WILL HAVE SIGNIFICANT NOISE IMPACTS BUT THE MITIGATION MEASURES PROVIDED ARE DEMONSTRABLY INADEQUATE.

The MND found that there are potentially significant noise impacts associated with the project, both individually and cumulatively when considered with other projects. The MND admits that, based on the Dudek report, the County's General Plan noise thresholds were exceeded on 7 occasions: one instance at 312 Fairview Road (55.5 dBA at 2:00 pm), two instances at 1447 Foothill Road (57.4 dBA at 2:00 p.m. and 59 dBA at 4:00 p.m.), and four instances at 406 Fairview Road (49.0 dBA at 5:00 a.m., 58.9 dBA at 3:00 p.m., 51.7 dBA at 9:00 p.m. and 50.2 dBA at 10:00 p.m.).

The MND further admits that these are noise impacts that need to be mitigated. To control noise from the amphitheater, Mitigation Measure N-1 in the MND requires the applicant to place two speakers at the stage corners, and two speakers at the half-way point on either side

120-4

120-6

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. (MND p. 83.)

To control noise from the speakers on the tennis courts, Mitigation Measure N-2 requires the applicant to install acoustic blankets on the southern 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. (MND pp. 83-84.)

To control compliance with HAZ 9.2 General Element Noise Standards, Mitigation Measure N-3, requires the applicant to: stop use of amplified sound equipment at the Amphitheater, Dining Hall and tennis courts at 10:00 p.m.; shut-off the low-level ambient music at Café Ezra at 11:00 p.m.; and install a sound monitoring unit on all outdoor speakers to limit sound levels to no higher than the level which would maintain sound levels at or below 50 dBA Leq1H at the closest residence for all speakers but for the Café sound system, which shall be limited to 45 dba. (MND pp. 84-85.) None of these mitigation measures have been tested to see if they are effective.

None of these mitigation measures adequately address the Camp's ongoing violations of the Ventura County Noise Ordinance or the evidence that noise audible to the human ear as observed by the Foothill and Fairview neighbors is emanating from the Camp's property. For example, stopping amplified music at 10:00 p.m. and limiting music level to 50 dBA would not mitigate against 50dBA music becoming loud or raucous between the hours of 9:00 p.m. and 10:00 p.m.

The mitigation measures ignore AEA's recommendation "that Amplified sound originating from the existing Camp Ramah amphitheater should definitely be required to comply with the County 9 p.m. loud and raucous noise regulations and be inaudible to a healthy human ear 50 feet beyond the Camp property lines toward all sensitive residential receivers in the vicinity. Any daytime and evening events before 9 p.m. need to require a reduction in sound 10 feet from the loudest DJ-type loudspeaker toward the residences to maintain a sound level limit of 90 dBA (day) and 85 dBA (evening to 9 p.m.) respectively. Testing, adjusting and documenting these monitoring site sound levels should be performed during event set-up." (Exh. M [AEA November 3, 2022 Report p. 7.] AEA also recommended the use of a power supply relay to automatically cut-off power to an offending system. (Exh. M [AEA November 3, 2022 Report p. 7.]

None of these recommendations have been incorporated into the mitigation measures. Finally, it is essential that a mitigation measure be included that:

- the location of sound monitoring devices with automatic relay cutoff should be placed in accordance with the Advanced Engineering Acoustics recommendation so as to not be blocked by building or topographic features.

- all outdoor amplified music and noise-creating-activity end by 9:00 p.m. to comply with the Noise Ordinance.
- There should also be a permit condition specifying that there is to be no building or amplified noise on Open Space and limiting the number of Amplified Events on the existing Camp Ramah parcel in the amphitheater to Saturdays during the summer months of June, July and August, and 2 Saturdays a month for the rest of the year (September-May) provided that they comply with the Advanced Engineering Acoustics Recommendations.

6. APPROVAL OF THE PROJECT WILL ALLOW A NUISANCE TO CONTINUE TO EXIST ON THE PROPERTY IN VIOLATION OF THE CUP LAWS, THE CUP PERMIT CONDITIONS, THE COUNTY GENERAL PLAN, AND THE OJAI VALLEY AREA PLAN

Due to camps or campgrounds not being a by-right use in RE zones, the very existence of the Camp since its inception in 1969 has been dependent on its CUP. The County of Ventura is under a continuing obligation to ensure that the Camp's activities as permitted by the CUP do not become a nuisance. (*Neighborhood Action Group*, supra, 156 Cal.App.3d 1176, 1183-1184.) If the project is approved as-is, the County will have failed in this endeavor.

All of the violations referenced above (e.g., inconsistencies with the Ventura County General Plan Elements and Ojai Valley Area Plan pertaining to noise and open space and the Ventura County Noise Ordinance) are nuisances. Additionally, the approval will also violate prior CUP conditions.

A) *Violation of CUP Conditions Limiting Use to Youth Camp*

In 1969, the CUP was issued for a year-round camp for children. (See Resolution 69-54 [granting CUP "for a use of a year-round camp for use by children, youth, and university personnel for study, sports and recreation."].)(Emphasis added.) The MND even states that the CUP was approved for the "construction and operation of a year around camp for the use by children, youth and university personnel for study, sports and entertainment" and implies that no subsequent modifications have allowed any other type of activity, such as adult events. (MND pp. 3-4.) Over the years, the Camp has deviated from this mandate by advertising and then renting out the property for **adult** events, such as weddings and/or other one day events that do not comport with spirit of the term "Camps" as it is defined in the VCMC Sec. 8102-0 – i.e. the act of staying overnight to provide opportunities for the enjoyment or appreciation of the natural environment . (Exh. A [Rental Advertisement]; Exh. E [Picture of Wedding]; Exh. F [Chart and Tally of Events and Attendances for 2019]; MND pp. 259 [Dudek Addendum Nov. 2020 p. 2].)

While the Foothill and Fairview Neighbors respect the sanctity of any religious celebration, Camp Ramah is not a festivity venue, it is a youth camp and must act as such. Neighbors object to loud and raucous parties and various "Day Groups" that have utilized the property (Exh. F [Chart and Tally of Events and Attendances for 2019]) that do not meet the

120-6

spirit of the youth-camp-use contemplated by the CUP. (Exh. F [Chart and Tally of Events and Attendances for 2019].) It should be noted that in 2019 alone, there were 271 days where Camp Ramah had at least one event onsite, with at least one third of these events being adult events. (Exh. F [Chart and Tally of Events and Attendances for 2019].)

The Foothill and Fairview Neighbors made a California Public Records Act Request for data reflecting the number of events and attendees, but the request returned a response of no-records – implying that the Camp has not made subsequent annual reports as required by Permit Condition No. 31.¹

The third-parties that rent-out Camp Ramah are not acquainted with the seriousness of the noise, fire, and light restrictions moreover there is no oversight during these events. Since the Camp has and continues to rent out its property for these events in violation of the CUP (Exh. A [Rental Advertisement]), the County's approval of the instant project would violate the CUP. Remarkably, the MND states that "Camp Ramah hosts approximately 90 programs and activities per year for adult and youth campers" without noting that activities for adults violates the CUP. (MND p. 9.) The County must prohibit the Camp from holding such events as they either involve adults events, day groups and/or other one-day celebrations that do not comport with the spirit of operating as youth camp.

B) Violation of CUP Condition No. 25

In 2004, Permit Condition No. 25 was added to the Camp's CUP. Permit Condition No. 25 states "[t]he permittee shall take whatever reasonable steps are necessary, as determined by the Planning Director, to prevent 'significant' nuisance impacts, including noise, dust and glare, from occurring beyond the CUP boundary. The Planning Director may consider evidence of 'significant' nuisance levels such as whether or not the impact is a nuisance, based upon, but not limited to, neighbor complaints, and inspections of the site and surrounding areas. Any questions about what constitutes 'significant' off-site nuisance levels shall be resolved by the Planning Director or other public agency as the Planning Director may designate."

For the same reasons as set forth above, the noise emanating from the Camp that is audible to the human ear at nearby residential properties is a significant nuisance impact. In fact, any nuisance is, as a matter of law, a significant impact. Thus, the County's approval of the instant project permits a nuisance and violates CUP Permit Condition No. 25. For the same reasons, it violates VCMC § 8107.17-7's requirement that Camp facilities shall be developed in accordance with applicable County standards so as to not produce a significant amount of noise.

¹ Furthermore, the Camp's over 900 person overnight guest and staff will exceed the overnight attendance limits set forth in VCMC Sec. 8107-12.2.2 for open spaces. It must be noted that the Camp's advertisements lists a capacity of 1,000. (Exh. A [Rental Advertisement]), which would also clearly exceed the attendance limits in VCMC Sec. 8107-12.2.2.

The current Curfew Provision in the CUP is not sufficient to satisfy the Ventura County Noise Ordinance as moving all activities involving loud noise or electronically amplified sound indoors at 10:00 p.m. during weeknights and 11:00 p.m. during weekends does nothing to prevent that noise from violating the Ventura County Noise Ordinance between the hours of 9:00 p.m. and 10:00 p.m. during weeknights and 9:00 p.m. and 11:00 p.m. on weekends. **The curfew provision should be modified to activate at 9:00 p.m. seven days a week.**

To protect the community from these ongoing nuisances, the County must fashion permit conditions that adequately protect open space by prohibiting the construction of Machon Village and overnight camping in all open space lots to be incorporated into the Camp's activities. The County must also adequately protect surrounding residences from noise impacts as required by the relevant plans and Noise Ordinance.

C) Violation of CUP Condition No. 28:

CUP Condition No. 28 permitted use of one structure on the premises as an adult-only dormitory serving an existing summer camp. When reconciled with the original authorization in the CUP permitting a youth camp **for use by children, youth, and university personnel for study, sports and recreation**, the only logical conclusion is that the dormitory was intended for staff of Camp Ramah during summer camp. However, the Camp has made the dormitory available for rent by outside parties. (Exh. A Rental Advertisement[.]) The County must reel in the Camp's behavior to prevent such rentals from occurring, unless it is for university personnel.

7. THE MND CONTAINS NO ANALYSIS OF WHETHER THE APPLICANT'S REQUEST FOR INCREASED PARTICIPANTS COMPLIES WITH THE VENTURA COUNTY CODE

Under the current zoning ordinance (VCMC Sec. 8107-17.2), the maximum permitted overnight population (including guests and staff) is 785. Camp Ramah has been violating the terms of their CUP by exceeding their maximum allowed overnight population for years. In the ISMND, the County stated that the Camp has an overnight population of 850-900, with 600-650 campers and 250 overnight staff. This is further documented in the data that the Camp reported for 2019 (MND p. 237-240.) The Camp should not be rewarded for their violations by increasing the permitted overnight population. This number should remain at the currently permitted level.

III. CONCLUSION

Based on the foregoing argument and evidence, the County must reject this proposed project and conduct a full environmental review that includes revised and strengthened mitigation measures. In summary, the conditions and mitigation measures proposed by the Foothill and Fairview Neighbors include:

120-7

1. Relocating structures for Machon Village onto current Camp Ramah parcels APNs 010011013 & 010011012;
2. Requiring the Camp must comply with the Ventura County Noise Ordinance;
3. Requiring the Camp to adhere to the recommendations in the report by Advanced Engineering Acoustics,
4. Limiting the number of amplified events to Saturdays in July and August and 2 Saturdays a month for the rest of the year,
5. Limiting the number of participants to 785 per 24 hours which is the calculated allowable number under the Ventura County Code,
6. Requiring the Camp to abide by conditions in the CUP, including but not limited to restricting the use to only activities for children, youth and university personnel and prohibiting rentals of the grounds to outside groups that conduct unrelated activities.

Sincerely,

A handwritten signature in black ink that reads "Jason Sanders". The signature is written in a cursive, flowing style with a large initial 'J' and 'S'.

Jason Sanders

EXHIBIT A

Facilities & Accommodations



The Zimmer Retreat & Conference Center at Camp Ramah was designed for groups to gain the most from their time together.

We offer a variety of accommodation, including;

- 66 double occupancy hotel-style rooms (private baths, linens, air conditioning, and heating)
- Levine Retreat Center- 7 hotel style bedroom deluxe house
- 16 Bunk-bed Cabins (320 beds)
- 33 Tents (456 beds)

Our accommodations are perfect for a variety of groups ranging in size from 50 to 1000 participants.

The Zimmer Retreat & Conference Center at Camp Ramah offers state of the art facilities including; tennis and basketball courts, sports fields, swimming pools, ropes and adventure course, outdoor meditation sites, a variety of indoor programming spaces with the availability of audiovisual equipment, extensive hiking trails and wifi throughout the property.

Our facility is the summer home of Camp Ramah in California.

To learn more about our conference and retreat facilities and to make a reservation, please fill out our Rental Inquiry Form or contact our retreat team via email retreats@ramah.org or phone 805-857-1352.

EXHIBIT B

Located in Google Drive
Link



Screenshot from Jason Sanders Letter, dated January 17, 2023
Exhibit B – Bonfire Video (5-30-22)

EXHIBIT C

From: Fire Hazard Complaint Fire.HazardComplaint@ventura.org
Subject: FW: Bonfire
Date: June 1, 2022 at 3:58 PM
To: pcfencing@icloud.com



Hello,
This is to confirm that VCFD has received your on line complaint.

The Camp will be notified of the requirement to obtain a Permit for bon fires.

Thank you

From: Elaine Aliberti <pcfencing@icloud.com>
Sent: Wednesday, June 1, 2022 9:19 AM
To: Inspections, Fire <fire.inspections@ventura.org>
Subject: Bonfire

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

Dear Fire Marshall

Attachment available until Jul 1, 2022

I am attaching a video taken by a neighbor on Monday night, May 30. They are up on top of a hill overlooking Camp Ramah and Fairview Rd is between them and Camp Ramah. There was a large bonfire at Camp Ramah. I know that permits are not necessary, however, this fire seemed quite large and it is right below a lot of dry chaparral that has not burned in a very long time. I am a concerned neighbor that does not want to burn down. Is it possible to review with Camp Ramah the conditions under which they are allowed to have a fire? These flames look higher than 3' and might have the capability to cast embers that could ignite our neighborhood. I would appreciate it if you could have a talk with them reviewing the allowed sizes of open flame fires.

Thank you for your consideration
Elaine Aliberti
1417 Foothill Rd
Ojai, CA 93023

[Click to Download](#)

IMG_3413.MOV
33.1 MB



From: Diane Bertoy dbertoy@gmail.com
Subject: Fwd: Complaint, Spot light from Camp Ramah on our home
Date: December 29, 2022 at 4:52 PM
To: Elaine Aliberti pcfencing@icloud.com

Diane Bertoy

Begin forwarded message:

From: Diane Bertoy <dbertoy@gmail.com>
Date: December 4, 2022 at 12:40:45 PM PST
To: Kristina Boero <Kristina.Boero@ventura.org>
Cc: Jennifer Trunk <Jennifer.Trunk@ventura.org>
Subject: Complaint, Spot light from Camp Ramah on our home

The spot light was still shining on our house until 10:57p. I twice texted Randy M (he was not on site) to complain. Rental group told Randy M all lights were out. That was not true. August 22 2022. My husband made this shadow puppet on our wall



IMG_8957.heic

Diane Bertoy

EXHIBIT D

100



100

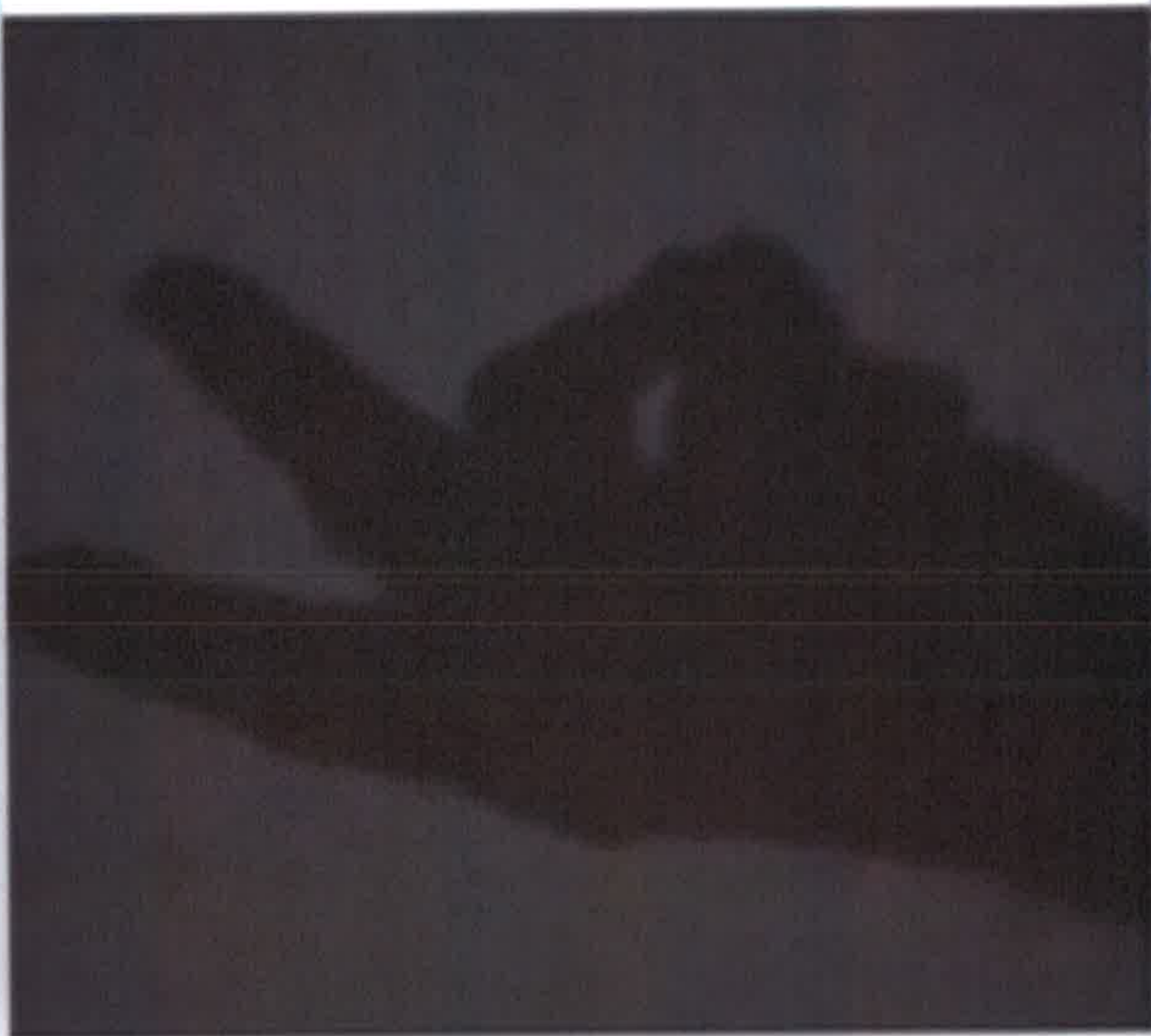






EXHIBIT E





EXHIBIT F

Number of Camp Ramah Events

"Camp Ramah has been in existence since 1956. On April 16, 1969, CUP No. 3048 was approved for the construction and operation of a year around camp for the use by children, youth and university personnel for study, sports and entertainment in the Rural Agricultural (RA) zone." ISMND 2022-10.

The Camp Ramah neighbors believe the following:

More people make more noise.

More days of events makes more noisy days.

Camp Ramah needs to limit

- **The number of days of events (<50/year)**
- **The number of weekend events (< half the weekends)**
- **The types of events. (no parties; ? no adults?)**

Number of days of events

In 2019, Camp Ramah had events on 271 / 365 days.

This persistent barrage of noise is too much.

Number of weekend events

In 2019, Camp Ramah had events on 48 / 52 weekends. That is only 4 weekends a year without events.

Imagine your neighbors having loud parties (almost) every weekend of the year.

Number of groups on site at the same time

Short term groups are not as sensitive to noise issues as the Camp Ramah summer staff (and even that leaves much to be desired). There are over 80 days a year that have 2 – 3 groups on site at the same time. By definition, this increases the noise levels regardless of the number of people on site.

Types of events

Over 30 events per year include adults or are exclusively for adults. Many adult events (parties, reunions, weddings, Bar & Bat Mitzvahs) are loud and raucous by definition.

If the camp exists for "children, youth and university personnel", why are there adult events?

Camp Ramah 2019 Events

SU	M	TU	W	TH	F	SA	
		1	2	3	4	5	JAN
6	7	8	9	10	11	12	
13	14	15	16	17	18	19	
20	21	22	23	24	25	26	
27	28	29	30	31	1	2	FEB
3	4	5	6	7	8	9	
10	11	12	13	14	15	16	
17	18	19	20	21	22	23	
24	25	26	27	28	1	2	MAR
3	4	5	6	7	8	9	
10	11	12	13	14	15	16	
17	18	19	20	21	22	23	
24	25	26	27	28	29	30	
31	1	2	3	4	5	6	APR
7	8	9	10	11	12	13	
14	15	16	17	18	19	20	
21	22	23	24	25	26	27	
28	29	30	1	2	3	4	MAY
5	6	7	8	9	10	11	
12	13	14	15	16	17	18	
19	20	21	22	23	24	25	
26	27	28	29	30	31	1	JUN
2	3	4	5	6	7	8	
9	10	11	12	13	14	15	
16	17	18	19	20	21	22	
23	24	25	26	27	28	29	
30	1	2	3	4	5	6	JUL
7	8	9	10	11	12	13	
14	15	16	17	18	19	20	
21	22	23	24	25	26	27	
28	29	30	31	1	2	3	AUG
4	5	6	7	8	9	10	
11	12	13	14	15	16	17	
18	19	20	21	22	23	24	
25	26	27	28	29	30	31	
1	2	3	4	5	6	7	SEP
8	9	10	11	12	13	14	
15	16	17	18	19	20	21	
22	23	24	25	26	27	28	
29	30	1	2	3	4	5	OCT
6	7	8	9	10	11	12	
13	14	15	16	17	18	19	
20	21	22	23	24	25	26	
27	28	29	30	31	1	2	NOV
3	4	5	6	7	8	9	
10	11	12	13	14	15	16	
17	18	19	20	21	22	23	
24	25	26	27	28	29	30	
1	2	3	4	5	6	7	DEC
8	9	10	11	12	13	14	
15	16	17	18	19	20	21	
22	23	24	25	26	27	28	
29	30	31					

2019: 90 events
1 group onsite this day
2 groups onsite this day
3 groups onsite this day
Summer Camp

94 days / 365 w/o events onsite
271 days / 365 with events onsite
4 weekends w/o events onsite
48 weekends with events onsite

Conejo Valley 2/11 - 4/11 included
Assumed to be 4 days/3nights

**Camp Ramah
2019 Events Table**

DATE	GROUP	Est. Attendees	Event Summary
Dec 27, 2018 - Jan 2, 2019	Path of Bliss	71	Buddhist meditation study retreat. Primarily held indoors.
3-Jan-19	Path of Bliss	90	Buddhist meditation study retreat. Primarily held indoors.
Jan 3-5, 2019	Weinstein Institute	135	National Ramah Convention. Ramah staff in attendance as well as in charge of programming.
Jan 11-13, 2019	Congregation B'nai B'rith of SB School retreat	59	Children's Jewish Program, all children. Study and sports
Jan 25-27, 2019	USY Kadima Kinross	400	Study, services, sports, and programming for youth in the Jewish community. Includes Ramah Summer Staff.
Jan 19-20, 2019	NFTY	249	Study, services, sports, and programming for youth in the Jewish community. Includes Ramah Summer Staff.
Jan 19-20, 2019	Adar Ari El	190	Family Camp for Adar Ari El Temple. Roughly 60% of attendees are age 16 and under. Shabbat services, study, and sports.
Jan 27-28, 2019	Wilshire Executive Staff	23	Retreat for senior staff of Los Angeles Temple. Primarily held indoors.
Jan 31-Feb 3, 2019	Hazon	36	Rabbinical students study retreat
Feb 1-3, 2019	JCA Shalom- Sinai Teen	94	Jewish study for teenagers as well as sports
Feb 1-3, 2019	ECFC	75	Family camp for toddlers.
Feb 8-10, 2019	Stephen Wise Family Camp	76	Family camp retreat for synagogue, study, sports
Feb 9-10, 2019	Fulcrum	25	All children, sports and nature study
Feb 11 - April 11, 2019	Conejo Valley	~100-180 Weekly	Conejo Valley School District, students from middle and elementary schools come to camp for outdoor and science education.
Feb 13-18, 2019	Friends of Israeli Scouts	~750-850	Program for kids to study Israeli culture and history, along with sports and entertainment programming.
Feb 20-22, 2019	Adelson School	74	Jewish study and sports for teenagers
Feb 22-23, 2019	Shalhevet	275	Jewish High School. Students come for shabbat services, sports, and study.
Feb 23-24, 2019	UCLA Hillel	50	College Jewish study group
March 1-3, 2019	Sinai Religious School Camp	195	Family Camp for Sinai Religious School. Roughly 50% of attendees are age 16 and under. Ramah Summer Staff included.
March 8-10, 2019	PJ Library	175	Family Camp for synagogue. Roughly 60% of attendees are age 16 and under. Shabbat services, study, and sports.
March 8-10, 2019	LA Hebrew High (LAHH)	73	Jewish study for teenagers as well as sports
March 8-10, 2019	Roxanne Retreat (McNally)	29	Adult Women's AA group, study and therapy. Primarily held indoors.
March 15-17, 2019	Congregation Ner Tamid	136	Family camp for synagogue. Roughly 60% of attendees are age 16 and under. Shabbat services, study, and sports. Ramah Summer staff included.
March 15-17, 2019	ECFC / Shomrei Torah	100	Family Camp for toddlers. Run by Ramah staff
March 15-17, 2019	Shomrei Torah Family Camp	75	Family camp retreat for synagogue, roughly 60% under 16, study, sports

Camp Ramah 2019 Events Table

DATE	GROUP	Est. Attendees	Event Summary
March 18-20, 2019	Santa Barbara Adventure	47	All children, sports and nature study
March 18-22, 2019	Baptiste Yoga Group	226	Retreat for adults to study Yoga practice.
March 22-24, 2019	Temple Beth Am	291	Family Camp, roughly 50% of attendees are age 16 and under. Jewish study component.
March 28-29, 2019	Fulcrum	43	All children, sports and nature study
March 28-April 5, 2019	Pacific Gestalt Institute	50	Conference for therapists, study. Primarily held indoors.
March 29-31, 2019	Ruach Nashim	70	Ramah community women's retreat for Jewish study.
April 5-7, 2019	Sinai Family Camp	229	Family Camp for Sinai Day School. Roughly 60% of attendees are age 16 and under. Jewish study component.
April 8-11, 2019	Baptiste Yoga Group	156	Retreat for adults to study Yoga practice.
April 10-14, 2019	RYLA	340	Study and programming for Youth Leadership program.
April 18-27, 2019	Passover	300	Programming for Jewish Studies
April 29- May 3, 2019	Animal Equality	33	Adult retreat for animal rights group. Primarily held indoors.
April 29- May 3, 2019	Bodhi Path Meditation	27	Adult meditation study group. Primarily held indoors.
May 3-5, 2019	Ross Goldberg Bar Mitzvah	208	Ramah Summer Staff hired to run programming, family are Ramah alumnae. Torah study.
May 10-12, 2019	IKAR	215	Jewish Community for youth in Los Angeles, shabbat services, sports, and study. Includes Ramah Summer Staff.
May 14-15, 2019	Mariposa Middle School	75	All children, sports and nature study
May 17, 2019	Fulcrum	75	All children, sports and nature study
May 17-19, 2019	ECFC - Adat Ani El	130	Family Camp for toddlers.
May 17-19, 2019	VBS Day School	108	Family Camp for VBS Day School Day School. Roughly 60% of attendees are age 16 and under. Shabbat services, study, and sports.
May 23-27, 2019	Friends of Israeli Scouts	~750-850	Program for kids to study Israeli culture and history, along with sports and entertainment programming.
May 29-May 31, 2019	Wolf Adventure	52	All children, sports and nature study
May 31-June 2, 2019	Robbins Wedding	165	Family are Ramah alumni. Ramah Summer staff and alumni included
June 3-12, 2019	A-Camp	432	Camp for adult LGBTQ women. Sports & entertainment.
June 18-August 14, 2019	Summer	~900	Summer Camp
June 23-27, 2019	Legacy Heritage (Kol Haot)	25	Adult Jewish Study program during summer camp. Primarily held indoors.
July 8, 2019	Jomsky Bat Mitzvah	43	Bar Mitzvah celebration during summer camp, no overnight
August 16-19, 2019	Ohr Lanu	120	Family Camp for Ramah Special Needs campers.
August 19-25, 2019	Camp in Harmony	660	Campers ages 6-15 from underprivileged backgrounds (many homeless), counselors include Ramah summer staff. Sports, entertainment, and some educational components.
Sept 4-6, 2019	Fulcrum - Curtis	65	All children, sports and nature study
Sept 4-6, 2019	Fulcrum - Calvary	43	All children, sports and nature study
Sept 6-8, 2019	Sinai Teen Center	42	Retreat for children from Sinai Temple
Sept 11-13, 2019	Fulcrum - Buckley	79	All children, sports and nature study

Camp Ramah 2019 Events Table

DATE	GROUP	Est. Attendees	Event Summary
Sept 13-15, 2019	Jewish Federation of Greater LA	75	Jewish study and programming for adults. Primarily held indoors.
Sept 13-15, 2019	Fulcrum - Claremont McKenna	60	All children, sports and nature study
Sept 19, 2019	Celebrate Life	38	Day group for children, sports and nature study
Sept 20-22, 2019	Los Cerritos Middle School	73	All children, sports and nature study
Sept 20-22, 2019	Lowe Bar Mitzvah	171	Ramah Summer Staff hired to run programming, family are Ramah alumni. Torah study.
Sept 23-25, 2019	Fulcrum - TVT	80	All children, sports and nature study
Sept 25-27, 2019	Fulcrum - Brentwood	60	All children, sports and nature study
Sept 27-29, 2019	Women's Spirituality Retreat	50	Women's AA retreat, study. Primarily held indoors.
Sept 27-29, 2019	Men's Recovery Retreat	19	Adult Men's AA group, study and therapy. Primarily held indoors.
Sept 30- Oct 7, 2019	Baptiste Yoga Group	68	Retreat for adults to study yoga practice. Primarily held indoors.
Oct 25-27, 2019	NFTY	182	Study, services, sports, and programming for youth in the Jewish community. Includes Ramah Summer Staff.
Oct 11-13, 2019	Boren Bat Mitzvah	108	Ramah Summer Staff hired to run programming, family are Ramah alumni. Torah study.
Oct 18-20, 2019	Camp Yoga	103	Retreat for adults to study Yoga practice.
October 23, 2019	Celebrate Life	38	Day group for children, sports and nature study
Oct 25-27, 2019	ECFC	100	Family Camp for toddlers.
Oct 25-27, 2019	Adat Ari-El JLC	50	Children's Jewish Program, all children. Study and sports
Nov 1-4, 2019	CamPowerment	190	Adult programming for women. Includes study components.
Nov 6-7, 2019	Stephen Wise 6th Graders	40	All children, sports and nature study
Nov 7-9, 2019	Fulcrum - Manhattan Beach USD	55	All children, sports and nature study
November 8-9, 2019	Greenfield Elementary	55	All children, sports and nature study
Nov 8-10, 2019	Congregation B'nai B'rith of SB Families	99	Family Camp for synagogu. Shabbat Services, study, sports
Nov 8-10, 2019	USY	165	Study, services, sports, and programming for youth in the Jewish community.
Nov 12, 2019	OUHSD	30	Day group for children drugs and alcohol prevention, no overnight
Nov 15-17, 2019	YULA	239	Jewish High School. Students come for shabbat services, sports, and study.
Nov 22-24, 2019	Mizel Bat Mitzvah	140	Ramah Summer Staff hired to run programming, family are Ramah alumni. Torah study.
December 6-7, 2019	Milken	688	Jewish Day School. Students and teachers come for sports as well as Shabbat services and study.
9-Dec-19	OUHSD	30	Day group for children drugs and alcohol prevention, no overnight
11-Dec-19	OUHSD	30	Day group for children drugs and alcohol prevention, no overnight
12-Dec-19	OUHSD	30	Day group for children drugs and alcohol prevention, no overnight
December 13-15, 2019	Shomrei Torah Children	24	Children's Jewish Program, all children. Study and sports
December 13-15, 2019	Adat Ari El	118	Family Camp for Adat Ari El Day School. Roughly 60% of attendees are age 16 and under. Shabbat services, study, and sports.
December 13-15, 2019	Temple Aliyah Children	50	Family camp retreat for synagogue, roughly 60% under 16, study, sports
17-Dec-19	OUHSD	30	Day group for children drugs and alcohol prevention, no overnight
December 20-23, 2019	Machon Reunion	100	Camper reunion run by Ramah staff.
December 20-22, 2019	Ezra Reunion	30	Ramah summer camp staff and campers

Program	Staff	Volunteers	Notes
Summer Camp	4-week Camp (2 sessions) 2-week camp (4 sessions)	100* 0	16 3

*Between sessions, some staff leave and return. Others stay. Here, assuming all come and go twice

NOTES:

- These numbers are estimates provided by Camp Ramoth staff based on their experience with these camps
- At the event, guests arrive and stay for the duration of the event except as noted
- This chart does not include kitchen, admin, security staff that may come and during the work week. This has been provided separately.

**Camp Ramah
2019 Events Table**

DATE	GROUP	Est. Attendees	Event Summary
Dec 27, 2018 - Jan 2, 2019	Path of Bliss	71	Buddhist meditation study retreat. Primarily held indoors.
3-Jan-19	Path of Bliss	90	Buddhist meditation study retreat. Primarily held indoors.
Jan 3-5, 2019	Weinstein Institute	135	National Ramah Convention. Ramah staff in attendance as well as in charge of programming.
Jan 11-13, 2019	Congregation B'nai B'rith of SB School retreat	59	Children's Jewish Program, all children. Study and sports
Jan 25-27, 2019	USY Kadima Kinnus	400	Study, services, sports, and programming for youth in the Jewish community. Includes Ramah Summer Staff.
Jan 19-20, 2019	NFTY	249	Study, services, sports, and programming for youth in the Jewish community. Includes Ramah Summer Staff.
Jan 19-20, 2019	Adat Ari El	190	Family Camp for Adat Ari El Temple. Roughly 60% of attendees are age 16 and under. Shabbat services, study, and sports.
Jan 27-28, 2019	Wilshire Executive Staff	23	Retreat for senior staff of Los Angeles Temple. Primarily held indoors.
Jan 31-Feb 3, 2019	Hazon	36	Rabbinical students study retreat
Feb 1-3, 2019	JCA Shalom- Sinai Teen	94	Jewish study for teenagers as well as sports
Feb 1-3, 2019	ECFC	75	Family camp for toddlers.
Feb 8-10, 2019	Stephen Wise Family Camp	76	Family camp retreat for synagogue, study, sports
Feb 9-10, 2019	Fulcrum	25	All children, sports and nature study
Feb 11 - April 11, 2019	Conejo Valley	~100-180 Weekly	Conejo Valley School District, students from middle and elementary schools come to camp for outdoor and science education.
Feb 13-18, 2019	Friends of Israeli Scouts	~750-850	Program for kids to study Israeli culture and history, along with sports and entertainment programming.
Feb 20-22, 2019	Adelson School	74	Jewish study and sports for teenagers
Feb 22-23, 2019	Shalhevet	275	Jewish High School. Students come for shabbat services, sports, and study.
Feb 23-24, 2019	UCLA Hillel	50	College Jewish study group
March 1-3, 2019	Sinai Religious School Camp	195	Family Camp for Sinai Religious School. Roughly 50% of attendees are age 16 and under. Ramah Summer Staff included.
March 8-10, 2019	PJ Library	175	Family Camp for synagogue. Roughly 60% of attendees are age 16 and under. Shabbat services, study, and sports.
March 8-10, 2019	LA Hebrew High (LAHH)	73	Jewish study for teenagers as well as sports
March 8-10, 2019	Roxanne Retreat (McNally)	29	Adult Women's AA group, study and therapy. Primarily held indoors.
March 15-17, 2019	Congregation Ner Tamid	136	Family camp for synagogue. Roughly 60% of attendees are age 16 and under. Shabbat services, study, and sports. Ramah Summer staff included.
March 15-17, 2019	ECFC / Shomrei Torah	100	Family Camp for toddlers. Run by Ramah staff
March 15-17, 2019	Shomrei Torah Family Camp	75	Family camp retreat for synagogue, roughly 60% under 16, study, sports

34 events with adults

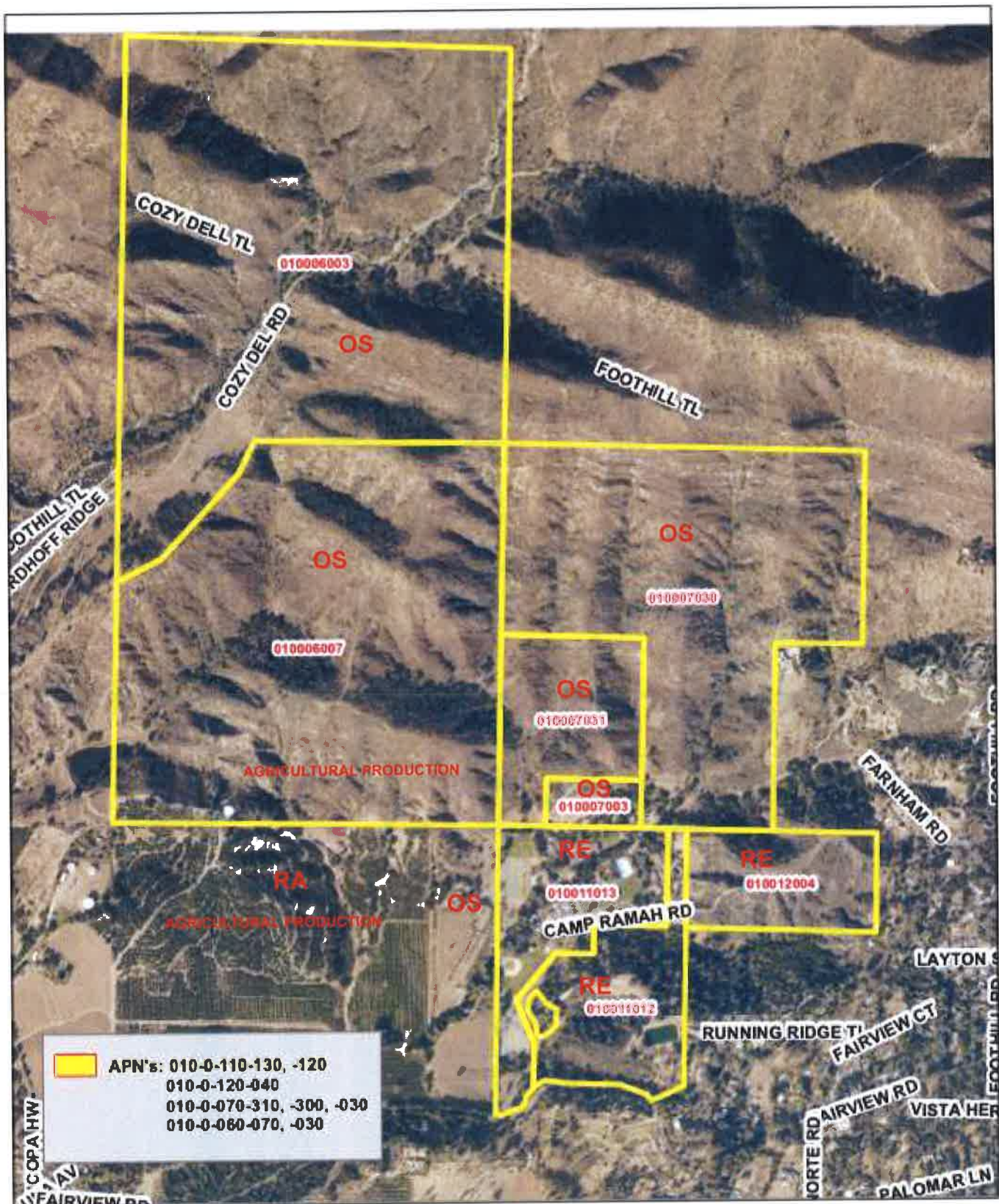
Camp Ramah 2019 Events Table

DATE	GROUP	Est. Attendees	Event Summary
March 18-20, 2019	Santa Barbara Adventure	47	All children, sports and nature study
March 18-22, 2019	Baptiste Yoga Group	226	Retreat for adults to study Yoga practice. X
March 22-24, 2019	Temple Beth Am	291	Family Camp, roughly 50% of attendees are age 16 and under. Jewish study component.
March 28-29, 2019	Fulcrum	43	All children, sports and nature study
March 28-April 5, 2019	Pacific Gestalt Institute	50	Conference for therapists, study. Primarily held indoors.
March 29-31, 2019	Ruach Nashim	70	Ramah community women's retreat for Jewish study.
April 5-7, 2019	Sinai Family Camp	229	Family Camp for Sinai Day School. Roughly 60% of attendees are age 16 and under. Jewish study component.
April 8-11, 2019	Baptiste Yoga Group	156	Retreat for adults to study Yoga practice.
April 10-14, 2019	RYLA	340	Study and programming for Youth Leadership program.
April 18-27, 2019	Passover	300	Programming for Jewish Studies
April 29- May 3, 2019	Animal Equality	33	Adult retreat for animal rights group. Primarily held indoors.
April 29- May 3, 2019	Bodhi Path Meditation	27	Adult meditation study group. Primarily held indoors.
May 3-5, 2019	Ross Goldberg Bar Mitzvah	208	Ramah Summer Staff hired to run programming, family are Ramah alumnae. Torah study.
May 10-12, 2019	IKAR	215	Jewish Community for youth in Los Angeles, shabbat services, sports, and study. Includes Ramah Summer Staff.
May 14-15, 2019	Mariposa Middle School	75	All children, sports and nature study
May 17, 2019	Fulcrum	75	All children, sports and nature study
May 17-19, 2019	ECFC - Adat Ari El	130	Family Camp for toddlers.
May 17-19, 2019	VBS Day School	108	Family Camp for VBS Day School Day School. Roughly 60% of attendees are age 16 and under. Shabbat services, study, and sports.
May 23-27, 2019	Friends of Israeli Scouts	~750-850	Program for kids to study Israeli culture and history, along with sports and entertainment programming.
May 29-May 31, 2019	Wolf Adventure	52	All children, sports and nature study
May 31-June 2, 2019	Robbins Wedding	165	Family are Ramah alumni. Ramah Summer staff and alumni included
June 3-12, 2019	A-Camp	432	Camp for adult LGBTQ women. Sports & entertainment.
June 18-August 14, 2019	Summer	~900	Summer Camp
June 23-27, 2019	Legacy Heritage (Kol Haot)	25	Adult Jewish Study program during summer camp. Primarily held indoors.
July 8, 2019	Jomsky Bat Mitzvah	43	Bar Mitzvah celebration during summer camp, no overnight
August 16-19, 2019	Ohr Lanu	120	Family Camp for Ramah Special Needs campers.
August 19-25, 2019	Camp in Harmony	660	Campers ages 6-15 from underprivileged backgrounds (many homeless), counselors include Ramah summer staff. Sports, entertainment, and some educational components.
Sept 4-6, 2019	Fulcrum - Curtis	65	All children, sports and nature study
Sept 4-6, 2019	Fulcrum - Calvary	43	All children, sports and nature study
Sept 6-8, 2019	Sinai Teen Center	42	Retreat for children from Sinai Temple
Sept 11-13, 2019	Fulcrum - Buckley	79	All children, sports and nature study

Camp Ramah
2019 Events Table

DATE	GROUP	Est. Attendees	Event Summary
Sept 13-15, 2019	Jewish Federation of Greater LA	75	Jewish study and programming for adults. Primarily held indoors.
Sept 13-15, 2019	Fulcrum - Claremont McKenna	60	All children, sports and nature study
Sept 19, 2019	Celebrate Life	38	Day group for children, sports and nature study
Sept 20-22, 2019	Los Cerritos Middle School	73	All children, sports and nature study
Sept 20-22, 2019	Lowe Bar Mitzvah	171	Ramah Summer Staff hired to run programming, family are Ramah alumni. Torah study.
Sept 23-25, 2019	Fulcrum - TVT	80	All children, sports and nature study
Sept 25-27, 2019	Fulcrum - Brentwood	60	All children, sports and nature study
Sept 27-29, 2019	Women's Spirituality Retreat	50	Women's AA retreat, study. Primarily held indoors.
Sept 27-29, 2019	Men's Recovery Retreat	19	Adult Men's AA group, study and therapy. Primarily held indoors.
Sept 30- Oct 7, 2019	Baptiste Yoga Group	68	Retreat for adults to study yoga practice. Primarily held indoors.
Oct 25-27, 2019	NFTY	182	Study, services, sports, and programming for youth in the Jewish community. Includes Ramah Summer Staff.
Oct 11-13, 2019	Boren Bat Mitzvah	108	Ramah Summer Staff hired to run programming, family are Ramah alumni. Torah study.
Oct 18-20, 2019	Camp Yoga	103	Retreat for adults to study Yoga practice.
October 23, 2019	Celebrate Life	38	Day group for children, sports and nature study
Oct 25-27, 2019	ECFC	100	Family Camp for toddlers.
Oct 25-27, 2019	Adat Ari-El JLC	50	Children's Jewish Program, all children. Study and sports
Nov 1-4, 2019	CamPowerment	190	Adult programming for women. Includes study components.
Nov 6-7, 2019	Stephen Wise 6th Graders	40	All children, sports and nature study
Nov 7-9, 2019	Fulcrum - Manhattan Beach USD	55	All children, sports and nature study
November 8-9, 2019	Greenfield Elementary	55	All children, sports and nature study
Nov 8-10, 2019	Congregation B'nai B'rith of SB Families	99	Family Camp for synagogue. Shabbat Services, study, sports
Nov 8-10, 2019	USY	165	Study, services, sports, and programming for youth in the Jewish community.
Nov 12, 2019	OUHSD	30	Day group for children drugs and alcohol prevention, no overnight
Nov 15-17, 2019	YULA	239	Jewish High School. Students come for shabbat services, sports, and study.
Nov 22-24, 2019	Mizel Bat Mitzvah	140	Ramah Summer Staff hired to run programming, family are Ramah alumni. Torah study.
December 6-7, 2019	Milken	688	Jewish Day School. Students and teachers come for sports as well as Shabbat services and study.
9-Dec-19	OUHSD	30	Day group for children drugs and alcohol prevention, no overnight
11-Dec-19	OUHSD	30	Day group for children drugs and alcohol prevention, no overnight
12-Dec-19	OUHSD	30	Day group for children drugs and alcohol prevention, no overnight
December 13-15, 2019	Shomrei Torah Children	24	Children's Jewish Program, all children. Study and sports
December 13-15, 2019	Adat Ari El	118	Family Camp for Adat Ari El Day School. Roughly 60% of attendees are age 16 and under. Shabbat services, study, and sports.
December 13-15, 2019	Temple Aliyah Children	50	Family camp retreat for synagogue, roughly 60% under 16, study, sports
17-Dec-19	OUHSD	30	Day group for children drugs and alcohol prevention, no overnight
December 20-23, 2019	Machon Reunion	100	Camper reunion run by Ramah staff.
December 20-22, 2019	Ezra Reunion	30	Ramah summer camp staff and campers

EXHIBIT G



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 12-07-2013



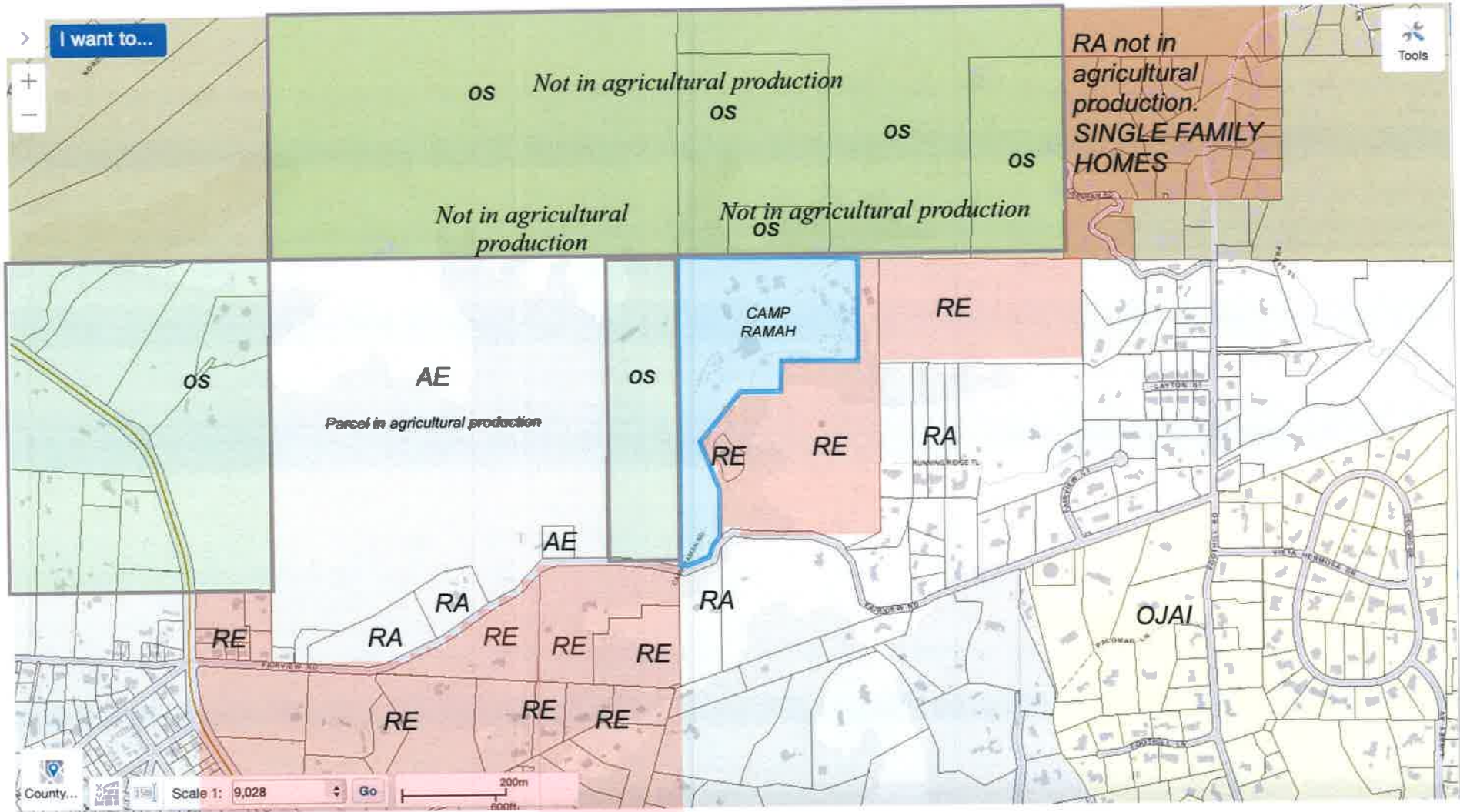
County of Ventura
Mitigated Negative Declaration
PL 18-0052
Attachment 1 - Aerial Location Map

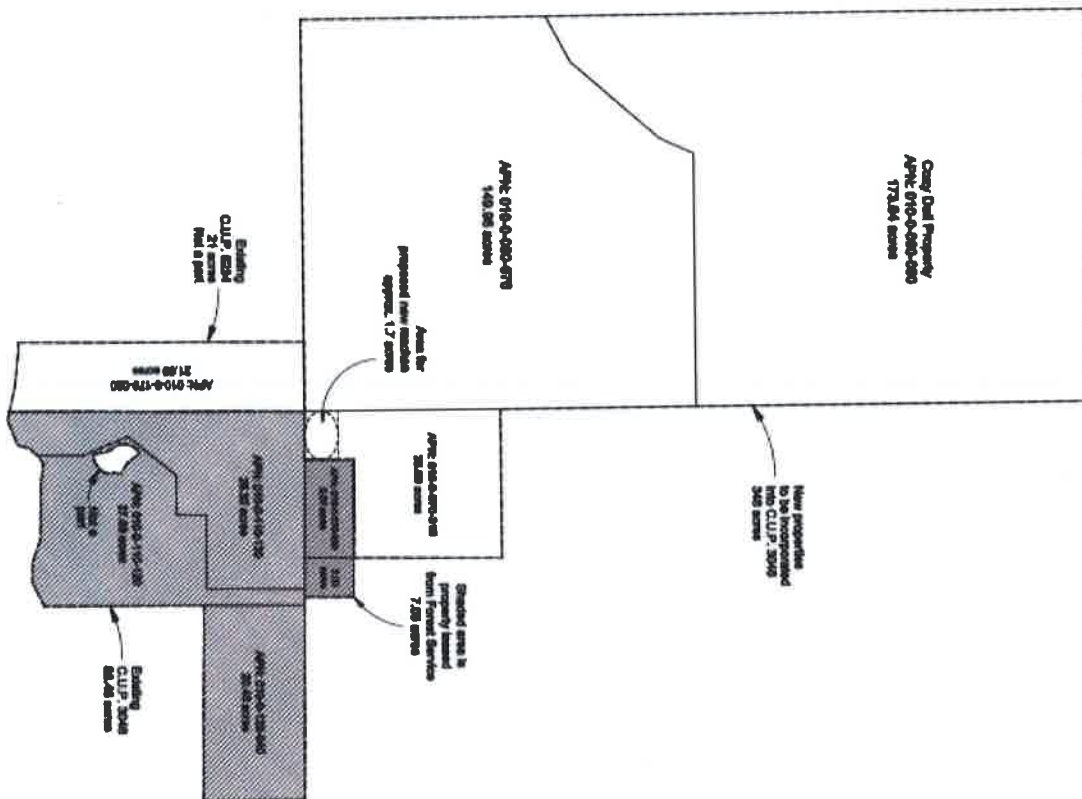


Disclaimer: This map was created by the Ventura County Resource Management Agency, Mapping Services, and is not to be used for any purpose other than the one for which it was created. The County does not warrant the accuracy of the information shown on this map, and the user assumes all responsibility for its use. The County does not warrant the accuracy of the information shown on this map, and the user assumes all responsibility for its use.



Not in agricultural production





Master Plan Camp Ramah of California

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

Camp Ramah of California
385 Fairview Road, Ojai, California
APN: 010-0-110-0123 CUP 3048
APN: 010-0-120-004

Master Plan

JANE CARROLL DESIGN
104 N. SIGNAL, SUITE B, OJAI, CALIFORNIA 91323
TEL: (805) 440-6050 FAX: (805) 440-6050
www.janecarrolldesign-ojai.com janecarroll@jcd.com

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

EXHIBIT H

Updated Forecast: Jan 16 2023 10:33:09

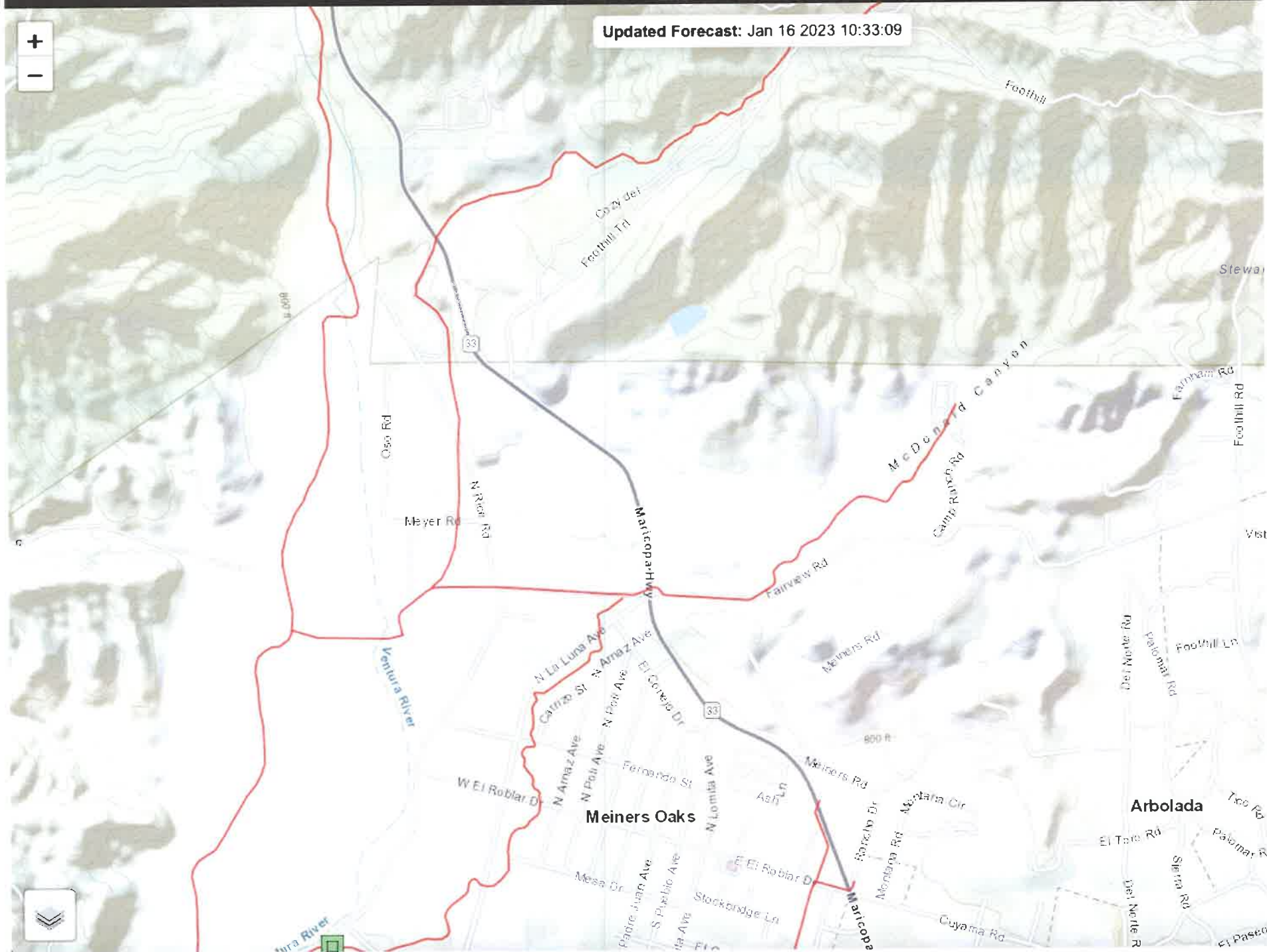
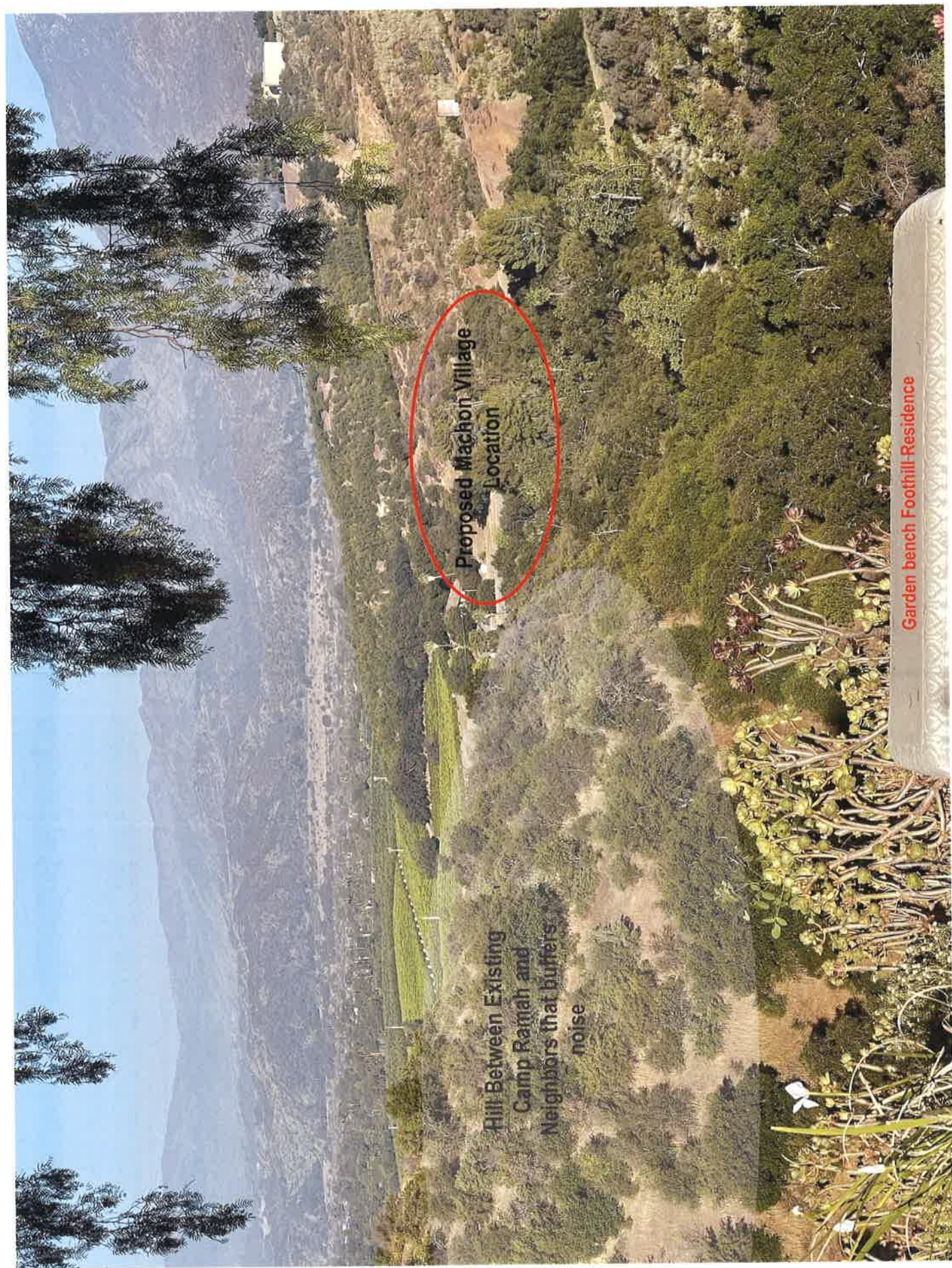


EXHIBIT I

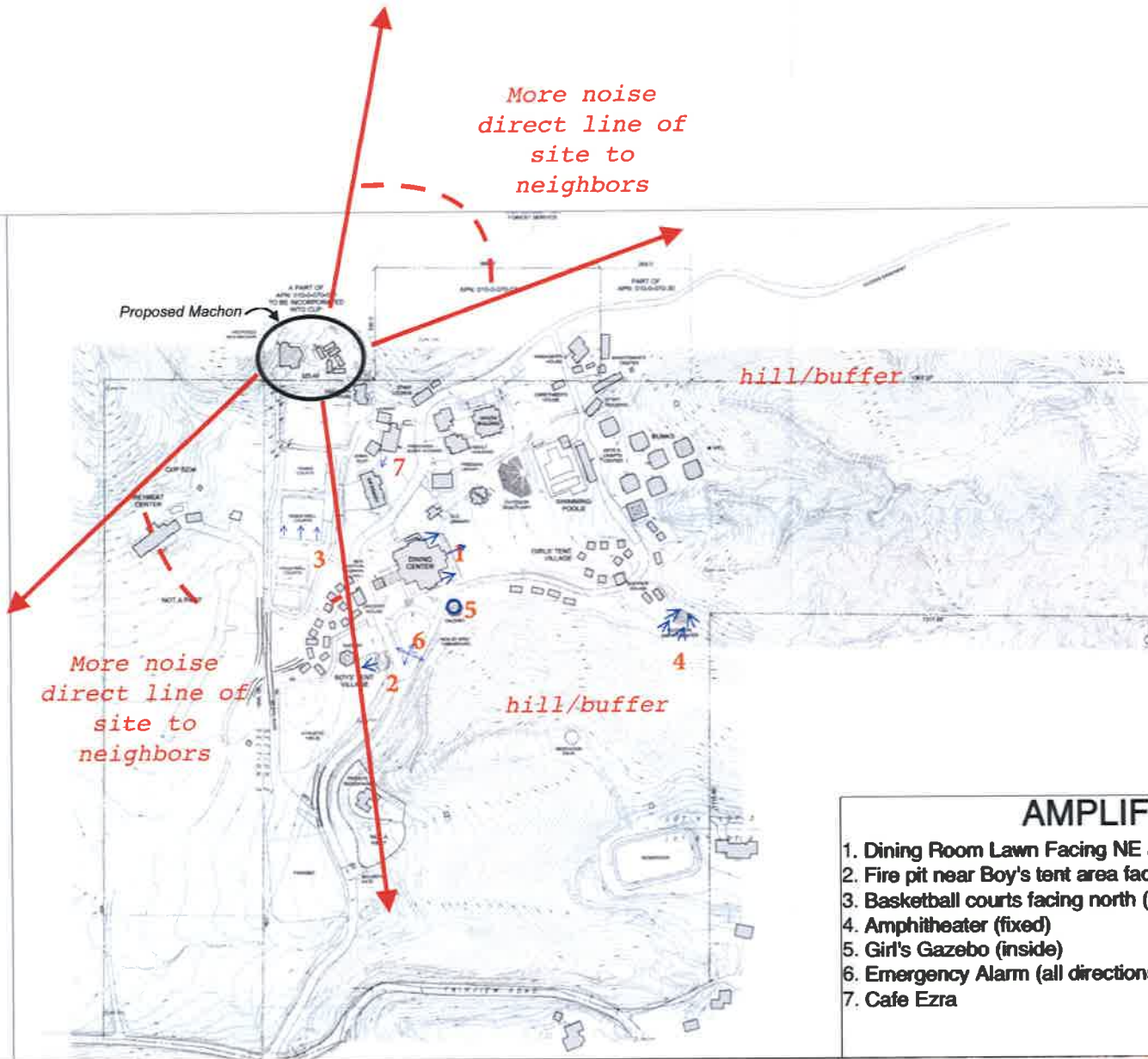


Proposed Machon Village
Location

Hill Between Existing
Camp Ramah and
Neighbors that buffers
noise

Garden bench Foothill Residence

EXHIBIT J



CAMP RAMAH

PROPOSED NEW MACHON COMPLEX

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

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

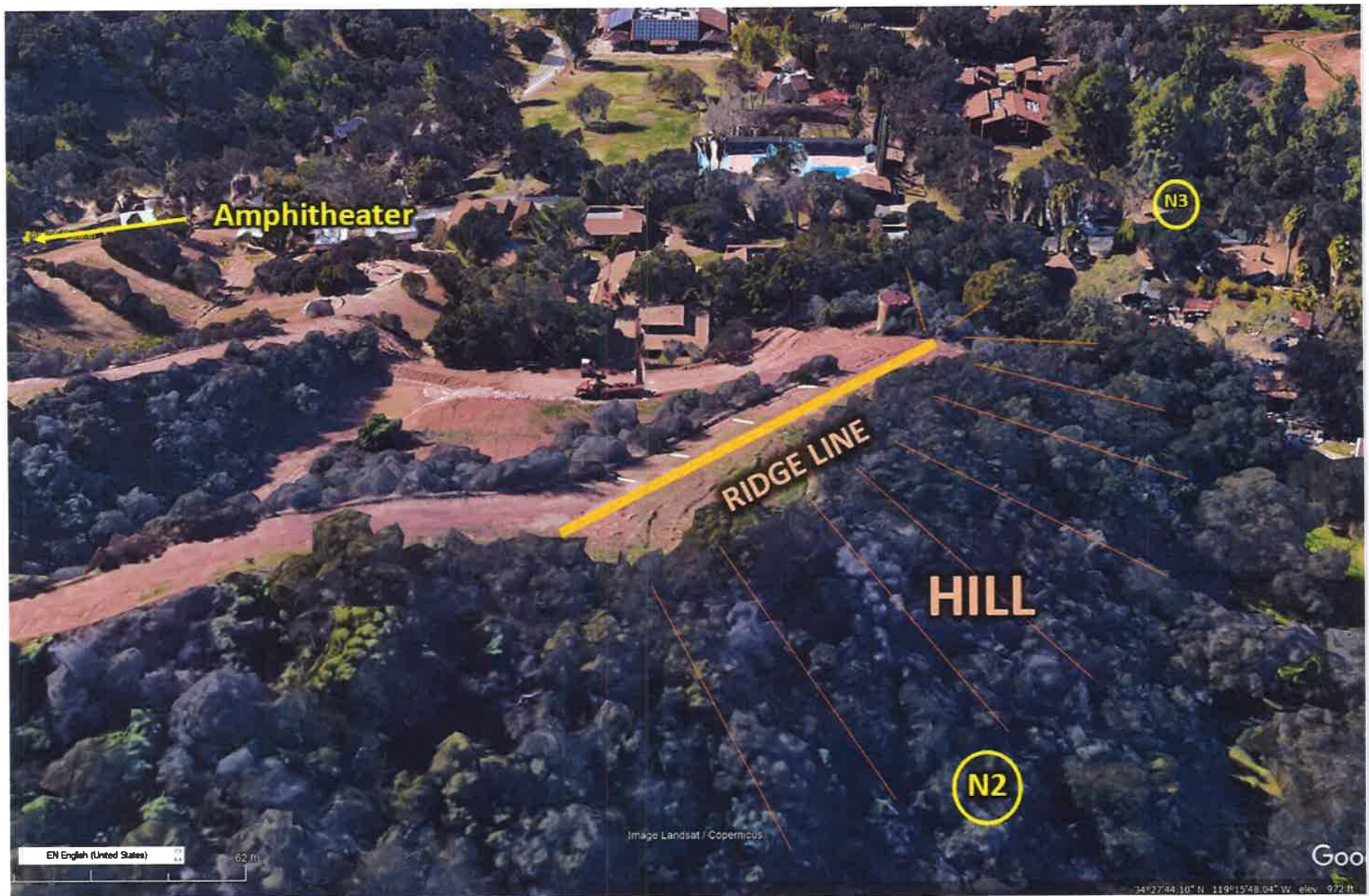
1. Dining Room Lawn Facing NE and at each corner (fixed)
2. Fire pit near Boy's tent area facing southwest (temporary)
3. Basketball courts facing north (temporary)
4. Amphitheater (fixed)
5. Girl's Gazebo (inside)
6. Emergency Alarm (all directions)
7. Cafe Ezra

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

NEW MACHON

up Ramah of California
 Fairview Road, Ojai, California 93023

EXHIBIT K



The N2 & N3 locations are from ISMND Figure 2: Camp Ramah site plan and noise measurement locations

N2 sound recorder is located behind a hill that blocks noise from practically the entire camp.

EXHIBIT L

Located in Google Drive
Link



Screenshot from Jason Sanders Letter, dated January 17, 2023
Exhibit L - DJ Noise

EXHIBIT M

Advanced Engineering Acoustics
663 Bristol Avenue
Simi Valley, California 93065-5402
(805) 583-8207 - Voice (805) 231-1242 - Cell (805) 522-6636 - Fax

November 3, 2022

SUBJECT: Concerns about Camp Ramah New Construction, Operations and Temporary Events
Ambient Noise and Concerns of Rural Quiet Residential Noise Impacts

Dear Foothill and Fairview Neighbors:

At your request, Advanced Engineering Acoustics (AEA) has conducted long-term and short-term ambient noise measurements at three distant locations around Camp Ramah. This letter report summarizes the results of our ambient noise measurements and potential Camp noise impacts at uphill quiet rural residential locations.

Fundamentals of Sound - Physically, sound pressure magnitude is measured and quantified in terms of the decibel (dB), which is associated with a logarithmic scale based on the ratio of a measured sound pressure to the reference sound pressure of 20 micropascal ($20 \mu\text{Pa} = 20 \times 10^{-6} \text{ N/m}^2$). However, the decibel system can be very confusing. For example, doubling or halving the number of sources of equal noise (a 2-fold change in acoustic *energy*) changes the receptor noise by only 3 dB, which is a barely perceptible sound change for humans. While doubling or halving the sound *loudness* at the receiver results from a 10 dB change and also represents a 10-fold change in the acoustic *energy*. In addition, the human hearing system is not equally sensitive to sound at all frequencies. Because of this variability, a frequency-dependent adjustment called "A-weighting" has been devised so that sound may be measured in a manner similar to the way the human hearing system responds. The A-weighted sound level is abbreviated "dBA". Under simple, non-interference, sound propagation conditions, the sound from a point source (relative small from the receptor's view point) will follow the inverse square law and diminish in intensity by a factor of 6 dB per doubling of propagation distance along the sound path. For a line source (i.e., highways or railroads) sound will diminish by a factor of 3 dB per doubling of distance. Sound from a large surface sound source will initially not diminish until the sound is about the distance of the dimension of the large source away from it. It then diminishes at about 3 dB per doubling of distance for a ways and then it appears more like a point and continues to diminish at 6 dB per distance doubling.

Ambient Acoustical Testing - Two week-long ambient noise measurements were conducted at two distant vicinity locations (Site C-1447 Foothill and Site D-406 Fairview), which have direct line of sight views to Camp Ramah and their proposed new construction site, from Tuesday, June 5 to Saturday June 11, 2022 and Saturday, June 11 to Saturday, June 18, 2022. The second week-long ambient noise monitoring was also conducted at an additional residential site (Site E-434 Fairview Rd.) from Saturday, June 11 to Saturday, June 18, 2022. The ambient noise measurements and meteorological measurement results are reported in the Appendix and the ambient noise data are used in accordance with the County of Ventura noise standards. The ambient noise measurements were conducted using four NTi XL2 Type 1 Sound Level Meters, which recorded the 1-second interval and 15-minute time history A-weighted sound levels and frequency spectral data as well as live audio recordings. These sound meters were all field calibrated according to the manufacturer's instructions before and after the measurement sessions. The sound meters were located as described.

Figure 1 shows Camp Ramah property, proposed new construction site and the distant off-site ambient noise monitoring locations around the Camp.



Figure 1. Camp Ramah with Residential Vicinity and Ambient Noise Measurement Locations

The propagation of sound is influenced by a number of conditions including temperature, humidity, wind speed & direction, sound sources & receiver heights, intervening topography and vegetation. Some of these conditions will reduce sound intensity and other factors will reinforce and increase the sound intensity as it propagates toward receivers. Calm air (no breeze) and no reflecting or blocking surfaces and structures along a sound propagation path (the direction the sound travels) will cause the least excess attenuation or reinforcement. Canyons, vegetation with randomly oriented medium to large leaves and relatively steady breeze flows along the paths of sound toward sensitive receptors are known to increase sound intensity. Likewise, if the orientations of these conditions do not reflect or focus sound toward the sensitive receptors, the sound intensity decreases more along the propagation paths toward receptors. The major noise reduction features are the

natural noise barriers between noise sources and receivers, such as man-made berms and existing hilly topography that block the line of sight. These noise reduction features are far superior to sound walls and curtains. Total sound enclosures with interior sound absorptive surfaces with no openings to the exterior (doors and windows closed) are the best measures to reduce sound or noise levels for near and far receivers. A barrier can only cast a horizontal "acoustic shadow" equal to its height.

Ventura County Noise Ordinances and Standards

County Planning Noise Standards -- The planning noise standards for the County of Ventura are outlined in Sec. 2.16 Noise et. al., of the Ventura County General Plan Policies (see this information online at www.ventura.org/planning). Table 1 shows the county planning noise standards for noise-generating sources.

Table 1. Ventura County General Plan Noise Source Limits

(4) Noise generators, proposed to be located near any <i>noise sensitive use</i> , shall incorporate noise control measures so that ongoing outdoor noise levels received by the noise sensitive receptor, measured at the exterior wall of the building, do not exceed any of the following standards:
a. Leq(1hr) of 55 dB(A) or ambient noise level plus 3 dB(A), whichever is greater, during any hour from 6:00 a.m. to 7:00 p.m.
b. Leq(1hr) of 50 dB(A) or ambient noise level plus 3 dB(A), whichever is greater, during any hour from 7:00 p.m. to 10:00 p.m.
c. Leq(1hr) of 45 dB(A) or ambient noise level plus 3 dB(A), whichever is greater, during any hour from 10:00 p.m. to 6:00 a.m.

County Construction Noise Standards -- The construction noise standards for the County of Ventura are found in the Ventura County Construction Noise Threshold and Control Plan.

County Loud and Raucous Noise Standards -- The loud and raucous nighttime noise in unincorporated residential zones of the County of Ventura are in Article 11 of Chapter 2 of the County Municipal Code, which states that, "*No person shall create within any residential zone of the County of Ventura any loud or raucous noise which is audible to the human ear during the hours of 9 p.m. to 7 a.m. of the following day, at a distance of 50 feet from the property line of the noise source or 50 feet from any such noise source if the noise source is in a public right-of-way.*"

8111-1.2.1.1b - Permit approval standards for outdoor events and assembly uses

Conditional use permits authorizing outdoor events and assembly uses shall be granted if all billed fees and charges for processing the application that are due for payment have been paid and if all of the following standards are met. An application for a conditional use permit shall not be denied on the basis of the content of protected expression associated with the proposed use. The applicant shall have the burden of proving to the satisfaction of the appropriate decision-making authority that the following standards can be met. Specific factual findings shall be made

by the decision-making authority to support the conclusion that each of these standards, if applicable, can be satisfied.

- a. The proposed use is compliant with applicable provisions of the County's General Plan and of Division 8, Chapter 1 of the Ventura County Ordinance Code;
- b. **The proposed use can coexist in relative proximity, and is not expected to unduly interfere with, the existing land uses of the surrounding area as determined based on the following land use factors:**

- (1) Whether the proposed use would generate offsite noise louder than ambient noise levels by considering: (i) the volume and times of day such noise would be generated; (ii) the proximity of the proposed use to the nearest offsite noise sensitive receptors such as dwellings, schools, hospitals, nursing homes and libraries; (iii) the topography of the surrounding area likely to affect how noise travels; and (iv) the existence of other nearby uses likely to generate offsite noise at similar times; and..

8111-1.2.2.2 - Standards for variances

Before any variance may be granted, the applicant must establish, and the decision-making authority must determine, that all of the following standards are met:

- a. That there are special circumstances or exceptional characteristics applicable to the subject property with regard to size, shape, topography, location or surroundings, which do not apply generally to comparable properties in the same vicinity and zone; and
- b. That granting the requested variance will not confer a special privilege inconsistent with the mitigations upon other properties in the same vicinity and zone; and
- c. That 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; and
- d. That the granting of such variance will not be detrimental to the public health, safety or general welfare, **nor to the use, enjoyment or valuation of neighboring properties;** and
- e. That the granting of a variance in conjunction with a hazardous waste facility will be consistent with the portions of the County's Hazardous Waste Management Plan (CHWMP) which identify specific sites or siting criteria for hazardous waste facilities.

(Am. Ord. 4123—9/17/96)

Summary of Ambient Noise Measurement Results.

Average ambient A-weighted noise levels at the monitored very quiet rural residential locations are in the 30s and 40s dBA. Figures 2 – 6 show the results of the long-term ambient noise measurements. Figures 2 and 3 show the test results at Site C (1447 Foothill Rd.). Figures 4 and 5 show the ambient test results at Site D (406 Fairview Rd.). Figure 6 shows the ambient monitoring test results at Site E (434 Fairview Rd.). Sites C1 and D1 15-minute interval ambient noise data are given in Appendix A. Sites C2, D2 and E 15-minute interval ambient noise data are given in Appendix B. Table 2 of the main ambient noise study report gives the approximate distances from Camp Ramah to the higher elevation distant test residential locations with direct line-of-sight views.

Table 3 summarizes the meteorological data at Site C taken over the ambient noise monitoring periods. The full meteorological data report is Appendix D and is a separate 450 page document that is available by request.

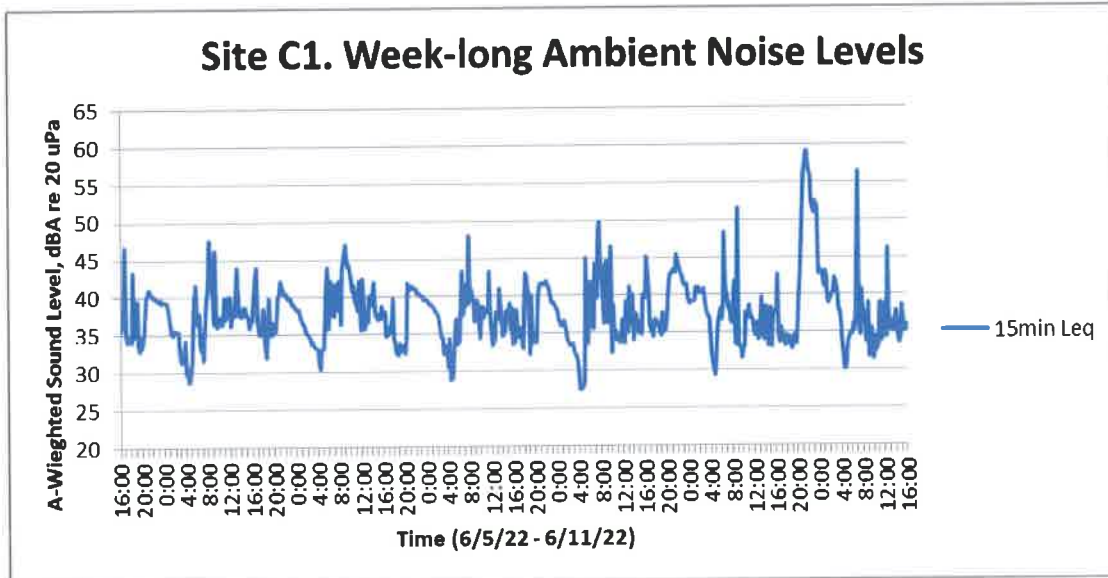


Figure 2. 6/5 to 6/11 Ambient Noise at 1447 Foothill Road

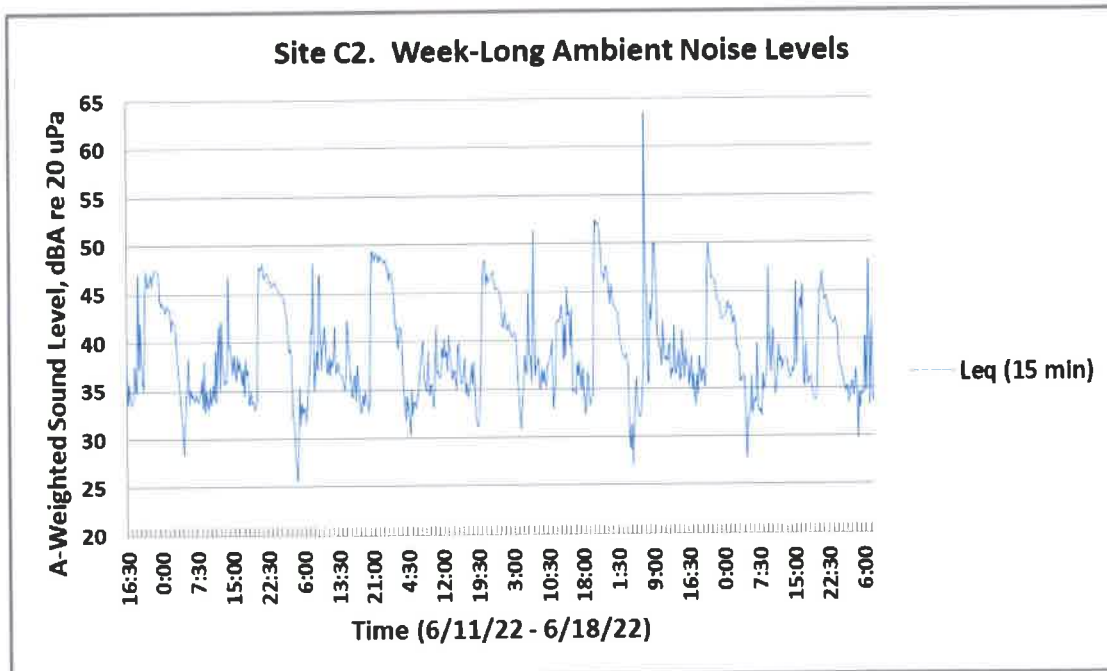


Figure 3. 6/11 to 6/18 Ambient Noise at 1447 Foothill Road

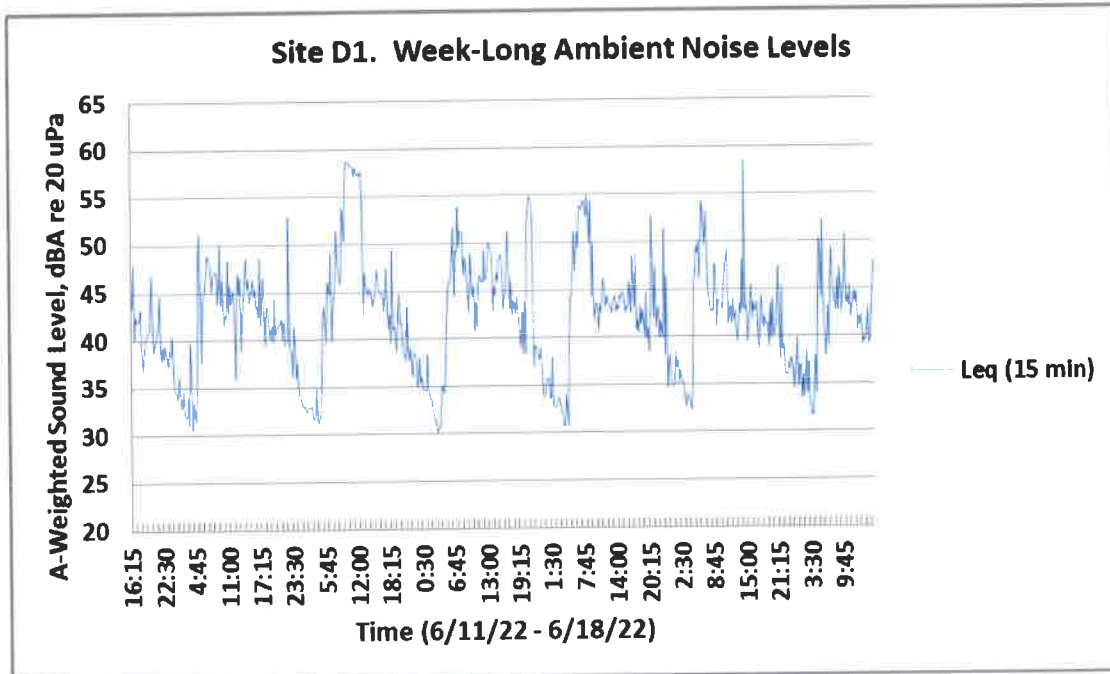


Figure 4. 6/5 to 6/11 Ambient Noise at 406 Fairview Road

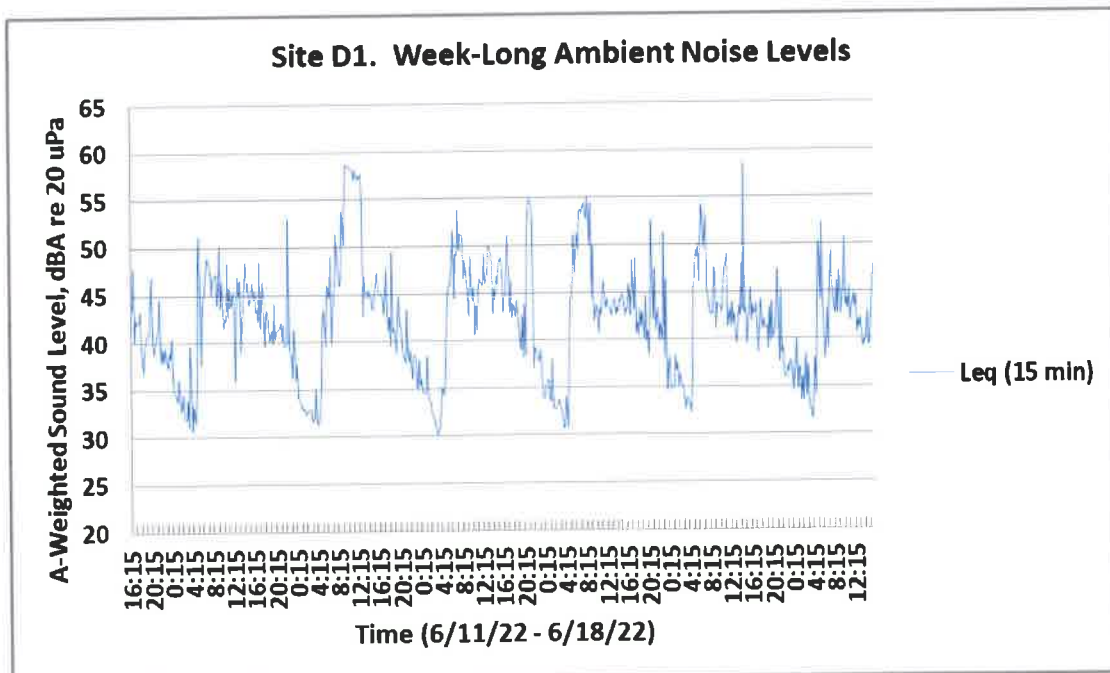


Figure 5. 6/11 to 6/18 Ambient Noise at 406 Fairview Road

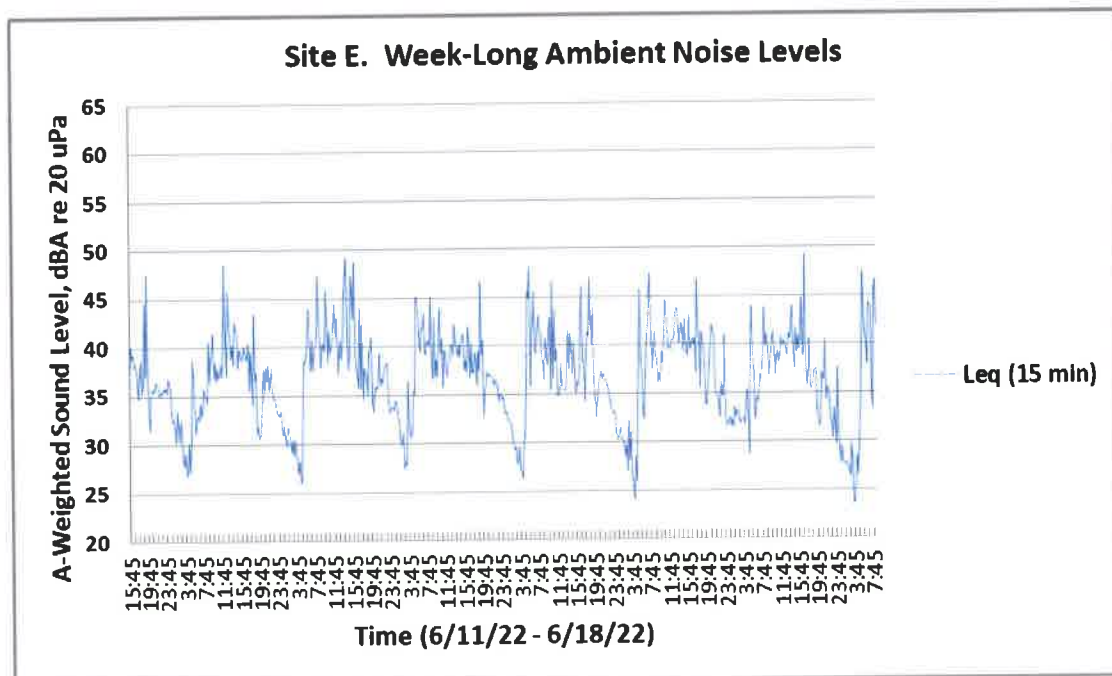


Figure 6. 6/11 to 6/18 Ambient Noise at 434 Fairview Road

Table 2. Distances from Camp Ramah Sources to Test Residential Locations

Future Test Propagation Site	SLM C Distance, ft	SLM D Distance, ft	SLM E Distance, ft
Camp music/event sources to test sites	2,850	1,850	2,050

Table 3. 1447 Foothill Meteorological Data Summary

Day		Temp	Humidity	Wind	Gust	Dew Point	Wind Chill	Wind Direction	ABS Barometer
(M/D/Y)		(°F)	(%)	(mph)	(mph)	(°F)	(°F)	(°)	(inHg)
6/5/2022	MAX	92.3	96.0	19.2	22.4	59.9	92.3	359.0	28.5
to	AVG	69.9	59.6	2.9	3.8	53.6	69.9	248.1	28.4
6/18/2022	MIN	54.7	16.0	0.0	0.0	24.6	54.7	0.0	28.4

Findings - The ambient noise during the monitoring periods was caused by typical rural area noise sources (yard work, field work, road traffic, birds and aircraft).

Amplified sound propagation tests and event noise monitoring have been performed by AEA for many Ventura County rural outdoor wedding and special event venues over the years, in order to prevent event noise impacts to nearest and distant residential properties. In doing so, AEA has demonstrated that properly controlled DJ-type amplified sound systems and portable bull horns operating at a medium-high sound loudness setting created a noise level at nearby rural residential properties of just below the evening hourly average noise limit of 50 dBA Leq set by the County.

When adjacent properties were on the same level as the event venues, it was typical that line-of-sight blocking slopes, orchards, barns and other vegetation and buildings would modify the resulting test and event sounds and cause the sound levels to be lower than would be expected over flat uncluttered ground. When distant sensitive receptors were at higher elevations (allowing unobstructed views), had sloping hillsides on either or both sides of the sound propagation path (especially if there were medium and/or large leafed trees and bushes on the slopes), or there were experienced in-coming prevailing breezes from sound sources toward receivers, these conditions caused increased sound levels via reinforcement, reflections, focusing and downward bending of sound waves that would usually rise off into space.

As an additional finding for this report on the acoustical evaluation of the proposed Camp Ramah operations and special events venue, the topography surrounding Camp Ramah funnels noise to quiet rural neighboring properties on Foothill and Fairview Roads, which adds to the direct line-of-sight noise from the various Camp Ramah noise sources. This can be verified, on a quiet still late evening or night, by measuring a known loud broadband noise and a series of different loud tonal noises at a common source location on Camp Ramah, that is visible from residences on Foothill and Fairview Roads, and simultaneously measuring the same test sounds at the different residences' viewpoints. The measured sound source data can be used to calculate the overall source "sound power level" and source tonal sound power levels. The test source sound power level spectral data can then be used in a flat-earth sound propagation computer model which only uses distance spreading losses. The model sound levels at the different receivers can then be compared to the measured receiver A-weighted sound pressure levels and tonal spectral levels. Further verification would be to develop a 3-D sound propagation computer model which uses topography, vegetation & ground cover (reflective and absorptive), various wind conditions, and distance spreading losses. These modelled results can then be compared to the measured receiver ambient A-weighted sound pressure levels and tonal spectral levels. These two verification methods will provide proof of sound propagation differences to distant receiver locations due to topographic shielding hilly berms and vegetation, such that hillsides and canyons plus other absorptive and reflecting surfaces create both a decrease and an increase in noise at receiver locations compared to direct line-of-sight noise for the same distances.

Conclusions:

Special Other Party Event Noise Control Recommendations – We recommend the Extech SL130 (see Appendix C) control point sound level measurement system, with the additional 15-foot microphone cable and cut-off relay, be used to allow the event person responsible and the DJ to monitor the music and PA sound levels at 10 feet from loudspeakers, allowing sound volume reductions whenever the respective 10-foot daytime control point noise exceeds 90 dBA or the evening control point noise exceeds 85 dBA. The main concern would be when outside vendors or entertainers supply their own sound systems. Camp Ramah "other party" event contracts in such cases should clearly and plainly state the County Planning daytime and evening hourly average sound level limits at residential properties and the after 9 p.m. "Loud and Raucous" audible noise limit 50 feet beyond the source property line. If this becomes a problem, either intentional or unintentional, this recommended Extech SL130 sound monitoring system should be fitted with an optional power supply relay that can cut off power to an offending sound system. Any qualified sound engineer can assist with this application.

Topography Effects - It is certain that building new destinations and gathering areas on an existing natural slope noise barrier that currently blocks the line of sight of camp activities to distant sensitive receivers, as well as any grading changes that remove hills currently blocking such lines of sight, will result in an increase of noise and further degrade the current quiet enjoyment of neighborhood properties that are now protected by topography when noise is coming from Camp Ramah. Figure 7 shows such a visual line-of-sight view from a higher elevation Foothill Road residence to Camp Ramah and the proposed Machon Village construction site (in red ellipse).

Amplified sound originating from the existing Camp Ramah amphitheater should definitely be required to comply with the County 9 p.m. "loud and raucous" noise regulations and be inaudible to a healthy human ear 50 feet beyond the Camp property lines toward all sensitive residential receivers in the vicinity. Any daytime and evening events before 9 p.m. need to require a reduction in sound 10 feet from the loudest DJ-type loudspeaker toward the residences to maintain a sound level limit of 90 dBA (day) and 85 dBA (evening to 9 p.m.), respectively. Testing, adjusting and documenting these monitoring site sound levels should be performed during event set-up.

As a concluding recommendation of my report on the acoustical evaluation of the proposed Camp Ramah operations and special events venue, the fact that the topography surrounding Camp Ramah funnels noise to quiet rural neighboring properties on Foothill and Fairview Roads, which adds to the direct line-of-sight noise from the various Camp Ramah noise sources. This recommendation can be verified, on a quiet still late evening or night, by measuring a known loud broadband noise source, such as "pink noise," that has an equal level of noise across the full human audio hearing spectrum range. It is also recommended that a series of different loud tonal sounds be broadcast from the same source location on Camp Ramah, that is visible from residences on Foothill and Fairview Roads, and simultaneously measuring the test sounds at the different residences' viewpoints, as described previously as a means to verify topographical effects on sound propagation over the distances to the concerned neighbors.



Figure 7. Higher Elevation Canyon Residence View of Machon Village Site

This concludes my report on the acoustical evaluation of the rural residential ambient noise and uphill canyon topographical conditions from the proposed Camp Ramah construction, operations and special event venues. If you have any questions regarding this report, please contact me by phone or email.

Sincerely,

Marlund E. Hale, Ph.D., P.E.(Acoustics - OR), INCE, NCAC
805-583-8207 (O#)
805-231-1242 (C#)
noisedoc@aol.com

APPENDIX A

AMBIENT NOISE			Site C1		Site D1	
			1447	Foothill	406	Fairview
Date	Day	Time	LAeq	LASmax	LAeq	LASmax
6/5/2022	Sunday	16:00	35.5	56.0		
6/5/2022	Sunday	16:15	36.4	46.9	43.3	56.8
6/5/2022	Sunday	16:30	37.9	59.3	43.5	62.4
6/5/2022	Sunday	16:45	46.7	62.6	48.0	66.6
6/5/2022	Sunday	17:00	35.5	55.7	40.2	55.1
6/5/2022	Sunday	17:15	34.1	44.2	42.6	62.6
6/5/2022	Sunday	17:30	34.6	45.6	42.0	59.9
6/5/2022	Sunday	17:45	34.4	47.4	42.1	57.3
6/5/2022	Sunday	18:00	34.0	45.5	43.3	62.3
6/5/2022	Sunday	18:15	43.3	65.3	39.4	54.6
6/5/2022	Sunday	18:30	35.9	47.5	38.0	52.7
6/5/2022	Sunday	18:45	34.8	47.2	36.8	52.1
6/5/2022	Sunday	19:00	39.5	50.4	38.9	56.9
6/5/2022	Sunday	19:15	33.7	43.3	40.2	54.3
6/5/2022	Sunday	19:30	32.9	40.7	40.9	59.1
6/5/2022	Sunday	19:45	34.7	57.1	41.0	53.7
6/5/2022	Sunday	20:00	33.3	42.9	44.5	60.1
6/5/2022	Sunday	20:15	35.1	48.2	46.9	67.2
6/5/2022	Sunday	20:30	38.0	44.8	40.8	55.8
6/5/2022	Sunday	20:45	40.1	45.4	38.7	54.3
6/5/2022	Sunday	21:00	40.4	42.1	39.4	54.5
6/5/2022	Sunday	21:15	41.1	42.5	40.8	56.8
6/5/2022	Sunday	21:30	40.4	42.5	41.5	59.1
6/5/2022	Sunday	21:45	40.2	56.1	44.6	65.6
6/5/2022	Sunday	22:00	40.0	44.4	38.9	52.9
6/5/2022	Sunday	22:15	40.1	44.5	37.9	46.2
6/5/2022	Sunday	22:30	39.8	42.5	39.3	54.1
6/5/2022	Sunday	22:45	39.6	42.1	38.0	47.9
6/5/2022	Sunday	23:00	39.6	41.0	39.4	52.4
6/5/2022	Sunday	23:15	39.7	41.4	37.7	51.4
6/5/2022	Sunday	23:30	39.3	47.1	37.3	42.7
6/5/2022	Sunday	23:45	39.4	41.9	38.9	52.9
6/6/2022	Monday	0:00	39.4	40.7	38.3	52.4
6/6/2022	Monday	0:15	39.3	44.4	40.4	58.7
6/6/2022	Monday	0:30	39.2	40.8	36.4	41.9
6/6/2022	Monday	0:45	38.3	50.8	34.7	36.3
6/6/2022	Monday	1:00	37.2	39.5	34.3	45.7
6/6/2022	Monday	1:15	35.2	38.1	33.8	41.5

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 12

AMBIENT NOISE			Site C1		Site D1	
Date	Day	Time	1447	Foothill	406	Fairview
			LAeq	LASmax	LAeq	LASmax
6/6/2022	Monday	1:30	35.0	37.8	36.2	53.6
6/6/2022	Monday	1:45	35.6	41.4	34.7	45.9
6/6/2022	Monday	2:00	35.5	39.5	32.8	39.8
6/6/2022	Monday	2:15	35.4	38.7	32.9	38.1
6/6/2022	Monday	2:30	35.5	46.0	34.5	45.0
6/6/2022	Monday	2:45	32.7	36.8	32.1	43.1
6/6/2022	Monday	3:00	31.6	34.4	31.9	37.0
6/6/2022	Monday	3:15	31.3	34.8	33.9	56.8
6/6/2022	Monday	3:30	31.5	40.6	31.1	34.6
6/6/2022	Monday	3:45	34.2	49.1	39.7	60.8
6/6/2022	Monday	4:00	29.8	33.8	37.1	59.1
6/6/2022	Monday	4:15	30.6	38.0	30.6	32.9
6/6/2022	Monday	4:30	28.8	39.6	33.3	54.3
6/6/2022	Monday	4:45	28.8	42.2	31.5	36.6
6/6/2022	Monday	5:00	31.5	38.1	35.5	54.8
6/6/2022	Monday	5:15	37.9	47.6	48.7	65.2
6/6/2022	Monday	5:30	40.0	50.8	51.2	68.4
6/6/2022	Monday	5:45	41.7	51.1	44.6	60.4
6/6/2022	Monday	6:00	36.5	52.5	37.6	47.7
6/6/2022	Monday	6:15	37.8	51.9	43.7	57.8
6/6/2022	Monday	6:30	33.7	47.6	45.6	55.5
6/6/2022	Monday	6:45	33.0	49.4	47.0	57.0
6/6/2022	Monday	7:00	35.1	56.9	48.8	60.9
6/6/2022	Monday	7:15	31.7	47.7	48.8	59.1
6/6/2022	Monday	7:30	38.8	53.5	48.1	61.2
6/6/2022	Monday	7:45	40.1	47.6	47.4	60.4
6/6/2022	Monday	8:00	42.4	62.7	45.0	57.8
6/6/2022	Monday	8:15	47.6	59.9	46.7	60.8
6/6/2022	Monday	8:30	44.0	54.5	47.1	60.4
6/6/2022	Monday	8:45	40.2	58.5	47.3	62.7
6/6/2022	Monday	9:00	36.5	44.6	43.9	57.1
6/6/2022	Monday	9:15	46.2	69.2	45.9	64.3
6/6/2022	Monday	9:30	37.0	46.8	50.2	69.0
6/6/2022	Monday	9:45	36.1	50.8	43.6	63.2
6/6/2022	Monday	10:00	37.2	51.2	46.4	67.7
6/6/2022	Monday	10:15	37.4	47.9	41.6	61.4
6/6/2022	Monday	10:30	36.4	48.0	42.6	54.1
6/6/2022	Monday	10:45	36.8	50.6	42.3	60.0
6/6/2022	Monday	11:00	40.0	51.6	48.5	64.6

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 13

AMBIENT NOISE			Site C1		Site D1	
Date	Day	Time	1447	Foothill	406	Fairview
			LAeq	LASmax	LAeq	LASmax
6/6/2022	Monday	11:15	37.1	53.1	42.8	57.2
6/6/2022	Monday	11:30	38.1	53.5	45.8	58.2
6/6/2022	Monday	11:45	40.2	49.0	43.8	64.3
6/6/2022	Monday	12:00	40.0	50.8	45.3	65.1
6/6/2022	Monday	12:15	36.2	46.8	43.0	56.9
6/6/2022	Monday	12:30	38.4	49.5	35.9	46.2
6/6/2022	Monday	12:45	37.5	49.1	44.0	58.4
6/6/2022	Monday	13:00	40.9	54.7	47.0	60.0
6/6/2022	Monday	13:15	44.0	52.2	44.8	57.4
6/6/2022	Monday	13:30	40.5	51.6	46.6	58.3
6/6/2022	Monday	13:45	37.7	50.0	38.9	53.2
6/6/2022	Monday	14:00	37.4	45.1	44.6	66.7
6/6/2022	Monday	14:15	37.9	47.0	46.6	60.4
6/6/2022	Monday	14:30	38.6	51.1	48.6	68.1
6/6/2022	Monday	14:45	38.6	47.1	45.4	59.8
6/6/2022	Monday	15:00	37.7	45.0	46.4	60.8
6/6/2022	Monday	15:15	37.2	45.3	43.9	55.7
6/6/2022	Monday	15:30	35.9	41.8	44.4	58.7
6/6/2022	Monday	15:45	36.6	47.2	46.4	60.9
6/6/2022	Monday	16:00	36.8	49.9	44.6	57.7
6/6/2022	Monday	16:15	38.6	65.2	45.5	60.0
6/6/2022	Monday	16:30	42.7	58.0	43.3	58.2
6/6/2022	Monday	16:45	43.9	53.3	43.5	59.5
6/6/2022	Monday	17:00	36.8	50.2	42.3	55.2
6/6/2022	Monday	17:15	35.9	46.4	48.6	69.2
6/6/2022	Monday	17:30	34.9	47.9	41.6	52.9
6/6/2022	Monday	17:45	36.0	49.8	46.5	68.8
6/6/2022	Monday	18:00	38.4	60.0	42.5	59.7
6/6/2022	Monday	18:15	35.0	47.4	39.5	53.9
6/6/2022	Monday	18:30	33.3	44.9	43.4	57.7
6/6/2022	Monday	18:45	32.0	44.3	43.4	63.0
6/6/2022	Monday	19:00	39.9	53.3	42.2	57.1
6/6/2022	Monday	19:15	35.0	47.9	40.0	55.2
6/6/2022	Monday	19:30	36.7	56.7	41.4	59.2
6/6/2022	Monday	19:45	35.0	45.9	39.8	53.7
6/6/2022	Monday	20:00	36.5	50.8	44.2	60.9
6/6/2022	Monday	20:15	35.5	49.4	40.4	56.7
6/6/2022	Monday	20:30	38.0	49.4	41.0	53.4
6/6/2022	Monday	20:45	40.2	52.6	41.3	56.2

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 14

AMBIENT NOISE			Site C1		Site D1	
Date	Day	Time	1447	Foothill	406	Fairview
			LAeq	LASmax	LAeq	LASmax
6/6/2022	Monday	21:00	40.4	43.0	41.5	52.9
6/6/2022	Monday	21:15	42.1	51.6	42.2	56.3
6/6/2022	Monday	21:30	40.9	48.5	40.2	49.6
6/6/2022	Monday	21:45	40.5	43.0	42.0	56.9
6/6/2022	Monday	22:00	40.1	46.0	39.5	54.3
6/6/2022	Monday	22:15	40.4	45.3	39.7	51.7
6/6/2022	Monday	22:30	39.8	44.6	39.8	54.0
6/6/2022	Monday	22:45	39.7	42.4	53.0	68.5
6/6/2022	Monday	23:00	39.7	42.4	39.6	54.5
6/6/2022	Monday	23:15	39.0	40.8	38.3	54.9
6/6/2022	Monday	23:30	39.1	41.5	36.2	39.0
6/6/2022	Monday	23:45	38.8	39.8	41.3	69.0
6/7/2022	Tuesday	0:00	38.3	40.5	39.7	58.1
6/7/2022	Tuesday	0:15	38.2	44.9	36.0	39.5
6/7/2022	Tuesday	0:30	38.3	40.8	37.6	53.5
6/7/2022	Tuesday	0:45	37.6	39.2	34.2	36.7
6/7/2022	Tuesday	1:00	37.0	50.0	33.7	36.1
6/7/2022	Tuesday	1:15	36.4	38.2	33.1	48.9
6/7/2022	Tuesday	1:30	36.0	40.5	32.8	34.8
6/7/2022	Tuesday	1:45	35.3	40.0	33.1	46.9
6/7/2022	Tuesday	2:00	35.2	37.4	32.6	39.5
6/7/2022	Tuesday	2:15	35.0	37.4	32.4	35.0
6/7/2022	Tuesday	2:30	34.4	37.5	32.8	35.0
6/7/2022	Tuesday	2:45	33.7	35.8	32.8	44.5
6/7/2022	Tuesday	3:00	34.0	36.7	32.9	37.6
6/7/2022	Tuesday	3:15	33.6	35.6	31.9	38.5
6/7/2022	Tuesday	3:30	33.3	44.3	31.6	40.0
6/7/2022	Tuesday	3:45	33.2	38.5	32.1	38.5
6/7/2022	Tuesday	4:00	32.8	38.0	35.1	52.9
6/7/2022	Tuesday	4:15	30.9	35.2	31.6	36.0
6/7/2022	Tuesday	4:30	30.4	36.2	31.3	36.7
6/7/2022	Tuesday	4:45	33.0	57.7	32.6	36.1
6/7/2022	Tuesday	5:00	33.2	38.1	35.9	41.4
6/7/2022	Tuesday	5:15	37.6	45.5	42.3	48.1
6/7/2022	Tuesday	5:30	41.5	49.5	43.4	55.4
6/7/2022	Tuesday	5:45	43.9	52.2	41.4	53.7
6/7/2022	Tuesday	6:00	35.8	44.3	39.5	55.7
6/7/2022	Tuesday	6:15	42.2	53.0	46.0	58.9
6/7/2022	Tuesday	6:30	40.1	51.2	44.7	57.2

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 15

AMBIENT NOISE			Site C1		Site D1	
Date	Day	Time	1447	Foothill	406	Fairview
			LAeq	LASmax	LAeq	LASmax
6/7/2022	Tuesday	6:45	38.3	45.4	49.1	65.1
6/7/2022	Tuesday	7:00	37.4	47.2	39.8	54.7
6/7/2022	Tuesday	7:15	41.7	59.3	42.9	57.4
6/7/2022	Tuesday	7:30	38.3	48.1	44.4	55.3
6/7/2022	Tuesday	7:45	42.1	63.0	46.4	62.9
6/7/2022	Tuesday	8:00	39.9	57.9	51.5	71.7
6/7/2022	Tuesday	8:15	36.3	50.2	48.3	70.0
6/7/2022	Tuesday	8:30	43.8	53.0	45.9	57.0
6/7/2022	Tuesday	8:45	45.9	55.7	46.3	69.2
6/7/2022	Tuesday	9:00	47.0	56.1	53.8	61.7
6/7/2022	Tuesday	9:15	45.2	56.0	53.0	60.8
6/7/2022	Tuesday	9:30	44.0	54.5	50.2	60.2
6/7/2022	Tuesday	9:45	44.2	59.4	56.1	64.7
6/7/2022	Tuesday	10:00	42.3	52.3	58.7	66.9
6/7/2022	Tuesday	10:15	40.7	51.9	58.7	67.4
6/7/2022	Tuesday	10:30	41.5	51.8	58.3	68.4
6/7/2022	Tuesday	10:45	39.9	50.7	58.4	67.7
6/7/2022	Tuesday	11:00	39.3	49.9	58.2	66.6
6/7/2022	Tuesday	11:15	38.2	50.7	57.9	65.8
6/7/2022	Tuesday	11:30	42.2	63.1	57.1	65.9
6/7/2022	Tuesday	11:45	38.0	50.2	58.2	66.5
6/7/2022	Tuesday	12:00	35.6	45.3	57.1	66.3
6/7/2022	Tuesday	12:15	42.4	59.1	57.5	68.5
6/7/2022	Tuesday	12:30	35.8	44.6	57.2	71.6
6/7/2022	Tuesday	12:45	36.5	41.9	57.7	76.3
6/7/2022	Tuesday	13:00	36.9	47.1	54.3	65.6
6/7/2022	Tuesday	13:15	36.6	45.0	42.7	55.9
6/7/2022	Tuesday	13:30	40.2	50.3	47.0	57.5
6/7/2022	Tuesday	13:45	38.9	48.5	45.8	57.6
6/7/2022	Tuesday	14:00	40.8	50.0	44.6	54.2
6/7/2022	Tuesday	14:15	42.0	51.9	45.4	62.2
6/7/2022	Tuesday	14:30	38.2	47.3	44.9	54.1
6/7/2022	Tuesday	14:45	37.6	45.5	44.8	56.3
6/7/2022	Tuesday	15:00	37.0	43.6	43.4	55.5
6/7/2022	Tuesday	15:15	37.7	60.7	43.6	55.4
6/7/2022	Tuesday	15:30	37.1	49.9	44.9	63.4
6/7/2022	Tuesday	15:45	38.8	53.4	47.4	63.5
6/7/2022	Tuesday	16:00	37.3	46.1	45.5	57.3
6/7/2022	Tuesday	16:15	38.0	51.5	45.1	56.8

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 16

AMBIENT NOISE			Site C1		Site D1	
			1447	Foothill	406	Fairview
Date	Day	Time	LAeq	LASmax	LAeq	LASmax
6/7/2022	Tuesday	16:30	34.7	39.9	44.8	61.5
6/7/2022	Tuesday	16:45	35.6	47.1	44.9	61.4
6/7/2022	Tuesday	17:00	35.0	52.8	44.5	55.8
6/7/2022	Tuesday	17:15	35.4	43.7	42.9	56.8
6/7/2022	Tuesday	17:30	36.8	62.5	47.5	73.2
6/7/2022	Tuesday	17:45	39.7	58.0	42.9	56.5
6/7/2022	Tuesday	18:00	34.4	44.6	41.1	54.2
6/7/2022	Tuesday	18:15	33.7	47.6	42.6	55.0
6/7/2022	Tuesday	18:30	32.6	42.6	39.5	54.0
6/7/2022	Tuesday	18:45	32.2	45.6	49.4	68.2
6/7/2022	Tuesday	19:00	33.8	46.5	41.0	56.0
6/7/2022	Tuesday	19:15	32.8	48.4	41.4	56.0
6/7/2022	Tuesday	19:30	32.8	48.1	38.7	55.0
6/7/2022	Tuesday	19:45	33.4	42.1	42.8	57.2
6/7/2022	Tuesday	20:00	32.4	42.5	44.7	63.2
6/7/2022	Tuesday	20:15	34.4	40.1	41.6	56.3
6/7/2022	Tuesday	20:30	41.8	56.5	41.7	57.2
6/7/2022	Tuesday	20:45	40.8	43.2	39.5	54.1
6/7/2022	Tuesday	21:00	41.2	44.1	38.6	52.4
6/7/2022	Tuesday	21:15	41.3	43.7	37.8	42.9
6/7/2022	Tuesday	21:30	41.0	43.2	43.3	69.8
6/7/2022	Tuesday	21:45	41.0	49.4	38.8	55.5
6/7/2022	Tuesday	22:00	41.0	43.4	37.8	51.3
6/7/2022	Tuesday	22:15	40.4	43.2	39.1	55.3
6/7/2022	Tuesday	22:30	40.4	42.7	37.3	53.5
6/7/2022	Tuesday	22:45	40.1	43.0	36.1	38.8
6/7/2022	Tuesday	23:00	40.1	43.8	38.6	54.0
6/7/2022	Tuesday	23:15	40.0	42.4	38.4	53.3
6/7/2022	Tuesday	23:30	39.6	42.0	35.4	37.3
6/7/2022	Tuesday	23:45	39.6	43.7	34.9	40.2
6/8/2022	Wednesday	0:00	39.5	42.2	38.0	56.1
6/8/2022	Wednesday	0:15	39.3	40.5	35.4	37.4
6/8/2022	Wednesday	0:30	39.0	41.1	35.9	41.3
6/8/2022	Wednesday	0:45	39.1	41.5	34.6	37.5
6/8/2022	Wednesday	1:00	38.7	40.4	34.5	36.6
6/8/2022	Wednesday	1:15	38.5	39.9	34.5	39.4
6/8/2022	Wednesday	1:30	38.2	39.3	38.3	64.4
6/8/2022	Wednesday	1:45	37.8	39.1	34.0	48.6
6/8/2022	Wednesday	2:00	37.9	39.8	33.7	35.5

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 17

AMBIENT NOISE			Site C1		Site D1	
Date	Day	Time	1447	Foothill	406	Fairview
			LAeq	LASmax	LAeq	LASmax
6/8/2022	Wednesday	2:15	36.6	38.4	33.5	35.5
6/8/2022	Wednesday	2:30	35.3	48.5	32.4	39.8
6/8/2022	Wednesday	2:45	34.5	38.4	31.7	33.1
6/8/2022	Wednesday	3:00	34.5	55.4	31.4	41.0
6/8/2022	Wednesday	3:15	32.4	36.3	30.8	41.7
6/8/2022	Wednesday	3:30	32.3	38.2	30.2	35.9
6/8/2022	Wednesday	3:45	33.4	57.0	30.5	34.8
6/8/2022	Wednesday	4:00	30.6	35.9	30.7	36.7
6/8/2022	Wednesday	4:15	34.4	48.6	32.6	41.5
6/8/2022	Wednesday	4:30	28.9	34.0	35.1	52.4
6/8/2022	Wednesday	4:45	29.1	40.9	34.3	44.2
6/8/2022	Wednesday	5:00	31.6	40.7	37.4	48.6
6/8/2022	Wednesday	5:15	35.2	45.4	41.3	49.7
6/8/2022	Wednesday	5:30	37.0	48.1	45.1	55.5
6/8/2022	Wednesday	5:45	33.6	45.7	45.8	53.8
6/8/2022	Wednesday	6:00	33.9	43.7	45.8	53.7
6/8/2022	Wednesday	6:15	38.5	52.8	46.9	62.1
6/8/2022	Wednesday	6:30	43.3	54.4	51.7	62.3
6/8/2022	Wednesday	6:45	37.6	49.8	44.5	59.7
6/8/2022	Wednesday	7:00	38.5	50.1	49.3	72.2
6/8/2022	Wednesday	7:15	41.7	66.7	49.0	67.6
6/8/2022	Wednesday	7:30	39.0	52.0	53.8	78.4
6/8/2022	Wednesday	7:45	48.1	59.8	49.5	60.9
6/8/2022	Wednesday	8:00	39.4	55.0	51.3	65.7
6/8/2022	Wednesday	8:15	40.9	52.6	51.2	68.6
6/8/2022	Wednesday	8:30	39.3	49.3	46.7	60.1
6/8/2022	Wednesday	8:45	36.7	48.7	48.6	63.2
6/8/2022	Wednesday	9:00	38.1	45.4	47.4	67.6
6/8/2022	Wednesday	9:15	39.6	49.5	46.1	69.5
6/8/2022	Wednesday	9:30	38.9	48.0	43.3	56.3
6/8/2022	Wednesday	9:45	34.4	43.9	42.7	61.7
6/8/2022	Wednesday	10:00	37.4	46.3	48.9	60.6
6/8/2022	Wednesday	10:15	38.7	52.4	44.3	55.9
6/8/2022	Wednesday	10:30	37.1	44.2	45.6	57.1
6/8/2022	Wednesday	10:45	38.3	48.9	40.8	55.2
6/8/2022	Wednesday	11:00	37.8	45.8	43.8	57.6
6/8/2022	Wednesday	11:15	38.7	52.8	41.2	55.1
6/8/2022	Wednesday	11:30	43.4	61.4	45.4	65.0
6/8/2022	Wednesday	11:45	37.1	50.1	46.6	66.6

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 18

AMBIENT NOISE			Site C1		Site D1	
Date	Day	Time	1447	Foothill	406	Fairview
			LAeq	LASmax	LAeq	LASmax
6/8/2022	Wednesday	12:00	35.4	46.6	45.9	65.0
6/8/2022	Wednesday	12:15	33.5	47.3	45.9	60.7
6/8/2022	Wednesday	12:30	34.1	44.8	49.3	68.3
6/8/2022	Wednesday	12:45	37.8	55.8	46.1	63.8
6/8/2022	Wednesday	13:00	37.7	52.1	46.4	59.6
6/8/2022	Wednesday	13:15	37.0	44.4	47.3	63.2
6/8/2022	Wednesday	13:30	41.0	52.0	50.1	63.2
6/8/2022	Wednesday	13:45	36.5	47.8	50.0	63.4
6/8/2022	Wednesday	14:00	34.7	45.5	48.6	63.9
6/8/2022	Wednesday	14:15	35.1	45.7	42.9	56.6
6/8/2022	Wednesday	14:30	35.3	46.0	45.5	61.5
6/8/2022	Wednesday	14:45	38.0	50.5	44.4	62.0
6/8/2022	Wednesday	15:00	37.2	48.0	46.9	62.7
6/8/2022	Wednesday	15:15	39.1	65.5	46.0	60.2
6/8/2022	Wednesday	15:30	35.6	44.7	48.2	66.1
6/8/2022	Wednesday	15:45	38.4	50.5	48.8	69.3
6/8/2022	Wednesday	16:00	33.6	44.0	47.1	63.1
6/8/2022	Wednesday	16:15	33.7	46.7	43.0	60.9
6/8/2022	Wednesday	16:30	38.1	53.0	44.4	55.8
6/8/2022	Wednesday	16:45	35.7	54.4	44.9	60.3
6/8/2022	Wednesday	17:00	34.5	46.9	47.8	68.7
6/8/2022	Wednesday	17:15	35.7	48.9	51.2	72.9
6/8/2022	Wednesday	17:30	34.0	44.7	43.0	56.4
6/8/2022	Wednesday	17:45	33.0	44.5	46.4	67.7
6/8/2022	Wednesday	18:00	38.4	54.5	42.4	58.6
6/8/2022	Wednesday	18:15	43.1	54.4	43.9	54.9
6/8/2022	Wednesday	18:30	42.8	55.0	43.6	55.1
6/8/2022	Wednesday	18:45	39.1	49.7	42.6	59.0
6/8/2022	Wednesday	19:00	32.3	44.1	44.4	62.5
6/8/2022	Wednesday	19:15	40.2	57.7	43.1	55.6
6/8/2022	Wednesday	19:30	33.6	43.8	39.8	54.6
6/8/2022	Wednesday	19:45	34.3	44.2	39.0	54.0
6/8/2022	Wednesday	20:00	35.1	51.1	42.7	59.2
6/8/2022	Wednesday	20:15	33.7	52.9	38.2	56.0
6/8/2022	Wednesday	20:30	39.6	44.9	43.7	67.7
6/8/2022	Wednesday	20:45	41.0	51.6	38.3	52.5
6/8/2022	Wednesday	21:00	41.6	51.3	51.8	64.2
6/8/2022	Wednesday	21:15	41.6	48.4	54.9	65.4
6/8/2022	Wednesday	21:30	41.5	45.4	54.4	65.9

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 19

AMBIENT NOISE			Site C1		Site D1	
Date	Day	Time	1447	Foothill	406	Fairview
			LAeq	LASmax	LAeq	LASmax
6/8/2022	Wednesday	21:45	41.7	45.7	54.4	66.0
6/8/2022	Wednesday	22:00	41.9	44.5	51.9	64.1
6/8/2022	Wednesday	22:15	41.6	43.7	37.0	50.4
6/8/2022	Wednesday	22:30	40.8	43.0	39.2	56.5
6/8/2022	Wednesday	22:45	39.8	44.5	39.2	53.9
6/8/2022	Wednesday	23:00	39.1	40.7	38.0	55.8
6/8/2022	Wednesday	23:15	39.3	49.2	37.7	53.9
6/8/2022	Wednesday	23:30	39.0	49.7	38.9	65.7
6/8/2022	Wednesday	23:45	38.3	40.7	36.6	51.3
6/9/2022	Thursday	0:00	38.1	40.8	34.2	36.7
6/9/2022	Thursday	0:15	37.0	39.3	33.8	35.7
6/9/2022	Thursday	0:30	36.5	41.8	34.0	48.7
6/9/2022	Thursday	0:45	36.0	38.1	35.5	53.1
6/9/2022	Thursday	1:00	36.2	37.4	35.8	52.5
6/9/2022	Thursday	1:15	36.6	38.2	33.6	46.2
6/9/2022	Thursday	1:30	36.1	53.3	33.7	35.9
6/9/2022	Thursday	1:45	35.0	38.4	38.0	56.4
6/9/2022	Thursday	2:00	34.0	36.2	32.9	37.3
6/9/2022	Thursday	2:15	33.4	36.9	32.7	36.4
6/9/2022	Thursday	2:30	33.4	34.9	32.7	34.9
6/9/2022	Thursday	2:45	33.6	35.1	33.4	35.8
6/9/2022	Thursday	3:00	33.6	35.5	33.8	42.1
6/9/2022	Thursday	3:15	32.6	35.4	33.1	42.1
6/9/2022	Thursday	3:30	32.0	40.7	32.3	34.9
6/9/2022	Thursday	3:45	31.3	35.4	32.0	35.6
6/9/2022	Thursday	4:00	29.8	33.3	30.8	38.2
6/9/2022	Thursday	4:15	27.5	30.8	30.8	32.3
6/9/2022	Thursday	4:30	27.5	33.2	34.0	54.4
6/9/2022	Thursday	4:45	27.8	38.5	30.8	41.3
6/9/2022	Thursday	5:00	28.5	35.7	39.3	54.1
6/9/2022	Thursday	5:15	45.0	63.5	44.2	56.5
6/9/2022	Thursday	5:30	34.1	46.0	44.3	54.9
6/9/2022	Thursday	5:45	33.6	46.6	47.0	61.4
6/9/2022	Thursday	6:00	41.8	51.9	51.1	60.8
6/9/2022	Thursday	6:15	36.3	48.4	47.0	65.4
6/9/2022	Thursday	6:30	36.3	49.7	51.2	71.2
6/9/2022	Thursday	6:45	35.6	47.3	49.4	63.5
6/9/2022	Thursday	7:00	44.3	54.0	53.6	62.5
6/9/2022	Thursday	7:15	39.7	51.2	53.9	66.2

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 20

AMBIENT NOISE			Site C1		Site D1	
Date	Day	Time	1447	Foothill	406	Fairview
			LAeq	LASmax	LAeq	LASmax
6/9/2022	Thursday	7:30	48.6	54.5	53.4	67.0
6/9/2022	Thursday	7:45	49.7	64.8	54.1	67.2
6/9/2022	Thursday	8:00	42.8	57.4	54.4	67.4
6/9/2022	Thursday	8:15	43.8	59.9	52.8	65.9
6/9/2022	Thursday	8:30	36.3	47.8	55.1	67.9
6/9/2022	Thursday	8:45	43.9	60.1	53.0	67.6
6/9/2022	Thursday	9:00	44.6	58.0	49.9	63.9
6/9/2022	Thursday	9:15	40.4	54.0	54.5	65.0
6/9/2022	Thursday	9:30	36.4	48.9	44.3	54.7
6/9/2022	Thursday	9:45	46.6	58.9	49.9	67.5
6/9/2022	Thursday	10:00	32.4	42.8	41.9	53.9
6/9/2022	Thursday	10:15	38.8	57.4	43.6	61.9
6/9/2022	Thursday	10:30	34.0	46.7	43.0	58.2
6/9/2022	Thursday	10:45	35.3	49.2	40.7	53.5
6/9/2022	Thursday	11:00	34.0	40.5	43.4	63.2
6/9/2022	Thursday	11:15	34.2	44.3	42.5	54.8
6/9/2022	Thursday	11:30	33.7	52.4	44.6	59.4
6/9/2022	Thursday	11:45	34.8	48.2	46.2	62.6
6/9/2022	Thursday	12:00	36.8	50.6	43.3	54.6
6/9/2022	Thursday	12:15	33.6	46.0	44.4	58.3
6/9/2022	Thursday	12:30	39.2	55.9	43.5	54.5
6/9/2022	Thursday	12:45	38.3	62.7	43.3	56.2
6/9/2022	Thursday	13:00	35.1	50.6	43.3	55.4
6/9/2022	Thursday	13:15	41.2	63.4	42.5	54.4
6/9/2022	Thursday	13:30	36.2	46.4	43.6	60.1
6/9/2022	Thursday	13:45	40.2	56.8	44.3	56.0
6/9/2022	Thursday	14:00	34.1	49.1	42.7	56.8
6/9/2022	Thursday	14:15	36.8	54.0	43.4	60.4
6/9/2022	Thursday	14:30	37.5	47.1	42.9	54.5
6/9/2022	Thursday	14:45	35.5	41.1	44.3	57.4
6/9/2022	Thursday	15:00	35.0	44.2	44.1	56.6
6/9/2022	Thursday	15:15	35.4	40.9	44.7	59.7
6/9/2022	Thursday	15:30	34.8	42.4	44.7	60.7
6/9/2022	Thursday	15:45	40.2	68.4	42.5	54.6
6/9/2022	Thursday	16:00	39.7	52.3	43.3	55.1
6/9/2022	Thursday	16:15	45.1	58.3	43.0	55.1
6/9/2022	Thursday	16:30	43.1	54.9	45.8	57.9
6/9/2022	Thursday	16:45	40.7	55.3	44.8	59.4
6/9/2022	Thursday	17:00	36.1	54.7	42.5	56.1

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 21

AMBIENT NOISE			Site C1		Site D1	
Date	Day	Time	1447	Foothill	406	Fairview
			LAeq	LASmax	LAeq	LASmax
6/9/2022	Thursday	17:15	35.0	47.4	48.4	71.8
6/9/2022	Thursday	17:30	34.5	42.4	43.2	60.7
6/9/2022	Thursday	17:45	36.6	46.6	48.7	74.0
6/9/2022	Thursday	18:00	36.8	53.5	40.7	53.2
6/9/2022	Thursday	18:15	36.0	43.0	41.8	55.6
6/9/2022	Thursday	18:30	36.4	52.0	40.5	54.9
6/9/2022	Thursday	18:45	35.2	49.5	43.3	59.5
6/9/2022	Thursday	19:00	34.7	46.4	41.3	57.9
6/9/2022	Thursday	19:15	37.7	54.5	42.9	60.4
6/9/2022	Thursday	19:30	35.1	49.3	40.2	56.1
6/9/2022	Thursday	19:45	35.6	47.1	44.7	66.5
6/9/2022	Thursday	20:00	37.3	54.3	39.8	61.3
6/9/2022	Thursday	20:15	40.3	50.2	40.9	54.9
6/9/2022	Thursday	20:30	42.4	54.2	38.5	56.3
6/9/2022	Thursday	20:45	42.9	44.8	42.5	60.5
6/9/2022	Thursday	21:00	43.4	47.1	52.6	71.9
6/9/2022	Thursday	21:15	43.4	45.1	42.1	62.7
6/9/2022	Thursday	21:30	43.0	51.3	47.5	69.9
6/9/2022	Thursday	21:45	45.4	60.8	41.0	55.0
6/9/2022	Thursday	22:00	44.6	52.6	42.6	66.3
6/9/2022	Thursday	22:15	43.5	45.7	43.3	69.3
6/9/2022	Thursday	22:30	42.9	45.5	39.9	57.0
6/9/2022	Thursday	22:45	42.6	46.3	41.7	58.9
6/9/2022	Thursday	23:00	41.7	43.9	39.8	56.6
6/9/2022	Thursday	23:15	41.3	44.9	51.3	75.6
6/9/2022	Thursday	23:30	41.5	48.3	38.1	53.2
6/9/2022	Thursday	23:45	39.8	42.9	46.4	69.0
6/10/2022	Friday	0:00	39.1	46.4	34.6	45.4
6/10/2022	Friday	0:15	39.0	51.0	36.8	50.1
6/10/2022	Friday	0:30	39.2	42.2	38.1	56.8
6/10/2022	Friday	0:45	39.2	42.7	35.0	37.6
6/10/2022	Friday	1:00	39.2	42.1	34.8	44.7
6/10/2022	Friday	1:15	41.0	44.3	35.0	40.0
6/10/2022	Friday	1:30	40.3	44.2	38.3	55.0
6/10/2022	Friday	1:45	41.1	43.8	36.8	55.9
6/10/2022	Friday	2:00	40.5	43.7	37.5	57.8
6/10/2022	Friday	2:15	40.4	42.9	35.1	37.5
6/10/2022	Friday	2:30	40.3	44.2	36.4	60.5
6/10/2022	Friday	2:45	40.9	49.8	35.1	39.0

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 22

AMBIENT NOISE			Site C1		Site D1	
Date	Day	Time	1447	Foothill	406	Fairview
			LAeq	LASmax	LAeq	LASmax
6/10/2022	Friday	3:00	39.3	43.4	35.0	43.7
6/10/2022	Friday	3:15	37.4	39.2	33.8	36.1
6/10/2022	Friday	3:30	37.2	41.9	32.7	37.3
6/10/2022	Friday	3:45	37.1	41.6	33.6	36.8
6/10/2022	Friday	4:00	34.6	36.9	33.9	43.3
6/10/2022	Friday	4:15	31.9	36.0	33.6	36.8
6/10/2022	Friday	4:30	30.2	35.3	32.4	36.2
6/10/2022	Friday	4:45	29.3	34.3	36.2	55.6
6/10/2022	Friday	5:00	31.2	38.7	45.8	59.2
6/10/2022	Friday	5:15	35.1	42.2	46.8	56.5
6/10/2022	Friday	5:30	36.7	42.9	49.5	63.5
6/10/2022	Friday	5:45	38.2	50.1	48.8	59.3
6/10/2022	Friday	6:00	36.8	45.2	50.0	67.1
6/10/2022	Friday	6:15	39.2	52.0	46.2	56.2
6/10/2022	Friday	6:30	48.4	61.2	54.2	60.6
6/10/2022	Friday	6:45	41.3	52.7	53.1	70.9
6/10/2022	Friday	7:00	39.2	50.6	49.6	61.6
6/10/2022	Friday	7:15	38.2	49.6	51.1	65.1
6/10/2022	Friday	7:30	38.5	49.2	53.1	64.4
6/10/2022	Friday	7:45	36.5	46.8	45.7	58.6
6/10/2022	Friday	8:00	36.3	46.2	44.4	55.5
6/10/2022	Friday	8:15	41.8	63.0	42.5	57.3
6/10/2022	Friday	8:30	33.4	44.4	42.8	59.3
6/10/2022	Friday	8:45	38.2	65.8	42.7	67.4
6/10/2022	Friday	9:00	51.6	80.3	47.7	67.0
6/10/2022	Friday	9:15	33.3	44.8	47.4	66.1
6/10/2022	Friday	9:30	33.2	41.5	41.1	61.6
6/10/2022	Friday	9:45	31.7	40.6	43.8	62.6
6/10/2022	Friday	10:00	33.2	46.9	43.8	63.1
6/10/2022	Friday	10:15	33.1	46.3	43.3	63.4
6/10/2022	Friday	10:30	37.7	56.6	42.9	54.4
6/10/2022	Friday	10:45	37.0	52.3	45.5	60.5
6/10/2022	Friday	11:00	38.6	61.1	47.5	64.1
6/10/2022	Friday	11:15	37.1	47.0	48.1	69.1
6/10/2022	Friday	11:30	37.1	47.6	49.1	63.5
6/10/2022	Friday	11:45	36.6	50.4	41.4	56.2
6/10/2022	Friday	12:00	34.7	42.9	43.1	60.8
6/10/2022	Friday	12:15	36.3	52.0	41.2	53.1
6/10/2022	Friday	12:30	35.9	50.7	43.9	59.6

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 23

AMBIENT NOISE			Site C1		Site D1	
Date	Day	Time	1447	Foothill	406	Fairview
			LAeq	LASmax	LAeq	LASmax
6/10/2022	Friday	12:45	34.0	41.3	41.7	54.6
6/10/2022	Friday	13:00	35.2	42.3	42.7	57.5
6/10/2022	Friday	13:15	39.7	57.5	41.0	55.1
6/10/2022	Friday	13:30	35.8	46.9	39.6	51.6
6/10/2022	Friday	13:45	34.1	49.2	43.5	58.0
6/10/2022	Friday	14:00	34.9	44.6	42.4	56.0
6/10/2022	Friday	14:15	38.4	49.2	48.1	66.9
6/10/2022	Friday	14:30	33.3	44.4	42.9	55.2
6/10/2022	Friday	14:45	33.9	41.3	58.6	87.7
6/10/2022	Friday	15:00	38.3	66.2	42.8	55.5
6/10/2022	Friday	15:15	33.2	50.0	43.3	54.9
6/10/2022	Friday	15:30	37.5	46.7	39.6	51.8
6/10/2022	Friday	15:45	37.8	50.9	43.3	56.0
6/10/2022	Friday	16:00	37.5	60.4	45.5	62.5
6/10/2022	Friday	16:15	42.7	59.3	41.8	52.8
6/10/2022	Friday	16:30	34.8	50.5	43.6	55.6
6/10/2022	Friday	16:45	33.7	45.9	42.7	56.3
6/10/2022	Friday	17:00	35.8	48.7	42.8	59.3
6/10/2022	Friday	17:15	34.1	44.5	43.8	58.7
6/10/2022	Friday	17:30	33.8	46.6	38.6	51.8
6/10/2022	Friday	17:45	33.3	41.7	41.0	53.8
6/10/2022	Friday	18:00	34.6	52.1	44.2	59.4
6/10/2022	Friday	18:15	33.4	45.3	42.2	54.7
6/10/2022	Friday	18:30	34.4	42.0	41.0	53.2
6/10/2022	Friday	18:45	33.3	43.4	42.2	53.9
6/10/2022	Friday	19:00	32.9	42.9	41.2	58.2
6/10/2022	Friday	19:15	34.3	44.8	41.3	61.4
6/10/2022	Friday	19:30	34.7	46.6	39.0	54.4
6/10/2022	Friday	19:45	33.4	51.5	43.3	66.9
6/10/2022	Friday	20:00	37.0	54.6	39.7	55.1
6/10/2022	Friday	20:15	40.2	56.0	44.0	68.8
6/10/2022	Friday	20:30	43.2	46.7	40.2	64.1
6/10/2022	Friday	20:45	47.2	56.3	40.5	57.4
6/10/2022	Friday	21:00	56.2	58.8	41.0	54.5
6/10/2022	Friday	21:15	57.4	60.3	47.4	70.1
6/10/2022	Friday	21:30	59.0	59.9	41.2	54.6
6/10/2022	Friday	21:45	59.1	63.7	37.6	51.7
6/10/2022	Friday	22:00	57.2	59.5	45.3	67.2
6/10/2022	Friday	22:15	55.6	57.9	38.6	55.0

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 24

AMBIENT NOISE			Site C1		Site D1	
Date	Day	Time	1447	Foothill	406	Fairview
			LAeq	LASmax	LAeq	LASmax
6/10/2022	Friday	22:30	52.1	57.0	39.1	61.5
6/10/2022	Friday	22:45	51.6	54.0	36.1	50.2
6/10/2022	Friday	23:00	51.0	53.6	36.0	49.6
6/10/2022	Friday	23:15	52.4	55.3	37.1	52.2
6/10/2022	Friday	23:30	51.6	55.7	36.6	51.7
6/10/2022	Friday	23:45	42.9	45.6	37.6	53.3
6/11/2022	Saturday	0:00	43.3	45.7	37.7	54.7
6/11/2022	Saturday	0:15	42.9	45.5	36.7	56.0
6/11/2022	Saturday	0:30	43.0	45.6	34.5	42.6
6/11/2022	Saturday	0:45	41.2	44.1	36.0	53.2
6/11/2022	Saturday	1:00	43.2	45.2	39.9	62.0
6/11/2022	Saturday	1:15	42.4	45.4	34.8	48.4
6/11/2022	Saturday	1:30	39.2	41.4	36.9	52.5
6/11/2022	Saturday	1:45	38.9	40.8	37.0	55.7
6/11/2022	Saturday	2:00	39.8	41.2	33.6	45.0
6/11/2022	Saturday	2:15	40.1	41.5	35.9	53.2
6/11/2022	Saturday	2:30	40.4	44.3	33.5	43.1
6/11/2022	Saturday	2:45	42.3	44.9	38.5	55.2
6/11/2022	Saturday	3:00	41.9	45.2	34.0	40.1
6/11/2022	Saturday	3:15	39.9	44.8	37.3	58.3
6/11/2022	Saturday	3:30	37.8	42.1	33.0	46.0
6/11/2022	Saturday	3:45	37.8	42.3	32.8	35.6
6/11/2022	Saturday	4:00	36.1	40.4	31.8	35.6
6/11/2022	Saturday	4:15	33.8	38.8	31.8	35.1
6/11/2022	Saturday	4:30	30.3	32.7	38.0	58.0
6/11/2022	Saturday	4:45	30.1	36.4	34.0	49.5
6/11/2022	Saturday	5:00	30.8	38.2	44.1	59.2
6/11/2022	Saturday	5:15	33.5	37.3	50.2	65.0
6/11/2022	Saturday	5:30	34.2	45.8	48.6	60.2
6/11/2022	Saturday	5:45	34.9	52.7	44.1	55.8
6/11/2022	Saturday	6:00	34.8	45.0	52.3	70.4
6/11/2022	Saturday	6:15	36.2	57.2	43.8	60.1
6/11/2022	Saturday	6:30	35.3	51.9	38.0	50.9
6/11/2022	Saturday	6:45	38.1	53.2	39.7	61.7
6/11/2022	Saturday	7:00	56.4	85.4	43.2	59.0
6/11/2022	Saturday	7:15	36.4	47.7	38.9	52.4
6/11/2022	Saturday	7:30	34.7	49.9	46.0	70.7
6/11/2022	Saturday	7:45	40.8	60.3	49.3	67.2
6/11/2022	Saturday	8:00	38.0	52.8	45.8	64.2

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 25

AMBIENT NOISE			Site C1		Site D1	
Date	Day	Time	1447	Foothill	406	Fairview
			LAeq	LASmax	LAeq	LASmax
6/11/2022	Saturday	8:15	37.1	53.4	43.1	56.3
6/11/2022	Saturday	8:30	33.7	49.6	42.7	61.7
6/11/2022	Saturday	8:45	35.6	50.6	46.2	66.7
6/11/2022	Saturday	9:00	38.9	50.0	42.7	54.5
6/11/2022	Saturday	9:15	31.8	45.8	47.2	65.4
6/11/2022	Saturday	9:30	35.6	50.4	45.6	61.7
6/11/2022	Saturday	9:45	31.8	43.1	42.6	62.3
6/11/2022	Saturday	10:00	31.5	42.9	46.1	64.9
6/11/2022	Saturday	10:15	34.5	47.4	50.7	72.2
6/11/2022	Saturday	10:30	32.5	38.4	43.5	60.6
6/11/2022	Saturday	10:45	33.3	47.3	44.2	58.6
6/11/2022	Saturday	11:00	38.9	55.3	43.2	56.6
6/11/2022	Saturday	11:15	38.8	51.2	45.5	65.4
6/11/2022	Saturday	11:30	33.9	42.6	42.0	53.3
6/11/2022	Saturday	11:45	37.5	48.8	42.9	56.0
6/11/2022	Saturday	12:00	38.9	58.3	44.7	63.0
6/11/2022	Saturday	12:15	34.3	47.4	43.4	56.7
6/11/2022	Saturday	12:30	46.3	64.4	44.6	62.1
6/11/2022	Saturday	12:45	35.5	43.5	40.6	55.3
6/11/2022	Saturday	13:00	36.7	48.0	41.9	55.4
6/11/2022	Saturday	13:15	35.1	43.5	41.1	54.7
6/11/2022	Saturday	13:30	35.5	48.6	42.2	54.1
6/11/2022	Saturday	13:45	36.7	57.4	39.2	54.1
6/11/2022	Saturday	14:00	37.8	49.7	39.8	54.9
6/11/2022	Saturday	14:15	35.1	50.8	39.6	52.4
6/11/2022	Saturday	14:30	33.6	40.2	40.9	57.4
6/11/2022	Saturday	14:45	34.4	42.3	42.9	58.4
6/11/2022	Saturday	15:00	38.6	64.9	39.3	51.2
6/11/2022	Saturday	15:15	37.2	52.7	39.5	53.9
6/11/2022	Saturday	15:30	35.1	52.1	42.7	57.7
6/11/2022	Saturday	15:45	36.0	53.7	47.8	67.1
6/11/2022	Saturday	16:00	35.3	51.1		

APPENDIX B

AMBIENT NOISE			Site C2 1447 Foothill		Site D2 406 Fairview		Site E 434 Fairview	
Date	Day	Time	LAeq	LASmax	LAeq	LASmax	LAeq	LASmax
6/11/2022	Saturday	16:00			45.0	61.1	40.1	53.2
6/11/2022	Saturday	16:15			43.3	58.2	38.9	48.3
6/11/2022	Saturday	16:30	37.5	51.0	41.3	55.1	39.3	50.9
6/11/2022	Saturday	16:45	33.7	39.7	40.1	54.8	38.0	51.4
6/11/2022	Saturday	17:00	35.8	48.3	41.3	55.8	38.2	51.8
6/11/2022	Saturday	17:15	34.5	52.2	40.2	53.6	37.8	53.0
6/11/2022	Saturday	17:30	33.5	42.0	45.6	63.9	35.7	50.7
6/11/2022	Saturday	17:45	33.7	44.6	41.6	59.6	34.7	56.6
6/11/2022	Saturday	18:00	33.9	46.2	43.2	60.3	37.7	53.7
6/11/2022	Saturday	18:15	37.5	51.8	48.3	68.8	38.7	58.3
6/11/2022	Saturday	18:30	35.2	56.0	38.4	54.3	35.3	55.5
6/11/2022	Saturday	18:45	34.8	47.6	47.1	70.8	36.2	52.8
6/11/2022	Saturday	19:00	47.0	75.8	40.3	54.3	44.6	59.2
6/11/2022	Saturday	19:15	37.3	62.7	45.2	67.1	37.1	49.4
6/11/2022	Saturday	19:30	42.0	58.3	44.7	66.3	47.7	61.9
6/11/2022	Saturday	19:45	38.3	49.1	41.3	56.8	37.9	52.8
6/11/2022	Saturday	20:00	35.8	52.2	40.0	54.0	33.1	46.1
6/11/2022	Saturday	20:15	35.0	45.6	40.5	54.1	31.6	45.4
6/11/2022	Saturday	20:30	44.5	47.5	41.4	67.0	34.8	46.4
6/11/2022	Saturday	20:45	47.4	53.0	41.5	62.0	35.7	55.1
6/11/2022	Saturday	21:00	46.1	48.9	41.7	62.8	35.8	45.8
6/11/2022	Saturday	21:15	45.7	48.2	45.3	67.6	35.4	45.0
6/11/2022	Saturday	21:30	46.4	48.5	46.4	62.8	36.5	52.4
6/11/2022	Saturday	21:45	47.0	48.6	39.6	53.3	36.2	41.2
6/11/2022	Saturday	22:00	45.8	47.7	39.0	54.3	35.9	39.5
6/11/2022	Saturday	22:15	47.1	57.2	40.6	56.1	35.1	45.6
6/11/2022	Saturday	22:30	47.0	48.9	45.5	63.5	35.1	43.3
6/11/2022	Saturday	22:45	47.4	49.8	38.7	51.3	35.6	44.5
6/11/2022	Saturday	23:00	47.5	49.7	44.1	66.1	35.2	41.2
6/11/2022	Saturday	23:15	47.3	50.6	44.6	63.4	35.9	40.2
6/11/2022	Saturday	23:30	44.5	47.7	41.9	57.8	35.6	43.2
6/11/2022	Saturday	23:45	43.8	47.0	39.7	54.5	35.9	42.5
6/12/2022	Sunday	0:00	44.2	46.4	36.3	38.8	35.3	42.3
6/12/2022	Sunday	0:15	43.7	47.6	37.4	53.2	36.8	44.9
6/12/2022	Sunday	0:30	43.4	46.6	43.4	66.0	35.7	44.8
6/12/2022	Sunday	0:45	43.1	45.6	37.4	54.7	33.1	41.9
6/12/2022	Sunday	1:00	43.9	45.8	38.0	54.4	32.4	40.9
6/12/2022	Sunday	1:15	43.4	45.7	37.8	62.5	32.6	43.7

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 27

AMBIENT NOISE			Site C2		Site D2		Site E	
			1447	Foothill	406	Fairview	434	Fairview
Date	Day	Time	LAeq	LASmax	LAeq	LASmax	LAeq	LASmax
6/12/2022	Sunday	1:30	43.6	45.6	36.0	49.8	31.3	39.2
6/12/2022	Sunday	1:45	43.4	46.1	35.5	52.0	30.3	37.5
6/12/2022	Sunday	2:00	41.2	55.5	33.6	43.8	33.4	41.1
6/12/2022	Sunday	2:15	42.4	44.7	34.1	35.8	31.8	50.7
6/12/2022	Sunday	2:30	42.3	44.7	34.3	53.1	30.2	53.1
6/12/2022	Sunday	2:45	41.9	43.8	35.4	51.9	32.5	41.8
6/12/2022	Sunday	3:00	40.4	43.3	33.0	53.8	31.1	43.8
6/12/2022	Sunday	3:15	38.7	41.4	32.6	40.0	28.2	40.2
6/12/2022	Sunday	3:30	36.9	49.1	32.2	38.5	27.8	43.3
6/12/2022	Sunday	3:45	35.6	39.4	30.9	45.8	29.1	39.6
6/12/2022	Sunday	4:00	33.8	36.5	30.2	34.0	26.9	36.0
6/12/2022	Sunday	4:15	32.3	40.7	30.7	34.9	26.8	40.0
6/12/2022	Sunday	4:30	31.3	38.4	31.8	41.5	30.2	44.4
6/12/2022	Sunday	4:45	28.3	33.5	32.8	51.9	27.2	39.5
6/12/2022	Sunday	5:00	31.2	44.3	37.2	47.6	30.4	42.7
6/12/2022	Sunday	5:15	34.6	44.6	48.6	59.1	38.7	45.9
6/12/2022	Sunday	5:30	34.9	47.0	44.4	52.6	37.1	46.7
6/12/2022	Sunday	5:45	38.4	57.2	51.0	73.7	33.4	40.0
6/12/2022	Sunday	6:00	33.6	42.3	39.2	55.4	31.2	41.2
6/12/2022	Sunday	6:15	35.2	58.7	40.8	54.4	32.6	45.5
6/12/2022	Sunday	6:30	34.3	48.7	39.6	57.7	32.9	52.3
6/12/2022	Sunday	6:45	34.7	43.6	53.2	71.4	32.5	40.8
6/12/2022	Sunday	7:00	34.0	50.1	38.2	54.1	34.3	51.1
6/12/2022	Sunday	7:15	33.9	46.3	42.0	58.1	32.8	51.4
6/12/2022	Sunday	7:30	34.7	46.0	38.9	54.0	33.5	47.6
6/12/2022	Sunday	7:45	34.1	45.5	50.5	72.7	35.8	50.2
6/12/2022	Sunday	8:00	33.8	47.9	42.9	66.0	35.1	51.4
6/12/2022	Sunday	8:15	34.9	49.6	49.0	63.8	34.9	49.8
6/12/2022	Sunday	8:30	36.2	50.8	38.9	54.0	34.3	48.7
6/12/2022	Sunday	8:45	33.2	52.7	42.5	65.0	40.6	54.3
6/12/2022	Sunday	9:00	38.0	61.5	42.0	59.1	36.4	46.9
6/12/2022	Sunday	9:15	32.8	46.0	42.9	61.1	38.8	58.8
6/12/2022	Sunday	9:30	35.0	52.4	41.7	53.6	39.5	57.0
6/12/2022	Sunday	9:45	33.9	49.1	47.3	68.2	41.4	58.4
6/12/2022	Sunday	10:00	33.0	43.9	41.4	62.0	36.8	51.4
6/12/2022	Sunday	10:15	35.3	49.3	42.4	58.0	38.5	55.0
6/12/2022	Sunday	10:30	33.5	41.5	42.3	54.0	36.5	47.8
6/12/2022	Sunday	10:45	34.3	47.1	39.2	50.8	37.8	52.4
6/12/2022	Sunday	11:00	35.7	52.4	42.8	60.8	36.8	51.1

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 28

AMBIENT NOISE			Site C2 1447 Foothill		Site D2 406 Fairview		Site E 434 Fairview	
Date	Day	Time	LAeq	LASmax	LAeq	LASmax	LAeq	LASmax
6/12/2022	Sunday	11:15	33.9	48.4	41.3	53.3	37.1	47.5
6/12/2022	Sunday	11:30	39.1	60.0	45.1	58.6	38.1	57.6
6/12/2022	Sunday	11:45	33.8	45.2	43.9	59.9	37.0	52.6
6/12/2022	Sunday	12:00	39.5	56.3	42.1	57.7	48.5	59.9
6/12/2022	Sunday	12:15	41.7	64.8	45.3	67.1	40.6	51.0
6/12/2022	Sunday	12:30	34.9	43.8	43.1	62.7	37.2	44.4
6/12/2022	Sunday	12:45	42.1	64.3	42.7	56.0	45.8	59.6
6/12/2022	Sunday	13:00	38.0	44.5	44.2	57.2	42.5	52.2
6/12/2022	Sunday	13:15	37.1	48.8	42.5	63.2	41.1	50.2
6/12/2022	Sunday	13:30	35.6	43.7	43.2	55.9	38.9	49.3
6/12/2022	Sunday	13:45	36.1	47.1	41.3	52.9	40.3	50.6
6/12/2022	Sunday	14:00	36.0	45.8	44.1	59.6	38.2	48.5
6/12/2022	Sunday	14:15	46.7	63.7	56.2	63.4	42.6	55.2
6/12/2022	Sunday	14:30	39.5	50.4	56.7	59.2	41.8	58.6
6/12/2022	Sunday	14:45	39.6	50.5	56.6	59.7	41.4	50.3
6/12/2022	Sunday	15:00	37.7	55.6	56.4	58.6	37.9	45.0
6/12/2022	Sunday	15:15	36.7	45.9	56.1	58.5	39.8	57.5
6/12/2022	Sunday	15:30	38.7	63.6	55.9	58.1	39.6	50.0
6/12/2022	Sunday	15:45	37.2	49.5	55.8	65.6	38.6	48.6
6/12/2022	Sunday	16:00	36.0	45.8	42.9	58.0	38.8	50.4
6/12/2022	Sunday	16:15	38.6	48.4	43.1	57.9	40.2	51.4
6/12/2022	Sunday	16:30	37.1	49.2	42.8	56.3	39.4	58.6
6/12/2022	Sunday	16:45	38.0	50.0	39.2	55.8	38.7	48.4
6/12/2022	Sunday	17:00	35.6	45.0	40.5	56.9	39.0	50.8
6/12/2022	Sunday	17:15	37.2	54.6	43.8	56.7	40.4	57.4
6/12/2022	Sunday	17:30	34.5	44.6	40.1	55.8	35.6	46.4
6/12/2022	Sunday	17:45	38.3	54.9	40.5	55.2	39.5	57.0
6/12/2022	Sunday	18:00	36.6	48.2	54.0	75.9	36.8	48.7
6/12/2022	Sunday	18:15	37.2	58.3	43.6	56.1	34.0	52.0
6/12/2022	Sunday	18:30	33.6	46.1	40.4	56.1	43.4	58.5
6/12/2022	Sunday	18:45	33.5	44.9	42.4	54.9	36.6	58.5
6/12/2022	Sunday	19:00	34.8	47.1	40.9	56.5	37.4	55.3
6/12/2022	Sunday	19:15	33.7	49.2	41.4	55.1	31.2	43.3
6/12/2022	Sunday	19:30	33.9	50.0	43.2	61.4	31.8	38.0
6/12/2022	Sunday	19:45	33.1	47.8	41.7	54.9	30.6	40.7
6/12/2022	Sunday	20:00	33.0	50.7	41.6	60.2	31.0	38.1
6/12/2022	Sunday	20:15	34.0	53.9	36.8	55.7	30.9	37.7
6/12/2022	Sunday	20:30	44.8	49.3	36.2	50.4	35.4	46.3
6/12/2022	Sunday	20:45	47.8	49.5	39.0	62.3	37.8	46.7

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 29

AMBIENT NOISE			Site C2 1447 Foothill		Site D2 406 Fairview		Site E 434 Fairview	
Date	Day	Time	LAeq	LASmax	LAeq	LASmax	LAeq	LASmax
6/12/2022	Sunday	21:00	47.6	49.2	39.5	53.4	35.2	39.3
6/12/2022	Sunday	21:15	47.5	49.5	39.0	52.1	37.9	44.8
6/12/2022	Sunday	21:30	48.1	50.4	41.0	55.7	36.5	44.9
6/12/2022	Sunday	21:45	46.8	48.6	41.0	57.0	38.1	45.3
6/12/2022	Sunday	22:00	46.5	48.1	39.9	54.1	35.4	41.7
6/12/2022	Sunday	22:15	47.0	48.9	39.5	52.8	36.6	44.2
6/12/2022	Sunday	22:30	47.2	49.0	42.1	64.7	37.9	45.2
6/12/2022	Sunday	22:45	46.8	48.5	40.4	53.2	35.1	40.5
6/12/2022	Sunday	23:00	46.1	48.1	37.3	51.0	34.6	44.7
6/12/2022	Sunday	23:15	46.2	47.7	37.9	52.5	34.7	43.5
6/12/2022	Sunday	23:30	45.8	47.4	38.6	54.4	33.3	48.0
6/12/2022	Sunday	23:45	45.8	48.0	37.7	54.3	33.0	38.1
6/13/2022	Monday	0:00	46.0	47.3	36.7	38.7	32.8	39.8
6/13/2022	Monday	0:15	46.3	47.6	36.4	39.4	33.4	42.3
6/13/2022	Monday	0:30	45.8	47.6	37.0	38.8	31.9	39.6
6/13/2022	Monday	0:45	45.7	47.4	38.3	53.3	30.9	38.4
6/13/2022	Monday	1:00	45.3	46.9	37.6	39.6	31.9	42.4
6/13/2022	Monday	1:15	45.1	46.8	37.4	56.8	30.7	39.3
6/13/2022	Monday	1:30	45.0	46.8	36.4	60.7	29.8	47.7
6/13/2022	Monday	1:45	44.8	46.8	36.5	52.7	31.7	43.7
6/13/2022	Monday	2:00	44.3	46.1	34.3	47.4	31.7	43.1
6/13/2022	Monday	2:15	42.9	50.4	33.9	38.7	30.6	44.5
6/13/2022	Monday	2:30	42.5	54.5	36.6	54.2	29.2	36.5
6/13/2022	Monday	2:45	40.7	43.1	34.1	41.8	30.4	41.3
6/13/2022	Monday	3:00	39.0	42.4	32.3	44.6	28.8	34.2
6/13/2022	Monday	3:15	39.3	43.3	32.8	38.2	30.6	44.9
6/13/2022	Monday	3:30	38.3	41.6	32.0	34.4	29.3	36.3
6/13/2022	Monday	3:45	32.2	34.4	31.9	44.8	28.3	42.0
6/13/2022	Monday	4:00	31.7	35.1	31.9	35.6	26.9	49.0
6/13/2022	Monday	4:15	29.6	36.0	31.7	44.8	28.2	42.3
6/13/2022	Monday	4:30	27.4	35.8	33.4	53.1	26.0	39.9
6/13/2022	Monday	4:45	25.6	33.3	30.8	40.5	26.1	34.8
6/13/2022	Monday	5:00	28.8	36.2	38.0	59.8	34.8	48.6
6/13/2022	Monday	5:15	35.3	52.5	48.5	70.0	38.6	44.7
6/13/2022	Monday	5:30	31.4	40.4	41.8	52.1	38.4	48.4
6/13/2022	Monday	5:45	33.6	49.7	43.0	59.0	39.3	59.9
6/13/2022	Monday	6:00	32.6	48.3	46.2	64.6	41.2	55.7
6/13/2022	Monday	6:15	33.2	47.2	41.6	53.9	44.0	56.0
6/13/2022	Monday	6:30	33.2	46.9	39.3	54.7	40.1	53.9

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 30

AMBIENT NOISE			Site C2		Site D2		Site E	
			1447	Foothill	406	Fairview	434	Fairview
Date	Day	Time	LAeq	LASmax	LAeq	LASmax	LAeq	LASmax
6/13/2022	Monday	6:45	31.6	50.6	43.2	60.6	37.5	52.3
6/13/2022	Monday	7:00	33.6	53.7	45.5	66.4	40.7	51.2
6/13/2022	Monday	7:15	36.5	53.8	41.9	54.0	37.4	48.2
6/13/2022	Monday	7:30	36.8	51.5	46.5	60.1	39.1	52.4
6/13/2022	Monday	7:45	41.2	58.1	45.5	56.2	40.1	51.6
6/13/2022	Monday	8:00	40.9	53.5	44.2	60.0	41.3	53.5
6/13/2022	Monday	8:15	48.1	56.4	47.0	63.1	47.4	57.6
6/13/2022	Monday	8:30	35.0	50.6	46.2	63.5	43.0	51.5
6/13/2022	Monday	8:45	36.7	47.9	45.9	61.8	40.6	54.2
6/13/2022	Monday	9:00	39.1	53.4	45.7	58.2	37.9	53.2
6/13/2022	Monday	9:15	37.2	55.8	44.3	60.1	40.3	47.9
6/13/2022	Monday	9:30	46.8	75.7	46.5	63.4	40.4	54.6
6/13/2022	Monday	9:45	47.0	74.4	50.3	64.7	39.5	63.1
6/13/2022	Monday	10:00	37.1	51.2	52.3	68.6	45.9	64.0
6/13/2022	Monday	10:15	39.4	47.4	57.7	74.8	43.0	54.5
6/13/2022	Monday	10:30	39.8	49.5	56.4	66.1	38.5	52.0
6/13/2022	Monday	10:45	41.7	66.2	56.1	63.7	41.7	58.9
6/13/2022	Monday	11:00	36.9	49.3	48.7	60.3	39.2	51.4
6/13/2022	Monday	11:15	36.7	49.3	44.8	61.8	40.7	56.6
6/13/2022	Monday	11:30	38.5	47.1	44.9	58.8	42.6	53.3
6/13/2022	Monday	11:45	36.5	43.0	43.9	58.7	44.4	54.2
6/13/2022	Monday	12:00	38.3	50.4	44.0	56.3	41.0	50.9
6/13/2022	Monday	12:15	37.4	53.0	45.3	60.0	43.0	60.0
6/13/2022	Monday	12:30	38.3	57.6	43.2	60.2	37.2	51.6
6/13/2022	Monday	12:45	41.5	57.8	46.0	60.2	39.3	57.9
6/13/2022	Monday	13:00	36.7	47.6	44.6	60.5	40.7	54.2
6/13/2022	Monday	13:15	37.0	44.0	41.6	54.9	38.7	48.8
6/13/2022	Monday	13:30	37.9	50.8	44.0	61.9	40.5	47.5
6/13/2022	Monday	13:45	36.7	45.7	42.7	59.4	45.6	59.2
6/13/2022	Monday	14:00	36.7	45.9	41.5	55.3	47.4	59.6
6/13/2022	Monday	14:15	36.5	44.2	51.3	68.1	49.2	61.9
6/13/2022	Monday	14:30	36.5	51.0	46.8	67.4	41.0	48.9
6/13/2022	Monday	14:45	35.7	41.4	42.8	64.9	37.7	47.5
6/13/2022	Monday	15:00	34.9	42.7	41.3	60.5	39.0	56.5
6/13/2022	Monday	15:15	36.3	46.2	48.1	64.1	47.4	62.2
6/13/2022	Monday	15:30	42.2	64.1	44.3	60.1	45.7	59.0
6/13/2022	Monday	15:45	40.8	52.4	42.2	59.1	42.9	55.7
6/13/2022	Monday	16:00	38.4	56.9	48.9	70.4	48.7	56.6
6/13/2022	Monday	16:15	36.2	45.1	49.6	71.1	39.3	52.1

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 31

AMBIENT NOISE			Site C2 1447 Foothill		Site D2 406 Fairview		Site E 434 Fairview	
Date	Day	Time	LAeq	LASmax	LAeq	LASmax	LAeq	LASmax
6/13/2022	Monday	16:30	34.5	49.6	41.8	55.5	37.8	56.3
6/13/2022	Monday	16:45	34.2	44.9	42.5	56.0	36.8	48.9
6/13/2022	Monday	17:00	36.4	59.7	43.3	60.0	35.8	44.8
6/13/2022	Monday	17:15	36.5	52.8	46.1	61.6	44.0	57.5
6/13/2022	Monday	17:30	33.9	42.3	48.0	65.7	35.7	55.3
6/13/2022	Monday	17:45	37.5	63.6	40.7	53.4	42.3	58.6
6/13/2022	Monday	18:00	36.3	47.5	41.9	55.5	34.6	49.2
6/13/2022	Monday	18:15	34.1	48.0	44.6	58.4	37.8	52.9
6/13/2022	Monday	18:30	32.7	39.0	41.2	57.7	37.4	55.7
6/13/2022	Monday	18:45	32.7	40.4	37.6	53.3	36.9	50.5
6/13/2022	Monday	19:00	34.5	50.5	43.3	57.0	34.9	47.4
6/13/2022	Monday	19:15	33.4	44.4	37.4	51.3	39.5	55.5
6/13/2022	Monday	19:30	34.8	50.2	39.6	62.6	39.7	53.0
6/13/2022	Monday	19:45	33.5	56.2	40.9	57.2	41.0	56.8
6/13/2022	Monday	20:00	32.8	45.5	41.9	57.8	34.3	50.6
6/13/2022	Monday	20:15	33.5	40.0	40.8	56.2	33.2	52.9
6/13/2022	Monday	20:30	45.4	50.6	37.7	53.3	35.3	46.5
6/13/2022	Monday	20:45	49.3	50.6	40.9	59.5	35.9	50.8
6/13/2022	Monday	21:00	49.3	54.1	40.0	54.3	35.6	45.4
6/13/2022	Monday	21:15	48.3	50.3	42.2	56.1	36.6	46.6
6/13/2022	Monday	21:30	48.8	50.9	39.0	51.1	39.3	52.1
6/13/2022	Monday	21:45	49.2	51.4	39.4	53.9	35.9	40.5
6/13/2022	Monday	22:00	49.0	50.6	40.9	54.5	36.7	40.8
6/13/2022	Monday	22:15	48.2	50.6	40.9	57.3	36.3	38.9
6/13/2022	Monday	22:30	49.0	50.8	39.0	50.2	37.6	48.5
6/13/2022	Monday	22:45	48.5	50.9	40.4	52.6	38.2	45.7
6/13/2022	Monday	23:00	48.6	50.6	39.1	51.3	38.4	52.3
6/13/2022	Monday	23:15	48.3	50.7	37.2	49.8	34.4	52.8
6/13/2022	Monday	23:30	48.1	50.2	37.8	52.9	33.2	37.7
6/13/2022	Monday	23:45	48.5	50.3	37.1	55.8	33.4	40.9
6/14/2022	Tuesday	0:00	47.5	50.2	36.5	49.8	33.8	37.3
6/14/2022	Tuesday	0:15	47.7	49.4	36.2	51.6	33.8	45.9
6/14/2022	Tuesday	0:30	46.2	48.8	33.8	36.7	33.4	43.0
6/14/2022	Tuesday	0:45	47.1	49.0	35.1	44.0	34.5	44.5
6/14/2022	Tuesday	1:00	47.2	49.4	36.4	53.1	34.2	37.9
6/14/2022	Tuesday	1:15	46.3	47.7	34.4	39.2	33.2	39.6
6/14/2022	Tuesday	1:30	45.6	49.6	38.0	57.0	32.5	41.4
6/14/2022	Tuesday	1:45	43.4	45.2	33.0	38.1	31.0	37.2
6/14/2022	Tuesday	2:00	41.3	43.9	33.9	51.5	29.8	34.5

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 32

AMBIENT NOISE			Site C2 1447 Foothill		Site D2 406 Fairview		Site E 434 Fairview	
Date	Day	Time	LAeq	LASmax	LAeq	LASmax	LAeq	LASmax
6/14/2022	Tuesday	2:15	41.5	43.9	32.7	34.7	30.1	34.2
6/14/2022	Tuesday	2:30	39.3	48.2	32.4	48.4	31.1	45.5
6/14/2022	Tuesday	2:45	40.4	42.5	31.5	36.0	27.4	36.4
6/14/2022	Tuesday	3:00	41.5	46.6	31.2	35.7	28.1	45.0
6/14/2022	Tuesday	3:15	41.2	43.1	31.3	35.9	27.8	35.9
6/14/2022	Tuesday	3:30	38.0	44.1	31.5	40.3	36.4	47.7
6/14/2022	Tuesday	3:45	35.1	40.6	31.6	35.5	33.2	46.0
6/14/2022	Tuesday	4:00	33.8	37.3	31.1	34.2	31.1	44.7
6/14/2022	Tuesday	4:15	31.8	36.7	30.9	44.1	30.5	44.3
6/14/2022	Tuesday	4:30	34.4	45.8	34.4	53.4	31.3	45.7
6/14/2022	Tuesday	4:45	31.9	41.5	31.9	37.7	35.4	47.9
6/14/2022	Tuesday	5:00	30.4	40.0	38.2	46.9	35.1	45.8
6/14/2022	Tuesday	5:15	35.0	52.0	48.6	57.5	45.1	53.7
6/14/2022	Tuesday	5:30	32.4	41.1	47.6	62.3	45.1	59.2
6/14/2022	Tuesday	5:45	33.6	47.0	48.6	63.1	43.5	60.1
6/14/2022	Tuesday	6:00	33.8	46.3	43.4	59.9	41.0	56.6
6/14/2022	Tuesday	6:15	33.1	40.3	44.7	64.9	39.4	53.1
6/14/2022	Tuesday	6:30	34.6	45.7	44.4	62.5	41.9	53.7
6/14/2022	Tuesday	6:45	34.5	41.9	46.5	61.3	41.8	59.4
6/14/2022	Tuesday	7:00	36.3	47.0	44.1	60.7	43.4	66.6
6/14/2022	Tuesday	7:15	38.0	57.1	43.2	56.1	39.2	63.7
6/14/2022	Tuesday	7:30	39.3	46.2	40.9	54.1	39.2	53.1
6/14/2022	Tuesday	7:45	40.0	54.8	47.4	61.0	40.6	47.7
6/14/2022	Tuesday	8:00	36.1	48.1	44.3	59.0	40.3	54.3
6/14/2022	Tuesday	8:15	35.5	49.1	45.7	56.9	40.1	62.6
6/14/2022	Tuesday	8:30	34.7	48.2	42.2	54.9	45.1	71.1
6/14/2022	Tuesday	8:45	36.7	53.6	46.7	67.3	37.9	42.6
6/14/2022	Tuesday	9:00	39.0	66.4	44.0	63.1	36.6	43.9
6/14/2022	Tuesday	9:15	34.3	50.3	45.2	58.1	43.0	62.6
6/14/2022	Tuesday	9:30	35.4	60.2	42.5	55.5	36.9	52.7
6/14/2022	Tuesday	9:45	35.5	46.0	44.2	61.0	38.6	52.4
6/14/2022	Tuesday	10:00	33.4	48.4	48.9	63.3	36.9	51.0
6/14/2022	Tuesday	10:15	33.1	46.0	44.3	61.2	43.9	60.0
6/14/2022	Tuesday	10:30	38.5	61.0	45.2	63.6	39.2	53.4
6/14/2022	Tuesday	10:45	41.6	56.1	44.7	59.5	40.9	66.2
6/14/2022	Tuesday	11:00	36.6	57.0	48.0	61.0	35.8	45.9
6/14/2022	Tuesday	11:15	36.8	52.7	45.8	59.4	39.6	55.4
6/14/2022	Tuesday	11:30	36.1	47.1	43.8	56.6	39.6	55.1
6/14/2022	Tuesday	11:45	36.4	44.9	46.1	63.0	37.2	51.0

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 33

AMBIENT NOISE			Site C2		Site D2		Site E	
			1447	Foothill	406	Fairview	434	Fairview
Date	Day	Time	LAeq	LASmax	LAeq	LASmax	LAeq	LASmax
6/14/2022	Tuesday	12:00	39.3	49.9	45.3	61.3	37.0	54.1
6/14/2022	Tuesday	12:15	38.2	54.3	44.5	59.8	38.4	52.6
6/14/2022	Tuesday	12:30	40.3	56.2	43.0	55.6	38.6	51.4
6/14/2022	Tuesday	12:45	38.4	49.4	40.8	60.5	40.3	53.7
6/14/2022	Tuesday	13:00	38.9	48.5	41.5	55.3	40.1	53.0
6/14/2022	Tuesday	13:15	36.8	55.1	52.2	70.7	39.0	51.4
6/14/2022	Tuesday	13:30	40.6	56.3	48.0	60.2	42.3	53.3
6/14/2022	Tuesday	13:45	37.6	46.9	47.6	62.9	40.4	54.6
6/14/2022	Tuesday	14:00	36.0	44.0	45.6	56.8	39.7	47.5
6/14/2022	Tuesday	14:15	36.4	45.0	48.7	62.1	39.0	46.5
6/14/2022	Tuesday	14:30	37.1	46.8	44.5	57.5	40.3	53.0
6/14/2022	Tuesday	14:45	35.9	43.7	49.9	68.1	38.8	47.3
6/14/2022	Tuesday	15:00	35.1	41.0	45.4	60.6	40.4	50.5
6/14/2022	Tuesday	15:15	39.3	64.7	47.9	62.6	41.2	58.6
6/14/2022	Tuesday	15:30	39.9	56.9	44.6	58.2	41.2	51.9
6/14/2022	Tuesday	15:45	36.9	46.9	43.2	56.4	37.6	45.4
6/14/2022	Tuesday	16:00	35.5	46.0	44.6	56.6	38.5	48.5
6/14/2022	Tuesday	16:15	35.6	44.6	45.3	61.0	37.3	44.7
6/14/2022	Tuesday	16:30	36.6	49.7	45.8	61.4	42.0	54.1
6/14/2022	Tuesday	16:45	38.2	51.3	45.1	63.1	40.4	56.8
6/14/2022	Tuesday	17:00	34.5	43.9	42.1	56.5	36.9	51.6
6/14/2022	Tuesday	17:15	35.7	49.3	44.5	59.2	40.3	57.9
6/14/2022	Tuesday	17:30	34.2	53.3	40.1	54.5	37.3	47.9
6/14/2022	Tuesday	17:45	34.8	48.4	44.4	61.9	37.2	54.8
6/14/2022	Tuesday	18:00	35.8	51.4	41.1	56.0	39.3	56.6
6/14/2022	Tuesday	18:15	37.6	50.5	42.0	56.0	39.0	54.6
6/14/2022	Tuesday	18:30	35.5	46.6	40.6	53.8	36.0	49.2
6/14/2022	Tuesday	18:45	37.8	56.6	41.5	59.2	39.6	54.2
6/14/2022	Tuesday	19:00	34.7	53.5	43.4	60.3	37.4	50.5
6/14/2022	Tuesday	19:15	32.0	44.9	44.5	66.6	46.6	58.7
6/14/2022	Tuesday	19:30	31.2	39.5	45.9	69.2	39.1	53.8
6/14/2022	Tuesday	19:45	31.2	38.1	41.5	54.3	40.6	52.6
6/14/2022	Tuesday	20:00	33.0	41.4	46.5	68.2	32.7	47.9
6/14/2022	Tuesday	20:15	35.5	43.9	45.1	67.9	35.2	49.1
6/14/2022	Tuesday	20:30	42.3	54.1	42.2	55.1	35.8	52.5
6/14/2022	Tuesday	20:45	46.8	59.8	48.2	71.7	37.3	52.9
6/14/2022	Tuesday	21:00	48.2	50.6	40.8	51.5	36.8	39.2
6/14/2022	Tuesday	21:15	48.4	50.2	40.8	53.2	37.1	44.6
6/14/2022	Tuesday	21:30	45.7	48.4	41.9	54.3	36.9	47.3

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 34

AMBIENT NOISE			Site C2 1447 Foothill		Site D2 406 Fairview		Site E 434 Fairview	
Date	Day	Time	LAeq	LASmax	LAeq	LASmax	LAeq	LASmax
6/14/2022	Tuesday	21:45	47.0	49.5	41.0	54.5	36.8	44.7
6/14/2022	Tuesday	22:00	46.0	47.8	42.4	55.9	35.9	40.5
6/14/2022	Tuesday	22:15	46.3	47.8	45.9	54.3	36.5	45.1
6/14/2022	Tuesday	22:30	46.5	48.2	38.8	50.2	36.4	49.5
6/14/2022	Tuesday	22:45	47.2	48.9	38.2	51.0	35.7	46.7
6/14/2022	Tuesday	23:00	46.2	54.0	37.0	49.9	34.2	40.7
6/14/2022	Tuesday	23:15	45.3	47.2	38.4	51.5	35.0	46.6
6/14/2022	Tuesday	23:30	45.3	52.3	37.2	52.5	35.1	49.2
6/14/2022	Tuesday	23:45	45.6	48.2	37.9	51.2	34.5	40.2
6/15/2022	Wednesday	0:00	45.3	47.4	37.3	52.8	34.7	42.0
6/15/2022	Wednesday	0:15	44.8	47.7	37.1	51.3	33.4	40.0
6/15/2022	Wednesday	0:30	44.3	46.0	37.5	54.2	32.9	41.7
6/15/2022	Wednesday	0:45	42.6	47.1	36.0	60.2	33.2	40.0
6/15/2022	Wednesday	1:00	41.3	43.1	33.8	35.7	32.4	38.8
6/15/2022	Wednesday	1:15	42.2	45.3	34.1	35.9	32.2	36.1
6/15/2022	Wednesday	1:30	42.9	45.7	34.0	44.3	32.1	40.1
6/15/2022	Wednesday	1:45	41.6	43.2	36.5	52.7	31.9	37.8
6/15/2022	Wednesday	2:00	41.1	43.5	36.0	51.8	30.7	34.6
6/15/2022	Wednesday	2:15	41.9	44.7	34.2	37.3	29.9	35.5
6/15/2022	Wednesday	2:30	41.1	43.6	33.7	41.7	29.3	36.6
6/15/2022	Wednesday	2:45	40.6	42.5	33.8	36.2	29.5	39.1
6/15/2022	Wednesday	3:00	40.4	41.8	33.5	36.2	27.8	33.4
6/15/2022	Wednesday	3:15	40.7	42.0	32.7	35.9	28.1	38.8
6/15/2022	Wednesday	3:30	41.0	43.1	34.3	51.9	29.7	52.4
6/15/2022	Wednesday	3:45	40.4	42.3	32.9	49.7	27.2	33.1
6/15/2022	Wednesday	4:00	39.2	41.0	32.5	36.5	27.0	34.8
6/15/2022	Wednesday	4:15	36.2	41.9	32.2	36.3	26.4	37.5
6/15/2022	Wednesday	4:30	33.6	42.6	31.7	36.3	30.2	42.2
6/15/2022	Wednesday	4:45	31.9	44.2	32.8	42.2	30.6	40.3
6/15/2022	Wednesday	5:00	30.8	36.2	39.0	47.4	35.9	43.9
6/15/2022	Wednesday	5:15	34.0	38.9	43.3	52.1	45.6	54.6
6/15/2022	Wednesday	5:30	35.3	46.4	41.6	58.2	44.8	57.4
6/15/2022	Wednesday	5:45	38.5	62.9	47.1	63.8	48.0	62.7
6/15/2022	Wednesday	6:00	36.8	53.5	48.3	69.1	35.8	47.3
6/15/2022	Wednesday	6:15	36.5	53.6	58.9	83.5	40.6	56.7
6/15/2022	Wednesday	6:30	44.9	73.2	41.7	66.2	42.8	60.0
6/15/2022	Wednesday	6:45	38.6	48.0	44.7	61.6	45.6	69.6
6/15/2022	Wednesday	7:00	38.4	49.4	45.1	60.2	39.3	53.8
6/15/2022	Wednesday	7:15	35.7	45.5	48.8	63.4	39.2	60.7

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 35

AMBIENT NOISE			Site C2 1447 Foothill		Site D2 406 Fairview		Site E 434 Fairview	
Date	Day	Time	LAeq	LASmax	LAeq	LASmax	LAeq	LASmax
6/15/2022	Wednesday	7:30	51.4	78.4	43.6	55.7	41.4	65.1
6/15/2022	Wednesday	7:45	36.4	54.4	47.7	66.6	43.1	61.1
6/15/2022	Wednesday	8:00	37.3	56.4	45.2	58.5	41.3	65.8
6/15/2022	Wednesday	8:15	37.5	51.1	44.3	60.3	41.3	57.0
6/15/2022	Wednesday	8:30	38.3	64.1	46.0	62.1	38.8	58.4
6/15/2022	Wednesday	8:45	34.9	47.9	49.1	63.6	38.3	47.9
6/15/2022	Wednesday	9:00	35.1	50.8	46.7	67.7	36.5	47.0
6/15/2022	Wednesday	9:15	37.2	54.4	46.8	65.6	40.7	58.9
6/15/2022	Wednesday	9:30	35.6	46.2	42.9	54.9	38.0	53.9
6/15/2022	Wednesday	9:45	37.0	47.5	42.6	59.7	41.5	53.1
6/15/2022	Wednesday	10:00	35.7	43.7	47.8	64.0	42.9	55.7
6/15/2022	Wednesday	10:15	35.2	48.8	45.9	61.1	35.4	49.4
6/15/2022	Wednesday	10:30	37.3	44.6	43.6	60.4	46.6	61.3
6/15/2022	Wednesday	10:45	37.7	49.4	46.2	60.5	36.6	50.4
6/15/2022	Wednesday	11:00	38.3	50.9	45.8	61.2	43.7	58.4
6/15/2022	Wednesday	11:15	38.8	48.4	46.8	63.4	38.4	49.3
6/15/2022	Wednesday	11:30	40.0	64.5	41.8	56.1	39.7	56.0
6/15/2022	Wednesday	11:45	32.9	45.9	46.9	67.0	34.8	42.9
6/15/2022	Wednesday	12:00	34.3	45.0	46.2	69.1	34.7	46.5
6/15/2022	Wednesday	12:15	35.3	48.1	45.8	63.3	35.2	46.6
6/15/2022	Wednesday	12:30	41.9	59.5	42.5	54.0	38.1	51.4
6/15/2022	Wednesday	12:45	42.1	56.1	44.2	59.3	35.8	49.0
6/15/2022	Wednesday	13:00	41.9	53.8	45.8	62.0	35.7	52.6
6/15/2022	Wednesday	13:15	42.4	57.1	45.7	62.1	35.4	50.3
6/15/2022	Wednesday	13:30	43.7	55.0	40.0	50.1	35.3	45.4
6/15/2022	Wednesday	13:45	42.5	55.6	41.6	56.8	37.1	48.9
6/15/2022	Wednesday	14:00	38.0	53.1	49.0	64.9	41.4	54.2
6/15/2022	Wednesday	14:15	41.7	55.6	42.9	54.7	37.6	52.9
6/15/2022	Wednesday	14:30	38.4	51.9	45.0	57.2	41.2	53.3
6/15/2022	Wednesday	14:45	45.6	61.2	47.8	64.1	40.0	50.9
6/15/2022	Wednesday	15:00	42.6	66.3	43.4	55.2	37.1	50.5
6/15/2022	Wednesday	15:15	42.9	55.5	44.2	61.8	40.4	59.4
6/15/2022	Wednesday	15:30	39.4	53.7	47.2	61.8	37.1	49.1
6/15/2022	Wednesday	15:45	43.2	56.5	43.5	58.7	34.9	44.1
6/15/2022	Wednesday	16:00	34.7	50.2	43.2	55.1	36.3	54.5
6/15/2022	Wednesday	16:15	35.0	49.7	41.2	53.6	35.9	53.9
6/15/2022	Wednesday	16:30	34.5	43.2	48.4	69.1	37.1	62.1
6/15/2022	Wednesday	16:45	37.6	50.4	42.9	56.7	43.1	60.8
6/15/2022	Wednesday	17:00	36.3	49.9	42.8	53.2	46.2	63.9

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 36

AMBIENT NOISE			Site C2 1447 Foothill		Site D2 406 Fairview		Site E 434 Fairview	
Date	Day	Time	LAeq	LASmax	LAeq	LASmax	LAeq	LASmax
6/15/2022	Wednesday	17:15	37.9	49.5	42.3	59.6	38.3	50.3
6/15/2022	Wednesday	17:30	35.8	50.8	44.3	57.7	38.4	52.7
6/15/2022	Wednesday	17:45	34.8	44.5	42.0	61.6	34.2	43.2
6/15/2022	Wednesday	18:00	37.2	59.4	43.0	57.6	39.4	56.8
6/15/2022	Wednesday	18:15	34.4	47.9	42.4	59.3	41.3	54.1
6/15/2022	Wednesday	18:30	32.4	41.7	42.7	57.5	41.0	57.5
6/15/2022	Wednesday	18:45	33.1	41.2	41.2	56.6	47.0	61.1
6/15/2022	Wednesday	19:00	36.7	62.4	40.1	53.9	42.6	59.7
6/15/2022	Wednesday	19:15	36.2	59.2	40.1	53.1	40.2	56.6
6/15/2022	Wednesday	19:30	33.2	39.3	43.2	60.1	43.9	61.7
6/15/2022	Wednesday	19:45	33.5	49.7	38.4	53.1	35.9	50.7
6/15/2022	Wednesday	20:00	34.4	45.3	44.6	60.8	34.6	47.3
6/15/2022	Wednesday	20:15	34.2	53.6	39.2	56.4	32.5	54.4
6/15/2022	Wednesday	20:30	46.9	50.3	41.1	54.7	34.4	42.7
6/15/2022	Wednesday	20:45	52.5	54.6	43.4	65.0	36.0	40.6
6/15/2022	Wednesday	21:00	51.9	53.1	41.1	56.7	37.3	55.4
6/15/2022	Wednesday	21:15	52.3	53.8	41.2	53.4	36.5	39.7
6/15/2022	Wednesday	21:30	52.0	53.9	42.7	53.5	37.1	45.2
6/15/2022	Wednesday	21:45	51.1	52.8	48.5	71.5	36.6	39.1
6/15/2022	Wednesday	22:00	48.8	52.4	39.2	51.9	36.5	56.7
6/15/2022	Wednesday	22:15	46.9	48.4	37.7	52.9	35.8	42.0
6/15/2022	Wednesday	22:30	46.8	49.2	39.3	56.6	35.9	41.9
6/15/2022	Wednesday	22:45	46.1	48.3	37.6	52.5	35.0	42.1
6/15/2022	Wednesday	23:00	47.7	49.8	38.2	53.3	34.2	41.7
6/15/2022	Wednesday	23:15	47.6	49.6	38.4	55.9	33.6	40.2
6/15/2022	Wednesday	23:30	46.6	55.4	35.7	51.4	33.4	43.6
6/15/2022	Wednesday	23:45	45.0	48.5	37.3	64.1	33.0	44.4
6/16/2022	Thursday	0:00	43.8	46.8	33.1	44.6	33.2	55.1
6/16/2022	Thursday	0:15	45.8	47.1	35.6	55.2	30.9	36.9
6/16/2022	Thursday	0:30	44.4	46.1	32.8	37.5	30.7	37.2
6/16/2022	Thursday	0:45	43.6	45.2	35.0	52.2	30.2	37.7
6/16/2022	Thursday	1:00	43.6	45.9	35.5	52.2	30.8	38.0
6/16/2022	Thursday	1:15	43.2	58.4	31.6	37.9	31.5	41.6
6/16/2022	Thursday	1:30	42.8	44.2	31.0	40.5	30.3	39.5
6/16/2022	Thursday	1:45	40.9	43.2	31.3	41.1	30.3	38.7
6/16/2022	Thursday	2:00	39.6	41.2	31.9	37.5	29.8	37.2
6/16/2022	Thursday	2:15	39.3	40.9	31.6	47.7	28.6	38.0
6/16/2022	Thursday	2:30	38.4	40.3	31.0	34.8	29.7	41.3
6/16/2022	Thursday	2:45	38.2	41.2	30.5	36.1	26.9	39.9

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 37

AMBIENT NOISE			Site C2 1447 Foothill		Site D2 406 Fairview		Site E 434 Fairview	
Date	Day	Time	LAeq	LASmax	LAeq	LASmax	LAeq	LASmax
6/16/2022	Thursday	3:00	38.0	41.0	31.0	44.7	32.3	44.0
6/16/2022	Thursday	3:15	38.6	40.0	29.3	32.3	28.1	41.3
6/16/2022	Thursday	3:30	38.2	39.9	30.1	44.8	31.1	42.9
6/16/2022	Thursday	3:45	37.0	39.6	28.3	38.0	26.3	40.8
6/16/2022	Thursday	4:00	30.0	31.8	27.6	37.2	26.0	37.2
6/16/2022	Thursday	4:15	28.7	33.4	26.8	31.9	24.0	30.9
6/16/2022	Thursday	4:30	31.3	43.0	29.2	43.1	28.5	40.3
6/16/2022	Thursday	4:45	27.0	34.7	28.2	36.0	25.9	37.2
6/16/2022	Thursday	5:00	30.6	39.9	34.7	50.7	34.0	45.2
6/16/2022	Thursday	5:15	34.1	48.9	42.0	50.3	39.7	46.6
6/16/2022	Thursday	5:30	36.0	51.4	43.5	60.7	45.8	65.1
6/16/2022	Thursday	5:45	32.9	48.0	38.5	53.6	38.1	50.9
6/16/2022	Thursday	6:00	32.4	52.2	48.0	64.2	36.9	44.4
6/16/2022	Thursday	6:15	32.0	42.6	34.4	49.5	33.0	41.1
6/16/2022	Thursday	6:30	32.2	44.0	40.5	56.3	32.3	45.6
6/16/2022	Thursday	6:45	34.8	44.0	42.1	55.7	37.1	46.6
6/16/2022	Thursday	7:00	37.0	54.6	46.3	62.2	40.9	56.3
6/16/2022	Thursday	7:15	63.6	89.3	43.8	59.1	42.1	55.6
6/16/2022	Thursday	7:30	47.8	56.1	46.3	62.0	45.4	60.6
6/16/2022	Thursday	7:45	44.5	55.2	47.4	65.0	47.5	63.5
6/16/2022	Thursday	8:00	35.7	46.2	49.6	67.1	40.4	62.0
6/16/2022	Thursday	8:15	35.6	45.2	45.0	65.5	37.5	53.4
6/16/2022	Thursday	8:30	43.8	57.3	46.3	64.2	41.3	52.9
6/16/2022	Thursday	8:45	42.1	57.7	47.7	67.9	38.7	52.5
6/16/2022	Thursday	9:00	44.4	59.2	47.1	63.1	38.6	60.1
6/16/2022	Thursday	9:15	50.2	70.4	49.3	65.9	36.1	44.7
6/16/2022	Thursday	9:30	49.9	58.0	41.9	61.1	37.1	50.7
6/16/2022	Thursday	9:45	46.7	52.8	42.9	56.5	36.1	50.7
6/16/2022	Thursday	10:00	40.8	53.5	48.2	64.9	39.3	53.7
6/16/2022	Thursday	10:15	39.3	53.9	46.8	64.2	38.1	47.9
6/16/2022	Thursday	10:30	39.1	52.2	41.1	56.3	40.8	56.9
6/16/2022	Thursday	10:45	37.4	50.8	42.4	54.2	44.6	59.1
6/16/2022	Thursday	11:00	42.0	57.2	49.6	66.8	44.3	59.2
6/16/2022	Thursday	11:15	39.4	55.9	42.4	59.2	41.4	54.5
6/16/2022	Thursday	11:30	38.0	57.5	47.9	61.5	39.6	48.7
6/16/2022	Thursday	11:45	38.2	47.1	44.9	63.3	39.8	56.1
6/16/2022	Thursday	12:00	37.8	48.6	42.0	59.4	39.6	46.2
6/16/2022	Thursday	12:15	39.2	53.1	55.2	72.1	40.5	50.2
6/16/2022	Thursday	12:30	39.7	50.1	48.7	65.5	40.4	52.7

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 38

AMBIENT NOISE			Site C2 1447 Foothill		Site D2 406 Fairview		Site E 434 Fairview	
Date	Day	Time	LAeq	LASmax	LAeq	LASmax	LAeq	LASmax
6/16/2022	Thursday	12:45	36.0	52.3	46.7	62.1	40.9	56.7
6/16/2022	Thursday	13:00	37.0	57.5	45.9	58.3	43.2	58.5
6/16/2022	Thursday	13:15	36.6	45.9	54.0	65.9	43.8	58.9
6/16/2022	Thursday	13:30	41.4	57.2	43.6	57.6	43.7	58.1
6/16/2022	Thursday	13:45	37.0	47.0	46.5	66.6	40.0	46.2
6/16/2022	Thursday	14:00	36.5	47.0	56.6	82.8	40.5	49.9
6/16/2022	Thursday	14:15	37.6	48.4	42.7	57.2	42.3	57.9
6/16/2022	Thursday	14:30	39.0	52.3	46.7	66.6	41.7	58.5
6/16/2022	Thursday	14:45	35.9	56.1	43.5	58.4	39.3	49.9
6/16/2022	Thursday	15:00	35.9	48.5	49.4	67.7	42.6	57.4
6/16/2022	Thursday	15:15	40.9	64.3	40.0	52.8	40.5	53.6
6/16/2022	Thursday	15:30	38.3	47.8	42.0	54.7	39.2	47.9
6/16/2022	Thursday	15:45	36.1	43.0	43.6	56.2	38.9	45.3
6/16/2022	Thursday	16:00	39.1	50.5	50.1	65.2	43.0	55.3
6/16/2022	Thursday	16:15	37.5	47.4	49.3	73.7	39.5	54.6
6/16/2022	Thursday	16:30	37.5	47.0	42.2	57.6	39.5	46.9
6/16/2022	Thursday	16:45	35.4	44.3	42.4	56.6	40.7	53.2
6/16/2022	Thursday	17:00	36.5	44.7	48.7	64.8	40.0	47.9
6/16/2022	Thursday	17:15	38.4	54.1	48.2	64.9	40.7	54.9
6/16/2022	Thursday	17:30	34.8	53.3	42.0	54.2	37.1	56.5
6/16/2022	Thursday	17:45	36.6	47.6	48.2	62.5	46.7	64.8
6/16/2022	Thursday	18:00	34.4	48.0	40.0	54.3	42.2	58.6
6/16/2022	Thursday	18:15	33.3	46.9	48.8	66.8	40.7	56.4
6/16/2022	Thursday	18:30	36.3	58.9	44.6	64.1	35.5	46.9
6/16/2022	Thursday	18:45	34.3	46.3	42.1	53.6	41.3	60.7
6/16/2022	Thursday	19:00	38.4	56.4	51.2	72.4	40.5	55.0
6/16/2022	Thursday	19:15	35.7	51.2	43.5	59.4	39.9	57.6
6/16/2022	Thursday	19:30	37.1	59.8	41.8	62.0	38.0	52.4
6/16/2022	Thursday	19:45	36.7	48.2	36.2	52.8	33.8	47.8
6/16/2022	Thursday	20:00	35.2	45.9	42.5	62.4	33.8	54.9
6/16/2022	Thursday	20:15	37.6	51.5	42.5	57.3	38.2	52.7
6/16/2022	Thursday	20:30	46.9	55.1	41.4	53.6	40.0	51.5
6/16/2022	Thursday	20:45	50.0	52.1	51.4	76.7	42.0	53.5
6/16/2022	Thursday	21:00	49.0	55.8	43.0	57.6	41.3	54.9
6/16/2022	Thursday	21:15	47.8	50.4	42.7	57.8	41.2	52.2
6/16/2022	Thursday	21:30	46.4	50.7	40.6	55.4	35.3	43.1
6/16/2022	Thursday	21:45	46.5	48.1	38.7	51.8	34.8	40.4
6/16/2022	Thursday	22:00	46.4	49.5	39.7	53.6	34.7	43.8
6/16/2022	Thursday	22:15	45.9	49.4	39.9	54.4	34.3	45.2

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 39

AMBIENT NOISE			Site C2 1447 Foothill		Site D2 406 Fairview		Site E 434 Fairview	
Date	Day	Time	LAeq	LASmax	LAeq	LASmax	LAeq	LASmax
6/16/2022	Thursday	22:30	45.0	47.4	39.1	64.1	32.5	38.0
6/16/2022	Thursday	22:45	44.1	46.7	35.9	45.9	36.1	62.4
6/16/2022	Thursday	23:00	44.0	45.5	37.3	53.6	34.8	40.1
6/16/2022	Thursday	23:15	43.9	45.7	36.9	51.8	34.6	45.2
6/16/2022	Thursday	23:30	42.7	45.3	40.0	55.6	41.0	54.2
6/16/2022	Thursday	23:45	42.2	44.5	36.2	53.4	33.0	40.8
6/17/2022	Friday	0:00	42.1	44.0	33.6	45.9	31.8	38.0
6/17/2022	Friday	0:15	42.4	44.6	38.9	57.2	31.7	38.7
6/17/2022	Friday	0:30	42.4	44.3	34.0	41.7	32.1	41.7
6/17/2022	Friday	0:45	42.9	46.9	37.1	53.3	32.5	43.4
6/17/2022	Friday	1:00	43.9	46.3	33.5	38.2	31.6	38.3
6/17/2022	Friday	1:15	43.4	45.2	33.5	35.9	32.3	36.8
6/17/2022	Friday	1:30	43.2	45.5	33.7	35.0	31.4	38.4
6/17/2022	Friday	1:45	43.5	45.5	33.8	37.5	33.6	43.9
6/17/2022	Friday	2:00	42.7	44.5	35.6	51.3	32.5	35.7
6/17/2022	Friday	2:15	41.7	43.1	34.0	35.3	33.1	37.7
6/17/2022	Friday	2:30	42.5	44.9	33.6	40.8	33.3	42.6
6/17/2022	Friday	2:45	41.8	43.9	32.8	37.1	32.4	36.2
6/17/2022	Friday	3:00	39.3	45.3	32.3	45.6	31.8	37.4
6/17/2022	Friday	3:15	39.3	41.5	30.8	33.4	32.3	40.4
6/17/2022	Friday	3:30	38.5	41.0	30.6	32.4	32.4	39.3
6/17/2022	Friday	3:45	35.8	40.2	31.0	37.6	32.5	44.3
6/17/2022	Friday	4:00	35.6	37.4	31.2	45.4	31.8	40.2
6/17/2022	Friday	4:15	36.3	38.0	29.3	34.6	34.0	44.0
6/17/2022	Friday	4:30	36.0	39.5	29.9	33.1	35.3	44.2
6/17/2022	Friday	4:45	31.0	34.9	34.4	52.9	32.7	41.9
6/17/2022	Friday	5:00	27.8	33.7	30.1	37.5	28.7	38.9
6/17/2022	Friday	5:15	31.9	39.3	44.3	55.1	40.1	47.5
6/17/2022	Friday	5:30	32.4	40.4	40.9	47.4	43.9	52.7
6/17/2022	Friday	5:45	32.7	44.8	38.7	55.1	38.8	56.5
6/17/2022	Friday	6:00	36.2	49.9	48.8	65.7	37.2	53.6
6/17/2022	Friday	6:15	32.3	46.7	48.0	62.7	32.4	43.0
6/17/2022	Friday	6:30	33.2	56.7	39.6	59.0	33.2	47.2
6/17/2022	Friday	6:45	33.9	47.3	41.3	55.8	34.6	51.0
6/17/2022	Friday	7:00	33.5	49.6	48.9	68.7	34.1	44.8
6/17/2022	Friday	7:15	39.7	65.4	39.3	58.0	36.8	50.5
6/17/2022	Friday	7:30	33.1	47.3	51.1	67.6	36.4	43.6
6/17/2022	Friday	7:45	32.5	46.9	45.9	66.2	39.4	53.5
6/17/2022	Friday	8:00	32.8	49.0	43.0	55.5	43.8	60.8

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 40

AMBIENT NOISE			Site C2 1447 Foothill		Site D2 406 Fairview		Site E 434 Fairview	
Date	Day	Time	LAeq	LASmax	LAeq	LASmax	LAeq	LASmax
6/17/2022	Friday	8:15	32.0	38.8	48.3	63.5	39.8	55.7
6/17/2022	Friday	8:30	36.5	50.6	44.3	58.5	41.1	60.4
6/17/2022	Friday	8:45	34.8	47.5	48.9	64.3	39.5	52.0
6/17/2022	Friday	9:00	35.4	47.2	50.3	65.2	36.9	45.8
6/17/2022	Friday	9:15	36.3	52.4	44.7	58.9	37.8	54.7
6/17/2022	Friday	9:30	39.6	58.0	46.5	62.8	39.5	49.0
6/17/2022	Friday	9:45	47.6	64.5	46.0	60.2	40.6	56.5
6/17/2022	Friday	10:00	38.7	55.3	45.6	60.3	41.3	61.1
6/17/2022	Friday	10:15	36.6	49.8	44.7	57.7	39.1	58.4
6/17/2022	Friday	10:30	39.1	58.1	52.8	71.3	36.8	46.8
6/17/2022	Friday	10:45	41.1	56.4	45.1	63.3	38.7	48.7
6/17/2022	Friday	11:00	36.9	48.1	47.9	71.7	39.3	54.3
6/17/2022	Friday	11:15	34.4	43.0	46.1	61.7	38.1	51.7
6/17/2022	Friday	11:30	35.2	42.2	53.4	73.5	38.9	57.8
6/17/2022	Friday	11:45	37.6	53.5	45.6	56.6	40.8	48.8
6/17/2022	Friday	12:00	39.5	54.8	49.4	65.6	39.9	49.9
6/17/2022	Friday	12:15	37.7	45.9	47.6	64.2	39.9	49.0
6/17/2022	Friday	12:30	38.3	46.0	50.6	64.8	40.4	49.8
6/17/2022	Friday	12:45	36.9	49.6	47.1	62.2	39.8	49.4
6/17/2022	Friday	13:00	37.8	47.6	48.8	66.2	38.9	48.5
6/17/2022	Friday	13:15	38.1	49.6	42.4	60.0	40.0	53.9
6/17/2022	Friday	13:30	38.0	48.9	47.6	64.8	41.1	51.8
6/17/2022	Friday	13:45	37.5	59.1	43.9	59.3	40.6	49.5
6/17/2022	Friday	14:00	36.6	47.1	47.6	64.9	42.8	53.1
6/17/2022	Friday	14:15	36.0	45.8	49.6	66.2	43.9	59.0
6/17/2022	Friday	14:30	36.2	46.2	53.8	71.0	38.9	45.4
6/17/2022	Friday	14:45	37.1	48.5	45.4	60.1	37.5	49.5
6/17/2022	Friday	15:00	36.6	44.7	41.5	61.2	41.7	54.8
6/17/2022	Friday	15:15	37.1	45.9	43.5	55.3	39.2	49.8
6/17/2022	Friday	15:30	46.0	61.2	45.4	58.0	41.0	52.9
6/17/2022	Friday	15:45	37.4	47.0	47.7	63.4	39.4	48.9
6/17/2022	Friday	16:00	42.6	55.6	51.1	71.3	40.9	49.0
6/17/2022	Friday	16:15	43.2	55.7	48.8	63.6	44.7	59.7
6/17/2022	Friday	16:30	44.3	56.7	45.3	65.1	38.7	47.6
6/17/2022	Friday	16:45	43.2	58.6	44.0	53.6	39.2	53.9
6/17/2022	Friday	17:00	45.7	72.7	45.8	61.0	49.2	60.3
6/17/2022	Friday	17:15	35.8	44.8	41.7	55.9	37.5	53.3
6/17/2022	Friday	17:30	35.2	50.9	45.5	61.3	35.8	47.1
6/17/2022	Friday	17:45	39.8	57.3	45.4	60.0	37.3	48.2

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 41

AMBIENT NOISE			Site C2 1447 Foothill		Site D2 406 Fairview		Site E 434 Fairview	
Date	Day	Time	LAeq	LASmax	LAeq	LASmax	LAeq	LASmax
6/17/2022	Friday	18:00	36.6	54.1	41.4	53.8	40.6	57.1
6/17/2022	Friday	18:15	35.4	51.9	46.6	64.8	35.4	41.7
6/17/2022	Friday	18:30	35.8	48.0	41.6	58.8	35.4	49.3
6/17/2022	Friday	18:45	36.2	46.2	45.9	60.0	35.9	53.9
6/17/2022	Friday	19:00	35.2	47.2	43.8	59.0	37.2	50.9
6/17/2022	Friday	19:15	34.6	52.6	37.9	52.9	37.6	55.2
6/17/2022	Friday	19:30	34.0	44.5	50.5	66.6	33.1	43.1
6/17/2022	Friday	19:45	33.8	46.5	44.9	61.7	32.5	45.4
6/17/2022	Friday	20:00	33.8	42.0	43.2	57.3	31.6	40.5
6/17/2022	Friday	20:15	35.9	53.3	44.0	57.7	32.3	51.3
6/17/2022	Friday	20:30	42.2	50.1	43.8	54.0	37.1	53.4
6/17/2022	Friday	20:45	45.2	47.7	42.0	54.3	36.2	46.6
6/17/2022	Friday	21:00	45.2	52.2	41.0	52.8	36.4	46.0
6/17/2022	Friday	21:15	47.0	63.8	46.2	62.8	40.5	52.5
6/17/2022	Friday	21:30	45.5	50.9	41.2	54.4	34.3	41.6
6/17/2022	Friday	21:45	44.0	47.9	43.5	61.3	35.4	48.3
6/17/2022	Friday	22:00	44.6	48.5	50.8	73.3	35.6	52.9
6/17/2022	Friday	22:15	43.4	45.0	41.0	54.0	34.0	44.5
6/17/2022	Friday	22:30	43.2	44.9	39.1	53.4	32.5	42.0
6/17/2022	Friday	22:45	42.4	55.0	38.9	63.1	31.8	39.5
6/17/2022	Friday	23:00	42.1	43.5	36.4	51.8	30.4	38.0
6/17/2022	Friday	23:15	41.9	42.8	33.8	48.9	33.4	42.1
6/17/2022	Friday	23:30	41.7	42.9	36.8	54.1	31.8	55.6
6/17/2022	Friday	23:45	41.7	43.5	34.6	48.1	29.7	39.5
6/18/2022	Saturday	0:00	42.2	44.4	42.7	58.7	37.5	47.5
6/18/2022	Saturday	0:15	41.4	44.0	33.2	48.3	30.8	47.5
6/18/2022	Saturday	0:30	40.7	42.9	35.7	53.1	29.1	39.7
6/18/2022	Saturday	0:45	37.9	39.3	32.2	35.9	27.7	35.3
6/18/2022	Saturday	1:00	37.4	51.2	35.6	51.2	29.4	40.9
6/18/2022	Saturday	1:15	37.1	38.7	32.3	46.1	27.9	35.0
6/18/2022	Saturday	1:30	36.5	45.7	37.8	54.3	27.7	38.3
6/18/2022	Saturday	1:45	35.6	41.1	33.6	51.5	27.5	49.5
6/18/2022	Saturday	2:00	35.2	36.7	33.6	50.7	27.8	33.4
6/18/2022	Saturday	2:15	34.6	37.4	36.7	52.5	27.3	40.6
6/18/2022	Saturday	2:30	35.3	38.1	50.4	67.3	27.2	34.8
6/18/2022	Saturday	2:45	34.7	37.9	37.0	59.8	26.3	33.2
6/18/2022	Saturday	3:00	33.4	38.4	52.0	69.4	29.8	55.5
6/18/2022	Saturday	3:15	34.6	43.4	68.1	95.7	28.4	36.9
6/18/2022	Saturday	3:30	35.6	38.8	32.0	47.1	23.5	32.3

AMBIENT NOISE			Site C2 1447 Foothill		Site D2 406 Fairview		Site E 434 Fairview	
Date	Day	Time	LAeq	LASmax	LAeq	LASmax	LAeq	LASmax
6/18/2022	Saturday	3:45	35.6	38.5	28.5	31.5	23.6	30.1
6/18/2022	Saturday	4:00	34.1	42.1	30.5	34.2	25.8	36.1
6/18/2022	Saturday	4:15	35.3	40.8	31.1	36.5	28.5	38.7
6/18/2022	Saturday	4:30	36.9	43.0	30.7	44.3	26.5	38.1
6/18/2022	Saturday	4:45	35.0	43.2	50.1	70.8	30.2	43.9
6/18/2022	Saturday	5:00	29.8	45.4	47.7	69.1	32.2	40.9
6/18/2022	Saturday	5:15	34.6	45.5	41.0	52.3	39.0	47.8
6/18/2022	Saturday	5:30	32.9	42.2	41.5	55.8	47.5	57.2
6/18/2022	Saturday	5:45	34.7	47.5	44.7	62.5	43.2	64.6
6/18/2022	Saturday	6:00	34.2	49.8	45.1	65.6	41.1	55.6
6/18/2022	Saturday	6:15	34.3	52.8	51.6	69.6	40.1	57.6
6/18/2022	Saturday	6:30	40.3	58.5	46.7	57.3	37.9	54.5
6/18/2022	Saturday	6:45	34.6	47.8	49.5	66.3	44.3	62.7
6/18/2022	Saturday	7:00	48.3	73.0	41.5	58.6	43.8	58.1
6/18/2022	Saturday	7:15	33.2	48.2	46.6	71.1	34.8	49.9

APPENDIX C

Recommended Vendor - Sound Monitoring & Control System:

Extech SL130 with the optional 15-foot remote microphone and optional external relay module (requires a third party "normally closed" relay switch that controls an AC power supply strip). Manufactured by Extech Instruments. www.extech.com



EXHIBIT N

Located in Google Drive
Link

EXHIBIT O

RE: Case No. PL18-0052 Major Modification to CUP 3048

Dear Ventura County Planning Commission

We are writing to request Ventura County Planning Commission considers the following changes to the Major Modification to CUP 3048 based on review of the Ojai Valley Plan and Ventura County Ordinances. We are respectfully submitting requests to the Commission and have documented the reasons for our requests in the highlighted attachments. It has come to our attention that the major modification request does not adhere to several county ordinances and we believe these ordinances are in existence for the protection of the neighborhood as well as its sensitive biological habitat and we would like these ordinances observed by Camp Ramah as we do not agree these can be mitigated.

Ventura County Noise Ordinance No, 4124, Sec. 6299-1 prohibits loud or raucous noise during the hours of 9pm to 7am. Camp Ramah and some neighbors, specifically the neighbor at 434 Fairview Road that was a site for recording in the attached acoustic report, are both on **properties zoned RE**. The Ventura County Noise Ordinance specifically applies to properties zoned RE. Furthermore, most of the neighbors impacted by noise from Camp Ramah are single family homes that do not engage in agriculture and are not adjacent to parcels in agricultural production. Please refer to the attached map for zoning information and as well as properties with and without agricultural production. Attachment A

Ventura County Non-Coastal Zoning Ordinance 8107-17.0

This states that "Camps shall be allowed on property zoned Open Space (OS) **ONLY IF** the property is in agricultural production." The Open Space parcels acquired by Camp Ramah are **not** in agricultural production. Nor are any of the adjacent parcels to the Open Space. The Open Space borders on National Forest and single family homes that do not engage in agricultural production. The Open Space parcels have historically been a buffer zone for wildlife as well as an important noise buffer between Camp Ramah and the adjacent neighborhoods. We object to the encroachment on Open Space.

The proposed building of Machon Village of Open Space also violates Section 8107-17.7 of the Non-Coastal Zoning Ordinance which states that "Camp facilities shall be developed with applicable county standards so as to not produce a significant amount of noise". Our noise report indicates that development on the Open Space parcel will significantly increase noise to the neighbors as Machon Village is to be built in the direct line of site of many neighbors both on Fairview and Foothill Roads. Direct line of site will allow the noise from Machon Village to be amplified up and down canyon accentuated by prevailing winds. There is currently a large hill between many of the neighbors that buffers the noise between Camp Ramah and the neighbors (see photo Attachment B and Map Attachment C). The proposed location of Machon Village is outside of the "buffer zone" and there will not be hills between the neighbors and Machon Village.

Also, Camp Ramah plans to hold meetings (assemblies) at the “Machon”. Assembly uses are prohibited on Open Space per the Non-Coastal Zoning Ordinance 8105-4 page 5-8. Attachment D

The proposed location of Machon Village does not conform to section 8111-1.2.2.2 as it does not meet standard (d) which states that the granting of a variance will not be detrimental to the public health, safety, or general welfare, **nor to the use, enjoyment or valuation of neighboring properties**. Allowing Machon Village to be built on Open Space will be detrimental to the enjoyment and valuation of our properties. The direct line of site from neighbors both on Fairview and Foothill Roads will increase the noise experienced by properties currently buffered by intermediate hills.

We understand that amplified outdoor events may be regulated by the planning commission. We have attached a calendar of the events of 2019 which shows that Camp Ramah had “events” for almost all days of the year (Attachment E). The way the CUP is written it would allow for unlimited events of any kind any night of the week every night of the year. Because the modification request is for more than one year at a time, it is impossible to predict how many day/ nights of the year will have loud amplified events in the future. Furthermore, Camp Ramah does not adhere to the definition of an “event” outlined in County Ordinance 8107-46.3 b(3) which defines an event: “Each event may only occur between the hours of 8:00 a.m. and 10:00 p.m. in **ONE calendar day**. If set up and/or breakdown cannot be completed on the day of the event between 8:00 a.m. and 10:00 p.m., set up may occur the day prior to the event between the hours of 8:00 a.m. and 5:00 p.m., and breakdown may occur the day after the event between the hours of 8:00 a.m. and 5:00 p.m.” See attachment F. Furthermore, conditionally permitted outdoor events may only be approved for a period of 10 years (Attachment F 8107-46.4)

The proposed location of Machon Village also does not adhere to section 8111-1.2.1.1 because b.1 Machon Village and Camp Ramah in general generate offsite noise louder than ambient noise levels by considering that the topography and prevailing winds amplify sound to the surrounding neighbors. Also, the neighborhoods are very quiet after 9pm. (please see acoustic report by Advanced Engineering Acoustics)

Because Camp Ramah has had a history of violations of their CUP (see attachment G for a list of violations) the neighbors do not believe a phone number or calling in complaints will have any effect to preserve the peace and quiet in our neighborhood. We therefore have put together a list of requests that we believe are enforceable. We wish to live peacefully and respectfully with Camp Ramah. We believe these requests will help achieve enjoyable habitation for all parties and allow Camp Ramah to have an active camp for children, youth, and University personnel.

REQUESTS

- 1) We request that Camp Ramah be required to comply with the recommendations in the attached acoustic report by Advanced Engineering Acoustics. This specifically includes installing a sound monitoring device with relay cutoff per acoustic engineer's recommendations with specific monitor locations and allowed decibel levels. No handheld amplifying devices. (See attached Acoustic Report)
- 2) No noise after 9pm in compliance with the Ventura County Noise Ordinance.
- 3) No building on Open Space (OS).
- 4) No amplified noise on Open Space (OS).
- 5) Limit the number of Amplified Events to Saturdays during the summer months of June, July, and August, and 2 Saturdays a month the rest of the year (September-May). (No school nights or work nights)
- 6) Limit traffic to Camp Ramah (specifically large buses) to the hours of 8am to 6pm.
- 7) No open fires. We are all in a severe fire hazard zone.

In conjunction with these requests we would like the planning commission seriously consider imposing penalties for documented violations of the CUP. For example, If noise is documented (such as with an iPhone recording that shows the time of recording) after 9pm on Saturday, or on a weekday (school night, work week night Sunday-Thursday nights), and there are **more than 3 violations in a year**, the CUP will be suspended for 3 months. Because Camp Ramah has violated their CUP repeatedly, and admittedly so in their own request for modification (request for legalization of structures built without permit for example) we think penalties for violations need to be established by the planning commission that will result in a suspension of their CUP. Subsequent violations should be cause for increasing suspensions. First suspension 3 months, second suspension 6 months, third suspension 1 year. If history is any indication, and there is no accountability, Camp Ramah will continue to violate the conditions of their CUP.

Thank you for your consideration,

Foothill and Fairview Neighbors

MARTIN MCDONALD AND SARA SLATER
1429 FOOTHILL ROAD, OJAI, CA 93023



This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears to be a standard notebook page or a sheet of stationery. There is no handwriting or other markings on the page.

REQUESTS

- 1) We request that Camp Ramah be required to comply with the recommendations in the attached acoustic report by Advanced Engineering Acoustics. This specifically includes installing a sound monitoring device with relay cutoff per acoustic engineer's recommendations with specific monitor locations and allowed decibel levels. No handheld amplifying devices. (See attached Acoustic Report)
- 2) No noise after 9pm in compliance with the Ventura County Noise Ordinance.
- 3) No building on Open Space (OS).
- 4) No amplified noise on Open Space (OS).
- 5) Limit the number of Amplified Events to Saturdays during the summer months of June, July, and August, and 2 Saturdays a month the rest of the year (September-May). (No school nights or work nights)
- 6) Limit traffic to Camp Ramah (specifically large buses) to the hours of 8am to 6pm.
- 7) No open fires. We are all in a severe fire hazard zone.

In conjunction with these requests we would like the planning commission seriously consider imposing penalties for documented violations of the CUP. For example, If noise is documented (such as with an iPhone recording that shows the time of recording) after 9pm on Saturday, or on a weekday (school night, work week night Sunday-Thursday nights), and there are **more than 3 violations in a year**, the CUP will be suspended for 3 months. Because Camp Ramah has violated their CUP repeatedly, and admittedly so in their own request for modification (request for legalization of structures built without permit for example) we think penalties for violations need to be established by the planning commission that will result in a suspension of their CUP. Subsequent violations should be cause for increasing suspensions. First suspension 3 months, second suspension 6 months, third suspension 1 year. If history is any indication, and there is no accountability, Camp Ramah will continue to violate the conditions of their CUP.

Thank you for your consideration,


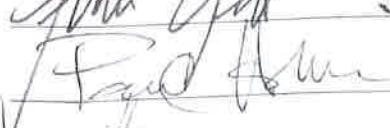
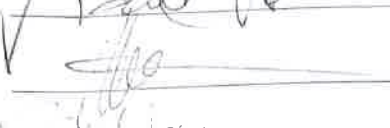
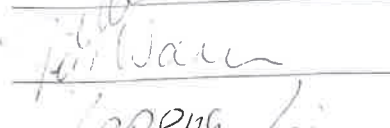
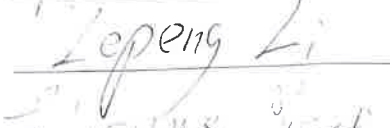
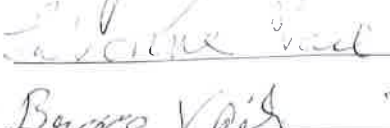


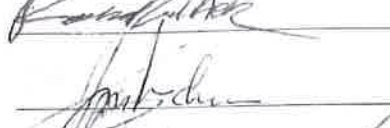
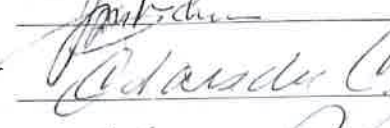
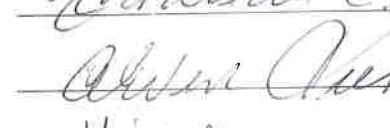
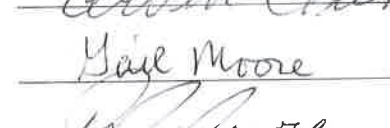
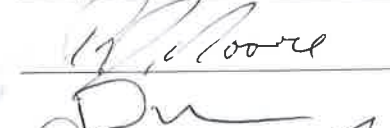
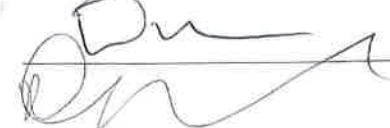
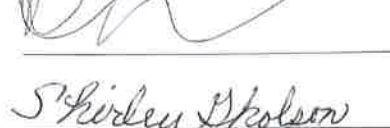
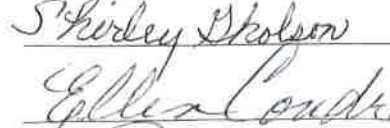
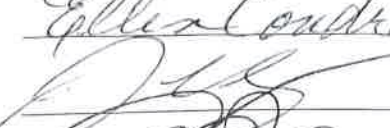
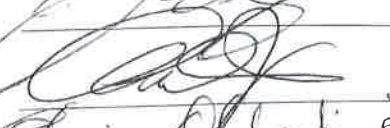
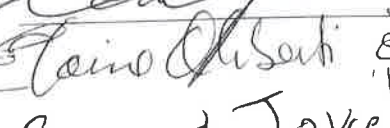
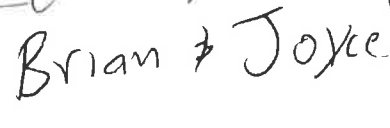
Foothill and Fairview Neighbors

MARTIN MCDONALD AND SARA SLATER


1429 FOOTHILL ROAD, OJAI, CA 93023


Handwritten signatures of Martin McDonald and Sara Slater, written over a horizontal line.

LETTER TO PLANNING COMMISSION RE: Case No. PL18-0052 Major Modification to CUP 3048

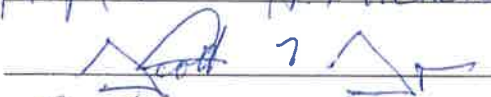
 JULIE GRIST 1477 Foothill Rd gai CA
 Fred Holahan 1477 Foothill Rd GAI CA
 Ken Anderson 1459 Foothill Rd Gai
 Jill Warner 1489 " "
 Lepeng Li 1489 Foothill road
 LeVonne Vail 534 Fairview Rd.
RE ZONE
 Bruce Vail Bruce Vail 534 Fairview Rd
RE ZONE
 Cody Roddick 677 Fairview Rd
RE ZONE
 Robert Roddick 677 Fairview Rd
RE ZONE
 Tiffany + Agmen 651 Fairview Rd
RE ZONE
 Brandon Cunningham 645 Fairview Rd
RE ZONE
 Adam Cunningham 645 Fairview Rd
RE ZONE
Gaye Moore 1435 Foothill Rd.
 Gayle Moore 1435 Foothill Rd.
 Dore Lynn 1458 Foothill Rd
 Kelly Lynn 1458 Foothill Rd
 Shirley Skolson REZONE 665 Fairview Rd
 Ellen Condray ELLEN CONDRAY 1393 Foothill Rd
 John C. Condray 1393 Foothill Road
 Amy Jew 1493 Fairview Rd
 Elaine O'Santi 1417 Foothill Rd
Brian + Joyce Vent 1465 Foothill Rd

LETTER TO PLANNING COMMISSION RE: Case No. PL18-0052 Major Modification to CUP 3048

 Ramona Schroeder 406 Fairview Rd Ojai, CA


 Ramona Schroeder 406 Fairview Rd
Ojai, CA


 A. Michele Supan 547 Fairview Rd Ojai

 Scott T. Supan 547 Fairview Rd Ojai

 Diane Bertoni 1447 Foothill Rd, Ojai 93023

 Jerome Martinuk 1447 Foothill Rd, Ojai 93023

 Jasmine Jacobson 406 Fairview Rd Ojai, 93023

 Matthew Schroeder 406 Fairview Rd
Ojai
93023

Locations are approximate

Area of Open Space with No agricultural production

Redlined rectangles indicate impacted parcels whose owners or managers have signed petition in opposition to expansion. Almost all neighbors that would be impacted by expansion have signed. Some could not be reached or would still be protected by topography

Proposed Machon Village

Direct line of site to Foothill Neighborhood

Direct line of site to Fairview Neighborhood

Camp Ramah in California

Approximate location of hills buffering noise from Camp Ramah and Ampitheater

Ridge blocking sound

Ampitheater

Approximate location of hills buffering noise from Camp Ramah and Ampitheater

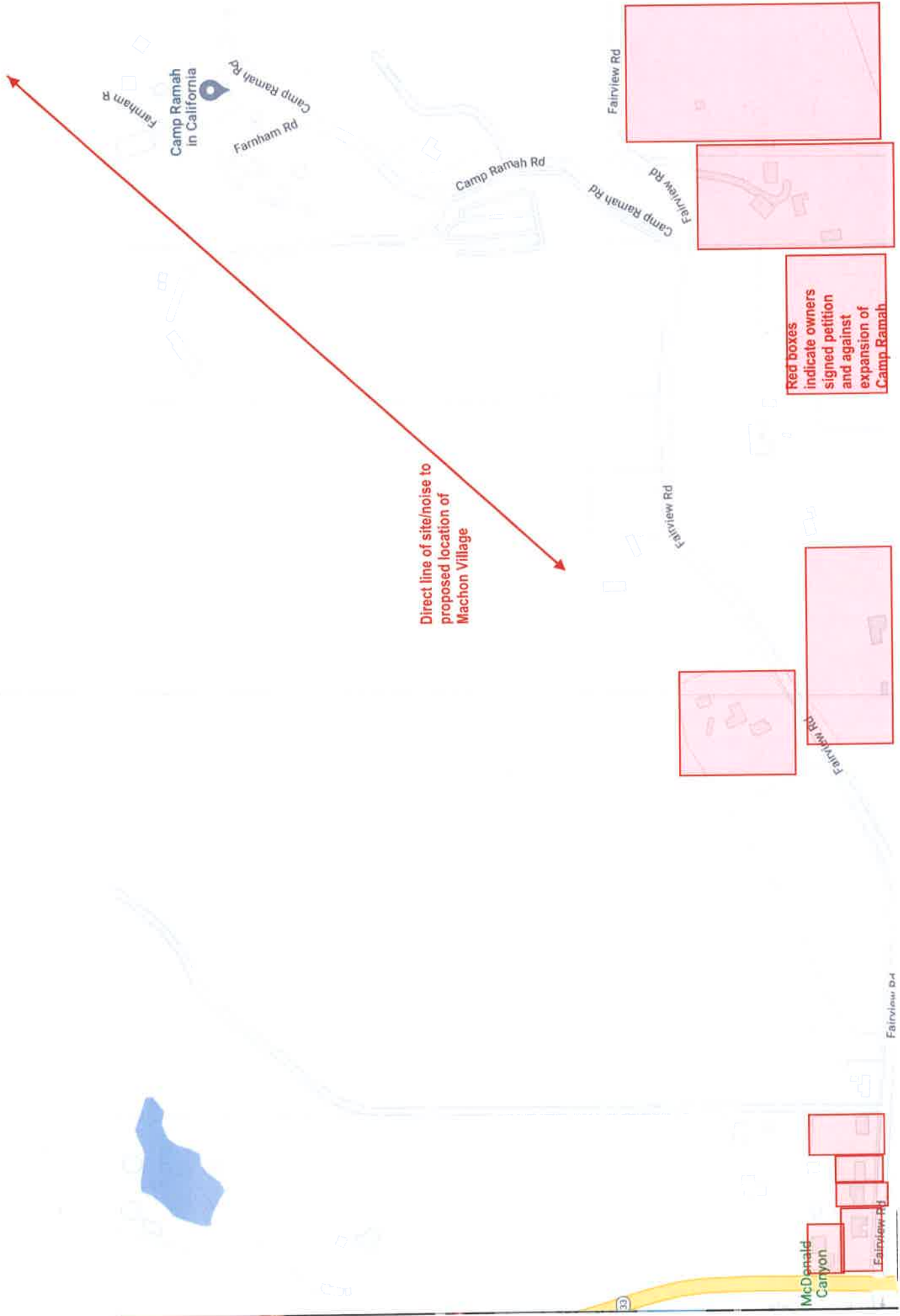


EXHIBIT P

From: Joe Menashe <rabbijoe@ramah.org>
Date: November 10, 2022 at 7:44:30 AM PST
To: Michele <michelesupan@gmail.com>
Cc: Randy Michaels <randy@ramah.org>, Diane Bertoy <dbertoy@gmail.com>
Subject: Re: Fairview Rd neighbor

Hi Michele,

Thanks for reaching out and I am so sorry that a prior overture was not responded to. Randy and I had been in touch with Diane about scheduling such a meeting and continue to make ourselves available for it. Certainly would have responded had it landed in my inbox. Maybe got caught in a spam filter. Never know these days! I copied Diane and Randy above so we can all be on the same page for scheduling the meeting.

Much thanks.

Joe

From: Michele <michelesupan@gmail.com>
Date: Wednesday, November 9, 2022 at 7:30 PM
To: Joe Menashe <rabbijoe@ramah.org>
Subject: Fairview Rd neighbor

Hello Rabbi Joe,

I'm Michele Supan - your Camp Ramah neighbor on Fairview Rd., Ojai.

Our neighborhood group is interested in meeting with you; we've reached out in the past to schedule a meeting but have not heard back, this comes as a surprise to me so I am reaching out again as I am confident that our messages must have been missed by you.

We would like to sit down to talk about the upcoming plans for the camp and how it may or may not impact the quality of our neighborhood.

Please get back to me with a couple of dates/time that will work for you for a short meeting and I will get together with the others to set it up. The sooner, the better.

Many thanks and blessings,

Michele Supan
805.340.9493 (Text is best)

Sent from my iPhone

From: Elaine Aliberti <pcfencing@icloud.com>
Subject: Re: Case No. PL18-0052 Major Modification to CUP 3048
Date: November 29, 2022 at 4:40 PM
To: Boero, Kristina <Kristina.Boero@ventura.org>
Cc: Jennifer Trunk <Jennifer.Trunk@ventura.org>

EA

Attachment G: List of violations attached.

List of Violations

Camp Ramah has violated existing permit on multiple counts. These are the existing violations.
1998 original CUP

a) Point 6 and 16: Camp Ramah has violated laws. They have violated the Ventura County Noise Ordinance and have built structures without permits. They have repeatedly built without going through building and safety and then asked for forgiveness and legalization/approval after the fact. These ~~un-~~approved structures are listed in their request for a modification of their CUP on page 5 of 598.

b) Point 26: In Camp Ramah has leased their property to non-Camp Ramah parties. They advertise this on their website and have listed non-camp Ramah parties on their ~~list of events~~ given to the planning commission. (pages 222-225 of their initial impact study which is not attached). It seems a wedding or a bat-mitzvah is not part of a youth camp. Our issue with renters coming is that they are not acquainted with the seriousness of the noise, fire, and light restrictions and there is no oversight during these events and we, as neighbors, are left to count our complaints that fall on deaf ears. Also, the number of events proposed exceeds the number of days of the year as they are proposing overlapping events.

1992 Modification

c) point 28: permitted use as adult-only dormitory serving an existing summer camp. The dormitory is available for rent to outside parties (see website) and Camp Ramah has indicated renting the property to outside parties on their request for modification initial impact study pages 223-225.

d) point 31: Per freedom of public records I requested the annual attendance tallies for Camp Ramah events that they are supposed to submit every year and did not receive any ~~tallies~~. I also did a separate request for the CUP and modifications and did get those. Therefore, ~~no tallies on file~~.

e) point 32: A CUP cannot be granted in violation of any law. A 10pm noise curfew violated the Ventura County Noise Ordinance which has a 9pm curfew.

f) point 32: Not all neighbors have received a direct phone contact number to address grievances.

g) point 32: Camp Ramah has not hosted any neighborhood meetings to review adherence to conditional use permit requirements. We have contacted them several times for meetings without success.

3) Permit does not meet required findings.

On Nov 29, 2022 at 3:40 PM, Boero, Kristina <Kristina.Boero@ventura.org> wrote

Elaine,

The following attachments were not included in your 11/25/22 email. Please resend or bring a thumb drive with the attachments to our meeting tomorrow.

- Your noise report
- Attachment G Violations list
- Attachment B Photo of large hill that is a buffer between the camp and the neighbors

Thank you,

Kristina Roodsari Boero, M.P.P.A. | Senior Planner
Residential Permits Section
kristina.boero@ventura.org

Ventura County Resource Management Agency | Planning Division
P 805 654 2467 | F 805 654 2509
800 S Victoria Ave., L #1740 | Ventura, CA 93009-1740
Visit the Planning Division website at vcрма.org/planning
For online permits and property information, visit VC Citizen Access
<image002.png>

From: Elaine Aliberti <pcfencing@icloud.com>

Sent: Friday, November 25, 2022 2:20 PM

To: Trunk, Jennifer <Jennifer.Trunk@ventura.org>; Boero, Kristina <Kristina.Boero@ventura.org>

Subject: RE: Case No. PL18-0052 Major Modification to CUP 3048

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

Hi Jennifer and Kristina

Please find attached Acoustic Report, letter to Planning Commission, and supporting documents and signature pages from the neighbors surrounding Camp Ramah.

Elaine Aliberti
435-901-3924

<image001.jpg>

From: Elaine Aliberti pcfencing@icloud.com
Subject: Fwd: 385 Fairview Camp Ramah Construction
Date: June 16, 2022 at 11:19 AM
To: Matt.LaVere@ventura.org

EA

Dear Matt LaVere
See photos below.

I sent this email to Jennifer Trunk and Kristina Boero and left voicemails.

"Hi Jennifer and Kristina

I called Building and Safety and Camp Ramah does not have any permits open for construction, only re-roofing. I then talked with Ikalka in code enforcement and he said it was up to the planning department condition compliance to investigate if this construction comes under their CUP. I do not have a phone number for Condition Compliance and the voicemail for planning says it will take 72 hours to get back to me, which will be next week and the construction will probably be complete by then as they have camp starting. I am concerned that these structures were not engineered nor approved, and are more in our line of site. If they are teepee structures for kids, that could be dangerous. And of course we are concerned about more noise coming around the side of the hill between us and them. It seems impossible to have any type of code enforcement. Please respond back to me if you are sending out an inspector to see if this is allowed. I would like to file for Condition Compliance to investigate.

Elaine Aliberti
1417 Foothill Rd
Ojai, CA 93023
435-901-3924"

Begin forwarded message:

From: Diane Bertoy <dbertoy@gmail.com>
Subject: Camp Ramah construction #2
Date: June 16, 2022 at 8:24:07 AM PDT
To: Kristina Boero <Kristina.Boero@ventura.org>
Cc: Elaine Aliberti <pcfencing@icloud.com>, Ramona Schroeder 406 Fairview <ramonas@roadrunner.com>

Hi Kristina, here are photos from a neighbor. We are wondering, does CR need a permit for building this structure? Does the Retreat at CR need a permit for building this structure? The baseball diamond is on CR property.





Can you let us know please? Thank you
Diane Bertoy

From: Diane Bertoy <dbertoy@gmail.com>
Subject: Fwd: Meeting request
Date: January 1, 2023 at 4:47 PM
To: Elaine Aliberti <pcfencing@icloud.com>

DB

Diane Bertoy

Begin forwarded message:

From: Diane Bertoy <dbertoy@gmail.com>
Date: September 22, 2022 at 5:19:26 AM PDT
To: Joe Menashe <rabbijoe@ramah.org>
Cc: Randy Michaels <randy@ramah.org>
Subject: Re: Meeting request

Thank you, have fun!

Diane

On Sep 21, 2022, at 8:37 PM, Joe Menashe <rabbijoe@ramah.org> wrote:

Hi Diane from beautiful Camp Ramah in Canada. I am at a meeting with the directors from the other Ramah camps in North America. Thanks for reaching out and you beat us to it to schedule a time to meet. Will connect with Randy and we will offer a few times following October 4th. Much thanks.
Joe

From: Diane Bertoy <dbertoy@gmail.com>
Date: Wednesday, September 21, 2022 at 6:01 PM
To: Randy Michaels <randy@ramah.org>
Cc: Joe Menashe <rabbijoe@ramah.org>
Subject: Re: Meeting request

Thank you, Jer and I are out of town until Oct 4th. Would sometime after that work? I don't know who will come, but Julie Grist, Elaine Aliberti, Ramona Schroeder, and maybe the Supans would. thanks again
Diane Bertoy

On Wed, Sep 21, 2022 at 2:24 PM Randy Michaels <randy@ramah.org> wrote:

Diane, absolutely. Would love to participate. Joe is traveling this week. Can we coordinate for next week? I will send you some days/times after Joe and I connect.

THANK YOU

randy

Randy A. Michaels
Chief Operating & Financial Officer

Camp Haman in California and The Zimmer Conference Center

C: 310-261-5514

O: 310-476-8571, ext. 226



17525 Ventura Blvd | Suite 310

Encino CA 91316

www.ramah.org



From: Diane Bertoy <dbertoy@gmail.com>

Date: Wednesday, September 21, 2022 at 1:59 PM

To: Randy Michaels <randy@ramah.org>, Joe Menashe
<rabbijoe@ramah.org>

Subject: Meeting request

Hi, your uphill neighbors would like to meet with you prior to the county meeting to discuss issues, and what went well this season. Would that be possible?

Diane Bertoy

From: Diane Bertoy <dbertoy@gmail.com>
Subject: Fwd: Hope to meet with you
Date: January 1, 2023 at 4:48 PM
To: Elaine Aliberti <pcfencing@icloud.com>

DB

Diane Bertoy

Begin forwarded message:

From: Diane Bertoy <dbertoy@gmail.com>
Date: November 10, 2022 at 7:33:56 AM PST
To: Joe Menashe <rabbijoe@ramah.org>
Cc: Randy Michaels <randy@ramah.org>
Subject: Re: Hope to meet with you

Sorry for your loss. Be safe. Thank you

Diane Bertoy

On Nov 10, 2022, at 7:28 AM, Joe Menashe <rabbijoe@ramah.org> wrote:

Hi Diane,
We would welcome the opportunity to connect. I am on a flight to attend a family funeral, but Randy and I will get back to you shortly with a number of options. Thanks.
Joe

From: Diane Bertoy <dbertoy@gmail.com>
Date: Wednesday, November 9, 2022 at 7:40 PM
To: Randy Michaels <randy@ramah.org>, Joe Menashe <rabbijoe@ramah.org>
Subject: Hope to meet with you

Hi, hope you are well. Some of the neighbors would still like to meet with you to talk about your CUP plans. Also to talk about what went well this season and what problems occurred. It would be great to do this before the planning meeting. Thanks

Diane Bertoy

Comment # 120

Response to Comment from Jason Sanders of Venskus and Associates on behalf of the Foothill and Fairview Neighbors, dated January 17, 2023

INTRODUCTION

The subject letter provides extensive discussion of the project description and the legal framework of County land use regulations that apply to the requested modified conditional use permit for the Camp Ramah facility. The letter also discusses compliance with the environmental review requirements of the California Environmental Quality Act (CEQA). These informational discussions are followed by a listing of seven “Legal Points” that generally assert that the approval of the proposed project by the County would violate relevant County land use regulations and that the proposed MND does not satisfy the requirements of CEQA.

RESPONSE TO COMMENTS:

- 120-1. The Commenter asserts that approval of the project will violate the open space provisions of the Ventura County Non-coastal Zoning Ordinance (NCZO), the County General Plan and the Ojai Valley Area Plan.

Staff Response: The MND analyzed consistency with the General Plan, which includes the Ojai Area Plan in the impact discussion for Section B, Items 1 through 8A and 9 through 35. The MND concluded in these sections that the proposed project complies with the General Plan policies and NCZO requirements applicable to these respective impact discussion sections. Sections 8105-4 and 8107-17.0 of the NCZO allow the installation and operation of camps in the open space zone with the granting of a CUP. This includes “assembly” activities that are accessory to any authorized camp facility.

The Commenter cites the requirement set forth in NCZO Section 8107-17.0 that camps are allowed on property zoned Open Space only if the property is in agricultural production. Agricultural production is occurring on a portion of the proposed CUP area. Section 8102 of the NCZO defines a “lot” in various ways including “a permit area as determined by the Planning Director.” In this case, a portion of the proposed permit area is being used for agricultural production. It will be up to the discretion of the County decision-makers as to whether the existing level of agricultural production is adequate to allow the proposed camp uses in the Open Space zone.

- 120-2. The Commenter asserts that the Dudek noise report prepared for the applicant and relied on by the County is not substantial evidence.

Staff Response: Section 15064f(5) of the CEQA Guidelines defines “substantial evidence” as follows:

Argument, speculation, unsubstantiated opinion or narrative, or evidence that is clearly inaccurate or erroneous, or evidence that is not credible, shall not constitute substantial evidence. Substantial evidence shall include facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts.

The Commenter takes issue with the assumptions made in preparation of the analysis of noise impacts presented in the Dudek report. The Dudek report, and the AEA report prepared for the neighbors, both constitute a work of professional opinion in which reasonable assumptions by the author are made as necessary to assess potential future noise generation of the proposed project.

The implication made by the Commenter that the Dudek noise analyst conspired with the applicant to falsify the results of the noise analysis is speculative and lacks any evidentiary support. The Dudek report found that noise can be generated by the proposed project that exceeds County standards absent effective mitigation. The Camp will be required to implement four recommended Mitigation Measures (N-1 through N-4) that would reduce noise impacts to offsite residences in and around the Camp. Speakers will be positioned at the amphitheater to the northeast and northwest, in the direction of the audience, and away from the eastern property line; noise attenuation devices (i.e., sound blankets) will be installed on the southern and eastern fence at the tennis courts; a sound monitoring system will be installed on the amplification systems; and, the Camp will designate a primary and secondary contact person that will be available, via telecommunication, 24 hours a day. These recommended mitigation measures apply year-round and only the Camp owned amplification system with approved sound attenuation mechanisms can be utilized. With the implementation of the proposed mitigation, the MND found that environmental impacts related to noise are less than significant. and noise would be reduced at the camp boundary to 50 dBA or less consistent with County’s adopted CEQA thresholds.

The Commenter mentions the lack of analysis of noise emanating from the proposed Machon Village. This is because any gatherings at this site would be inside a closed structure and not capable of generating noise that would exceed County standards at the property line.

120-3. The Commenter asserts that approval of the project will result in noise that exceeds standards contained in the Ventura County noise ordinance, the Ventura County Noise Element, and Ojai Valley Area Plan.

Staff Response: The MND evaluated the effects of project noise as it relates to the County noise thresholds in the impact discussion for section B, Item 21. Both available noise studies (Dudek and AEA) find that noise can be generated by the

proposed project that exceeds County standards absent effective mitigation. Recommended Mitigation Measures N-1, N-2, N-3 and N-4 will be included in the conditions of approval and serve to reduce noise at the camp boundary to 50 dBA or less consistent with County General Plan noise standards.

The Commenter cites a “significant number of complaints” from neighbors that they can hear noises from radios, musical instruments and other camp activities after 9:00pm. The conditions of approval, consistent with the recommendations of both the Dudek and AEA noise consultants, will prohibit the use of all amplified sound systems after 10:00pm. Portable sound amplification systems shall be turned off by 9:00pm.

The Camp Ramah facility involves the practice of religion. Some religious events associated with this facility must occur after 9:00pm (i.e. after sunset). Pursuant to Federal law, the County must accommodate such religious practices unless it identifies a compelling governmental interest that precludes the event.

Note that neither the County General Plan nor the Zoning Ordinance requires silence after 10:00pm. Non-amplified sounds that do not exceed 50 dBA at the property line are allowed.

- 120-4. The Commenter asserts that approval of the project will violate CEQA because there is a fair argument based on substantial evidence that the project will have significant open space impacts but there are no mitigation measures provided.

Staff Response: The term “Open Space Impacts” has no established meaning in CEQA or the CEQA Guidelines. If the commenter is referring to the Land Use/Planning section of the CEQA Guidelines (Appendix G), an impact would be identified if a project would “*conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over a project...*”

The proposed Camp Ramah project includes land uses that are allowed in the Open Space Zone with the granting of a conditional use permit. The uses cited by the Commenter (assemblies, camping, and campgrounds) are allowed as accessory to an authorized camp facility. Thus, this comment does not provide substantial evidence in support of a fair argument that an EIR is required.

- 120-5. The Commenter asserts that approval of the project will violate CEQA because there is a fair argument based on substantial evidence that the project will have significant noise impacts, but the mitigation measures provided are demonstrably inadequate.

Staff Response: Refer to response to Comment 3 above. This comment does not provide any evidence that the recommended mitigation measures for noise will be inadequate.

In addition to the recommended mitigation measures, the project will include a condition of approval that requires the Camp, in coordination with the County Planning Division, to conduct noise monitoring after the implementation of the required noise mitigation measures to demonstrate compliance with County standards. Supplemental noise reduction measures will be required if necessary to achieve compliance with the County's adopted CEQA Thresholds.

- 120-6. The Commenter asserts the approval of the project will allow a nuisance to continue to exist on the property in violation of the CUP laws, the CUP permit conditions, the County General Plan, and the Ojai Valley Area Plan.

Staff Response: The MND did not address the continuation of a nuisance and violation of CUP conditions onsite as it is not an environmental impact pursuant to CEQA. An explanation of nuisance abatement is provided for informational purposes. The various components of the proposed Camp Ramah project are allowed in the Open Space and RE zones with the granting of a CUP. The currently unpermitted (but existing) portions of the project will either be validated (i.e. legalized) or not by the County decision-makers as part of the action taken on the requested permit. Any facilities (structures) that exist but are not authorized in the County action will be identified as zoning violations and are required to be removed. Similarly, any existing uses (activities) that are not authorized by the County action will be required to cease. Thus, any current violations at the Camp Ramah facility will be abated as part of the permitting process.

The concerns expressed by the Commenter regarding the various activities that have occurred on the project site will be presented to the decision-makers for their consideration. The neighbors will also have the opportunity to present evidence as to whether the subject facility has been operated in a manner that creates a public nuisance. The following statement is made on Page 19 of the January 17, 2023 letter:

"...the noise emanating from the camp that is audible to the human ear at nearby residential properties is a significant nuisance impact."

Complete silence is not required in order to avoid creating a public nuisance. Noise that is below the threshold level identified in the County General Plan is, by definition, not a nuisance.

- 120-7. The Commenter asserts that the MND contains no analysis of whether the applicant's request for increased participants complies with the Ventura County code.

Staff Response: The MND evaluated onsite populations in Section A, Items 5 and 6 and in the impact discussion for Section B, Items 2A, 4, 21, 26, 27a(1), 27a(2), 27a(3), 32 and 34a. The MND evaluated summer and non-summer month populations based on the Camp's project description and 2019 Camp Ramah

programs and activities log. Population limitations for Camps are included in NCZO Section 8107-17.2 (overnight) and NCZO Section 8107-17.3 (daily). The MND analyzed the maximum number of overnight and daily guests. Pursuant to the NCZO, the maximum number of overnight guests that could be allowed at Camp Ramah is 842. This number is based on the size of the property and the zoning designation multiplied by a constant. The applicant is requesting a variance from these NCZO development standards (Sections 8107-17.2.2 and 8107-17.2.3) to allow a maximum overnight population of 954 campers and staff during the summer session. Currently, the existing CUP does not include any limitations of overnight or daily populations. Over time, the Camp has evolved its summer and non-summer months programs and the camp populations have expanded. During the last roughly 15 years, overnight summer camp capacity has included up to and over 1,000 campers, staff and other guests. Camp attendance throughout the years has fluctuated. The applicant's variance request reflects this evolution. As the decision-maker for the proposed project, the Planning Commission has the discretion to approve or deny the variance request based on the evidence provided in administrative record for the proposed project.

Boero, Kristina

From: Steve Welton <steve@sepps.com>
Sent: Friday, January 27, 2023 8:42 AM
To: Boero, Kristina
Cc: Trunk, Jennifer
Subject: FW: SW Pond Turtle Issue at Camp Ramah

121.

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

Hi Kristina,

See the e-mail below from Larry Hunt regarding the Western Pond Turtle comment. Let me know if you need anything further, thanks!

Kind Regards,
Steve

****please note that I will be out of the office the week of February 13th, returning the 20th.****

Steve Welton, AICP

Principal Planner
(805) 966-2758 x111

From: Lawrence E. Hunt <anniella@verizon.net>
Sent: Thursday, January 26, 2023 3:00 PM
To: Steve Welton <steve@sepps.com>
Subject: SW Pond Turtle Issue at Camp Ramah

Steve,

I've reviewed all of the attachments and photos regarding pond turtles in McDonald Creek which flows through Camp Ramah. I did not include pond turtles in the Biological Evaluation dated 16 November 2019 because I limited my analyses to special-status wildlife that had a moderate to high potential of occurring in the project area based on suitable habitat and known occurrence records in the vicinity of Camp Ramah.

McDonald Creek is an intermittent drainage that appears to emanate from a spring located at the toe of a slope 1,000 feet or so east of Camp Ramah, then flows generally southwestward through the Camp and empties into the Ventura River near the intersection of Fairview Ave and Rice Road, a linear distance of about 1.5 miles. The drainage has a natural channel east of Camp Ramah, then flows through a concrete channel through the Camp, and returns to a natural channel west of the Camp for a distance of approximately 0.5 miles before entering a debris basin. West of this basin, it appears to be channelized and/or buried in a culvert for the rest of the distance to its outfall in the Ventura River.

The point is that the reach through the Camp provides no habitat for pond turtles--it is concrete and supports little or no permanent water. The project area lies at least 500 feet from the concrete channel of the creek. The unnamed seasonal tributary that runs along the east side of the project area provides no habitat for pond turtles, and so it is very unlikely that the proposed project would have any impacts to this species. The reach through the neighboring parcel west of the Camp has habitat and water and supports at least one pond turtle according to the residents. They state that they have observed this same individual here for a long time. This does not bode well for a population. SW pond turtles may live 50-75 years, but stop reproducing after about 35 years, so, like oak trees, without recruitment, the population is going to fade away. It is unlikely that any turtles inhabiting this reach would disperse upstream through the concrete channelized portion of the creek to access the project area.

Advanced Engineering Acoustics
663 Bristol Avenue
Simi Valley, California 93065-5402
(805) 583-8207 - Voice (805) 231-1242 - Cell (805) 522-6636 - Fax

November 3, 2022

SUBJECT: Concerns about Camp Ramah New Construction, Operations and Temporary Events
Ambient Noise and Concerns of Rural Quiet Residential Noise Impacts

Dear Foothill and Fairview Neighbors:

At your request, Advanced Engineering Acoustics (AEA) has conducted long-term and short-term ambient noise measurements at three distant locations around Camp Ramah. This letter report summarizes the results of our ambient noise measurements and potential Camp noise impacts at uphill quiet rural residential locations.

Fundamentals of Sound - Physically, sound pressure magnitude is measured and quantified in terms of the decibel (dB), which is associated with a logarithmic scale based on the ratio of a measured sound pressure to the reference sound pressure of 20 micropascal ($20 \mu\text{Pa} = 20 \times 10^{-6} \text{ N/m}^2$). However, the decibel system can be very confusing. For example, doubling or halving the number of sources of equal noise (a 2-fold change in acoustic *energy*) changes the receptor noise by only 3 dB, which is a barely perceptible sound change for humans. While doubling or halving the sound *loudness* at the receiver results from a 10 dB change and also represents a 10-fold change in the acoustic *energy*. In addition, the human hearing system is not equally sensitive to sound at all frequencies. Because of this variability, a frequency-dependent adjustment called “A-weighting” has been devised so that sound may be measured in a manner similar to the way the human hearing system responds. The A-weighted sound level is abbreviated "dBA". Under simple, non-interference, sound propagation conditions, the sound from a point source (relative small from the receptor's view point) will follow the inverse square law and diminish in intensity by a factor of 6 dB per doubling of propagation distance along the sound path. For a line source (i.e., highways or railroads) sound will diminish by a factor of 3 dB per doubling of distance. Sound from a large surface sound source will initially not diminish until the sound is about the distance of the dimension of the large source away from it. It then diminishes at about 3 dB per doubling of distance for a ways and then it appears more like a point and continues to diminish at 6 dB per distance doubling.

Ambient Acoustical Testing - Two week-long ambient noise measurements were conducted at two distant vicinity locations (Site C-1447 Foothill and Site D-406 Fairview), which have direct line of sight views to Camp Ramah and their proposed new construction site, from Tuesday, June 5 to Saturday June 11, 2022 and Saturday, June 11 to Saturday, June 18, 2022. The second week-long ambient noise monitoring was also conducted at an additional residential site (Site E-434 Fairview Rd.) from Saturday, June 11 to Saturday, June 18, 2022. The ambient noise measurements and meteorological measurement results are reported in the Appendix and the ambient noise data are used in accordance with the County of Ventura noise standards. The ambient noise measurements were conducted using four NTi XL2 Type 1 Sound Level Meters, which recorded the 1-second interval and 15-minute time history A-weighted sound levels and frequency spectral data as well as live audio recordings. These sound meters were all field calibrated according to the manufacturer's instructions before and after the measurement sessions. The sound meters were located as described.

Exhibit 4a, Attachment 2 - Advanced Engineering Acoustics Noise Report, dated November 3, 2022

Figure 1 shows Camp Ramah property, proposed new construction site and the distant off-site ambient noise monitoring locations around the Camp.



Figure 1. Camp Ramah with Residential Vicinity and Ambient Noise Measurement Locations

The propagation of sound is influenced by a number of conditions including temperature, humidity, wind speed & direction, sound sources & receiver heights, intervening topography and vegetation. Some of these conditions will reduce sound intensity and other factors will reinforce and increase the sound intensity as it propagates toward receivers. Calm air (no breeze) and no reflecting or blocking surfaces and structures along a sound propagation path (the direction the sound travels) will cause the least excess attenuation or reinforcement. Canyons, vegetation with randomly oriented medium to large leaves and relatively steady breeze flows along the paths of sound toward sensitive receptors are known to increase sound intensity. Likewise, if the orientations of these conditions do not reflect or focus sound toward the sensitive receptors, the sound intensity decreases more along the propagation paths toward receptors. The major noise reduction features are the

natural noise barriers between noise sources and receivers, such as man-made berms and existing hilly topography that block the line of sight. These noise reduction features are far superior to sound walls and curtains. Total sound enclosures with interior sound absorptive surfaces with no openings to the exterior (doors and windows closed) are the best measures to reduce sound or noise levels for near and far receivers. A barrier can only cast a horizontal “acoustic shadow” equal to its height.

Ventura County Noise Ordinances and Standards

County Planning Noise Standards -- The planning noise standards for the County of Ventura are outlined in Sec. 2.16 Noise et. al., of the Ventura County General Plan Policies (see this information online at www.ventura.org/planning). Table 1 shows the county planning noise standards for noise-generating sources.

Table 1. Ventura County General Plan Noise Source Limits

(4) Noise generators, proposed to be located near any <i>noise sensitive use</i> , shall incorporate noise control measures so that ongoing outdoor noise levels received by the noise sensitive receptor, measured at the exterior wall of the building, do not exceed any of the following standards:
a. Leq(1hr) of 55 dB(A) or ambient noise level plus 3 dB(A), whichever is greater, during any hour from 6:00 a.m. to 7:00 p.m.
b. Leq(1hr) of 50 dB(A) or ambient noise level plus 3 dB(A), whichever is greater, during any hour from 7:00 p.m. to 10:00 p.m.
c. Leq(1hr) of 45 dB(A) or ambient noise level plus 3 dB(A), whichever is greater, during any hour from 10:00 p.m. to 6:00 a.m.

County Construction Noise Standards -- The construction noise standards for the County of Ventura are found in the Ventura County Construction Noise Threshold and Control Plan.

County Loud and Raucous Noise Standards -- The loud and raucous nighttime noise in unincorporated residential zones of the County of Ventura are in Article 11 of Chapter 2 of the County Municipal Code, which states that, “*No person shall create within any residential zone of the County of Ventura any loud or raucous noise which is audible to the human ear during the hours of 9 p.m. to 7 a.m. of the following day, at a distance of 50 feet from the property line of the noise source or 50 feet from any such noise source if the noise source is in a public right-of-way.*”

8111-1.2.1.1b - Permit approval standards for outdoor events and assembly uses

Conditional use permits authorizing outdoor events and assembly uses shall be granted if all billed fees and charges for processing the application that are due for payment have been paid and if all of the following standards are met. An application for a conditional use permit shall not be denied on the basis of the content of protected expression associated with the proposed use. The applicant shall have the burden of proving to the satisfaction of the appropriate decision-making authority that the following standards can be met. Specific factual findings shall be made

by the decision-making authority to support the conclusion that each of these standards, if applicable, can be satisfied.

- a. The proposed use is compliant with applicable provisions of the County's General Plan and of Division 8, Chapter 1 of the Ventura County Ordinance Code;*
- b. The proposed use can coexist in relative proximity, and is not expected to unduly interfere with, the existing land uses of the surrounding area as determined based on the following land use factors:*

- (1) *Whether the proposed use would generate offsite noise louder than ambient noise levels by considering: (i) the volume and times of day such noise would be generated; (ii) the proximity of the proposed use to the nearest offsite noise sensitive receptors such as dwellings, schools, hospitals, nursing homes and libraries; (iii) the topography of the surrounding area likely to affect how noise travels; and (iv) the existence of other nearby uses likely to generate offsite noise at similar times; and..*

8111-1.2.2.2 - Standards for variances

Before any variance may be granted, the applicant must establish, and the decision-making authority must determine, that all of the following standards are met:

- a. That there are special circumstances or exceptional characteristics applicable to the subject property with regard to size, shape, topography, location or surroundings, which do not apply generally to comparable properties in the same vicinity and zone; and*
- b. That granting the requested variance will not confer a special privilege inconsistent with the mitigations upon other properties in the same vicinity and zone; and*
- c. That 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; and*
- d. That the granting of such variance will not be detrimental to the public health, safety or general welfare, nor to the use, enjoyment or valuation of neighboring properties; and*
- e. That the granting of a variance in conjunction with a hazardous waste facility will be consistent with the portions of the County's Hazardous Waste Management Plan (CHWMP) which identify specific sites or siting criteria for hazardous waste facilities.*

(Am. Ord. 4123—9/17/96)

Summary of Ambient Noise Measurement Results.

Average ambient A-weighted noise levels at the monitored very quiet rural residential locations are in the 30s and 40s dBA. Figures 2 – 6 show the results of the long-term ambient noise measurements. Figures 2 and 3 show the test results at Site C (1447 Foothill Rd.). Figures 4 and 5 show the ambient test results at Site D (406 Fairview Rd.). Figure 6 shows the ambient monitoring test results at Site E (434 Fairview Rd.). Sites C1 and D1 15-minute interval ambient noise data are given in Appendix A. Sites C2, D2 and E 15-minute interval ambient noise data are given in Appendix B. Table 2 of the main ambient noise study report gives the approximate distances from Camp Ramah to the higher elevation distant test residential locations with direct line-of-sight views.

Table 3 summarizes the meteorological data at Site C taken over the ambient noise monitoring periods. The full meteorological data report is Appendix D and is a separate 450 page document that is available by request.

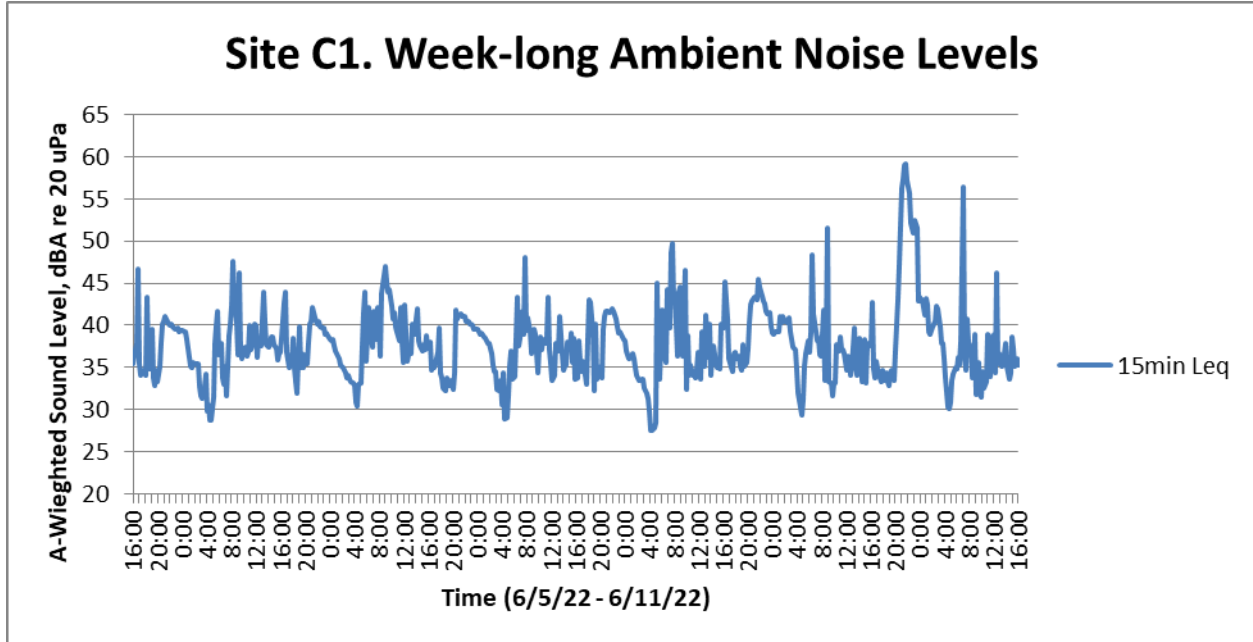


Figure 2. 6/5 to 6/11 Ambient Noise at 1447 Foothill Road

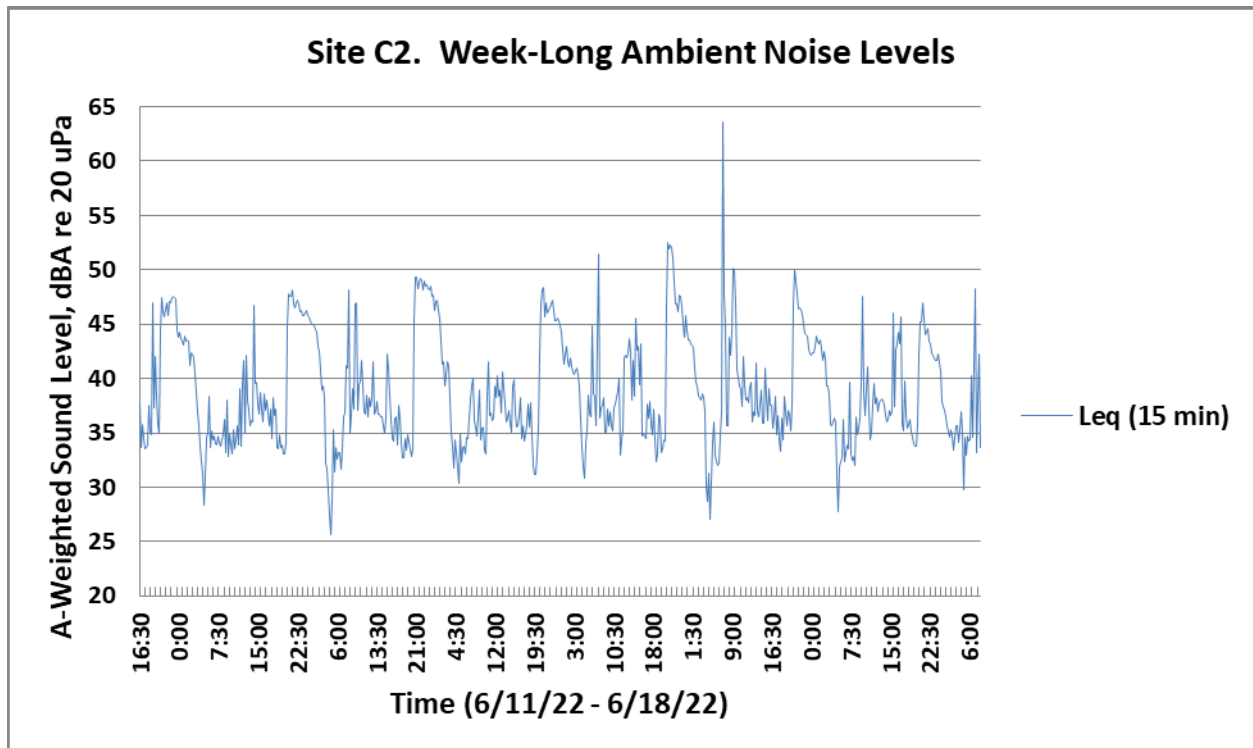


Figure 3. 6/11 to 6/18 Ambient Noise at 1447 Foothill Road

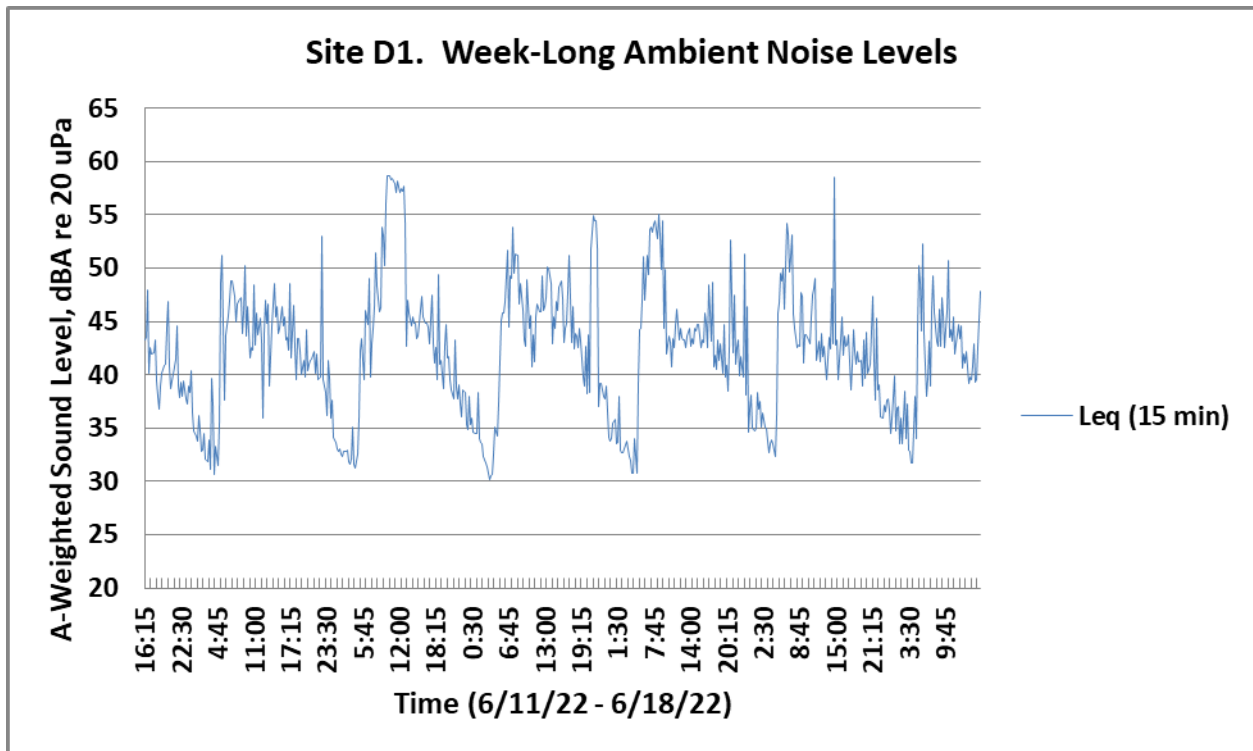


Figure 4. 6/5 to 6/11 Ambient Noise at 406 Fairview Road

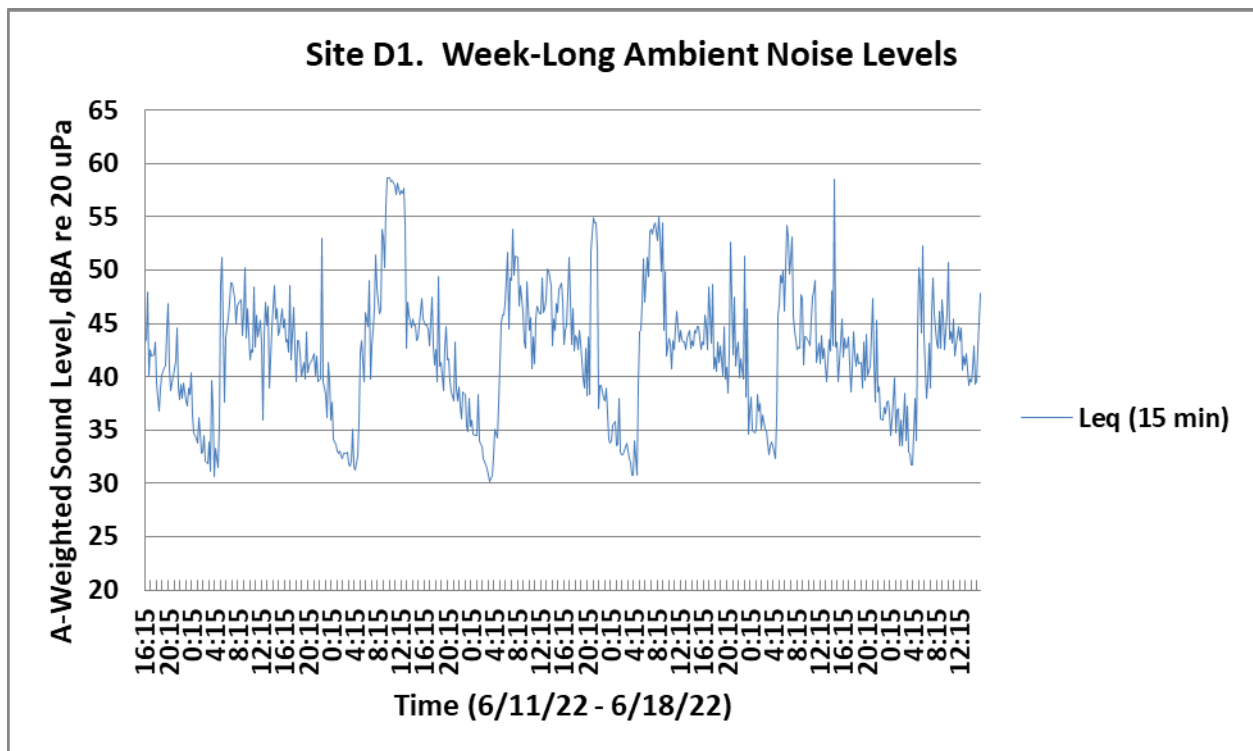


Figure 5. 6/11 to 6/18 Ambient Noise at 406 Fairview Road

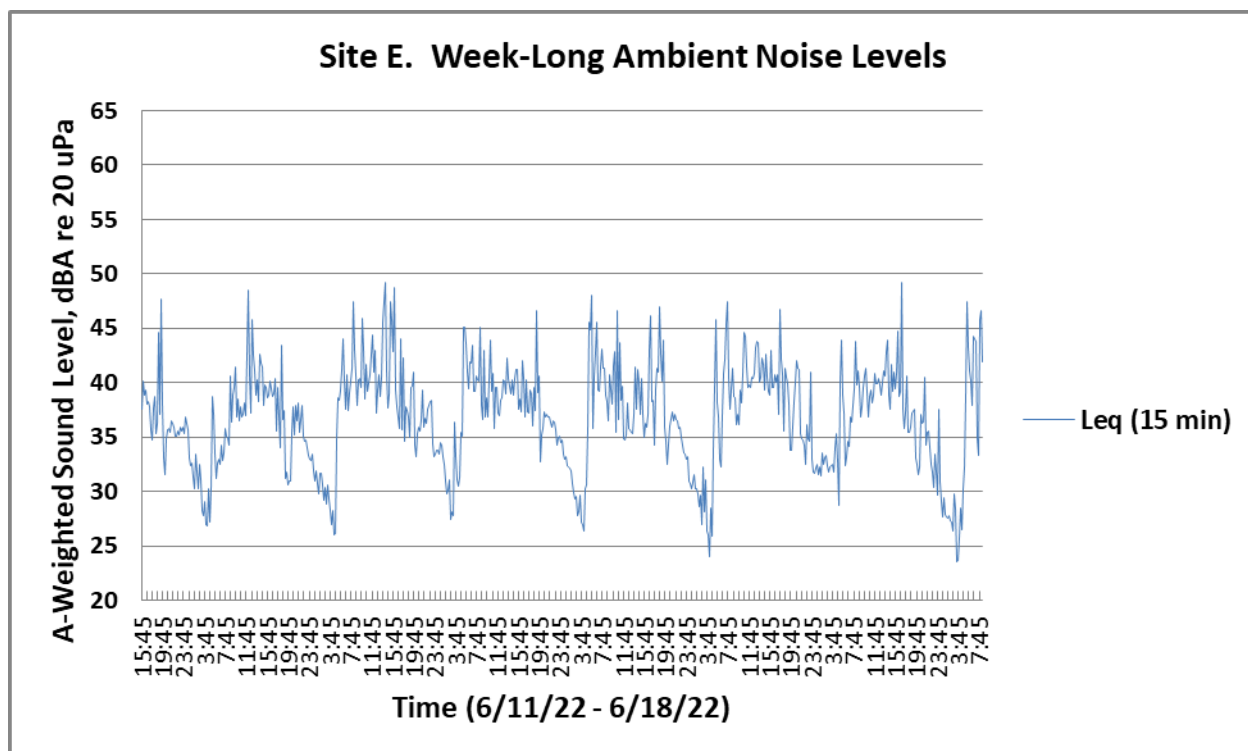


Figure 6. 6/11 to 6/18 Ambient Noise at 434 Fairview Road

Table 2. Distances from Camp Ramah Sources to Test Residential Locations

Future Test Propagation Site	SLM C Distance, ft	SLM D Distance, ft	SLM E Distance, ft
Camp music/event sources to test sites	2,850	1,850	2,050

Table 3. 1447 Foothill Meteorological Data Summary

Day		Temp	Humidity	Wind	Gust	Dew Point	Wind Chill	Wind Direction	ABS Barometer
(M/D/Y)		(°F)	(%)	(mph)	(mph)	(°F)	(°F)	(°)	(inHg)
6/5/2022	MAX	92.3	96.0	19.2	22.4	59.9	92.3	359.0	28.5
to	AVG	69.9	59.6	2.9	3.8	53.6	69.9	248.1	28.4
6/18/2022	MIN	54.7	16.0	0.0	0.0	24.6	54.7	0.0	28.4

Findings - The ambient noise during the monitoring periods was caused by typical rural area noise sources (yard work, field work, road traffic, birds and aircraft).

Amplified sound propagation tests and event noise monitoring have been performed by AEA for many Ventura County rural outdoor wedding and special event venues over the years, in order to prevent event noise impacts to nearest and distant residential properties. In doing so, AEA has demonstrated that properly controlled DJ-type amplified sound systems and portable bull horns operating at a medium-high sound loudness setting created a noise level at nearby rural residential properties of just below the evening hourly average noise limit of 50 dBA Leq set by the County.

When adjacent properties were on the same level as the event venues, it was typical that line-of-sight blocking slopes, orchards, barns and other vegetation and buildings would modify the resulting test and event sounds and cause the sound levels to be lower than would be expected over flat uncluttered ground. When distant sensitive receptors were at higher elevations (allowing unobstructed views), had sloping hillsides on either or both sides of the sound propagation path (especially if there were medium and/or large leafed trees and bushes on the slopes), or there were experienced in-coming prevailing breezes from sound sources toward receivers, these conditions caused increased sound levels via reinforcement, reflections, focusing and downward bending of sound waves that would usually rise off into space.

As an additional finding for this report on the acoustical evaluation of the proposed Camp Ramah operations and special events venue, the topography surrounding Camp Ramah funnels noise to quiet rural neighboring properties on Foothill and Fairview Roads, which adds to the direct line-of-sight noise from the various Camp Ramah noise sources. This can be verified, on a quiet still late evening or night, by measuring a known loud broadband noise and a series of different loud tonal noises at a common source location on Camp Ramah, that is visible from residences on Foothill and Fairview Roads, and simultaneously measuring the same test sounds at the different residences' viewpoints. The measured sound source data can be used to calculate the overall source "sound power level" and source tonal sound power levels. The test source sound power level spectral data can then be used in a flat-earth sound propagation computer model which only uses distance spreading losses. The model sound levels at the different receivers can then be compared to the measured receiver A-weighted sound pressure levels and tonal spectral levels. Further verification would be to develop a 3-D sound propagation computer model which uses topography, vegetation & ground cover (reflective and absorptive), various wind conditions, and distance spreading losses. These modelled results can then be compared to the measured receiver ambient A-weighted sound pressure levels and tonal spectral levels. These two verification methods will provide proof of sound propagation differences to distant receiver locations due to topographic shielding hilly berms and vegetation, such that hillsides and canyons plus other absorptive and reflecting surfaces create both a decrease and an increase in noise at receiver locations compared to direct line-of-sight noise for the same distances.

Conclusions:

Special Other Party Event Noise Control Recommendations – We recommend the Extech SL130 (see Appendix C) control point sound level measurement system, with the additional 15-foot microphone cable and cut-off relay, be used to allow the event person responsible and the DJ to monitor the music and PA sound levels at 10 feet from loudspeakers, allowing sound volume reductions whenever the respective 10-foot daytime control point noise exceeds 90 dBA or the evening control point noise exceeds 85 dBA. The main concern would be when outside vendors or entertainers supply their own sound systems. Camp Ramah "other party" event contracts in such cases should clearly and plainly state the County Planning daytime and evening hourly average sound level limits at residential properties and the after 9 p.m. "Loud and Raucous" audible noise limit 50 feet beyond the source property line. If this becomes a problem, either intentional or unintentional, this recommended Extech SL130 sound monitoring system should be fitted with an optional power supply relay that can cut off power to an offending sound system. Any qualified sound engineer can assist with this application.

Topography Effects - It is certain that building new destinations and gathering areas on an existing natural slope noise barrier that currently blocks the line of sight of camp activities to distant sensitive receivers, as well as any grading changes that remove hills currently blocking such lines of sight, will result in an increase of noise and further degrade the current quiet enjoyment of neighborhood properties that are now protected by topography when noise is coming from Camp Ramah. Figure 7 shows such a visual line-of-sight view from a higher elevation Foothill Road residence to Camp Ramah and the proposed Machon Village construction site (in red ellipse).

Amplified sound originating from the existing Camp Ramah amphitheater should definitely be required to comply with the County 9 p.m. “loud and raucous” noise regulations and be inaudible to a healthy human ear 50 feet beyond the Camp property lines toward all sensitive residential receivers in the vicinity. Any daytime and evening events before 9 p.m. need to require a reduction in sound 10 feet from the loudest DJ-type loudspeaker toward the residences to maintain a sound level limit of 90 dBA (day) and 85 dBA (evening to 9 p.m.), respectively. Testing, adjusting and documenting these monitoring site sound levels should be performed during event set-up.

As a concluding recommendation of my report on the acoustical evaluation of the proposed Camp Ramah operations and special events venue, the fact that the topography surrounding Camp Ramah funnels noise to quiet rural neighboring properties on Foothill and Fairview Roads, which adds to the direct line-of-sight noise from the various Camp Ramah noise sources. This recommendation can be verified, on a quiet still late evening or night, by measuring a known loud broadband noise source, such as “pink noise,” that has an equal level of noise across the full human audio hearing spectrum range. It is also recommended that a series of different loud tonal sounds be broadcast from the same source location on Camp Ramah, that is visible from residences on Foothill and Fairview Roads, and simultaneously measuring the test sounds at the different residences’ viewpoints, as described previously as a means to verify topographical effects on sound propagation over the distances to the concerned neighbors.



Figure 7. Higher Elevation Canyon Residence View of Machon Village Site

This concludes my report on the acoustical evaluation of the rural residential ambient noise and uphill canyon topographical conditions from the proposed Camp Ramah construction, operations and special event venues. If you have any questions regarding this report, please contact me by phone or email.

Sincerely,



Marlund E. Hale, Ph.D., P.E.(Acoustics - OR), INCE, NCAC
805-583-8207 (O#)
805-231-1242 (C#)
noisedoc@aol.com

APPENDIX A

AMBIENT NOISE			Site C1		Site D1	
			1447	Foothill	406	Fairview
Date	Day	Time	LAeq	LASmax	LAeq	LASmax
6/5/2022	Sunday	16:00	35.5	56.0		
6/5/2022	Sunday	16:15	36.4	46.9	43.3	56.8
6/5/2022	Sunday	16:30	37.9	59.3	43.5	62.4
6/5/2022	Sunday	16:45	46.7	62.6	48.0	66.6
6/5/2022	Sunday	17:00	35.5	55.7	40.2	55.1
6/5/2022	Sunday	17:15	34.1	44.2	42.6	62.6
6/5/2022	Sunday	17:30	34.6	45.6	42.0	59.9
6/5/2022	Sunday	17:45	34.4	47.4	42.1	57.3
6/5/2022	Sunday	18:00	34.0	45.5	43.3	62.3
6/5/2022	Sunday	18:15	43.3	65.3	39.4	54.6
6/5/2022	Sunday	18:30	35.9	47.5	38.0	52.7
6/5/2022	Sunday	18:45	34.8	47.2	36.8	52.1
6/5/2022	Sunday	19:00	39.5	50.4	38.9	56.9
6/5/2022	Sunday	19:15	33.7	43.3	40.2	54.3
6/5/2022	Sunday	19:30	32.9	40.7	40.9	59.1
6/5/2022	Sunday	19:45	34.7	57.1	41.0	53.7
6/5/2022	Sunday	20:00	33.3	42.9	44.5	60.1
6/5/2022	Sunday	20:15	35.1	48.2	46.9	67.2
6/5/2022	Sunday	20:30	38.0	44.8	40.8	55.8
6/5/2022	Sunday	20:45	40.1	45.4	38.7	54.3
6/5/2022	Sunday	21:00	40.4	42.1	39.4	54.5
6/5/2022	Sunday	21:15	41.1	42.5	40.8	56.8
6/5/2022	Sunday	21:30	40.4	42.5	41.5	59.1
6/5/2022	Sunday	21:45	40.2	56.1	44.6	65.6
6/5/2022	Sunday	22:00	40.0	44.4	38.9	52.9
6/5/2022	Sunday	22:15	40.1	44.5	37.9	46.2
6/5/2022	Sunday	22:30	39.8	42.5	39.3	54.1
6/5/2022	Sunday	22:45	39.6	42.1	38.0	47.9
6/5/2022	Sunday	23:00	39.6	41.0	39.4	52.4
6/5/2022	Sunday	23:15	39.7	41.4	37.7	51.4
6/5/2022	Sunday	23:30	39.3	47.1	37.3	42.7
6/5/2022	Sunday	23:45	39.4	41.9	38.9	52.9
6/6/2022	Monday	0:00	39.4	40.7	38.3	52.4
6/6/2022	Monday	0:15	39.3	44.4	40.4	58.7
6/6/2022	Monday	0:30	39.2	40.8	36.4	41.9
6/6/2022	Monday	0:45	38.3	50.8	34.7	36.3
6/6/2022	Monday	1:00	37.2	39.5	34.3	45.7
6/6/2022	Monday	1:15	35.2	38.1	33.8	41.5

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 12

AMBIENT NOISE			Site C1		Site D1	
			1447	Foothill	406	Fairview
Date	Day	Time	LAeq	LASmax	LAeq	LASmax
6/6/2022	Monday	1:30	35.0	37.8	36.2	53.6
6/6/2022	Monday	1:45	35.6	41.4	34.7	45.9
6/6/2022	Monday	2:00	35.5	39.5	32.8	39.8
6/6/2022	Monday	2:15	35.4	38.7	32.9	38.1
6/6/2022	Monday	2:30	35.5	46.0	34.5	45.0
6/6/2022	Monday	2:45	32.7	36.8	32.1	43.1
6/6/2022	Monday	3:00	31.6	34.4	31.9	37.0
6/6/2022	Monday	3:15	31.3	34.8	33.9	56.8
6/6/2022	Monday	3:30	31.5	40.6	31.1	34.6
6/6/2022	Monday	3:45	34.2	49.1	39.7	60.8
6/6/2022	Monday	4:00	29.8	33.8	37.1	59.1
6/6/2022	Monday	4:15	30.6	38.0	30.6	32.9
6/6/2022	Monday	4:30	28.8	39.6	33.3	54.3
6/6/2022	Monday	4:45	28.8	42.2	31.5	36.6
6/6/2022	Monday	5:00	31.5	38.1	35.5	54.8
6/6/2022	Monday	5:15	37.9	47.6	48.7	65.2
6/6/2022	Monday	5:30	40.0	50.8	51.2	68.4
6/6/2022	Monday	5:45	41.7	51.1	44.6	60.4
6/6/2022	Monday	6:00	36.5	52.5	37.6	47.7
6/6/2022	Monday	6:15	37.8	51.9	43.7	57.8
6/6/2022	Monday	6:30	33.7	47.6	45.6	55.5
6/6/2022	Monday	6:45	33.0	49.4	47.0	57.0
6/6/2022	Monday	7:00	35.1	56.9	48.8	60.9
6/6/2022	Monday	7:15	31.7	47.7	48.8	59.1
6/6/2022	Monday	7:30	38.8	53.5	48.1	61.2
6/6/2022	Monday	7:45	40.1	47.6	47.4	60.4
6/6/2022	Monday	8:00	42.4	62.7	45.0	57.8
6/6/2022	Monday	8:15	47.6	59.9	46.7	60.8
6/6/2022	Monday	8:30	44.0	54.5	47.1	60.4
6/6/2022	Monday	8:45	40.2	58.5	47.3	62.7
6/6/2022	Monday	9:00	36.5	44.6	43.9	57.1
6/6/2022	Monday	9:15	46.2	69.2	45.9	64.3
6/6/2022	Monday	9:30	37.0	46.8	50.2	69.0
6/6/2022	Monday	9:45	36.1	50.8	43.6	63.2
6/6/2022	Monday	10:00	37.2	51.2	46.4	67.7
6/6/2022	Monday	10:15	37.4	47.9	41.6	61.4
6/6/2022	Monday	10:30	36.4	48.0	42.6	54.1
6/6/2022	Monday	10:45	36.8	50.6	42.3	60.0
6/6/2022	Monday	11:00	40.0	51.6	48.5	64.6

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 13

AMBIENT NOISE			Site C1		Site D1	
			1447	Foothill	406	Fairview
Date	Day	Time	LAeq	LASmax	LAeq	LASmax
6/6/2022	Monday	11:15	37.1	53.1	42.8	57.2
6/6/2022	Monday	11:30	38.1	53.5	45.8	58.2
6/6/2022	Monday	11:45	40.2	49.0	43.8	64.3
6/6/2022	Monday	12:00	40.0	50.8	45.3	65.1
6/6/2022	Monday	12:15	36.2	46.8	43.0	56.9
6/6/2022	Monday	12:30	38.4	49.5	35.9	46.2
6/6/2022	Monday	12:45	37.5	49.1	44.0	58.4
6/6/2022	Monday	13:00	40.9	54.7	47.0	60.0
6/6/2022	Monday	13:15	44.0	52.2	44.8	57.4
6/6/2022	Monday	13:30	40.5	51.6	46.6	58.3
6/6/2022	Monday	13:45	37.7	50.0	38.9	53.2
6/6/2022	Monday	14:00	37.4	45.1	44.6	66.7
6/6/2022	Monday	14:15	37.9	47.0	46.6	60.4
6/6/2022	Monday	14:30	38.6	51.1	48.6	68.1
6/6/2022	Monday	14:45	38.6	47.1	45.4	59.8
6/6/2022	Monday	15:00	37.7	45.0	46.4	60.8
6/6/2022	Monday	15:15	37.2	45.3	43.9	55.7
6/6/2022	Monday	15:30	35.9	41.8	44.4	58.7
6/6/2022	Monday	15:45	36.6	47.2	46.4	60.9
6/6/2022	Monday	16:00	36.8	49.9	44.6	57.7
6/6/2022	Monday	16:15	38.6	65.2	45.5	60.0
6/6/2022	Monday	16:30	42.7	58.0	43.3	58.2
6/6/2022	Monday	16:45	43.9	53.3	43.5	59.5
6/6/2022	Monday	17:00	36.8	50.2	42.3	55.2
6/6/2022	Monday	17:15	35.9	46.4	48.6	69.2
6/6/2022	Monday	17:30	34.9	47.9	41.6	52.9
6/6/2022	Monday	17:45	36.0	49.8	46.5	68.8
6/6/2022	Monday	18:00	38.4	60.0	42.5	59.7
6/6/2022	Monday	18:15	35.0	47.4	39.5	53.9
6/6/2022	Monday	18:30	33.3	44.9	43.4	57.7
6/6/2022	Monday	18:45	32.0	44.3	43.4	63.0
6/6/2022	Monday	19:00	39.9	53.3	42.2	57.1
6/6/2022	Monday	19:15	35.0	47.9	40.0	55.2
6/6/2022	Monday	19:30	36.7	56.7	41.4	59.2
6/6/2022	Monday	19:45	35.0	45.9	39.8	53.7
6/6/2022	Monday	20:00	36.5	50.8	44.2	60.9
6/6/2022	Monday	20:15	35.5	49.4	40.4	56.7
6/6/2022	Monday	20:30	38.0	49.4	41.0	53.4
6/6/2022	Monday	20:45	40.2	52.6	41.3	56.2

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 14

AMBIENT NOISE			Site C1		Site D1	
			1447	Foothill	406	Fairview
Date	Day	Time	LAeq	LASmax	LAeq	LASmax
6/6/2022	Monday	21:00	40.4	43.0	41.5	52.9
6/6/2022	Monday	21:15	42.1	51.6	42.2	56.3
6/6/2022	Monday	21:30	40.9	48.5	40.2	49.6
6/6/2022	Monday	21:45	40.5	43.0	42.0	56.9
6/6/2022	Monday	22:00	40.1	46.0	39.5	54.3
6/6/2022	Monday	22:15	40.4	45.3	39.7	51.7
6/6/2022	Monday	22:30	39.8	44.6	39.8	54.0
6/6/2022	Monday	22:45	39.7	42.4	53.0	68.5
6/6/2022	Monday	23:00	39.7	42.4	39.6	54.5
6/6/2022	Monday	23:15	39.0	40.8	38.3	54.9
6/6/2022	Monday	23:30	39.1	41.5	36.2	39.0
6/6/2022	Monday	23:45	38.8	39.8	41.3	69.0
6/7/2022	Tuesday	0:00	38.3	40.5	39.7	58.1
6/7/2022	Tuesday	0:15	38.2	44.9	36.0	39.5
6/7/2022	Tuesday	0:30	38.3	40.8	37.6	53.5
6/7/2022	Tuesday	0:45	37.6	39.2	34.2	36.7
6/7/2022	Tuesday	1:00	37.0	50.0	33.7	36.1
6/7/2022	Tuesday	1:15	36.4	38.2	33.1	48.9
6/7/2022	Tuesday	1:30	36.0	40.5	32.8	34.8
6/7/2022	Tuesday	1:45	35.3	40.0	33.1	46.9
6/7/2022	Tuesday	2:00	35.2	37.4	32.6	39.5
6/7/2022	Tuesday	2:15	35.0	37.4	32.4	35.0
6/7/2022	Tuesday	2:30	34.4	37.5	32.8	35.0
6/7/2022	Tuesday	2:45	33.7	35.8	32.8	44.5
6/7/2022	Tuesday	3:00	34.0	36.7	32.9	37.6
6/7/2022	Tuesday	3:15	33.6	35.6	31.9	38.5
6/7/2022	Tuesday	3:30	33.3	44.3	31.6	40.0
6/7/2022	Tuesday	3:45	33.2	38.5	32.1	38.5
6/7/2022	Tuesday	4:00	32.8	38.0	35.1	52.9
6/7/2022	Tuesday	4:15	30.9	35.2	31.6	36.0
6/7/2022	Tuesday	4:30	30.4	36.2	31.3	36.7
6/7/2022	Tuesday	4:45	33.0	57.7	32.6	36.1
6/7/2022	Tuesday	5:00	33.2	38.1	35.9	41.4
6/7/2022	Tuesday	5:15	37.6	45.5	42.3	48.1
6/7/2022	Tuesday	5:30	41.5	49.5	43.4	55.4
6/7/2022	Tuesday	5:45	43.9	52.2	41.4	53.7
6/7/2022	Tuesday	6:00	35.8	44.3	39.5	55.7
6/7/2022	Tuesday	6:15	42.2	53.0	46.0	58.9
6/7/2022	Tuesday	6:30	40.1	51.2	44.7	57.2

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 15

AMBIENT NOISE			Site C1		Site D1	
			1447	Foothill	406	Fairview
Date	Day	Time	LAeq	LASmax	LAeq	LASmax
6/7/2022	Tuesday	6:45	38.3	45.4	49.1	65.1
6/7/2022	Tuesday	7:00	37.4	47.2	39.8	54.7
6/7/2022	Tuesday	7:15	41.7	59.3	42.9	57.4
6/7/2022	Tuesday	7:30	38.3	48.1	44.4	55.3
6/7/2022	Tuesday	7:45	42.1	63.0	46.4	62.9
6/7/2022	Tuesday	8:00	39.9	57.9	51.5	71.7
6/7/2022	Tuesday	8:15	36.3	50.2	48.3	70.0
6/7/2022	Tuesday	8:30	43.8	53.0	45.9	57.0
6/7/2022	Tuesday	8:45	45.9	55.7	46.3	69.2
6/7/2022	Tuesday	9:00	47.0	56.1	53.8	61.7
6/7/2022	Tuesday	9:15	45.2	56.0	53.0	60.8
6/7/2022	Tuesday	9:30	44.0	54.5	50.2	60.2
6/7/2022	Tuesday	9:45	44.2	59.4	56.1	64.7
6/7/2022	Tuesday	10:00	42.3	52.3	58.7	66.9
6/7/2022	Tuesday	10:15	40.7	51.9	58.7	67.4
6/7/2022	Tuesday	10:30	41.5	51.8	58.3	68.4
6/7/2022	Tuesday	10:45	39.9	50.7	58.4	67.7
6/7/2022	Tuesday	11:00	39.3	49.9	58.2	66.6
6/7/2022	Tuesday	11:15	38.2	50.7	57.9	65.8
6/7/2022	Tuesday	11:30	42.2	63.1	57.1	65.9
6/7/2022	Tuesday	11:45	38.0	50.2	58.2	66.5
6/7/2022	Tuesday	12:00	35.6	45.3	57.1	66.3
6/7/2022	Tuesday	12:15	42.4	59.1	57.5	68.5
6/7/2022	Tuesday	12:30	35.8	44.6	57.2	71.6
6/7/2022	Tuesday	12:45	36.5	41.9	57.7	76.3
6/7/2022	Tuesday	13:00	36.9	47.1	54.3	65.6
6/7/2022	Tuesday	13:15	36.6	45.0	42.7	55.9
6/7/2022	Tuesday	13:30	40.2	50.3	47.0	57.5
6/7/2022	Tuesday	13:45	38.9	48.5	45.8	57.6
6/7/2022	Tuesday	14:00	40.8	50.0	44.6	54.2
6/7/2022	Tuesday	14:15	42.0	51.9	45.4	62.2
6/7/2022	Tuesday	14:30	38.2	47.3	44.9	54.1
6/7/2022	Tuesday	14:45	37.6	45.5	44.8	56.3
6/7/2022	Tuesday	15:00	37.0	43.6	43.4	55.5
6/7/2022	Tuesday	15:15	37.7	60.7	43.6	55.4
6/7/2022	Tuesday	15:30	37.1	49.9	44.9	63.4
6/7/2022	Tuesday	15:45	38.8	53.4	47.4	63.5
6/7/2022	Tuesday	16:00	37.3	46.1	45.5	57.3
6/7/2022	Tuesday	16:15	38.0	51.5	45.1	56.8

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 16

AMBIENT NOISE			Site C1		Site D1	
			1447	Foothill	406	Fairview
Date	Day	Time	LAeq	LASmax	LAeq	LASmax
6/7/2022	Tuesday	16:30	34.7	39.9	44.8	61.5
6/7/2022	Tuesday	16:45	35.6	47.1	44.9	61.4
6/7/2022	Tuesday	17:00	35.0	52.8	44.5	55.8
6/7/2022	Tuesday	17:15	35.4	43.7	42.9	56.8
6/7/2022	Tuesday	17:30	36.8	62.5	47.5	73.2
6/7/2022	Tuesday	17:45	39.7	58.0	42.9	56.5
6/7/2022	Tuesday	18:00	34.4	44.6	41.1	54.2
6/7/2022	Tuesday	18:15	33.7	47.6	42.6	55.0
6/7/2022	Tuesday	18:30	32.6	42.6	39.5	54.0
6/7/2022	Tuesday	18:45	32.2	45.6	49.4	68.2
6/7/2022	Tuesday	19:00	33.8	46.5	41.0	56.0
6/7/2022	Tuesday	19:15	32.8	48.4	41.4	56.0
6/7/2022	Tuesday	19:30	32.8	48.1	38.7	55.0
6/7/2022	Tuesday	19:45	33.4	42.1	42.8	57.2
6/7/2022	Tuesday	20:00	32.4	42.5	44.7	63.2
6/7/2022	Tuesday	20:15	34.4	40.1	41.6	56.3
6/7/2022	Tuesday	20:30	41.8	56.5	41.7	57.2
6/7/2022	Tuesday	20:45	40.8	43.2	39.5	54.1
6/7/2022	Tuesday	21:00	41.2	44.1	38.6	52.4
6/7/2022	Tuesday	21:15	41.3	43.7	37.8	42.9
6/7/2022	Tuesday	21:30	41.0	43.2	43.3	69.8
6/7/2022	Tuesday	21:45	41.0	49.4	38.8	55.5
6/7/2022	Tuesday	22:00	41.0	43.4	37.8	51.3
6/7/2022	Tuesday	22:15	40.4	43.2	39.1	55.3
6/7/2022	Tuesday	22:30	40.4	42.7	37.3	53.5
6/7/2022	Tuesday	22:45	40.1	43.0	36.1	38.8
6/7/2022	Tuesday	23:00	40.1	43.8	38.6	54.0
6/7/2022	Tuesday	23:15	40.0	42.4	38.4	53.3
6/7/2022	Tuesday	23:30	39.6	42.0	35.4	37.3
6/7/2022	Tuesday	23:45	39.6	43.7	34.9	40.2
6/8/2022	Wednesday	0:00	39.5	42.2	38.0	56.1
6/8/2022	Wednesday	0:15	39.3	40.5	35.4	37.4
6/8/2022	Wednesday	0:30	39.0	41.1	35.9	41.3
6/8/2022	Wednesday	0:45	39.1	41.5	34.6	37.5
6/8/2022	Wednesday	1:00	38.7	40.4	34.5	36.6
6/8/2022	Wednesday	1:15	38.5	39.9	34.5	39.4
6/8/2022	Wednesday	1:30	38.2	39.3	38.3	64.4
6/8/2022	Wednesday	1:45	37.8	39.1	34.0	48.6
6/8/2022	Wednesday	2:00	37.9	39.8	33.7	35.5

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 17

AMBIENT NOISE			Site C1		Site D1	
			1447	Foothill	406	Fairview
Date	Day	Time	LAeq	LASmax	LAeq	LASmax
6/8/2022	Wednesday	2:15	36.6	38.4	33.5	35.5
6/8/2022	Wednesday	2:30	35.3	48.5	32.4	39.8
6/8/2022	Wednesday	2:45	34.5	38.4	31.7	33.1
6/8/2022	Wednesday	3:00	34.5	55.4	31.4	41.0
6/8/2022	Wednesday	3:15	32.4	36.3	30.8	41.7
6/8/2022	Wednesday	3:30	32.3	38.2	30.2	35.9
6/8/2022	Wednesday	3:45	33.4	57.0	30.5	34.8
6/8/2022	Wednesday	4:00	30.6	35.9	30.7	36.7
6/8/2022	Wednesday	4:15	34.4	48.6	32.6	41.5
6/8/2022	Wednesday	4:30	28.9	34.0	35.1	52.4
6/8/2022	Wednesday	4:45	29.1	40.9	34.3	44.2
6/8/2022	Wednesday	5:00	31.6	40.7	37.4	48.6
6/8/2022	Wednesday	5:15	35.2	45.4	41.3	49.7
6/8/2022	Wednesday	5:30	37.0	48.1	45.1	55.5
6/8/2022	Wednesday	5:45	33.6	45.7	45.8	53.8
6/8/2022	Wednesday	6:00	33.9	43.7	45.8	53.7
6/8/2022	Wednesday	6:15	38.5	52.8	46.9	62.1
6/8/2022	Wednesday	6:30	43.3	54.4	51.7	62.3
6/8/2022	Wednesday	6:45	37.6	49.8	44.5	59.7
6/8/2022	Wednesday	7:00	38.5	50.1	49.3	72.2
6/8/2022	Wednesday	7:15	41.7	66.7	49.0	67.6
6/8/2022	Wednesday	7:30	39.0	52.0	53.8	78.4
6/8/2022	Wednesday	7:45	48.1	59.8	49.5	60.9
6/8/2022	Wednesday	8:00	39.4	55.0	51.3	65.7
6/8/2022	Wednesday	8:15	40.9	52.6	51.2	68.6
6/8/2022	Wednesday	8:30	39.3	49.3	46.7	60.1
6/8/2022	Wednesday	8:45	36.7	48.7	48.6	63.2
6/8/2022	Wednesday	9:00	38.1	45.4	47.4	67.6
6/8/2022	Wednesday	9:15	39.6	49.5	46.1	69.5
6/8/2022	Wednesday	9:30	38.9	48.0	43.3	56.3
6/8/2022	Wednesday	9:45	34.4	43.9	42.7	61.7
6/8/2022	Wednesday	10:00	37.4	46.3	48.9	60.6
6/8/2022	Wednesday	10:15	38.7	52.4	44.3	55.9
6/8/2022	Wednesday	10:30	37.1	44.2	45.6	57.1
6/8/2022	Wednesday	10:45	38.3	48.9	40.8	55.2
6/8/2022	Wednesday	11:00	37.8	45.8	43.8	57.6
6/8/2022	Wednesday	11:15	38.7	52.8	41.2	55.1
6/8/2022	Wednesday	11:30	43.4	61.4	45.4	65.0
6/8/2022	Wednesday	11:45	37.1	50.1	46.6	66.6

AMBIENT NOISE			Site C1		Site D1	
			1447	Foothill	406	Fairview
Date	Day	Time	LAeq	LASmax	LAeq	LASmax
6/8/2022	Wednesday	12:00	35.4	46.6	45.9	65.0
6/8/2022	Wednesday	12:15	33.5	47.3	45.9	60.7
6/8/2022	Wednesday	12:30	34.1	44.8	49.3	68.3
6/8/2022	Wednesday	12:45	37.8	55.8	46.1	63.8
6/8/2022	Wednesday	13:00	37.7	52.1	46.4	59.6
6/8/2022	Wednesday	13:15	37.0	44.4	47.3	63.2
6/8/2022	Wednesday	13:30	41.0	52.0	50.1	63.2
6/8/2022	Wednesday	13:45	36.5	47.8	50.0	63.4
6/8/2022	Wednesday	14:00	34.7	45.5	48.6	63.9
6/8/2022	Wednesday	14:15	35.1	45.7	42.9	56.6
6/8/2022	Wednesday	14:30	35.3	46.0	45.5	61.5
6/8/2022	Wednesday	14:45	38.0	50.5	44.4	62.0
6/8/2022	Wednesday	15:00	37.2	48.0	46.9	62.7
6/8/2022	Wednesday	15:15	39.1	65.5	46.0	60.2
6/8/2022	Wednesday	15:30	35.6	44.7	48.2	66.1
6/8/2022	Wednesday	15:45	38.4	50.5	48.8	69.3
6/8/2022	Wednesday	16:00	33.6	44.0	47.1	63.1
6/8/2022	Wednesday	16:15	33.7	46.7	43.0	60.9
6/8/2022	Wednesday	16:30	38.1	53.0	44.4	55.8
6/8/2022	Wednesday	16:45	35.7	54.4	44.9	60.3
6/8/2022	Wednesday	17:00	34.5	46.9	47.8	68.7
6/8/2022	Wednesday	17:15	35.7	48.9	51.2	72.9
6/8/2022	Wednesday	17:30	34.0	44.7	43.0	56.4
6/8/2022	Wednesday	17:45	33.0	44.5	46.4	67.7
6/8/2022	Wednesday	18:00	38.4	54.5	42.4	58.6
6/8/2022	Wednesday	18:15	43.1	54.4	43.9	54.9
6/8/2022	Wednesday	18:30	42.8	55.0	43.6	55.1
6/8/2022	Wednesday	18:45	39.1	49.7	42.6	59.0
6/8/2022	Wednesday	19:00	32.3	44.1	44.4	62.5
6/8/2022	Wednesday	19:15	40.2	57.7	43.1	55.6
6/8/2022	Wednesday	19:30	33.6	43.8	39.8	54.6
6/8/2022	Wednesday	19:45	34.3	44.2	39.0	54.0
6/8/2022	Wednesday	20:00	35.1	51.1	42.7	59.2
6/8/2022	Wednesday	20:15	33.7	52.9	38.2	56.0
6/8/2022	Wednesday	20:30	39.6	44.9	43.7	67.7
6/8/2022	Wednesday	20:45	41.0	51.6	38.3	52.5
6/8/2022	Wednesday	21:00	41.6	51.3	51.8	64.2
6/8/2022	Wednesday	21:15	41.6	48.4	54.9	65.4
6/8/2022	Wednesday	21:30	41.5	45.4	54.4	65.9

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 19

AMBIENT NOISE			Site C1		Site D1	
			1447	Foothill	406	Fairview
Date	Day	Time	LAeq	LASmax	LAeq	LASmax
6/8/2022	Wednesday	21:45	41.7	45.7	54.4	66.0
6/8/2022	Wednesday	22:00	41.9	44.5	51.9	64.1
6/8/2022	Wednesday	22:15	41.6	43.7	37.0	50.4
6/8/2022	Wednesday	22:30	40.8	43.0	39.2	56.5
6/8/2022	Wednesday	22:45	39.8	44.5	39.2	53.9
6/8/2022	Wednesday	23:00	39.1	40.7	38.0	55.8
6/8/2022	Wednesday	23:15	39.3	49.2	37.7	53.9
6/8/2022	Wednesday	23:30	39.0	49.7	38.9	65.7
6/8/2022	Wednesday	23:45	38.3	40.7	36.6	51.3
6/9/2022	Thursday	0:00	38.1	40.8	34.2	36.7
6/9/2022	Thursday	0:15	37.0	39.3	33.8	35.7
6/9/2022	Thursday	0:30	36.5	41.8	34.0	48.7
6/9/2022	Thursday	0:45	36.0	38.1	35.5	53.1
6/9/2022	Thursday	1:00	36.2	37.4	35.8	52.5
6/9/2022	Thursday	1:15	36.6	38.2	33.6	46.2
6/9/2022	Thursday	1:30	36.1	53.3	33.7	35.9
6/9/2022	Thursday	1:45	35.0	38.4	38.0	56.4
6/9/2022	Thursday	2:00	34.0	36.2	32.9	37.3
6/9/2022	Thursday	2:15	33.4	36.9	32.7	36.4
6/9/2022	Thursday	2:30	33.4	34.9	32.7	34.9
6/9/2022	Thursday	2:45	33.6	35.1	33.4	35.8
6/9/2022	Thursday	3:00	33.6	35.5	33.8	42.1
6/9/2022	Thursday	3:15	32.6	35.4	33.1	42.1
6/9/2022	Thursday	3:30	32.0	40.7	32.3	34.9
6/9/2022	Thursday	3:45	31.3	35.4	32.0	35.6
6/9/2022	Thursday	4:00	29.8	33.3	30.8	38.2
6/9/2022	Thursday	4:15	27.5	30.8	30.8	32.3
6/9/2022	Thursday	4:30	27.5	33.2	34.0	54.4
6/9/2022	Thursday	4:45	27.8	38.5	30.8	41.3
6/9/2022	Thursday	5:00	28.5	35.7	39.3	54.1
6/9/2022	Thursday	5:15	45.0	63.5	44.2	56.5
6/9/2022	Thursday	5:30	34.1	46.0	44.3	54.9
6/9/2022	Thursday	5:45	33.6	46.6	47.0	61.4
6/9/2022	Thursday	6:00	41.8	51.9	51.1	60.8
6/9/2022	Thursday	6:15	36.3	48.4	47.0	65.4
6/9/2022	Thursday	6:30	36.3	49.7	51.2	71.2
6/9/2022	Thursday	6:45	35.6	47.3	49.4	63.5
6/9/2022	Thursday	7:00	44.3	54.0	53.6	62.5
6/9/2022	Thursday	7:15	39.7	51.2	53.9	66.2

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 20

AMBIENT NOISE			Site C1		Site D1	
			1447	Foothill	406	Fairview
Date	Day	Time	LAeq	LASmax	LAeq	LASmax
6/9/2022	Thursday	7:30	48.6	54.5	53.4	67.0
6/9/2022	Thursday	7:45	49.7	64.8	54.1	67.2
6/9/2022	Thursday	8:00	42.8	57.4	54.4	67.4
6/9/2022	Thursday	8:15	43.8	59.9	52.8	65.9
6/9/2022	Thursday	8:30	36.3	47.8	55.1	67.9
6/9/2022	Thursday	8:45	43.9	60.1	53.0	67.6
6/9/2022	Thursday	9:00	44.6	58.0	49.9	63.9
6/9/2022	Thursday	9:15	40.4	54.0	54.5	65.0
6/9/2022	Thursday	9:30	36.4	48.9	44.3	54.7
6/9/2022	Thursday	9:45	46.6	58.9	49.9	67.5
6/9/2022	Thursday	10:00	32.4	42.8	41.9	53.9
6/9/2022	Thursday	10:15	38.8	57.4	43.6	61.9
6/9/2022	Thursday	10:30	34.0	46.7	43.0	58.2
6/9/2022	Thursday	10:45	35.3	49.2	40.7	53.5
6/9/2022	Thursday	11:00	34.0	40.5	43.4	63.2
6/9/2022	Thursday	11:15	34.2	44.3	42.5	54.8
6/9/2022	Thursday	11:30	33.7	52.4	44.6	59.4
6/9/2022	Thursday	11:45	34.8	48.2	46.2	62.6
6/9/2022	Thursday	12:00	36.8	50.6	43.3	54.6
6/9/2022	Thursday	12:15	33.6	46.0	44.4	58.3
6/9/2022	Thursday	12:30	39.2	55.9	43.5	54.5
6/9/2022	Thursday	12:45	38.3	62.7	43.3	56.2
6/9/2022	Thursday	13:00	35.1	50.6	43.3	55.4
6/9/2022	Thursday	13:15	41.2	63.4	42.5	54.4
6/9/2022	Thursday	13:30	36.2	46.4	43.6	60.1
6/9/2022	Thursday	13:45	40.2	56.8	44.3	56.0
6/9/2022	Thursday	14:00	34.1	49.1	42.7	56.8
6/9/2022	Thursday	14:15	36.8	54.0	43.4	60.4
6/9/2022	Thursday	14:30	37.5	47.1	42.9	54.5
6/9/2022	Thursday	14:45	35.5	41.1	44.3	57.4
6/9/2022	Thursday	15:00	35.0	44.2	44.1	56.6
6/9/2022	Thursday	15:15	35.4	40.9	44.7	59.7
6/9/2022	Thursday	15:30	34.8	42.4	44.7	60.7
6/9/2022	Thursday	15:45	40.2	68.4	42.5	54.6
6/9/2022	Thursday	16:00	39.7	52.3	43.3	55.1
6/9/2022	Thursday	16:15	45.1	58.3	43.0	55.1
6/9/2022	Thursday	16:30	43.1	54.9	45.8	57.9
6/9/2022	Thursday	16:45	40.7	55.3	44.8	59.4
6/9/2022	Thursday	17:00	36.1	54.7	42.5	56.1

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 21

AMBIENT NOISE			Site C1		Site D1	
			1447	Foothill	406	Fairview
Date	Day	Time	LAeq	LASmax	LAeq	LASmax
6/9/2022	Thursday	17:15	35.0	47.4	48.4	71.8
6/9/2022	Thursday	17:30	34.5	42.4	43.2	60.7
6/9/2022	Thursday	17:45	36.6	46.6	48.7	74.0
6/9/2022	Thursday	18:00	36.8	53.5	40.7	53.2
6/9/2022	Thursday	18:15	36.0	43.0	41.8	55.6
6/9/2022	Thursday	18:30	36.4	52.0	40.5	54.9
6/9/2022	Thursday	18:45	35.2	49.5	43.3	59.5
6/9/2022	Thursday	19:00	34.7	46.4	41.3	57.9
6/9/2022	Thursday	19:15	37.7	54.5	42.9	60.4
6/9/2022	Thursday	19:30	35.1	49.3	40.2	56.1
6/9/2022	Thursday	19:45	35.6	47.1	44.7	66.5
6/9/2022	Thursday	20:00	37.3	54.3	39.8	61.3
6/9/2022	Thursday	20:15	40.3	50.2	40.9	54.9
6/9/2022	Thursday	20:30	42.4	54.2	38.5	56.3
6/9/2022	Thursday	20:45	42.9	44.8	42.5	60.5
6/9/2022	Thursday	21:00	43.4	47.1	52.6	71.9
6/9/2022	Thursday	21:15	43.4	45.1	42.1	62.7
6/9/2022	Thursday	21:30	43.0	51.3	47.5	69.9
6/9/2022	Thursday	21:45	45.4	60.8	41.0	55.0
6/9/2022	Thursday	22:00	44.6	52.6	42.6	66.3
6/9/2022	Thursday	22:15	43.5	45.7	43.3	69.3
6/9/2022	Thursday	22:30	42.9	45.5	39.9	57.0
6/9/2022	Thursday	22:45	42.6	46.3	41.7	58.9
6/9/2022	Thursday	23:00	41.7	43.9	39.8	56.6
6/9/2022	Thursday	23:15	41.3	44.9	51.3	75.6
6/9/2022	Thursday	23:30	41.5	48.3	38.1	53.2
6/9/2022	Thursday	23:45	39.8	42.9	46.4	69.0
6/10/2022	Friday	0:00	39.1	46.4	34.6	45.4
6/10/2022	Friday	0:15	39.0	51.0	36.8	50.1
6/10/2022	Friday	0:30	39.2	42.2	38.1	56.8
6/10/2022	Friday	0:45	39.2	42.7	35.0	37.6
6/10/2022	Friday	1:00	39.2	42.1	34.8	44.7
6/10/2022	Friday	1:15	41.0	44.3	35.0	40.0
6/10/2022	Friday	1:30	40.3	44.2	38.3	55.0
6/10/2022	Friday	1:45	41.1	43.8	36.8	55.9
6/10/2022	Friday	2:00	40.5	43.7	37.5	57.8
6/10/2022	Friday	2:15	40.4	42.9	35.1	37.5
6/10/2022	Friday	2:30	40.3	44.2	36.4	60.5
6/10/2022	Friday	2:45	40.9	49.8	35.1	39.0

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 22

AMBIENT NOISE			Site C1		Site D1	
			1447	Foothill	406	Fairview
Date	Day	Time	LAeq	LASmax	LAeq	LASmax
6/10/2022	Friday	3:00	39.3	43.4	35.0	43.7
6/10/2022	Friday	3:15	37.4	39.2	33.8	36.1
6/10/2022	Friday	3:30	37.2	41.9	32.7	37.3
6/10/2022	Friday	3:45	37.1	41.6	33.6	36.8
6/10/2022	Friday	4:00	34.6	36.9	33.9	43.3
6/10/2022	Friday	4:15	31.9	36.0	33.6	36.8
6/10/2022	Friday	4:30	30.2	35.3	32.4	36.2
6/10/2022	Friday	4:45	29.3	34.3	36.2	55.6
6/10/2022	Friday	5:00	31.2	38.7	45.8	59.2
6/10/2022	Friday	5:15	35.1	42.2	46.8	56.5
6/10/2022	Friday	5:30	36.7	42.9	49.5	63.5
6/10/2022	Friday	5:45	38.2	50.1	48.8	59.3
6/10/2022	Friday	6:00	36.8	45.2	50.0	67.1
6/10/2022	Friday	6:15	39.2	52.0	46.2	56.2
6/10/2022	Friday	6:30	48.4	61.2	54.2	60.6
6/10/2022	Friday	6:45	41.3	52.7	53.1	70.9
6/10/2022	Friday	7:00	39.2	50.6	49.6	61.6
6/10/2022	Friday	7:15	38.2	49.6	51.1	65.1
6/10/2022	Friday	7:30	38.5	49.2	53.1	64.4
6/10/2022	Friday	7:45	36.5	46.8	45.7	58.6
6/10/2022	Friday	8:00	36.3	46.2	44.4	55.5
6/10/2022	Friday	8:15	41.8	63.0	42.5	57.3
6/10/2022	Friday	8:30	33.4	44.4	42.8	59.3
6/10/2022	Friday	8:45	38.2	65.8	42.7	67.4
6/10/2022	Friday	9:00	51.6	80.3	47.7	67.0
6/10/2022	Friday	9:15	33.3	44.8	47.4	66.1
6/10/2022	Friday	9:30	33.2	41.5	41.1	61.6
6/10/2022	Friday	9:45	31.7	40.6	43.8	62.6
6/10/2022	Friday	10:00	33.2	46.9	43.8	63.1
6/10/2022	Friday	10:15	33.1	46.3	43.3	63.4
6/10/2022	Friday	10:30	37.7	56.6	42.9	54.4
6/10/2022	Friday	10:45	37.0	52.3	45.5	60.5
6/10/2022	Friday	11:00	38.6	61.1	47.5	64.1
6/10/2022	Friday	11:15	37.1	47.0	48.1	69.1
6/10/2022	Friday	11:30	37.1	47.6	49.1	63.5
6/10/2022	Friday	11:45	36.6	50.4	41.4	56.2
6/10/2022	Friday	12:00	34.7	42.9	43.1	60.8
6/10/2022	Friday	12:15	36.3	52.0	41.2	53.1
6/10/2022	Friday	12:30	35.9	50.7	43.9	59.6

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 23

AMBIENT NOISE			Site C1		Site D1	
			1447	Foothill	406	Fairview
Date	Day	Time	LAeq	LASmax	LAeq	LASmax
6/10/2022	Friday	12:45	34.0	41.3	41.7	54.6
6/10/2022	Friday	13:00	35.2	42.3	42.7	57.5
6/10/2022	Friday	13:15	39.7	57.5	41.0	55.1
6/10/2022	Friday	13:30	35.8	46.9	39.6	51.6
6/10/2022	Friday	13:45	34.1	49.2	43.5	58.0
6/10/2022	Friday	14:00	34.9	44.6	42.4	56.0
6/10/2022	Friday	14:15	38.4	49.2	48.1	66.9
6/10/2022	Friday	14:30	33.3	44.4	42.9	55.2
6/10/2022	Friday	14:45	33.9	41.3	58.6	87.7
6/10/2022	Friday	15:00	38.3	66.2	42.8	55.5
6/10/2022	Friday	15:15	33.2	50.0	43.3	54.9
6/10/2022	Friday	15:30	37.5	46.7	39.6	51.8
6/10/2022	Friday	15:45	37.8	50.9	43.3	56.0
6/10/2022	Friday	16:00	37.5	60.4	45.5	62.5
6/10/2022	Friday	16:15	42.7	59.3	41.8	52.8
6/10/2022	Friday	16:30	34.8	50.5	43.6	55.6
6/10/2022	Friday	16:45	33.7	45.9	42.7	56.3
6/10/2022	Friday	17:00	35.8	48.7	42.8	59.3
6/10/2022	Friday	17:15	34.1	44.5	43.8	58.7
6/10/2022	Friday	17:30	33.8	46.6	38.6	51.8
6/10/2022	Friday	17:45	33.3	41.7	41.0	53.8
6/10/2022	Friday	18:00	34.6	52.1	44.2	59.4
6/10/2022	Friday	18:15	33.4	45.3	42.2	54.7
6/10/2022	Friday	18:30	34.4	42.0	41.0	53.2
6/10/2022	Friday	18:45	33.3	43.4	42.2	53.9
6/10/2022	Friday	19:00	32.9	42.9	41.2	58.2
6/10/2022	Friday	19:15	34.3	44.8	41.3	61.4
6/10/2022	Friday	19:30	34.7	46.6	39.0	54.4
6/10/2022	Friday	19:45	33.4	51.5	43.3	66.9
6/10/2022	Friday	20:00	37.0	54.6	39.7	55.1
6/10/2022	Friday	20:15	40.2	56.0	44.0	68.8
6/10/2022	Friday	20:30	43.2	46.7	40.2	64.1
6/10/2022	Friday	20:45	47.2	56.3	40.5	57.4
6/10/2022	Friday	21:00	56.2	58.8	41.0	54.5
6/10/2022	Friday	21:15	57.4	60.3	47.4	70.1
6/10/2022	Friday	21:30	59.0	59.9	41.2	54.6
6/10/2022	Friday	21:45	59.1	63.7	37.6	51.7
6/10/2022	Friday	22:00	57.2	59.5	45.3	67.2
6/10/2022	Friday	22:15	55.6	57.9	38.6	55.0

AMBIENT NOISE			Site C1		Site D1	
			1447	Foothill	406	Fairview
Date	Day	Time	LAeq	LASmax	LAeq	LASmax
6/10/2022	Friday	22:30	52.1	57.0	39.1	61.5
6/10/2022	Friday	22:45	51.6	54.0	36.1	50.2
6/10/2022	Friday	23:00	51.0	53.6	36.0	49.6
6/10/2022	Friday	23:15	52.4	55.3	37.1	52.2
6/10/2022	Friday	23:30	51.6	55.7	36.6	51.7
6/10/2022	Friday	23:45	42.9	45.6	37.6	53.3
6/11/2022	Saturday	0:00	43.3	45.7	37.7	54.7
6/11/2022	Saturday	0:15	42.9	45.5	36.7	56.0
6/11/2022	Saturday	0:30	43.0	45.6	34.5	42.6
6/11/2022	Saturday	0:45	41.2	44.1	36.0	53.2
6/11/2022	Saturday	1:00	43.2	45.2	39.9	62.0
6/11/2022	Saturday	1:15	42.4	45.4	34.8	48.4
6/11/2022	Saturday	1:30	39.2	41.4	36.9	52.5
6/11/2022	Saturday	1:45	38.9	40.8	37.0	55.7
6/11/2022	Saturday	2:00	39.8	41.2	33.6	45.0
6/11/2022	Saturday	2:15	40.1	41.5	35.9	53.2
6/11/2022	Saturday	2:30	40.4	44.3	33.5	43.1
6/11/2022	Saturday	2:45	42.3	44.9	38.5	55.2
6/11/2022	Saturday	3:00	41.9	45.2	34.0	40.1
6/11/2022	Saturday	3:15	39.9	44.8	37.3	58.3
6/11/2022	Saturday	3:30	37.8	42.1	33.0	46.0
6/11/2022	Saturday	3:45	37.8	42.3	32.8	35.6
6/11/2022	Saturday	4:00	36.1	40.4	31.8	35.6
6/11/2022	Saturday	4:15	33.8	38.8	31.8	35.1
6/11/2022	Saturday	4:30	30.3	32.7	38.0	58.0
6/11/2022	Saturday	4:45	30.1	36.4	34.0	49.5
6/11/2022	Saturday	5:00	30.8	38.2	44.1	59.2
6/11/2022	Saturday	5:15	33.5	37.3	50.2	65.0
6/11/2022	Saturday	5:30	34.2	45.8	48.6	60.2
6/11/2022	Saturday	5:45	34.9	52.7	44.1	55.8
6/11/2022	Saturday	6:00	34.8	45.0	52.3	70.4
6/11/2022	Saturday	6:15	36.2	57.2	43.8	60.1
6/11/2022	Saturday	6:30	35.3	51.9	38.0	50.9
6/11/2022	Saturday	6:45	38.1	53.2	39.7	61.7
6/11/2022	Saturday	7:00	56.4	85.4	43.2	59.0
6/11/2022	Saturday	7:15	36.4	47.7	38.9	52.4
6/11/2022	Saturday	7:30	34.7	49.9	46.0	70.7
6/11/2022	Saturday	7:45	40.8	60.3	49.3	67.2
6/11/2022	Saturday	8:00	38.0	52.8	45.8	64.2

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 25

AMBIENT NOISE			Site C1		Site D1	
			1447	Foothill	406	Fairview
Date	Day	Time	LAeq	LASmax	LAeq	LASmax
6/11/2022	Saturday	8:15	37.1	53.4	43.1	56.3
6/11/2022	Saturday	8:30	33.7	49.6	42.7	61.7
6/11/2022	Saturday	8:45	35.6	50.6	46.2	66.7
6/11/2022	Saturday	9:00	38.9	50.0	42.7	54.5
6/11/2022	Saturday	9:15	31.8	45.8	47.2	65.4
6/11/2022	Saturday	9:30	35.6	50.4	45.6	61.7
6/11/2022	Saturday	9:45	31.8	43.1	42.6	62.3
6/11/2022	Saturday	10:00	31.5	42.9	46.1	64.9
6/11/2022	Saturday	10:15	34.5	47.4	50.7	72.2
6/11/2022	Saturday	10:30	32.5	38.4	43.5	60.6
6/11/2022	Saturday	10:45	33.3	47.3	44.2	58.6
6/11/2022	Saturday	11:00	38.9	55.3	43.2	56.6
6/11/2022	Saturday	11:15	38.8	51.2	45.5	65.4
6/11/2022	Saturday	11:30	33.9	42.6	42.0	53.3
6/11/2022	Saturday	11:45	37.5	48.8	42.9	56.0
6/11/2022	Saturday	12:00	38.9	58.3	44.7	63.0
6/11/2022	Saturday	12:15	34.3	47.4	43.4	56.7
6/11/2022	Saturday	12:30	46.3	64.4	44.6	62.1
6/11/2022	Saturday	12:45	35.5	43.5	40.6	55.3
6/11/2022	Saturday	13:00	36.7	48.0	41.9	55.4
6/11/2022	Saturday	13:15	35.1	43.5	41.1	54.7
6/11/2022	Saturday	13:30	35.5	48.6	42.2	54.1
6/11/2022	Saturday	13:45	36.7	57.4	39.2	54.1
6/11/2022	Saturday	14:00	37.8	49.7	39.8	54.9
6/11/2022	Saturday	14:15	35.1	50.8	39.6	52.4
6/11/2022	Saturday	14:30	33.6	40.2	40.9	57.4
6/11/2022	Saturday	14:45	34.4	42.3	42.9	58.4
6/11/2022	Saturday	15:00	38.6	64.9	39.3	51.2
6/11/2022	Saturday	15:15	37.2	52.7	39.5	53.9
6/11/2022	Saturday	15:30	35.1	52.1	42.7	57.7
6/11/2022	Saturday	15:45	36.0	53.7	47.8	67.1
6/11/2022	Saturday	16:00	35.3	51.1		

APPENDIX B

AMBIENT NOISE			Site C2		Site D2		Site E	
			1447	Foothill	406	Fairview	434	Fairview
Date	Day	Time	LAeq	LASmax	LAeq	LASmax	LAeq	LASmax
6/11/2022	Saturday	16:00			45.0	61.1	40.1	53.2
6/11/2022	Saturday	16:15			43.3	58.2	38.9	48.3
6/11/2022	Saturday	16:30	37.5	51.0	41.3	55.1	39.3	50.9
6/11/2022	Saturday	16:45	33.7	39.7	40.1	54.8	38.0	51.4
6/11/2022	Saturday	17:00	35.8	48.3	41.3	55.8	38.2	51.8
6/11/2022	Saturday	17:15	34.5	52.2	40.2	53.6	37.8	53.0
6/11/2022	Saturday	17:30	33.5	42.0	45.6	63.9	35.7	50.7
6/11/2022	Saturday	17:45	33.7	44.6	41.6	59.6	34.7	56.6
6/11/2022	Saturday	18:00	33.9	46.2	43.2	60.3	37.7	53.7
6/11/2022	Saturday	18:15	37.5	51.8	48.3	68.8	38.7	58.3
6/11/2022	Saturday	18:30	35.2	56.0	38.4	54.3	35.3	55.5
6/11/2022	Saturday	18:45	34.8	47.6	47.1	70.8	36.2	52.8
6/11/2022	Saturday	19:00	47.0	75.8	40.3	54.3	44.6	59.2
6/11/2022	Saturday	19:15	37.3	62.7	45.2	67.1	37.1	49.4
6/11/2022	Saturday	19:30	42.0	58.3	44.7	66.3	47.7	61.9
6/11/2022	Saturday	19:45	38.3	49.1	41.3	56.8	37.9	52.8
6/11/2022	Saturday	20:00	35.8	52.2	40.0	54.0	33.1	46.1
6/11/2022	Saturday	20:15	35.0	45.6	40.5	54.1	31.6	45.4
6/11/2022	Saturday	20:30	44.5	47.5	41.4	67.0	34.8	46.4
6/11/2022	Saturday	20:45	47.4	53.0	41.5	62.0	35.7	55.1
6/11/2022	Saturday	21:00	46.1	48.9	41.7	62.8	35.8	45.8
6/11/2022	Saturday	21:15	45.7	48.2	45.3	67.6	35.4	45.0
6/11/2022	Saturday	21:30	46.4	48.5	46.4	62.8	36.5	52.4
6/11/2022	Saturday	21:45	47.0	48.6	39.6	53.3	36.2	41.2
6/11/2022	Saturday	22:00	45.8	47.7	39.0	54.3	35.9	39.5
6/11/2022	Saturday	22:15	47.1	57.2	40.6	56.1	35.1	45.6
6/11/2022	Saturday	22:30	47.0	48.9	45.5	63.5	35.1	43.3
6/11/2022	Saturday	22:45	47.4	49.8	38.7	51.3	35.6	44.5
6/11/2022	Saturday	23:00	47.5	49.7	44.1	66.1	35.2	41.2
6/11/2022	Saturday	23:15	47.3	50.6	44.6	63.4	35.9	40.2
6/11/2022	Saturday	23:30	44.5	47.7	41.9	57.8	35.6	43.2
6/11/2022	Saturday	23:45	43.8	47.0	39.7	54.5	35.9	42.5
6/12/2022	Sunday	0:00	44.2	46.4	36.3	38.8	35.3	42.3
6/12/2022	Sunday	0:15	43.7	47.6	37.4	53.2	36.8	44.9
6/12/2022	Sunday	0:30	43.4	46.6	43.4	66.0	35.7	44.8
6/12/2022	Sunday	0:45	43.1	45.6	37.4	54.7	33.1	41.9
6/12/2022	Sunday	1:00	43.9	45.8	38.0	54.4	32.4	40.9
6/12/2022	Sunday	1:15	43.4	45.7	37.8	62.5	32.6	43.7

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 27

AMBIENT NOISE			Site C2		Site D2		Site E	
			1447	Foothill	406	Fairview	434	Fairview
Date	Day	Time	LAeq	LASmax	LAeq	LASmax	LAeq	LASmax
6/12/2022	Sunday	1:30	43.6	45.6	36.0	49.8	31.3	39.2
6/12/2022	Sunday	1:45	43.4	46.1	35.5	52.0	30.3	37.5
6/12/2022	Sunday	2:00	41.2	55.5	33.6	43.8	33.4	41.1
6/12/2022	Sunday	2:15	42.4	44.7	34.1	35.8	31.8	50.7
6/12/2022	Sunday	2:30	42.3	44.7	34.3	53.1	30.2	53.1
6/12/2022	Sunday	2:45	41.9	43.8	35.4	51.9	32.5	41.8
6/12/2022	Sunday	3:00	40.4	43.3	33.0	53.8	31.1	43.8
6/12/2022	Sunday	3:15	38.7	41.4	32.6	40.0	28.2	40.2
6/12/2022	Sunday	3:30	36.9	49.1	32.2	38.5	27.8	43.3
6/12/2022	Sunday	3:45	35.6	39.4	30.9	45.8	29.1	39.6
6/12/2022	Sunday	4:00	33.8	36.5	30.2	34.0	26.9	36.0
6/12/2022	Sunday	4:15	32.3	40.7	30.7	34.9	26.8	40.0
6/12/2022	Sunday	4:30	31.3	38.4	31.8	41.5	30.2	44.4
6/12/2022	Sunday	4:45	28.3	33.5	32.8	51.9	27.2	39.5
6/12/2022	Sunday	5:00	31.2	44.3	37.2	47.6	30.4	42.7
6/12/2022	Sunday	5:15	34.6	44.6	48.6	59.1	38.7	45.9
6/12/2022	Sunday	5:30	34.9	47.0	44.4	52.6	37.1	46.7
6/12/2022	Sunday	5:45	38.4	57.2	51.0	73.7	33.4	40.0
6/12/2022	Sunday	6:00	33.6	42.3	39.2	55.4	31.2	41.2
6/12/2022	Sunday	6:15	35.2	58.7	40.8	54.4	32.6	45.5
6/12/2022	Sunday	6:30	34.3	48.7	39.6	57.7	32.9	52.3
6/12/2022	Sunday	6:45	34.7	43.6	53.2	71.4	32.5	40.8
6/12/2022	Sunday	7:00	34.0	50.1	38.2	54.1	34.3	51.1
6/12/2022	Sunday	7:15	33.9	46.3	42.0	58.1	32.8	51.4
6/12/2022	Sunday	7:30	34.7	46.0	38.9	54.0	33.5	47.6
6/12/2022	Sunday	7:45	34.1	45.5	50.5	72.7	35.8	50.2
6/12/2022	Sunday	8:00	33.8	47.9	42.9	66.0	35.1	51.4
6/12/2022	Sunday	8:15	34.9	49.6	49.0	63.8	34.9	49.8
6/12/2022	Sunday	8:30	36.2	50.8	38.9	54.0	34.3	48.7
6/12/2022	Sunday	8:45	33.2	52.7	42.5	65.0	40.6	54.3
6/12/2022	Sunday	9:00	38.0	61.5	42.0	59.1	36.4	46.9
6/12/2022	Sunday	9:15	32.8	46.0	42.9	61.1	38.8	58.8
6/12/2022	Sunday	9:30	35.0	52.4	41.7	53.6	39.5	57.0
6/12/2022	Sunday	9:45	33.9	49.1	47.3	68.2	41.4	58.4
6/12/2022	Sunday	10:00	33.0	43.9	41.4	62.0	36.8	51.4
6/12/2022	Sunday	10:15	35.3	49.3	42.4	58.0	38.5	55.0
6/12/2022	Sunday	10:30	33.5	41.5	42.3	54.0	36.5	47.8
6/12/2022	Sunday	10:45	34.3	47.1	39.2	50.8	37.8	52.4
6/12/2022	Sunday	11:00	35.7	52.4	42.8	60.8	36.8	51.1

AMBIENT NOISE			Site C2		Site D2		Site E	
			1447	Foothill	406	Fairview	434	Fairview
Date	Day	Time	LAeq	LASmax	LAeq	LASmax	LAeq	LASmax
6/12/2022	Sunday	11:15	33.9	48.4	41.3	53.3	37.1	47.5
6/12/2022	Sunday	11:30	39.1	60.0	45.1	58.6	38.1	57.6
6/12/2022	Sunday	11:45	33.8	45.2	43.9	59.9	37.0	52.6
6/12/2022	Sunday	12:00	39.5	56.3	42.1	57.7	48.5	59.9
6/12/2022	Sunday	12:15	41.7	64.8	45.3	67.1	40.6	51.0
6/12/2022	Sunday	12:30	34.9	43.8	43.1	62.7	37.2	44.4
6/12/2022	Sunday	12:45	42.1	64.3	42.7	56.0	45.8	59.6
6/12/2022	Sunday	13:00	38.0	44.5	44.2	57.2	42.5	52.2
6/12/2022	Sunday	13:15	37.1	48.8	42.5	63.2	41.1	50.2
6/12/2022	Sunday	13:30	35.6	43.7	43.2	55.9	38.9	49.3
6/12/2022	Sunday	13:45	36.1	47.1	41.3	52.9	40.3	50.6
6/12/2022	Sunday	14:00	36.0	45.8	44.1	59.6	38.2	48.5
6/12/2022	Sunday	14:15	46.7	63.7	56.2	63.4	42.6	55.2
6/12/2022	Sunday	14:30	39.5	50.4	56.7	59.2	41.8	58.6
6/12/2022	Sunday	14:45	39.6	50.5	56.6	59.7	41.4	50.3
6/12/2022	Sunday	15:00	37.7	55.6	56.4	58.6	37.9	45.0
6/12/2022	Sunday	15:15	36.7	45.9	56.1	58.5	39.8	57.5
6/12/2022	Sunday	15:30	38.7	63.6	55.9	58.1	39.6	50.0
6/12/2022	Sunday	15:45	37.2	49.5	55.8	65.6	38.6	48.6
6/12/2022	Sunday	16:00	36.0	45.8	42.9	58.0	38.8	50.4
6/12/2022	Sunday	16:15	38.6	48.4	43.1	57.9	40.2	51.4
6/12/2022	Sunday	16:30	37.1	49.2	42.8	56.3	39.4	58.6
6/12/2022	Sunday	16:45	38.0	50.0	39.2	55.8	38.7	48.4
6/12/2022	Sunday	17:00	35.6	45.0	40.5	56.9	39.0	50.8
6/12/2022	Sunday	17:15	37.2	54.6	43.8	56.7	40.4	57.4
6/12/2022	Sunday	17:30	34.5	44.6	40.1	55.8	35.6	46.4
6/12/2022	Sunday	17:45	38.3	54.9	40.5	55.2	39.5	57.0
6/12/2022	Sunday	18:00	36.6	48.2	54.0	75.9	36.8	48.7
6/12/2022	Sunday	18:15	37.2	58.3	43.6	56.1	34.0	52.0
6/12/2022	Sunday	18:30	33.6	46.1	40.4	56.1	43.4	58.5
6/12/2022	Sunday	18:45	33.5	44.9	42.4	54.9	36.6	58.5
6/12/2022	Sunday	19:00	34.8	47.1	40.9	56.5	37.4	55.3
6/12/2022	Sunday	19:15	33.7	49.2	41.4	55.1	31.2	43.3
6/12/2022	Sunday	19:30	33.9	50.0	43.2	61.4	31.8	38.0
6/12/2022	Sunday	19:45	33.1	47.8	41.7	54.9	30.6	40.7
6/12/2022	Sunday	20:00	33.0	50.7	41.6	60.2	31.0	38.1
6/12/2022	Sunday	20:15	34.0	53.9	36.8	55.7	30.9	37.7
6/12/2022	Sunday	20:30	44.8	49.3	36.2	50.4	35.4	46.3
6/12/2022	Sunday	20:45	47.8	49.5	39.0	62.3	37.8	46.7

AMBIENT NOISE			Site C2		Site D2		Site E	
			1447	Foothill	406	Fairview	434	Fairview
Date	Day	Time	LAeq	LASmax	LAeq	LASmax	LAeq	LASmax
6/12/2022	Sunday	21:00	47.6	49.2	39.5	53.4	35.2	39.3
6/12/2022	Sunday	21:15	47.5	49.5	39.0	52.1	37.9	44.8
6/12/2022	Sunday	21:30	48.1	50.4	41.0	55.7	36.5	44.9
6/12/2022	Sunday	21:45	46.8	48.6	41.0	57.0	38.1	45.3
6/12/2022	Sunday	22:00	46.5	48.1	39.9	54.1	35.4	41.7
6/12/2022	Sunday	22:15	47.0	48.9	39.5	52.8	36.6	44.2
6/12/2022	Sunday	22:30	47.2	49.0	42.1	64.7	37.9	45.2
6/12/2022	Sunday	22:45	46.8	48.5	40.4	53.2	35.1	40.5
6/12/2022	Sunday	23:00	46.1	48.1	37.3	51.0	34.6	44.7
6/12/2022	Sunday	23:15	46.2	47.7	37.9	52.5	34.7	43.5
6/12/2022	Sunday	23:30	45.8	47.4	38.6	54.4	33.3	48.0
6/12/2022	Sunday	23:45	45.8	48.0	37.7	54.3	33.0	38.1
6/13/2022	Monday	0:00	46.0	47.3	36.7	38.7	32.8	39.8
6/13/2022	Monday	0:15	46.3	47.6	36.4	39.4	33.4	42.3
6/13/2022	Monday	0:30	45.8	47.6	37.0	38.8	31.9	39.6
6/13/2022	Monday	0:45	45.7	47.4	38.3	53.3	30.9	38.4
6/13/2022	Monday	1:00	45.3	46.9	37.6	39.6	31.9	42.4
6/13/2022	Monday	1:15	45.1	46.8	37.4	56.8	30.7	39.3
6/13/2022	Monday	1:30	45.0	46.8	36.4	60.7	29.8	47.7
6/13/2022	Monday	1:45	44.8	46.8	36.5	52.7	31.7	43.7
6/13/2022	Monday	2:00	44.3	46.1	34.3	47.4	31.7	43.1
6/13/2022	Monday	2:15	42.9	50.4	33.9	38.7	30.6	44.5
6/13/2022	Monday	2:30	42.5	54.5	36.6	54.2	29.2	36.5
6/13/2022	Monday	2:45	40.7	43.1	34.1	41.8	30.4	41.3
6/13/2022	Monday	3:00	39.0	42.4	32.3	44.6	28.8	34.2
6/13/2022	Monday	3:15	39.3	43.3	32.8	38.2	30.6	44.9
6/13/2022	Monday	3:30	38.3	41.6	32.0	34.4	29.3	36.3
6/13/2022	Monday	3:45	32.2	34.4	31.9	44.8	28.3	42.0
6/13/2022	Monday	4:00	31.7	35.1	31.9	35.6	26.9	49.0
6/13/2022	Monday	4:15	29.6	36.0	31.7	44.8	28.2	42.3
6/13/2022	Monday	4:30	27.4	35.8	33.4	53.1	26.0	39.9
6/13/2022	Monday	4:45	25.6	33.3	30.8	40.5	26.1	34.8
6/13/2022	Monday	5:00	28.8	36.2	38.0	59.8	34.8	48.6
6/13/2022	Monday	5:15	35.3	52.5	48.5	70.0	38.6	44.7
6/13/2022	Monday	5:30	31.4	40.4	41.8	52.1	38.4	48.4
6/13/2022	Monday	5:45	33.6	49.7	43.0	59.0	39.3	59.9
6/13/2022	Monday	6:00	32.6	48.3	46.2	64.6	41.2	55.7
6/13/2022	Monday	6:15	33.2	47.2	41.6	53.9	44.0	56.0
6/13/2022	Monday	6:30	33.2	46.9	39.3	54.7	40.1	53.9

AMBIENT NOISE			Site C2		Site D2		Site E	
			1447	Foothill	406	Fairview	434	Fairview
Date	Day	Time	LAeq	LASmax	LAeq	LASmax	LAeq	LASmax
6/13/2022	Monday	6:45	31.6	50.6	43.2	60.6	37.5	52.3
6/13/2022	Monday	7:00	33.6	53.7	45.5	66.4	40.7	51.2
6/13/2022	Monday	7:15	36.5	53.8	41.9	54.0	37.4	48.2
6/13/2022	Monday	7:30	36.8	51.5	46.5	60.1	39.1	52.4
6/13/2022	Monday	7:45	41.2	58.1	45.5	56.2	40.1	51.6
6/13/2022	Monday	8:00	40.9	53.5	44.2	60.0	41.3	53.5
6/13/2022	Monday	8:15	48.1	56.4	47.0	63.1	47.4	57.6
6/13/2022	Monday	8:30	35.0	50.6	46.2	63.5	43.0	51.5
6/13/2022	Monday	8:45	36.7	47.9	45.9	61.8	40.6	54.2
6/13/2022	Monday	9:00	39.1	53.4	45.7	58.2	37.9	53.2
6/13/2022	Monday	9:15	37.2	55.8	44.3	60.1	40.3	47.9
6/13/2022	Monday	9:30	46.8	75.7	46.5	63.4	40.4	54.6
6/13/2022	Monday	9:45	47.0	74.4	50.3	64.7	39.5	63.1
6/13/2022	Monday	10:00	37.1	51.2	52.3	68.6	45.9	64.0
6/13/2022	Monday	10:15	39.4	47.4	57.7	74.8	43.0	54.5
6/13/2022	Monday	10:30	39.8	49.5	56.4	66.1	38.5	52.0
6/13/2022	Monday	10:45	41.7	66.2	56.1	63.7	41.7	58.9
6/13/2022	Monday	11:00	36.9	49.3	48.7	60.3	39.2	51.4
6/13/2022	Monday	11:15	36.7	49.3	44.8	61.8	40.7	56.6
6/13/2022	Monday	11:30	38.5	47.1	44.9	58.8	42.6	53.3
6/13/2022	Monday	11:45	36.5	43.0	43.9	58.7	44.4	54.2
6/13/2022	Monday	12:00	38.3	50.4	44.0	56.3	41.0	50.9
6/13/2022	Monday	12:15	37.4	53.0	45.3	60.0	43.0	60.0
6/13/2022	Monday	12:30	38.3	57.6	43.2	60.2	37.2	51.6
6/13/2022	Monday	12:45	41.5	57.8	46.0	60.2	39.3	57.9
6/13/2022	Monday	13:00	36.7	47.6	44.6	60.5	40.7	54.2
6/13/2022	Monday	13:15	37.0	44.0	41.6	54.9	38.7	48.8
6/13/2022	Monday	13:30	37.9	50.8	44.0	61.9	40.5	47.5
6/13/2022	Monday	13:45	36.7	45.7	42.7	59.4	45.6	59.2
6/13/2022	Monday	14:00	36.7	45.9	41.5	55.3	47.4	59.6
6/13/2022	Monday	14:15	36.5	44.2	51.3	68.1	49.2	61.9
6/13/2022	Monday	14:30	36.5	51.0	46.8	67.4	41.0	48.9
6/13/2022	Monday	14:45	35.7	41.4	42.8	64.9	37.7	47.5
6/13/2022	Monday	15:00	34.9	42.7	41.3	60.5	39.0	56.5
6/13/2022	Monday	15:15	36.3	46.2	48.1	64.1	47.4	62.2
6/13/2022	Monday	15:30	42.2	64.1	44.3	60.1	45.7	59.0
6/13/2022	Monday	15:45	40.8	52.4	42.2	59.1	42.9	55.7
6/13/2022	Monday	16:00	38.4	56.9	48.9	70.4	48.7	56.6
6/13/2022	Monday	16:15	36.2	45.1	49.6	71.1	39.3	52.1

Camp Ramah Concerned Neighbors
Ambient Noise and Potential Residential Noise Impacts
Page 31

AMBIENT NOISE			Site C2		Site D2		Site E	
			1447	Foothill	406	Fairview	434	Fairview
Date	Day	Time	LAeq	LASmax	LAeq	LASmax	LAeq	LASmax
6/13/2022	Monday	16:30	34.5	49.6	41.8	55.5	37.8	56.3
6/13/2022	Monday	16:45	34.2	44.9	42.5	56.0	36.8	48.9
6/13/2022	Monday	17:00	36.4	59.7	43.3	60.0	35.8	44.8
6/13/2022	Monday	17:15	36.5	52.8	46.1	61.6	44.0	57.5
6/13/2022	Monday	17:30	33.9	42.3	48.0	65.7	35.7	55.3
6/13/2022	Monday	17:45	37.5	63.6	40.7	53.4	42.3	58.6
6/13/2022	Monday	18:00	36.3	47.5	41.9	55.5	34.6	49.2
6/13/2022	Monday	18:15	34.1	48.0	44.6	58.4	37.8	52.9
6/13/2022	Monday	18:30	32.7	39.0	41.2	57.7	37.4	55.7
6/13/2022	Monday	18:45	32.7	40.4	37.6	53.3	36.9	50.5
6/13/2022	Monday	19:00	34.5	50.5	43.3	57.0	34.9	47.4
6/13/2022	Monday	19:15	33.4	44.4	37.4	51.3	39.5	55.5
6/13/2022	Monday	19:30	34.8	50.2	39.6	62.6	39.7	53.0
6/13/2022	Monday	19:45	33.5	56.2	40.9	57.2	41.0	56.8
6/13/2022	Monday	20:00	32.8	45.5	41.9	57.8	34.3	50.6
6/13/2022	Monday	20:15	33.5	40.0	40.8	56.2	33.2	52.9
6/13/2022	Monday	20:30	45.4	50.6	37.7	53.3	35.3	46.5
6/13/2022	Monday	20:45	49.3	50.6	40.9	59.5	35.9	50.8
6/13/2022	Monday	21:00	49.3	54.1	40.0	54.3	35.6	45.4
6/13/2022	Monday	21:15	48.3	50.3	42.2	56.1	36.6	46.6
6/13/2022	Monday	21:30	48.8	50.9	39.0	51.1	39.3	52.1
6/13/2022	Monday	21:45	49.2	51.4	39.4	53.9	35.9	40.5
6/13/2022	Monday	22:00	49.0	50.6	40.9	54.5	36.7	40.8
6/13/2022	Monday	22:15	48.2	50.6	40.9	57.3	36.3	38.9
6/13/2022	Monday	22:30	49.0	50.8	39.0	50.2	37.6	48.5
6/13/2022	Monday	22:45	48.5	50.9	40.4	52.6	38.2	45.7
6/13/2022	Monday	23:00	48.6	50.6	39.1	51.3	38.4	52.3
6/13/2022	Monday	23:15	48.3	50.7	37.2	49.8	34.4	52.8
6/13/2022	Monday	23:30	48.1	50.2	37.8	52.9	33.2	37.7
6/13/2022	Monday	23:45	48.5	50.3	37.1	55.8	33.4	40.9
6/14/2022	Tuesday	0:00	47.5	50.2	36.5	49.8	33.8	37.3
6/14/2022	Tuesday	0:15	47.7	49.4	36.2	51.6	33.8	45.9
6/14/2022	Tuesday	0:30	46.2	48.8	33.8	36.7	33.4	43.0
6/14/2022	Tuesday	0:45	47.1	49.0	35.1	44.0	34.5	44.5
6/14/2022	Tuesday	1:00	47.2	49.4	36.4	53.1	34.2	37.9
6/14/2022	Tuesday	1:15	46.3	47.7	34.4	39.2	33.2	39.6
6/14/2022	Tuesday	1:30	45.6	49.6	38.0	57.0	32.5	41.4
6/14/2022	Tuesday	1:45	43.4	45.2	33.0	38.1	31.0	37.2
6/14/2022	Tuesday	2:00	41.3	43.9	33.9	51.5	29.8	34.5

AMBIENT NOISE			Site C2		Site D2		Site E	
			1447	Foothill	406	Fairview	434	Fairview
Date	Day	Time	LAeq	LASmax	LAeq	LASmax	LAeq	LASmax
6/14/2022	Tuesday	2:15	41.5	43.9	32.7	34.7	30.1	34.2
6/14/2022	Tuesday	2:30	39.3	48.2	32.4	48.4	31.1	45.5
6/14/2022	Tuesday	2:45	40.4	42.5	31.5	36.0	27.4	36.4
6/14/2022	Tuesday	3:00	41.5	46.6	31.2	35.7	28.1	45.0
6/14/2022	Tuesday	3:15	41.2	43.1	31.3	35.9	27.8	35.9
6/14/2022	Tuesday	3:30	38.0	44.1	31.5	40.3	36.4	47.7
6/14/2022	Tuesday	3:45	35.1	40.6	31.6	35.5	33.2	46.0
6/14/2022	Tuesday	4:00	33.8	37.3	31.1	34.2	31.1	44.7
6/14/2022	Tuesday	4:15	31.8	36.7	30.9	44.1	30.5	44.3
6/14/2022	Tuesday	4:30	34.4	45.8	34.4	53.4	31.3	45.7
6/14/2022	Tuesday	4:45	31.9	41.5	31.9	37.7	35.4	47.9
6/14/2022	Tuesday	5:00	30.4	40.0	38.2	46.9	35.1	45.8
6/14/2022	Tuesday	5:15	35.0	52.0	48.6	57.5	45.1	53.7
6/14/2022	Tuesday	5:30	32.4	41.1	47.6	62.3	45.1	59.2
6/14/2022	Tuesday	5:45	33.6	47.0	48.6	63.1	43.5	60.1
6/14/2022	Tuesday	6:00	33.8	46.3	43.4	59.9	41.0	56.6
6/14/2022	Tuesday	6:15	33.1	40.3	44.7	64.9	39.4	53.1
6/14/2022	Tuesday	6:30	34.6	45.7	44.4	62.5	41.9	53.7
6/14/2022	Tuesday	6:45	34.5	41.9	46.5	61.3	41.8	59.4
6/14/2022	Tuesday	7:00	36.3	47.0	44.1	60.7	43.4	66.6
6/14/2022	Tuesday	7:15	38.0	57.1	43.2	56.1	39.2	63.7
6/14/2022	Tuesday	7:30	39.3	46.2	40.9	54.1	39.2	53.1
6/14/2022	Tuesday	7:45	40.0	54.8	47.4	61.0	40.6	47.7
6/14/2022	Tuesday	8:00	36.1	48.1	44.3	59.0	40.3	54.3
6/14/2022	Tuesday	8:15	35.5	49.1	45.7	56.9	40.1	62.6
6/14/2022	Tuesday	8:30	34.7	48.2	42.2	54.9	45.1	71.1
6/14/2022	Tuesday	8:45	36.7	53.6	46.7	67.3	37.9	42.6
6/14/2022	Tuesday	9:00	39.0	66.4	44.0	63.1	36.6	43.9
6/14/2022	Tuesday	9:15	34.3	50.3	45.2	58.1	43.0	62.6
6/14/2022	Tuesday	9:30	35.4	60.2	42.5	55.5	36.9	52.7
6/14/2022	Tuesday	9:45	35.5	46.0	44.2	61.0	38.6	52.4
6/14/2022	Tuesday	10:00	33.4	48.4	48.9	63.3	36.9	51.0
6/14/2022	Tuesday	10:15	33.1	46.0	44.3	61.2	43.9	60.0
6/14/2022	Tuesday	10:30	38.5	61.0	45.2	63.6	39.2	53.4
6/14/2022	Tuesday	10:45	41.6	56.1	44.7	59.5	40.9	66.2
6/14/2022	Tuesday	11:00	36.6	57.0	48.0	61.0	35.8	45.9
6/14/2022	Tuesday	11:15	36.8	52.7	45.8	59.4	39.6	55.4
6/14/2022	Tuesday	11:30	36.1	47.1	43.8	56.6	39.6	55.1
6/14/2022	Tuesday	11:45	36.4	44.9	46.1	63.0	37.2	51.0

AMBIENT NOISE			Site C2		Site D2		Site E	
			1447	Foothill	406	Fairview	434	Fairview
Date	Day	Time	LAeq	LASmax	LAeq	LASmax	LAeq	LASmax
6/14/2022	Tuesday	12:00	39.3	49.9	45.3	61.3	37.0	54.1
6/14/2022	Tuesday	12:15	38.2	54.3	44.5	59.8	38.4	52.6
6/14/2022	Tuesday	12:30	40.3	56.2	43.0	55.6	38.6	51.4
6/14/2022	Tuesday	12:45	38.4	49.4	40.8	60.5	40.3	53.7
6/14/2022	Tuesday	13:00	38.9	48.5	41.5	55.3	40.1	53.0
6/14/2022	Tuesday	13:15	36.8	55.1	52.2	70.7	39.0	51.4
6/14/2022	Tuesday	13:30	40.6	56.3	48.0	60.2	42.3	53.3
6/14/2022	Tuesday	13:45	37.6	46.9	47.6	62.9	40.4	54.6
6/14/2022	Tuesday	14:00	36.0	44.0	45.6	56.8	39.7	47.5
6/14/2022	Tuesday	14:15	36.4	45.0	48.7	62.1	39.0	46.5
6/14/2022	Tuesday	14:30	37.1	46.8	44.5	57.5	40.3	53.0
6/14/2022	Tuesday	14:45	35.9	43.7	49.9	68.1	38.8	47.3
6/14/2022	Tuesday	15:00	35.1	41.0	45.4	60.6	40.4	50.5
6/14/2022	Tuesday	15:15	39.3	64.7	47.9	62.6	41.2	58.6
6/14/2022	Tuesday	15:30	39.9	56.9	44.6	58.2	41.2	51.9
6/14/2022	Tuesday	15:45	36.9	46.9	43.2	56.4	37.6	45.4
6/14/2022	Tuesday	16:00	35.5	46.0	44.6	56.6	38.5	48.5
6/14/2022	Tuesday	16:15	35.6	44.6	45.3	61.0	37.3	44.7
6/14/2022	Tuesday	16:30	36.6	49.7	45.8	61.4	42.0	54.1
6/14/2022	Tuesday	16:45	38.2	51.3	45.1	63.1	40.4	56.8
6/14/2022	Tuesday	17:00	34.5	43.9	42.1	56.5	36.9	51.6
6/14/2022	Tuesday	17:15	35.7	49.3	44.5	59.2	40.3	57.9
6/14/2022	Tuesday	17:30	34.2	53.3	40.1	54.5	37.3	47.9
6/14/2022	Tuesday	17:45	34.8	48.4	44.4	61.9	37.2	54.8
6/14/2022	Tuesday	18:00	35.8	51.4	41.1	56.0	39.3	56.6
6/14/2022	Tuesday	18:15	37.6	50.5	42.0	56.0	39.0	54.6
6/14/2022	Tuesday	18:30	35.5	46.6	40.6	53.8	36.0	49.2
6/14/2022	Tuesday	18:45	37.8	56.6	41.5	59.2	39.6	54.2
6/14/2022	Tuesday	19:00	34.7	53.5	43.4	60.3	37.4	50.5
6/14/2022	Tuesday	19:15	32.0	44.9	44.5	66.6	46.6	58.7
6/14/2022	Tuesday	19:30	31.2	39.5	45.9	69.2	39.1	53.8
6/14/2022	Tuesday	19:45	31.2	38.1	41.5	54.3	40.6	52.6
6/14/2022	Tuesday	20:00	33.0	41.4	46.5	68.2	32.7	47.9
6/14/2022	Tuesday	20:15	35.5	43.9	45.1	67.9	35.2	49.1
6/14/2022	Tuesday	20:30	42.3	54.1	42.2	55.1	35.8	52.5
6/14/2022	Tuesday	20:45	46.8	59.8	48.2	71.7	37.3	52.9
6/14/2022	Tuesday	21:00	48.2	50.6	40.8	51.5	36.8	39.2
6/14/2022	Tuesday	21:15	48.4	50.2	40.8	53.2	37.1	44.6
6/14/2022	Tuesday	21:30	45.7	48.4	41.9	54.3	36.9	47.3

AMBIENT NOISE			Site C2		Site D2		Site E	
			1447	Foothill	406	Fairview	434	Fairview
Date	Day	Time	LAeq	LASmax	LAeq	LASmax	LAeq	LASmax
6/14/2022	Tuesday	21:45	47.0	49.5	41.0	54.5	36.8	44.7
6/14/2022	Tuesday	22:00	46.0	47.8	42.4	55.9	35.9	40.5
6/14/2022	Tuesday	22:15	46.3	47.8	45.9	54.3	36.5	45.1
6/14/2022	Tuesday	22:30	46.5	48.2	38.8	50.2	36.4	49.5
6/14/2022	Tuesday	22:45	47.2	48.9	38.2	51.0	35.7	46.7
6/14/2022	Tuesday	23:00	46.2	54.0	37.0	49.9	34.2	40.7
6/14/2022	Tuesday	23:15	45.3	47.2	38.4	51.5	35.0	46.6
6/14/2022	Tuesday	23:30	45.3	52.3	37.2	52.5	35.1	49.2
6/14/2022	Tuesday	23:45	45.6	48.2	37.9	51.2	34.5	40.2
6/15/2022	Wednesday	0:00	45.3	47.4	37.3	52.8	34.7	42.0
6/15/2022	Wednesday	0:15	44.8	47.7	37.1	51.3	33.4	40.0
6/15/2022	Wednesday	0:30	44.3	46.0	37.5	54.2	32.9	41.7
6/15/2022	Wednesday	0:45	42.6	47.1	36.0	60.2	33.2	40.0
6/15/2022	Wednesday	1:00	41.3	43.1	33.8	35.7	32.4	38.8
6/15/2022	Wednesday	1:15	42.2	45.3	34.1	35.9	32.2	36.1
6/15/2022	Wednesday	1:30	42.9	45.7	34.0	44.3	32.1	40.1
6/15/2022	Wednesday	1:45	41.6	43.2	36.5	52.7	31.9	37.8
6/15/2022	Wednesday	2:00	41.1	43.5	36.0	51.8	30.7	34.6
6/15/2022	Wednesday	2:15	41.9	44.7	34.2	37.3	29.9	35.5
6/15/2022	Wednesday	2:30	41.1	43.6	33.7	41.7	29.3	36.6
6/15/2022	Wednesday	2:45	40.6	42.5	33.8	36.2	29.5	39.1
6/15/2022	Wednesday	3:00	40.4	41.8	33.5	36.2	27.8	33.4
6/15/2022	Wednesday	3:15	40.7	42.0	32.7	35.9	28.1	38.8
6/15/2022	Wednesday	3:30	41.0	43.1	34.3	51.9	29.7	52.4
6/15/2022	Wednesday	3:45	40.4	42.3	32.9	49.7	27.2	33.1
6/15/2022	Wednesday	4:00	39.2	41.0	32.5	36.5	27.0	34.8
6/15/2022	Wednesday	4:15	36.2	41.9	32.2	36.3	26.4	37.5
6/15/2022	Wednesday	4:30	33.6	42.6	31.7	36.3	30.2	42.2
6/15/2022	Wednesday	4:45	31.9	44.2	32.8	42.2	30.6	40.3
6/15/2022	Wednesday	5:00	30.8	36.2	39.0	47.4	35.9	43.9
6/15/2022	Wednesday	5:15	34.0	38.9	43.3	52.1	45.6	54.6
6/15/2022	Wednesday	5:30	35.3	46.4	41.6	58.2	44.8	57.4
6/15/2022	Wednesday	5:45	38.5	62.9	47.1	63.8	48.0	62.7
6/15/2022	Wednesday	6:00	36.8	53.5	48.3	69.1	35.8	47.3
6/15/2022	Wednesday	6:15	36.5	53.6	58.9	83.5	40.6	56.7
6/15/2022	Wednesday	6:30	44.9	73.2	41.7	66.2	42.8	60.0
6/15/2022	Wednesday	6:45	38.6	48.0	44.7	61.6	45.6	69.6
6/15/2022	Wednesday	7:00	38.4	49.4	45.1	60.2	39.3	53.8
6/15/2022	Wednesday	7:15	35.7	45.5	48.8	63.4	39.2	60.7

AMBIENT NOISE			Site C2		Site D2		Site E	
			1447	Foothill	406	Fairview	434	Fairview
Date	Day	Time	LAeq	LASmax	LAeq	LASmax	LAeq	LASmax
6/15/2022	Wednesday	7:30	51.4	78.4	43.6	55.7	41.4	65.1
6/15/2022	Wednesday	7:45	36.4	54.4	47.7	66.6	43.1	61.1
6/15/2022	Wednesday	8:00	37.3	56.4	45.2	58.5	41.3	65.8
6/15/2022	Wednesday	8:15	37.5	51.1	44.3	60.3	41.3	57.0
6/15/2022	Wednesday	8:30	38.3	64.1	46.0	62.1	38.8	58.4
6/15/2022	Wednesday	8:45	34.9	47.9	49.1	63.6	38.3	47.9
6/15/2022	Wednesday	9:00	35.1	50.8	46.7	67.7	36.5	47.0
6/15/2022	Wednesday	9:15	37.2	54.4	46.8	65.6	40.7	58.9
6/15/2022	Wednesday	9:30	35.6	46.2	42.9	54.9	38.0	53.9
6/15/2022	Wednesday	9:45	37.0	47.5	42.6	59.7	41.5	53.1
6/15/2022	Wednesday	10:00	35.7	43.7	47.8	64.0	42.9	55.7
6/15/2022	Wednesday	10:15	35.2	48.8	45.9	61.1	35.4	49.4
6/15/2022	Wednesday	10:30	37.3	44.6	43.6	60.4	46.6	61.3
6/15/2022	Wednesday	10:45	37.7	49.4	46.2	60.5	36.6	50.4
6/15/2022	Wednesday	11:00	38.3	50.9	45.8	61.2	43.7	58.4
6/15/2022	Wednesday	11:15	38.8	48.4	46.8	63.4	38.4	49.3
6/15/2022	Wednesday	11:30	40.0	64.5	41.8	56.1	39.7	56.0
6/15/2022	Wednesday	11:45	32.9	45.9	46.9	67.0	34.8	42.9
6/15/2022	Wednesday	12:00	34.3	45.0	46.2	69.1	34.7	46.5
6/15/2022	Wednesday	12:15	35.3	48.1	45.8	63.3	35.2	46.6
6/15/2022	Wednesday	12:30	41.9	59.5	42.5	54.0	38.1	51.4
6/15/2022	Wednesday	12:45	42.1	56.1	44.2	59.3	35.8	49.0
6/15/2022	Wednesday	13:00	41.9	53.8	45.8	62.0	35.7	52.6
6/15/2022	Wednesday	13:15	42.4	57.1	45.7	62.1	35.4	50.3
6/15/2022	Wednesday	13:30	43.7	55.0	40.0	50.1	35.3	45.4
6/15/2022	Wednesday	13:45	42.5	55.6	41.6	56.8	37.1	48.9
6/15/2022	Wednesday	14:00	38.0	53.1	49.0	64.9	41.4	54.2
6/15/2022	Wednesday	14:15	41.7	55.6	42.9	54.7	37.6	52.9
6/15/2022	Wednesday	14:30	38.4	51.9	45.0	57.2	41.2	53.3
6/15/2022	Wednesday	14:45	45.6	61.2	47.8	64.1	40.0	50.9
6/15/2022	Wednesday	15:00	42.6	66.3	43.4	55.2	37.1	50.5
6/15/2022	Wednesday	15:15	42.9	55.5	44.2	61.8	40.4	59.4
6/15/2022	Wednesday	15:30	39.4	53.7	47.2	61.8	37.1	49.1
6/15/2022	Wednesday	15:45	43.2	56.5	43.5	58.7	34.9	44.1
6/15/2022	Wednesday	16:00	34.7	50.2	43.2	55.1	36.3	54.5
6/15/2022	Wednesday	16:15	35.0	49.7	41.2	53.6	35.9	53.9
6/15/2022	Wednesday	16:30	34.5	43.2	48.4	69.1	37.1	62.1
6/15/2022	Wednesday	16:45	37.6	50.4	42.9	56.7	43.1	60.8
6/15/2022	Wednesday	17:00	36.3	49.9	42.8	53.2	46.2	63.9

AMBIENT NOISE			Site C2		Site D2		Site E	
			1447	Foothill	406	Fairview	434	Fairview
Date	Day	Time	LAeq	LASmax	LAeq	LASmax	LAeq	LASmax
6/15/2022	Wednesday	17:15	37.9	49.5	42.3	59.6	38.3	50.3
6/15/2022	Wednesday	17:30	35.8	50.8	44.3	57.7	38.4	52.7
6/15/2022	Wednesday	17:45	34.8	44.5	42.0	61.6	34.2	43.2
6/15/2022	Wednesday	18:00	37.2	59.4	43.0	57.6	39.4	56.8
6/15/2022	Wednesday	18:15	34.4	47.9	42.4	59.3	41.3	54.1
6/15/2022	Wednesday	18:30	32.4	41.7	42.7	57.5	41.0	57.5
6/15/2022	Wednesday	18:45	33.1	41.2	41.2	56.6	47.0	61.1
6/15/2022	Wednesday	19:00	36.7	62.4	40.1	53.9	42.6	59.7
6/15/2022	Wednesday	19:15	36.2	59.2	40.1	53.1	40.2	56.6
6/15/2022	Wednesday	19:30	33.2	39.3	43.2	60.1	43.9	61.7
6/15/2022	Wednesday	19:45	33.5	49.7	38.4	53.1	35.9	50.7
6/15/2022	Wednesday	20:00	34.4	45.3	44.6	60.8	34.6	47.3
6/15/2022	Wednesday	20:15	34.2	53.6	39.2	56.4	32.5	54.4
6/15/2022	Wednesday	20:30	46.9	50.3	41.1	54.7	34.4	42.7
6/15/2022	Wednesday	20:45	52.5	54.6	43.4	65.0	36.0	40.6
6/15/2022	Wednesday	21:00	51.9	53.1	41.1	56.7	37.3	55.4
6/15/2022	Wednesday	21:15	52.3	53.8	41.2	53.4	36.5	39.7
6/15/2022	Wednesday	21:30	52.0	53.9	42.7	53.5	37.1	45.2
6/15/2022	Wednesday	21:45	51.1	52.8	48.5	71.5	36.6	39.1
6/15/2022	Wednesday	22:00	48.8	52.4	39.2	51.9	36.5	56.7
6/15/2022	Wednesday	22:15	46.9	48.4	37.7	52.9	35.8	42.0
6/15/2022	Wednesday	22:30	46.8	49.2	39.3	56.6	35.9	41.9
6/15/2022	Wednesday	22:45	46.1	48.3	37.6	52.5	35.0	42.1
6/15/2022	Wednesday	23:00	47.7	49.8	38.2	53.3	34.2	41.7
6/15/2022	Wednesday	23:15	47.6	49.6	38.4	55.9	33.6	40.2
6/15/2022	Wednesday	23:30	46.6	55.4	35.7	51.4	33.4	43.6
6/15/2022	Wednesday	23:45	45.0	48.5	37.3	64.1	33.0	44.4
6/16/2022	Thursday	0:00	43.8	46.8	33.1	44.6	33.2	55.1
6/16/2022	Thursday	0:15	45.8	47.1	35.6	55.2	30.9	36.9
6/16/2022	Thursday	0:30	44.4	46.1	32.8	37.5	30.7	37.2
6/16/2022	Thursday	0:45	43.6	45.2	35.0	52.2	30.2	37.7
6/16/2022	Thursday	1:00	43.6	45.9	35.5	52.2	30.8	38.0
6/16/2022	Thursday	1:15	43.2	58.4	31.6	37.9	31.5	41.6
6/16/2022	Thursday	1:30	42.8	44.2	31.0	40.5	30.3	39.5
6/16/2022	Thursday	1:45	40.9	43.2	31.3	41.1	30.3	38.7
6/16/2022	Thursday	2:00	39.6	41.2	31.9	37.5	29.8	37.2
6/16/2022	Thursday	2:15	39.3	40.9	31.6	47.7	28.6	38.0
6/16/2022	Thursday	2:30	38.4	40.3	31.0	34.8	29.7	41.3
6/16/2022	Thursday	2:45	38.2	41.2	30.5	36.1	26.9	39.9

AMBIENT NOISE			Site C2		Site D2		Site E	
			1447	Foothill	406	Fairview	434	Fairview
Date	Day	Time	LAeq	LASmax	LAeq	LASmax	LAeq	LASmax
6/16/2022	Thursday	3:00	38.0	41.0	31.0	44.7	32.3	44.0
6/16/2022	Thursday	3:15	38.6	40.0	29.3	32.3	28.1	41.3
6/16/2022	Thursday	3:30	38.2	39.9	30.1	44.8	31.1	42.9
6/16/2022	Thursday	3:45	37.0	39.6	28.3	38.0	26.3	40.8
6/16/2022	Thursday	4:00	30.0	31.8	27.6	37.2	26.0	37.2
6/16/2022	Thursday	4:15	28.7	33.4	26.8	31.9	24.0	30.9
6/16/2022	Thursday	4:30	31.3	43.0	29.2	43.1	28.5	40.3
6/16/2022	Thursday	4:45	27.0	34.7	28.2	36.0	25.9	37.2
6/16/2022	Thursday	5:00	30.6	39.9	34.7	50.7	34.0	45.2
6/16/2022	Thursday	5:15	34.1	48.9	42.0	50.3	39.7	46.6
6/16/2022	Thursday	5:30	36.0	51.4	43.5	60.7	45.8	65.1
6/16/2022	Thursday	5:45	32.9	48.0	38.5	53.6	38.1	50.9
6/16/2022	Thursday	6:00	32.4	52.2	48.0	64.2	36.9	44.4
6/16/2022	Thursday	6:15	32.0	42.6	34.4	49.5	33.0	41.1
6/16/2022	Thursday	6:30	32.2	44.0	40.5	56.3	32.3	45.6
6/16/2022	Thursday	6:45	34.8	44.0	42.1	55.7	37.1	46.6
6/16/2022	Thursday	7:00	37.0	54.6	46.3	62.2	40.9	56.3
6/16/2022	Thursday	7:15	63.6	89.3	43.8	59.1	42.1	55.6
6/16/2022	Thursday	7:30	47.8	56.1	46.3	62.0	45.4	60.6
6/16/2022	Thursday	7:45	44.5	55.2	47.4	65.0	47.5	63.5
6/16/2022	Thursday	8:00	35.7	46.2	49.6	67.1	40.4	62.0
6/16/2022	Thursday	8:15	35.6	45.2	45.0	65.5	37.5	53.4
6/16/2022	Thursday	8:30	43.8	57.3	46.3	64.2	41.3	52.9
6/16/2022	Thursday	8:45	42.1	57.7	47.7	67.9	38.7	52.5
6/16/2022	Thursday	9:00	44.4	59.2	47.1	63.1	38.6	60.1
6/16/2022	Thursday	9:15	50.2	70.4	49.3	65.9	36.1	44.7
6/16/2022	Thursday	9:30	49.9	58.0	41.9	61.1	37.1	50.7
6/16/2022	Thursday	9:45	46.7	52.8	42.9	56.5	36.1	50.7
6/16/2022	Thursday	10:00	40.8	53.5	48.2	64.9	39.3	53.7
6/16/2022	Thursday	10:15	39.3	53.9	46.8	64.2	38.1	47.9
6/16/2022	Thursday	10:30	39.1	52.2	41.1	56.3	40.8	56.9
6/16/2022	Thursday	10:45	37.4	50.8	42.4	54.2	44.6	59.1
6/16/2022	Thursday	11:00	42.0	57.2	49.6	66.8	44.3	59.2
6/16/2022	Thursday	11:15	39.4	55.9	42.4	59.2	41.4	54.5
6/16/2022	Thursday	11:30	38.0	57.5	47.9	61.5	39.6	48.7
6/16/2022	Thursday	11:45	38.2	47.1	44.9	63.3	39.8	56.1
6/16/2022	Thursday	12:00	37.8	48.6	42.0	59.4	39.6	46.2
6/16/2022	Thursday	12:15	39.2	53.1	55.2	72.1	40.5	50.2
6/16/2022	Thursday	12:30	39.7	50.1	48.7	65.5	40.4	52.7

AMBIENT NOISE			Site C2		Site D2		Site E	
			1447	Foothill	406	Fairview	434	Fairview
Date	Day	Time	LAeq	LASmax	LAeq	LASmax	LAeq	LASmax
6/16/2022	Thursday	12:45	36.0	52.3	46.7	62.1	40.9	56.7
6/16/2022	Thursday	13:00	37.0	57.5	45.9	58.3	43.2	58.5
6/16/2022	Thursday	13:15	36.6	45.9	54.0	65.9	43.8	58.9
6/16/2022	Thursday	13:30	41.4	57.2	43.6	57.6	43.7	58.1
6/16/2022	Thursday	13:45	37.0	47.0	46.5	66.6	40.0	46.2
6/16/2022	Thursday	14:00	36.5	47.0	56.6	82.8	40.5	49.9
6/16/2022	Thursday	14:15	37.6	48.4	42.7	57.2	42.3	57.9
6/16/2022	Thursday	14:30	39.0	52.3	46.7	66.6	41.7	58.5
6/16/2022	Thursday	14:45	35.9	56.1	43.5	58.4	39.3	49.9
6/16/2022	Thursday	15:00	35.9	48.5	49.4	67.7	42.6	57.4
6/16/2022	Thursday	15:15	40.9	64.3	40.0	52.8	40.5	53.6
6/16/2022	Thursday	15:30	38.3	47.8	42.0	54.7	39.2	47.9
6/16/2022	Thursday	15:45	36.1	43.0	43.6	56.2	38.9	45.3
6/16/2022	Thursday	16:00	39.1	50.5	50.1	65.2	43.0	55.3
6/16/2022	Thursday	16:15	37.5	47.4	49.3	73.7	39.5	54.6
6/16/2022	Thursday	16:30	37.5	47.0	42.2	57.6	39.5	46.9
6/16/2022	Thursday	16:45	35.4	44.3	42.4	56.6	40.7	53.2
6/16/2022	Thursday	17:00	36.5	44.7	48.7	64.8	40.0	47.9
6/16/2022	Thursday	17:15	38.4	54.1	48.2	64.9	40.7	54.9
6/16/2022	Thursday	17:30	34.8	53.3	42.0	54.2	37.1	56.5
6/16/2022	Thursday	17:45	36.6	47.6	48.2	62.5	46.7	64.8
6/16/2022	Thursday	18:00	34.4	48.0	40.0	54.3	42.2	58.6
6/16/2022	Thursday	18:15	33.3	46.9	48.8	66.8	40.7	56.4
6/16/2022	Thursday	18:30	36.3	58.9	44.6	64.1	35.5	46.9
6/16/2022	Thursday	18:45	34.3	46.3	42.1	53.6	41.3	60.7
6/16/2022	Thursday	19:00	38.4	56.4	51.2	72.4	40.5	55.0
6/16/2022	Thursday	19:15	35.7	51.2	43.5	59.4	39.9	57.6
6/16/2022	Thursday	19:30	37.1	59.8	41.8	62.0	38.0	52.4
6/16/2022	Thursday	19:45	36.7	48.2	36.2	52.8	33.8	47.8
6/16/2022	Thursday	20:00	35.2	45.9	42.5	62.4	33.8	54.9
6/16/2022	Thursday	20:15	37.6	51.5	42.5	57.3	38.2	52.7
6/16/2022	Thursday	20:30	46.9	55.1	41.4	53.6	40.0	51.5
6/16/2022	Thursday	20:45	50.0	52.1	51.4	76.7	42.0	53.5
6/16/2022	Thursday	21:00	49.0	55.8	43.0	57.6	41.3	54.9
6/16/2022	Thursday	21:15	47.8	50.4	42.7	57.8	41.2	52.2
6/16/2022	Thursday	21:30	46.4	50.7	40.6	55.4	35.3	43.1
6/16/2022	Thursday	21:45	46.5	48.1	38.7	51.8	34.8	40.4
6/16/2022	Thursday	22:00	46.4	49.5	39.7	53.6	34.7	43.8
6/16/2022	Thursday	22:15	45.9	49.4	39.9	54.4	34.3	45.2

AMBIENT NOISE			Site C2		Site D2		Site E	
			1447	Foothill	406	Fairview	434	Fairview
Date	Day	Time	LAeq	LASmax	LAeq	LASmax	LAeq	LASmax
6/16/2022	Thursday	22:30	45.0	47.4	39.1	64.1	32.5	38.0
6/16/2022	Thursday	22:45	44.1	46.7	35.9	45.9	36.1	62.4
6/16/2022	Thursday	23:00	44.0	45.5	37.3	53.6	34.8	40.1
6/16/2022	Thursday	23:15	43.9	45.7	36.9	51.8	34.6	45.2
6/16/2022	Thursday	23:30	42.7	45.3	40.0	55.6	41.0	54.2
6/16/2022	Thursday	23:45	42.2	44.5	36.2	53.4	33.0	40.8
6/17/2022	Friday	0:00	42.1	44.0	33.6	45.9	31.8	38.0
6/17/2022	Friday	0:15	42.4	44.6	38.9	57.2	31.7	38.7
6/17/2022	Friday	0:30	42.4	44.3	34.0	41.7	32.1	41.7
6/17/2022	Friday	0:45	42.9	46.9	37.1	53.3	32.5	43.4
6/17/2022	Friday	1:00	43.9	46.3	33.5	38.2	31.6	38.3
6/17/2022	Friday	1:15	43.4	45.2	33.5	35.9	32.3	36.8
6/17/2022	Friday	1:30	43.2	45.5	33.7	35.0	31.4	38.4
6/17/2022	Friday	1:45	43.5	45.5	33.8	37.5	33.6	43.9
6/17/2022	Friday	2:00	42.7	44.5	35.6	51.3	32.5	35.7
6/17/2022	Friday	2:15	41.7	43.1	34.0	35.3	33.1	37.7
6/17/2022	Friday	2:30	42.5	44.9	33.6	40.8	33.3	42.6
6/17/2022	Friday	2:45	41.8	43.9	32.8	37.1	32.4	36.2
6/17/2022	Friday	3:00	39.3	45.3	32.3	45.6	31.8	37.4
6/17/2022	Friday	3:15	39.3	41.5	30.8	33.4	32.3	40.4
6/17/2022	Friday	3:30	38.5	41.0	30.6	32.4	32.4	39.3
6/17/2022	Friday	3:45	35.8	40.2	31.0	37.6	32.5	44.3
6/17/2022	Friday	4:00	35.6	37.4	31.2	45.4	31.8	40.2
6/17/2022	Friday	4:15	36.3	38.0	29.3	34.6	34.0	44.0
6/17/2022	Friday	4:30	36.0	39.5	29.9	33.1	35.3	44.2
6/17/2022	Friday	4:45	31.0	34.9	34.4	52.9	32.7	41.9
6/17/2022	Friday	5:00	27.8	33.7	30.1	37.5	28.7	38.9
6/17/2022	Friday	5:15	31.9	39.3	44.3	55.1	40.1	47.5
6/17/2022	Friday	5:30	32.4	40.4	40.9	47.4	43.9	52.7
6/17/2022	Friday	5:45	32.7	44.8	38.7	55.1	38.8	56.5
6/17/2022	Friday	6:00	36.2	49.9	48.8	65.7	37.2	53.6
6/17/2022	Friday	6:15	32.3	46.7	48.0	62.7	32.4	43.0
6/17/2022	Friday	6:30	33.2	56.7	39.6	59.0	33.2	47.2
6/17/2022	Friday	6:45	33.9	47.3	41.3	55.8	34.6	51.0
6/17/2022	Friday	7:00	33.5	49.6	48.9	68.7	34.1	44.8
6/17/2022	Friday	7:15	39.7	65.4	39.3	58.0	36.8	50.5
6/17/2022	Friday	7:30	33.1	47.3	51.1	67.6	36.4	43.6
6/17/2022	Friday	7:45	32.5	46.9	45.9	66.2	39.4	53.5
6/17/2022	Friday	8:00	32.8	49.0	43.0	55.5	43.8	60.8

AMBIENT NOISE			Site C2		Site D2		Site E	
			1447	Foothill	406	Fairview	434	Fairview
Date	Day	Time	LAeq	LASmax	LAeq	LASmax	LAeq	LASmax
6/17/2022	Friday	8:15	32.0	38.8	48.3	63.5	39.8	55.7
6/17/2022	Friday	8:30	36.5	50.6	44.3	58.5	41.1	60.4
6/17/2022	Friday	8:45	34.8	47.5	48.9	64.3	39.5	52.0
6/17/2022	Friday	9:00	35.4	47.2	50.3	65.2	36.9	45.8
6/17/2022	Friday	9:15	36.3	52.4	44.7	58.9	37.8	54.7
6/17/2022	Friday	9:30	39.6	58.0	46.5	62.8	39.5	49.0
6/17/2022	Friday	9:45	47.6	64.5	46.0	60.2	40.6	56.5
6/17/2022	Friday	10:00	38.7	55.3	45.6	60.3	41.3	61.1
6/17/2022	Friday	10:15	36.6	49.8	44.7	57.7	39.1	58.4
6/17/2022	Friday	10:30	39.1	58.1	52.8	71.3	36.8	46.8
6/17/2022	Friday	10:45	41.1	56.4	45.1	63.3	38.7	48.7
6/17/2022	Friday	11:00	36.9	48.1	47.9	71.7	39.3	54.3
6/17/2022	Friday	11:15	34.4	43.0	46.1	61.7	38.1	51.7
6/17/2022	Friday	11:30	35.2	42.2	53.4	73.5	38.9	57.8
6/17/2022	Friday	11:45	37.6	53.5	45.6	56.6	40.8	48.8
6/17/2022	Friday	12:00	39.5	54.8	49.4	65.6	39.9	49.9
6/17/2022	Friday	12:15	37.7	45.9	47.6	64.2	39.9	49.0
6/17/2022	Friday	12:30	38.3	46.0	50.6	64.8	40.4	49.8
6/17/2022	Friday	12:45	36.9	49.6	47.1	62.2	39.8	49.4
6/17/2022	Friday	13:00	37.8	47.6	48.8	66.2	38.9	48.5
6/17/2022	Friday	13:15	38.1	49.6	42.4	60.0	40.0	53.9
6/17/2022	Friday	13:30	38.0	48.9	47.6	64.8	41.1	51.8
6/17/2022	Friday	13:45	37.5	59.1	43.9	59.3	40.6	49.5
6/17/2022	Friday	14:00	36.6	47.1	47.6	64.9	42.8	53.1
6/17/2022	Friday	14:15	36.0	45.8	49.6	66.2	43.9	59.0
6/17/2022	Friday	14:30	36.2	46.2	53.8	71.0	38.9	45.4
6/17/2022	Friday	14:45	37.1	48.5	45.4	60.1	37.5	49.5
6/17/2022	Friday	15:00	36.6	44.7	41.5	61.2	41.7	54.8
6/17/2022	Friday	15:15	37.1	45.9	43.5	55.3	39.2	49.8
6/17/2022	Friday	15:30	46.0	61.2	45.4	58.0	41.0	52.9
6/17/2022	Friday	15:45	37.4	47.0	47.7	63.4	39.4	48.9
6/17/2022	Friday	16:00	42.6	55.6	51.1	71.3	40.9	49.0
6/17/2022	Friday	16:15	43.2	55.7	48.8	63.6	44.7	59.7
6/17/2022	Friday	16:30	44.3	56.7	45.3	65.1	38.7	47.6
6/17/2022	Friday	16:45	43.2	58.6	44.0	53.6	39.2	53.9
6/17/2022	Friday	17:00	45.7	72.7	45.8	61.0	49.2	60.3
6/17/2022	Friday	17:15	35.8	44.8	41.7	55.9	37.5	53.3
6/17/2022	Friday	17:30	35.2	50.9	45.5	61.3	35.8	47.1
6/17/2022	Friday	17:45	39.8	57.3	45.4	60.0	37.3	48.2

AMBIENT NOISE			Site C2		Site D2		Site E	
			1447	Foothill	406	Fairview	434	Fairview
Date	Day	Time	LAeq	LASmax	LAeq	LASmax	LAeq	LASmax
6/17/2022	Friday	18:00	36.6	54.1	41.4	53.8	40.6	57.1
6/17/2022	Friday	18:15	35.4	51.9	46.6	64.8	35.4	41.7
6/17/2022	Friday	18:30	35.8	48.0	41.6	58.8	35.4	49.3
6/17/2022	Friday	18:45	36.2	46.2	45.9	60.0	35.9	53.9
6/17/2022	Friday	19:00	35.2	47.2	43.8	59.0	37.2	50.9
6/17/2022	Friday	19:15	34.6	52.6	37.9	52.9	37.6	55.2
6/17/2022	Friday	19:30	34.0	44.5	50.5	66.6	33.1	43.1
6/17/2022	Friday	19:45	33.8	46.5	44.9	61.7	32.5	45.4
6/17/2022	Friday	20:00	33.8	42.0	43.2	57.3	31.6	40.5
6/17/2022	Friday	20:15	35.9	53.3	44.0	57.7	32.3	51.3
6/17/2022	Friday	20:30	42.2	50.1	43.8	54.0	37.1	53.4
6/17/2022	Friday	20:45	45.2	47.7	42.0	54.3	36.2	46.6
6/17/2022	Friday	21:00	45.2	52.2	41.0	52.8	36.4	46.0
6/17/2022	Friday	21:15	47.0	63.8	46.2	62.8	40.5	52.5
6/17/2022	Friday	21:30	45.5	50.9	41.2	54.4	34.3	41.6
6/17/2022	Friday	21:45	44.0	47.9	43.5	61.3	35.4	48.3
6/17/2022	Friday	22:00	44.6	48.5	50.8	73.3	35.6	52.9
6/17/2022	Friday	22:15	43.4	45.0	41.0	54.0	34.0	44.5
6/17/2022	Friday	22:30	43.2	44.9	39.1	53.4	32.5	42.0
6/17/2022	Friday	22:45	42.4	55.0	38.9	63.1	31.8	39.5
6/17/2022	Friday	23:00	42.1	43.5	36.4	51.8	30.4	38.0
6/17/2022	Friday	23:15	41.9	42.8	33.8	48.9	33.4	42.1
6/17/2022	Friday	23:30	41.7	42.9	36.8	54.1	31.8	55.6
6/17/2022	Friday	23:45	41.7	43.5	34.6	48.1	29.7	39.5
6/18/2022	Saturday	0:00	42.2	44.4	42.7	58.7	37.5	47.5
6/18/2022	Saturday	0:15	41.4	44.0	33.2	48.3	30.8	47.5
6/18/2022	Saturday	0:30	40.7	42.9	35.7	53.1	29.1	39.7
6/18/2022	Saturday	0:45	37.9	39.3	32.2	35.9	27.7	35.3
6/18/2022	Saturday	1:00	37.4	51.2	35.6	51.2	29.4	40.9
6/18/2022	Saturday	1:15	37.1	38.7	32.3	46.1	27.9	35.0
6/18/2022	Saturday	1:30	36.5	45.7	37.8	54.3	27.7	38.3
6/18/2022	Saturday	1:45	35.6	41.1	33.6	51.5	27.5	49.5
6/18/2022	Saturday	2:00	35.2	36.7	33.6	50.7	27.8	33.4
6/18/2022	Saturday	2:15	34.6	37.4	36.7	52.5	27.3	40.6
6/18/2022	Saturday	2:30	35.3	38.1	50.4	67.3	27.2	34.8
6/18/2022	Saturday	2:45	34.7	37.9	37.0	59.8	26.3	33.2
6/18/2022	Saturday	3:00	33.4	38.4	52.0	69.4	29.8	55.5
6/18/2022	Saturday	3:15	34.6	43.4	68.1	95.7	28.4	36.9
6/18/2022	Saturday	3:30	35.6	38.8	32.0	47.1	23.5	32.3

AMBIENT NOISE			Site C2		Site D2		Site E	
			1447	Foothill	406	Fairview	434	Fairview
Date	Day	Time	LAeq	LASmax	LAeq	LASmax	LAeq	LASmax
6/18/2022	Saturday	3:45	35.6	38.5	28.5	31.5	23.6	30.1
6/18/2022	Saturday	4:00	34.1	42.1	30.5	34.2	25.8	36.1
6/18/2022	Saturday	4:15	35.3	40.8	31.1	36.5	28.5	38.7
6/18/2022	Saturday	4:30	36.9	43.0	30.7	44.3	26.5	38.1
6/18/2022	Saturday	4:45	35.0	43.2	50.1	70.8	30.2	43.9
6/18/2022	Saturday	5:00	29.8	45.4	47.7	69.1	32.2	40.9
6/18/2022	Saturday	5:15	34.6	45.5	41.0	52.3	39.0	47.8
6/18/2022	Saturday	5:30	32.9	42.2	41.5	55.8	47.5	57.2
6/18/2022	Saturday	5:45	34.7	47.5	44.7	62.5	43.2	64.6
6/18/2022	Saturday	6:00	34.2	49.8	45.1	65.6	41.1	55.6
6/18/2022	Saturday	6:15	34.3	52.8	51.6	69.6	40.1	57.6
6/18/2022	Saturday	6:30	40.3	58.5	46.7	57.3	37.9	54.5
6/18/2022	Saturday	6:45	34.6	47.8	49.5	66.3	44.3	62.7
6/18/2022	Saturday	7:00	48.3	73.0	41.5	58.6	43.8	58.1
6/18/2022	Saturday	7:15	33.2	48.2	46.6	71.1	34.8	49.9

APPENDIX C

Recommended Vendor - Sound Monitoring & Control System:

Extech SL130 with the optional 15-foot remote microphone and optional external relay module (requires a third party “normally closed” relay switch that controls an AC power supply strip). Manufactured by Extech Instruments. www.extech.com





Rincon Consultants, Inc.

180 North Ashwood Avenue
Ventura, California 93003

805 644 4455 OFFICE

info@rinconconsultants.com
www.rinconconsultants.com

December 19, 2022

Rincon Project No: 18-05485

Jennifer M. Trunk
Planning Manager
Ventura County Resource Management Agency
800 South Victoria Avenue
Ventura, California 93009
Via email: Jennifer.Trunk@ventura.org

Subject: Peer Review of the Noise Analysis for the Camp Ramah Project, Ventura County

Dear Jennifer:

Rincon conducted a peer review of the “Concerns about Camp Ramah New Construction, Operations and Temporary Events Ambient Noise and Concerns of Rural Quiet Residential Noise Impacts” letter prepared by Advanced Engineering Acoustics (November 3, 2022). This review considers the accuracy and appropriateness of the study. Rincon reviewed the study to ascertain the adequacy of the assumptions, results, and recommendations.

The peer review was conducted by Josh Carman, Director – Noise, Air Quality and Greenhouse Gas. Josh has over 20 years of experience in the field of environmental noise and acoustics and has participated in the environmental review and monitoring process for a wide variety of projects in California, Washington, Nevada, and New York. He is certified in the use of SoundPLAN and the Federal Highway Administration (FHWA) Traffic Noise Model (TNM), and he is a member of the Institute of Noise Control Engineering (INCE).

The following are the comments on the noise analysis:

1. **Ambient Noise Measurements.** The equipment, methodology, and field procedures described for ambient noise measurements at Sites C, D, and E were appropriate and in keeping with industry best practice. Ambient noise data are contained in graph form and in the appendix. The letter would benefit from a summary table(s) showing the lowest hourly Leq by time period (day, evening, and night) and CNEL for each site.
2. **Summary of Ventura County Noise Standards.** The summary of Ventura County noise standards is accurate.
3. **Findings.** It is stated that, “amplified sound propagation tests and event noise monitoring have been performed by AEA for many Ventura County rural outdoor weddings and special event venues over the years, in order to prevent event noise impacts to nearest and distant residential properties. In doing so, AEA has demonstrated that properly controlled DJ-type amplified sound systems and portable bull horns operating at medium-high sound loudness setting created a noise level at nearby rural residential properties of just below the evening hourly average noise limit of 50 dBA Leq set by the County.” Since AEA does not provide any substantiation to these general claims, Rincon is not able to verify them.

Exhibit 4a, Attachment 3 - Dudek Response to
Advanced Engineering Acoustics Report, dated
December 19, 2022



4. **Recommendations.** AEA recommends that broadband and tonal source and receiver testing be conducted at the Camp (source) and receivers (residences) to simulate and characterize the sound propagation of proposed special event noise at the Camp to the surrounding residences. While there is certainly nothing wrong with this recommended testing procedure, AEA does not establish that it is necessary as any potential deficiency of the Dudek report (Revised Noise Assessment Technical Report for the Camp Ramah Project, February 2020). AEA further recommends that acoustical computer modeling be conducted to estimate noise impacts from the proposed Camp events at surrounding residences. Rincon reviewed the Dudek report and would concur that the original Dudek analysis should more clearly document how operational unmitigated and mitigated noise levels were estimated, modeled, or otherwise determined at surrounding residences (see further comments below).
5. **Monitoring Equipment Recommendations.** AEA recommends a specific control point sound level measurement system, the Extech SL130, which would allow event staff and the DJ to self-monitor event noise. The AEA letter goes on to state that the event person could require, “sound volume reductions whenever the respective 10-foot daytime control point noise exceeds 90 dBA or the evening control point noise exceeds 85 dBA.” This is similar to Mitigation Measure 3 from the Dudek report which requires that Camp Ramah purchase and employ sound monitoring equipment. Rincon does not have an opinion on the specific make and model of equipment, but does agree that it would be beneficial to set performance standards at a specific distance close to the sound amplifying equipment (e.g., 10 feet or 25 feet) which would ensure that thresholds are not exceeded at nearby residences. It is not clear if the noise levels mentioned by AEA, “respective 10-foot daytime control point noise exceeds 90 dBA or the evening control point noise exceeds 85 dBA,” are illustrative or whether they are intended to be specific to this project. If the latter, it is not clear from the AEA letter how they were determined to be protective of the thresholds at the nearby residences. Rincon recommends that performance standards close to the sound amplifying equipment specific to this project be developed so that event staff and the DJ can self-monitor during events.

Though the AEA letter does not specifically refer to the Dudek report, the County sent the Dudek report to Rincon, as it relates to some of the recommendations from the AEA letter. Rincon provides the following comments on the Dudek (Revised Noise Assessment Technical Report for the Camp Ramah Project, February 2020) report:

1. **Ambient Noise Measurements.** Table 1. It is not clear what the dates in the column represent in terms of the descriptions from the text, “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.”
2. **Ambient Noise Measurements.** Table 1. Add lowest measured Leq for daytime, evening, and nighttime periods, as these are needed to determine thresholds for Significance Criteria (2) and (4).
3. **Significance Criteria.** Page 14. “(4) Outdoor events would generate noise levels above ambient levels at vicinity dwellings (residences)” This does not seem consistent with criteria that was established on Page 12, “For the purpose of interpreting the outdoor event ordinance, a noise level at least 2 dBA over the ambient noise level would be considered the thresholds for ‘louder than ambient.’” Also, since there are multiple thresholds of significance that factor in the existing ambient by time of day at multiple nearby receptors, it is recommended that a table be created to show the numerical threshold at each nearby receptor (absolute value or increase over ambient).



4. **Table 4.** Clarify if “Eastern Property Boundary (West Facing Amphitheater Speakers Only)” is the same condition as Mitigation Measure 1.
5. **Reference Noise Levels.** Page 21. It is not clear where the reference noise levels are from (i.e., 70 dBA Leq at 21 feet for Café Ezra and 85 dBA Leq at 21 feet for Israeli Dance and amphitheater performances). Provide citation(s).
6. **Tables 5 and 6.** It is not clear why the projected noise levels are in terms of CNEL but are then compared to an hourly Leq standard.
7. **Averaged Noise Levels.** Page 23. It is not clear why the hourly noise levels between the 10:00 p.m. – 11:00 p.m. period were averaged over the four-day monitoring period. Rincon recommends taking the lowest hourly Leq measured as opposed to averaging.
8. **Mitigated Noise Levels.** Page 26. It is not clear what methodology or modeling was used to estimate the project noise levels with mitigation shown in Table 7.

This concludes Rincon’s review of the subject reports. Following any revisions to the reports based on these comments and questions for clarification, Rincon is scoped to provide peer review of the revised report for completeness. We are available to discuss the comments and suggestions in this peer review at your request.

Sincerely,

Rincon Consultants, Inc.

A handwritten signature in black ink, appearing to read "Josh Carman".

Josh Carman, INCE-USA
Director – Noise, Air Quality & GHG



15 November 2023

Via email only to Dave.Ward@ventura.org

Dave Ward, Planning Director
Ventura County Resource Management Agency / Planning Division
800 S. Victoria Avenue, L#1740
Ventura, CA 93009-1740

Re: Camp Ramah CUP Renewal - CUP No. 3048; Case No. PL18-0052

Dear Dave,

During our September 21st meeting with you and your staff, you indicated that you would appreciate some additional information from Camp Ramah ("Ramah") in order for staff to finalize their recommendation for a CUP term. More specifically, you asked for a letter that summarizes the effect of the term on the Camp's business model. This letter provides this information, and supplements Ramah's November 17, 2022 letter, which is attached to this correspondence for your convenience.

Ramah has operated as a non-profit in Ojai for nearly 70 years, providing incredible rural recreation, spiritual experiences, nature education and leadership opportunities that align with County and Ojai Area plan goals and produce the next generation of community leaders for Ventura, the Central Coast and indeed across the United States. As you know, Ramah's use at its current site was established before the County began to impose term limits on permits, and Ramah's existing permit does not have an expiration date. Accordingly, as explained further below, Ramah's business model has been predicated on permanent rights to use the Ojai site for camp programming. For that reason, in association with its application for a Major Modification to CUP No. 3048, Ramah requests an unlimited term, or if a term limit must be imposed, a minimum 50-year term before a renewal is required.

1. Ramah purchased and, over decades, developed the site as a permanent location for its camp

For the past 70 years, Ramah's long-term business model has been based upon securing permanent land use rights to fulfill its mission as evidenced by its significant investments in acquiring and improving its Ojai properties.

Ramah has had a presence in the Ojai Valley since the 1950s. In 1955, Ramah purchased the former Foothills Hotel for camp programming. That facility

Exhibit 4a, Attachment 4 - Applicant's CUP Term Request

accommodated approximately 200 campers. In 1969, Ramah purchased El Rancho Rinconada – its current main camp property – because it had outgrown the Foothills Hotel and needed more space for programming. (The main camp parcels are APNs 010-0-110-013 and 010-0-110-012, which comprise 83.45 acres.) Throughout the 1970s, Ramah undertook an extensive building improvement program, which included adaption of existing buildings and construction of new camp facilities. In the 1990s, Ramah relocated the adult dormitory and constructed additional cabins in connection with a County-approved master plan. In total, Ramah has improved or constructed more than 100,000 SF of structures on the main camp property over the course of several decades.

Moreover, included in the 1969 purchase, Ramah acquired a 173.04-acre parcel to the far north (APN 010-0-060-003) known as Cozy Dell. In 2016, Ramah purchased the adjoining open space parcels: a 149.96-acre parcel to the immediate northwest (APN 010-0-060-007) and an adjacent 25-acre parcel to the immediate north (APN 010-0-070-031). The open space parcels are collectively 348 acres.

Irrefutably, the sole purpose of Ramah purchasing more than 431 acres of adjoining land and improving it with camp facilities over the course of several decades has been to secure a permanent location for camp operations.¹ This strategy is founded upon several rationales, including preventing displacement (e.g., avoiding the risk of being forced out of a location due to increasing rents or a landlord's refusal to renew a lease); maximizing the financial benefits of ownership (e.g., the ability to use land appreciation as a basis for loan guarantees, etc.); and fostering stability and sense of place within the Ramah community (which serves a spiritual purpose as evidenced by the more than 150 named and dedicated sentimental spaces on the site and is also integral to Ramah's capital campaigns).

2. Funding for the site acquisition and development was based on permanent rights

The Ojai property represents the vast majority of Ramah's assets. As detailed in its November 22, 2022 letter to the County, Ramah has invested more than \$18,000,000 into the acquisition and improvement of the site to date. Funding for these capital outlays was dependent on Ramah's continuous land use rights.

Approximately 85% percent of the \$18,000,000+ investment was funded by individual tax-deductible donations. For example, the land acquisition of the Farnham Road open space was paid in cash due to the generosity of donors. These past benefactors donated to the nonprofit while it was operating under a CUP with an unlimited term. In other words, these individuals contributed millions of dollars with the expectation that their donation supported a permanent site for Ramah programming. As a nonprofit, Ramah has a fiduciary duty to protect these gifts and ensure that they will

¹ Although some nonprofits do not require a physical location to operate (e.g., nonprofits that provide online tutoring or nonprofits that simply fundraise for other nonprofits), some nonprofits must have an established space to provide services (e.g., a community garden or housing for teen mothers). Ramah is the latter.

continue to be used for the purposes that they were given – i.e., a permanent site for Ramah programming. At the same time, it is incumbent upon Ramah to continue to evolve which will, at times, require improvements needing discretionary County permit review. That is, Ramah's mission and livelihood would be imperiled if it chose to avoid development, maintenance, and upkeep of its property in order to ensure an unlimited CUP term.

Roughly 15% percent of the \$18,000,000+ investment has been funded by third-party financing. For example, Ramah currently holds a \$2,500,000 30-year mortgage. At the end of the term, Ramah's payments on this loan will total approximately \$5,000,000. It would be irrational for Ramah to invest this large sum of money only to lose the right to operate the camp upon satisfaction of the loan.

Furthermore, under Ramah's business model, mortgage payments are satisfied through its general operating budget and individual donations. Numerous individual donors make multiyear pledges of contributions, which are premised upon permanent land use rights (i.e., donors would not gift large sums of money over several years to fund the acquisition of the property without the assurance of Ramah's continuous land use rights).

In addition to lifetime donors, Ramah is honored and grateful that alumni and supporters make major gifts to Ramah as part of their estate planning. These donors specify in their will or trust that Ramah will receive a specific dollar amount on the donor's death, gift a percentage of their estate to Ramah, name Ramah as a beneficiary of their life insurance policy or retirement plan, and/or create a charitable remainder trust in favor of the nonprofit. Ramah's legacy society, which recognizes people who include Ramah in their estate plans, currently has 46 confirmed members ranging in age from their early 20s to 90s,² with nearly 200 individuals expressing a commitment to Ramah through legacy giving. For instance, earlier this year, a multi-generational family bequeathed \$1,500,000 to Ramah. Needless to say, people undertake the legal process of making a charitable bequest only after thoughtful deliberation. Consistently, these donors emphasize that they name Ramah as a beneficiary of their will or trust because of the positive impact the nonprofit has had on them, their family, and the community. The vast majority of these donors attended camp at the Ojai site, many have returned to camp over the years for special events, and they all donate through estate planning as a means of ensuring that programming at the site continues for future generations.

Finally, it must be noted that the present-day replacement value of the acquisition and improvements exceed \$45,000,000, and that Ramah, as a nonprofit, could not simply generate this level of income (even by selling the parcels) and relocate at the end of the CUP term.

² See <https://ramah.org/donate/other/legacy-giving/>

3. Funding and constructing the Ramah's new facilities warrants at least a 50-year term

Ramah's historical investments into the property are not the only basis for its request for an indefinite or 50-year term. This request is also based upon the timeline, costs, and fundraising needs associated with the significant New Machon project.

Ramah started the New Machon project in 2013. At that time, the nonprofit anticipated that the permit modification process would take no more than two years and that construction would be completed by calendar year 2016. As you know, the permit processing time has been extended by several years. Additionally, the conditions of approval establish a lengthy multistep procedure for annexation, use inauguration for ongoing camp operations, and construction of the new improvements. As a result, the entire project timeline has been protracted. Ramah's current anticipated timeline is as follows:

- ❖ Uncertain: potential approval of the project, including annexation into the Ojai Valley Sanitary District;
- ❖ 2-3 years after project approval: zoning clearance for use inauguration (camp operations, including installation and implementation of new noise mitigation measures);
- ❖ 2-3 years after project approval: zoning clearance for construction of the New Machon;
- ❖ 2-4 years after project approval: new capital campaign for construction; and
- ❖ 4-6 years after project approval: construction completed; occupancy.

The permit processing time and CUP term directly impact Ramah's business model in terms of financing the New Machon project. Ramah initially fundraised for the project in 2013-2015. At that time, estimated project costs were \$5,000,000 and the total sum of \$4,700,000 in preliminary donations were sufficient for project completion. Since then, Ramah has expended an unexpectedly high amount of funds in consultant costs and County staff/permit fees connected to the processing of the CUP modification request. Furthermore, Ramah's costs for noise mitigation measures will continue to increase due to inflation and changing technology, with costs expected to rise by 100% or \$1,500,000 over the next 2-3 years, and hundreds of thousands of additional dollars in maintenance costs over the life of the permit. Additionally, estimated construction costs have increased by more than 100% to approximately \$10,000,000. These costs will continue to increase since construction is not anticipated to begin for 4-6 years after approval of the CUP modification. In all, total costs for the New Machon project are now estimated to be \$13,000,000. Accordingly, Ramah now needs an additional \$8,000,000 to complete the project.

As with its prior improvements on the site, individual donations will be the primary source of the additional funds needed for the New Machon project. Fundraising is

projected to take 2-3 years. As explained above, in the past, Ramah's benefactors contributed funds towards capital outlays with the understanding that Ramah had indefinite rights to remain on the property. Ramah's major donors therefore have concerns about the long-term impact of their donation with a limited CUP term and the prospect that the camp's future viability may be in jeopardy. In other words, the shorter the CUP term, the less likely that Ramah will be able to generate sufficient additional donations, and the longer the CUP term, the more likely that Ramah will be able to generate the required additional donations. This dynamic does not only pertain to the initial construction of the New Machon, but any and all future capital campaigns for maintenance and repair of existing structures, and any grant applications or other forms of financing.

4. Ramah needs at least a 50-year term to protect its program income

Ramah requests a minimum 50-year term to safeguard its program income.³ Under its business model, Ramah's program income includes summer camp fees and off-season program fees. Currently, approximately 66% of summer campers are full pay, whereas 34% attend at a discounted rate due to financial need. Off-season programs such as those identified for 2019 generate modest net proceeds for Ramah. Collectively, these programs contribute to summer camp scholarships and standard operating costs such as salaries and stipends, program supplies, food expenses, utility costs, annual maintenance of the property, minor repairs to the property, and similar matters. Further, in addition to its impact on the community, operating the retreat center during the off-season allows Ramah to keep its year-round staff employed with reasonable pay and to sustain its sprawling and historic property.

The modified CUP will adversely impact Ramah's program income in several ways.

First and importantly, the New Machon project does not generate any new income sources for Ramah.⁴ It does not provide for increased enrollment during summer camp or in the off-season programs. Instead, the modified CUP will place new limitations on program income by reducing summer camp overnight occupancy to 954 people (including staff) and capping off-season programming at 2019 levels.

Under these circumstances, the only way to increase program income is to raise the fees to attend summer camp or off-season events. However, there are real constraints to Ramah's ability to raise program fees. Ramah cannot increase fees above market rates simply because its capacity levels are restricted by the modified CUP. In other words, the market – and historical practice – will limit the degree and frequency of any rate increases. Additionally, it would be contrary to Ramah's equity mission to price

³ As a nonprofit, Ramah's revenue streams are limited to donations/grants, third-party financing, and program income. For example, unlike a for-profit entity, Ramah cannot simply manufacture more products for sale or hire more staff to provide services for a fee to increase income.

⁴ The only "return" on this investment is the provision of space Ramah's existing 11th grade leadership program and additional indoor programming space.

out summer campers or other nonprofits who utilize the site. Consequently, any program fee increases will not necessarily be proportionate to increases in operating costs.

All of these issues would be exacerbated if at the end of the CUP term, Ramah's occupancy levels were further reduced during a renewal process. In other words, Ramah's ability to generate program income that supports operating costs would be jeopardized if occupancy levels are further decreased below the 2019 baseline. This scenario could result in Ramah being unable to continue operating. Therefore, Ramah must secure its occupancy entitlements for at least 50 years to protect its financial viability.

5. A Longer Term Secures Ramah's Contributions to the Local Economy

Currently, Ramah contributes to the local economy in numerous ways, including the following:

- ❖ Ramah is one of the largest employers in the Ojai area;
- ❖ Ramah regularly purchases products from numerous local businesses, including grocery stores, restaurants, coffee shops, pharmacies, office supply stores, hardware, healthcare, etc.;
- ❖ Ramah has several ongoing contracts with local vendors for services such as technology support service companies, printing companies, pest control services, janitorial and custodial services, HVAC servicing, various contractors, etc.;
- ❖ Ramah events bring patrons to local hotels, restaurants, coffee shops, grocery stores, and other businesses and engage local vendors (e.g., photographers, party planners, musicians);
- ❖ Ramah also contributes to the community as a local resource supporting the Chamber of Commerce, donating thousands of meals to various churches and services organizations over decades, donating produce from its orange grove to Food Forward and facilitates volunteering in the community including its special needs vocational education program (Ezra); and
- ❖ Ramah collaborates with Station #21 and #22 from Ventura County Fire to protect the community.

These contributions are not exhaustive.

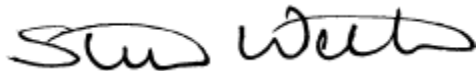
As explained in this communication and the November 22, 2022 letter, Ramah is gravely concerned that at the end of the CUP term, conditions may be imposed that would adversely affect the nonprofit's ability to continue to operate. A cessation or reduction of Ramah's programming at the Ojai site would not only impact the Ramah community, but also have unintended consequences for the local economy. For example, if Ramah is unable to maintain its current fundraising levels because donors lack confidence that their donations will have the intended long-term impact, then

Ramah will be forced to proportionately reduce its expenditures with local businesses. If Ramah must further lower its occupancy numbers at the end of the CUP term, then its purchases and services with local vendors will likewise be curtailed. Of course, if new conditions at the end of the CUP term resulted in Ramah being unable to operate at all, then the entirety of its millions of dollars of investment into the local economy would be eliminated. Extending the CUP term to a minimum of 50 years forestalls these potential negative impacts to our local economy.

Historically, temples, Jewish schools, and nonprofit entities such as Ramah are the main institutional vehicles for preserving and fostering Jewish faith and culture. To that end, Ramah's mission is to "create lifelong relationships through joyful, welcoming, and immersive Jewish experiences rooted in *Torah*, *Avodah*, and *Gemilut Hasadim*,⁵ and a commitment to the future of the Jewish community and the betterment of the world." A permanent location – indeed a sacred space – is integral to Ramah's mission and a foundational element of its business model.

For all the reasons set forth in this letter and our November 22, 2022 letter, Ramah's circumstances warrant an unlimited term or minimum 50-year term). Thank you for your consideration of our request. If you have any questions, I can be reached at (805) 966-2758 x111 or via e-mail at Steve@SEPPS.com.

Sincerely,
SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES, INC.



Steve Welton, AICP
Principal Planner

Cc: Jennifer Trunk, Planning Manager
Susan Curtis, Assistant Planning Director
Kristina Boero, Senior Planner

⁵ Through *Torah*, Ramah cultivates a passion for lifelong Jewish learning and a commitment to Jewish heritage and the wisdom of Jewish people. *Avodah* is the creation of opportunities for joyful prayer and positive engagement in the richness of Jewish rituals and the commandments contained in the Torah. *Gemilut Hasadim* represents taking active responsibility for each other and the world.



17 November 2022

Via email only to kristina.boero@ventura.org

Kristina R. Boero, Senior Planner
Ventura County Resource Management Agency / Planning Division
800 S. Victoria Avenue, L#1740
Ventura, CA 93009-1740

Re: Camp Ramah CUP Renewal - CUP No. 3048; Case No. PL18-0052

Dear Ms. Boero,

In association with its application for a Major Modification to CUP No. 3048, Camp Ramah ("Ramah") is requesting an unlimited term, (or if a term limit must be imposed, a minimum 50-year term before a renewal is required). We offer the following information to help inform the County's decision.

Ramah has been an integral part of the Ojai community since 1955. The current entity was founded by University of Ramah, Inc. in 1969 and the existing CUP, which is unlimited in time, was issued for the purpose of "study, sports, and entertainment". Ramah owns and operates over 450 acres and has done so in good faith under its current CUP and without a history of zoning violations for over 50 years. Ramah takes its stewardship of the land very seriously and has been a good neighbor, a strong employer and had provided a venue for a plethora of local and regional non-profit and governmental organizations, which use Ramah as a retreat center, for over half a century. It is important to note that Ramah is not a new organization with a limited track record, as may be the case for some CUP holders or certainly for new CUP applicants.

Additionally, and unlike some requests, this application has required Ramah to invest an inordinate amount of time and money to advance its objective of obtaining a modification to the existing CUP. Ramah has spent nearly 7 years preparing and processing the current application with Ventura County RMA. If the project is approved, it will also take several years for Ramah to complete steps to comply with the County's conditions of approval and the LAFCO annexation process, prepare working drawings and complete plan check and then construct and occupy the buildings. These unavoidable time constraints effectively reduce the length of any CUP term that may be imposed. For example, if it will take 5 years to complete all the necessary steps to obtain occupancy, then a 20-year CUP term is effectively only 15 years (a 25% reduction). Granting an unlimited term obviously eliminates these concerns.¹

¹ It should be noted that other religious and educational organizations with similar experience in the community and where the County has imposed a CUP time limit have been granted long term approvals. As an example, Thomas

Removing the contemplated time limit from the CUP Modification request (or at the very least increasing the term of the new CUP to a minimum of 50 years) is critical for many reasons, including the fact that this project, unlike many other CUPs, involves substantial capital outlay and investment. To date, Ramah's expenditures on this application itself have reached nearly \$1 million, including the costs for biological studies, noise studies, traffic studies, lighting studies, geotechnical studies, planners, architects, and County fees. The projected costs to design and construct the "Machon" buildings and the other components of the requested Modification total at least an additional \$6 million, with projected costs subject to increase due to inflation and supply chain issues. Since Ramah is a nonprofit public benefit corporation, the majority of these funds will be raised via private philanthropic donations from the Ramah. These donors require assurances that their philanthropic investments secure long-term, if not permanent, benefits. Thus, the length of the CUP term is a critical factor for them as well. Additionally, as a non-profit, it will take an extensive amount of time for Ramah to recoup its more than \$7 million investment.

Like other large institutions, Camp Ramah also has a significant existing campus building infrastructure. With buildout of the new structures included in the proposed CUP modification, these structures will total 112,772 SF on the property. In fact, the existing and proposed development on the property represents a long-term capital investment program totaling tens of millions in current dollars, an amount that is substantially more than that of most CUP holders. For example, the replacement value of the existing structures and infrastructure on the property is estimated to be at least \$45 million dollars. This figure does not account for the residual land value or the cost to purchase similar and comparable replacement property. Furthermore, the Camp recently spent ~\$1.8 million to acquire the two northern open space parcels (APNs 010-0-060-003 and 010-0-060-007) that would be incorporated into the new CUP modification, if approved. A table of the existing campus building infrastructure and associated costs is enclosed as Exhibit A.

Moreover, the property has intangible value to the Ramah community. During the last half century, Ramah alumni and supporters have donated funds to pay for and name nearly 150 sentimental spaces on the property. For example, there are buildings named after Camp Ramah leaders and alumni, such as philanthropist Bruce Whizin, real estate industry executive Simha Lainer and his wife Sara, and Jake Farber, a WWII veteran, businessman, and philanthropist, and with his wife Janet; dozens of memorial structures, including the Rabbi Micah Caplan deck, named for a beloved Rabbi and Ramah alumnus who sadly passed away in his early forties, where campers and counselors gather daily for meaningful discussions and learning; and various other places with emotional and spiritual value, such as the "Gesher L'Chuppah" Wedding Bridge, which is adorned with plaques celebrating couples who met at Ramah and later got married,

Aquinas College, located about 10 miles east, was founded nearly 10 years after Camp Ramah in 1978. It currently operates under a CUP with a 50-year term.

and the Ballonoff Ark, named for former Berkeley Hillel director Rabbi Martin Ballonoff, which houses and protects a priceless Torah scroll that was rescued from the Holocaust. (See Exhibit B for list of named facilities.)

It is impossible to place a monetary value on the significance of these spaces to the Ramah community. In fact, some Ramah community members consider it a rite of passage to travel to the site to see in person a particular memorial or for example, to enjoy the sunset from a bench that was named for their friends, siblings, parents, or grandparents. Ramah's leadership is not willing to risk the loss of these priceless places through a short-term CUP.

Additionally, as has been noted previously, Camp Ramah currently operates under a CUP without any time limit. We reviewed the County's Non-Coastal Zoning Ordinance for any time limit requirement for conditional use permits. While we identified time limit requirements for some land use approvals, we did not find any for a camp CUP of this nature. For example, conditional use permits for wireless communication facilities have a maximum 10-year term (NCZO § 8107-45.11); properties subject to the Outdoor Events Ordinance may have a maximum initial 5-year term and on renewal may have a maximum 10-year term (NCZO § 8107-46.4); permits for home shares and short-term rentals can last only 1 year (NCZO § 8109-4.9.4.1); and mobile home park closure permits are valid for only two years (NCZO § 8117-16).² If the code does provide an applicable time limit, please provide the citation to us for review. If one does not exist, then that fact would also weigh in favor of approving the instant CUP modification request without any change to the unlimited term that currently applies.

Finally, an unlimited term (or, if required under code, a minimum 50-year CUP term) is a very important factor for the Camp ownership when contemplating whether to proceed with this application. As board members, they have a duty to act in the best interests of the non-profit. This standard of care requires them to protect Ramah's assets and the community funds that have been entrusted to them. Converting from a CUP without a time limit to one with a term is not only risky, but also a significant fiduciary hurdle.

With the fiduciary issue identified above in mind, Ramah requests that the County include the following language in the conditions of approval **IF** the County rejects the Camp's request to maintain the current unlimited term and instead imposes a term limit:

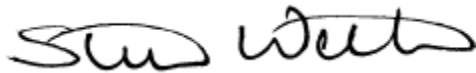
Renewal Process – This CUP is valid for a 50-year term. Prior to the end of that term, Camp Ramah will be subject to the administrative renewal process currently applicable in 2023, unless the procedures at the time of renewal have been simplified (e.g., made ministerial) as determined by the Planning Director. The intent of the renewal is to administratively review Camp Ramah's compliance with the CUP

² Conversely, lots zoned as Timberland Preserve must have deed restrictions that run with the land and stay in effect for not less than 10 years (NCZO §§ 8109-4.3.1(c); 8109-4.3.6)

and to renew the CUP for an additional term. Consistent with California law, the renewal process is not intended to be a *de novo* review of the validity of the use nor an opportunity to terminate the CUP, the use, or impose conditions which would render Camp operations infeasible. These clarifications are incorporated into this CUP in recognition of the fact that Camp Ramah has continuously operated on the property since 1969 under a conditional use permit without any time limit; Camp Ramah has invested substantial resources into the property and its nonprofit operations on the site since 1969; and therefore, Camp Ramah has a fundamental vested right in its continued operations on the site under applicable law. (See, e.g., *Goat Hill Tavern v. City of Costa Mesa* (1992) 6 Cal.App.4th 1519; *301 Ocean Ave. Corp. v. Santa Monica Rent Control Bd.* (1991) 228 Cal.App.3d 1548.)

Thank you for your continued consideration of our request. If you have any questions, I can be reached at (805) 966-2758 x111 or via e-mail at Steve@SEPPS.com.

Sincerely,
SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES, INC.



Steve Welton, AICP
Principal Planner

Cc: Jennifer Trunk, Planning Manager
Susan Curtis, Assistant Planning Director
Dave Ward, Planning Director, Ventura County RMA