



Initial Study / Mitigated Negative Declaration Addendum

County of Ventura • Resource Management Agency

800 S. Victoria Avenue, Ventura, CA 93009 • (805) 654-2478 • www.vcrma.org/divisions/planning

Revisions to Recirculated Initial Study for Camp Ramah Modified Conditional Use Permit Case No. PL18-0052, dated April 18, 2025

As indicated in the Planning Commission staff report (Section B), the Initial Study / Mitigated Negative Declaration was recirculated for 30-day public review in October 2022 to incorporate additional analysis and information regarding biological resources, in accordance with Public Resources Code (PRC) Section 21092.1 and CEQA Guidelines Sections 15073.5(a) and 15073.5(b). The recirculated MND analyzed the proposed project based on a camp population contained in Camp Programs and Activities as defined in Exhibit 4 Attachment 5, which included a maximum of 905 overnight campers, staff and guests during the summer session, and a 30-year permit term. Following this recirculation, the applicant provided additional information and now seeks authorization for a maximum overnight camp population for the summer session of 1,014 attendees to maintain the camp's historic overnight population. The applicant also now seeks an unlimited term for the CUP, rather than a 30-year term previously sought.

CEQA Guidelines Section 15073.5, requires recirculation when the MND has been "substantially revised", if a new, avoidable significant effect is identified and mitigation measures or project revisions must be added to reduce the effect to insignificance, and when new information is added which merely clarifies, amplifies, or makes insignificant modifications to the MND. Planning analyzed if these changes altered any of the environmental impact determinations in a way that would require recirculating the MND and concluded that they did not.

The following sections of the Initial Study / Mitigated Negative Declaration have been revised to reflect the applicant's proposed change in the CUP term and the maximum number of overnight attendees during the summer session. The changes to the project description are in ~~strikeout~~ and underline format with reference to the page number of where the affected change occurs.

Section A.6 (Project Description) pg. 5

The applicant requests a Major Modification to CUP No. 3048 for an unlimited ~~30-year~~ term.

Section A.6 (Project Description) pg. 8

During the summer months, the maximum overnight population will be 1,014 people (i.e., campers, overnight staff, daycare assistants, spouses, visiting educators, and special guests). ~~Camp Ramah hosts 600 - 650 campers over each four week session.~~

Section B, (Item 27a(1). Transportation & Circulation - Roads and Highways - Level of Service (LOS)) Pg. 95

Baseline Existing Setting

The camp will continue to operate a summer camp during the summer months (June to August) that is staffed with up to 154 people arriving and departing the camp daily (i.e., daytime counselors and visitors) and 73 regular daily staff (i.e., kitchen, housekeeping, maintenance, administration, security) to support camp operations. ~~348 daytime and overnight employees and counselors. The summer camp hosts a total of approximately 1,200 campers (600—650 per session)~~ The summer camp hosts an overnight population of 1,014 people (i.e., campers, overnight staff, daycare assistants, spouses, visiting educators, and special guests) over two, four-week sessions and within these sessions, four 2-week and one 1-week session.



Initial Study / Mitigated Negative Declaration

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Recirculation of Initial Study for Modified Conditional Use Permit Case No. PL18-0052 Camp Ramah Expansion

1.1 Document Purpose and Authority

This document is a recirculation of the initial study for proposed modifications to the Camp Ramah Conditional Use Permit (CUP) No. 3048. The Ventura County Planning Division prepared and circulated an initial study / Mitigated Negative Declaration (MND) for public review between April 25, 2022, and May 25, 2022.

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.

CEQA Guidelines Sections 15073.5(a) and 15073.5(b) set forth the legal standards and principles governing the recirculation of an MND. Subdivision (b) of that provision states that recirculation of a MND should occur if:

...a new, avoidable significant effect is identified and mitigation measures or project revisions must be added in order to reduce the effect to insignificance

Ventura County is recirculating the document to provide the public with a meaningful opportunity to comment on new information.

Written public comments on the recirculated MND will be included in the Planning Commission staff report for the project.

1.2 Summary of Revisions

The Camp Ramah MND (State Clearinghouse # 2022040478) Section B – Initial Study Checklist and Discussion of Responses Item 4, “Biological Resources” (commencing on page 23), has been 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.

The project description included in Section A – Project Description Item 6, “Project Description” (commencing on page 6), has been updated to clarify the applicant’s

proposed uses within the open space parcels and the CUP term. The changes to the project description are in ~~strikeout~~ and underline format.

1.3 Use of this Document

County decision makers will consider all the public comments received during the public review of the MND. If the proposed project is approved, then the County decision makers will adopt the findings and mitigation monitoring and reporting program that are required by CEQA.

1.4 Recirculated Draft MND Public Review

Pursuant to CEQA Guidelines Section 15073(a), this recirculated MND is distributed for a 30-day period of review and comment by the public, responsible agencies, organizations, and other interested parties. Comments or questions about the MND should be addressed to:

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Copies of the Recirculated MND can be reviewed at the following locations:

Ventura County Resources Management Agency Planning Division
On-line at: <https://vcrma.org/en/mitigated-negative-declarations>

Section A – Project Description

- 1. Project Case Number(s):** Major Modification (Case No. PL18-0052) to CUP No. 3048
- 2. Name of Applicant:** Camp Ramah in California, Inc.
- 3. Project Location and Assessor's Parcel Number(s):** 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. The nearest cross streets to the project site are Camp Ramah Road and Fairview Road. The Assessor Parcel Numbers that constitute the project site are 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 (Attachment 1).

4. Existing General Plan Land Use Designation and Zoning Designation of the Project Site (Attachment 2):

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

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

- 5. Description of the Environmental Setting:** The subject property is comprised of approximately 431.45 acres. The Camp Ramah CUP boundary encompasses 83.45 acres. 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. Modifications to CUP No. 3048 were approved after 1969 and are noted in Table 1 below.

Table 1 - Modifications to CUP No. 3048

| Permit No. | Approved Use | Approval Date |
|--------------------|---|--------------------|
| Modification No. 1 | Relocation of buildings and roads on the camp property | 1971 |
| Modification No. 2 | Relocation of one cabin, tents and restroom facilities; reorientation of amphitheater | April 4, 1973 |
| Modification No. 3 | Expansion of two restroom areas located in the tent area | 1980 |
| Permit Adjustment | Remodel of the existing library facility | August 29, 1989 |
| Permit Adjustment | Inclusion of an existing 300 square feet (sq. ft.), addition to a cabin, | September 10, 1990 |

| | | |
|--------------------------------|--|-------------------|
| | resulting in 700 sq. ft. of floor area. | |
| Permit Adjustment | Relocation of a 6,728 sq. ft. adult only dormitory; Master Plan for Camp approved | June 1, 1992 |
| Permit Adjustment | Addition of a gazebo with interior lighting | July 52000 |
| Permit Adjustment | Installation of a second gazebo near the baseball field. | July 8, 2003 |
| Permit Adjustment LU04-0041 | Addition of a trellis and modifications to a deck around the existing swimming pool. | May 12, 2004 |
| Modification 4 | Second story addition to the infirmary building with 28 beds | November 10, 2005 |

Ministerial Zoning Clearances (ZC) that have been approved include the following: ZC 80629 was approved for the construction of 3 new dormitories, totaling 6,348 sq. ft (December 6, 1999); ZC04-0796 was approved for the installation of a pool trellis (May 12, 2004); ZC05-0399 was approved for conversion of a shower to a bath in the building adjacent to the pool (March 31, 2005), ZC07-1314 was approved for the construction of a new pool and water slide (October 1, 2007); ZC10-0124 was approved for the rebuild of the Bassan-Heiser Lodge dormitory that was damaged by fire (February 16, 2010).

Camp Ramah operates two, four-week summer sessions¹ (June to August) and hosts approximately 90 programs and activities during the non-summer months.

On December 4, 2017, the Thomas Fire ignited and burned 281,893 acres of land in Ventura and Santa Barbara Counties. A portion of the camp owned property was burned although no structures were lost. Fire crews bulldozed a firebreak through the center of the project area to establish a fire line that would protect the Camp and properties on Fairview Road. These fire suppression activities impacted approximately 1,519 sq. ft. (0.035 acres) of U.S. Army Corps of Engineers (ACOE) and California Department of Fish and Wildlife (CDFW) jurisdictional areas associated with the unnamed seasonal tributary of McDonald Canyon Creek that runs along the eastern edge of APN 010-0-110-130. An approximately 100-foot-long reach of the channel was filled with soil and associated riparian scrub vegetation on both sides of the creek was removed to create a firebreak. The site conditions that existed prior to the fire are considered the baseline for the evaluation of environmental impacts.

¹ The Camp Ramah youth summer camp operates for nine weeks during the summer months (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.

Note: On April 29, 2021, a ministerial emergency tree permit (Tree Permit No. AD21-0064) was issued for the removal of a heritage sized oak tree (tree no. 251) located on APN 010-0-110-130, northwest of the pool and amphitheater. On February 11, 2022, a ministerial emergency tree permit (Tree Permit No. AD21-0162) was issued for the removal of a heritage sized oak tree (tree no. 428) also located on APN 010-0-110-130, approximately 35 feet north of the southern property line and 145 feet north of the nearest structure. In accordance with Sections 8107-25.6(a) and 8107-25.5(a) of the Ventura County Non-Coastal Zoning Ordinance (NCZO), no mitigation to offset the loss of these two trees was required as the trees posed a significant threat to people.

Surrounding Land Uses

The zoning and current use of the parcels surrounding the project site are described in the following table.

| Adjacent Parcel | Adjacent Zoning | Existing Use |
|------------------------|--|--|
| North | OS-80 ac TRU/SRP/DKS | Open space and undeveloped land |
| South | RE-5 ac TRU/DKS and RA-5 ac (Rural Agricultural 5 acre minimum lot size) TRU/DKS | Agricultural and residential uses |
| East | RE-20 ac TRU/DKS/HWCW, OS-20 ac TRU/DKS, RE-20 ac TRU/DKS, and RA-2 ac TRU/DKS | Open space, agricultural and residential uses |
| West | OS-80 ac TRU/DKS, AE-40 ac (Agricultural Exclusive 40 acre minimum lot size) TRU/DKS, OS-40 ac TRU/DKS | Camp Ramah Retreat Center ² and agricultural uses |

- 6. Project Description:** The applicant requests a Major Modification to CUP No. 3048 for a 230-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

² The Applicant also operates an adult retreat center on the property adjacent to the subject Camp Ramah youth camp, which was permitted under CUP No. 5234. The adult retreat center is not part of the proposed or existing CUP boundary for the subject modified CUP request.

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 system³. 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 encroachment into the Tree Protection Zone (TPZ) of four protected Coast Live Oak trees (Tree Nos. 481, 482, 598 and 599)

³ 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

(Attachment 4 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.

Table 2 - Existing Structures (Exhibit 3)

| 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 | 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.⁴ 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

⁴ 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.

programs occur between 7:45 a.m. and 9:00 p.m. Sunday through Friday, and between 7:45 a.m. and 10:00 p.m. on Saturdays. One exception to those general hours is an outdoor café-like gathering (Café Ezra) on Thursday nights for staff throughout the summer and hosted by special needs counselors. Café Ezra ends at approximately 11:00 p.m.

Non-Summer Programs and Activities

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

See Attachment 5 for the list of year-round programs.

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.

Use of Open Space Lots

Passive recreation (i.e., hiking, walking, overnight camping for 20-25 persons, outdoor education, and wildlife viewing) will be confined to the existing trails and fire break trails (see Attachment 3A, Public Recreational Trails Map) 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. Portable toilets are brought to the camp sites by a 4x4 quad runner or pickup. No vegetation would be disturbed.

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 are 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.

[See Attachment 3, Project Plans and Speaker Location Plan]

7. **List of Responsible and Trustee Agencies:** CDFW, ACOE, United States Forest Service, United States Fish and Wildlife Service, and Ventura County LAFCo (Responsible Agency).
8. **Methodology for Evaluating Cumulative Impacts:** “Cumulative impacts” refer to two or more individual effects which, when considered together, are

considerable or which compound or increase other environmental impacts. The individual effects may be changes resulting from a single project or a number of separate projects. The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time [California Environmental Quality Act (CEQA) Guidelines, 2014c, Section 15355].

In order to analyze the proposed project's contribution to cumulative environmental impacts, this Initial Study relies on both the list method in part (e.g., for the analysis of impacts to biological resources) and the projection (or plans) method in part (e.g., for the analysis of cumulative traffic impacts).

Pursuant to the CEQA Guidelines [§ 15064(h)(1)], this Initial Study evaluates the cumulative impacts of the project, by considering the incremental effects of the proposed project in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects within a 5-mile radius of the project site. The projects listed in Table 3 were included in the evaluation of the cumulative impacts of the project due to their proximity to the proposed project site and potential to contribute to the environmental effects of the proposed project. Attachment 6 of this initial study includes a map of pending and recently approved projects within the Ventura County Unincorporated Area.

Table 3- Ventura County Unincorporated Area Pending and Recently Approved Projects Within 5 Mile Radius

| Permit No. | Description | Status |
|-------------------|---|---------------|
| PL13-0178 | Minor Modification to CUP 4408 to allow 10-year time extension for the continued operation of the Ojai Valley Organics Recycling Facility. | Approved |
| PL16-0090 | Parcel Map Waiver/Lot Line Adjustment between three lots associated with Assessor Parcel Number 033-0-440-105, 033-0-440-095, and 033-0-270-575. | Pending |
| PL17-0134 | Minor Modification to CUP 4966 for an additional 30-year period to continue the operation of the Montessori School of Ojai. There is no request to increase the number of students (maximum of 140) or the number of faculty and employees (maximum of 35) or to change the hours of operation. | Approved |
| PL18-0120 | Lot Line Adjustment between Assessor Parcel Numbers 009-0-090-070, 009-0-090-010, 009-0- | Pending |

| Permit No. | Description | Status |
|------------|---|----------|
| | 090-080, 009-0-080-010. | |
| PL18-0137 | Tentative Parcel Map for a subdivision of a 3.29-acre parcel into three separate lots with associated Assessor Parcel Number 032-0-201-105. | Approved |
| PL19-0050 | Lot Line Adjustment between two lots associated with Assessor Parcel Numbers 033-0-050-680 and 033-0-050-670. | Pending |
| PL19-0086 | Lot Line Adjustment between two lots associated with Assessor Parcel Number 024-0-042-015, Parcel A and Parcel B. | Approved |
| PL19-0122 | Planned Development (PD) Permit for the conversion of an existing 7,200 sq. ft. agricultural barn to a residential garage (Structure No. 10, Car Barn). The PD permit also includes after-the-fact permitting for the following: (1) three pump house structures (total 317 sq. ft.); (2) the addition of two half-bathrooms to the Equipment Garage (151 sq. ft.); (3) conversion of the carport attached to the Accessory Dwelling Garage into an enclosed garage (300 sq. ft.); (4) tennis court without lighting; (5) demolition of an unpermitted bathroom (155 sq. ft.); (6) installation of two onsite wastewater treatment systems; and (7) authorization of exterior lighting and fencing. | Approved |
| PL20-0065 | New 10-year Agricultural Land Conservation Act Contract for a 106.57 acre property located at 10999 Santa Ana Road, Oak View on Assessor Parcel Number 011-0-190-305. | Pending |
| PL20-0086 | Privately initiated General Plan Amendment, zone change, and Ojai Valley Area Plan Amendment to change the land use designations of four separate parcels in the Ojai Valley, from RE-5 ac TRU/DKS to OS-20 ac TRU/DKS. The project also includes a Tentative Parcel Map to abate a violation of the Subdivision Map Act as three of the four affected parcels were not created in accordance with the requirements of the Subdivision Map Act, and therefore, constitute as illegal lots. Assessor Parcel Numbers associated with the project include: 014-0-100-040, 014-0-100-065, 014-0-100-220, 014-0-100-230, 014-0-100-240 | Pending |

| Permit No. | Description | Status |
|------------|--|-----------|
| PL20-0095 | CUP to install a new 40-foot-tall wireless communications facility designed as a faux eucalyptus tree. The tree would include 5 feet of branches on top of the tree. Accessory equipment includes: (9) Panel Antennas, (36) RRU Radio Units, (2) Microwave Antennas, (4) Surge Suppressors, (2) Power Cabinets, (4) Purcell Cabinets, (1) GPS Antenna, Utility Cabinets, (3) DC-12_Outdoor, (1) 20 KW DC Generator, and an 8-foot-high chain link fence. | Pending |
| PL20-0096 | Lot line adjustment between two legal lots with associated Assessor Parcel Numbers 029-0-010-735 and 029-0-010-745. | Approved |
| PL20-0130 | Minor Modification to extend the existing wireless communications facility designed as a 60-foot monopine for an additional 10-year time period. | Approved |
| PL21-0002 | CUP to operate a new bed-and-breakfast inn within two existing dwellings on portions of two separate, contiguous legal lots located at 334 E. Villanova Road and 350 E. Villanova Road | Approved |
| PL21-0018 | Minor Modification to CUP 3527 for the continued use of the Ojai Retreat for a 25-year period. | Pending |
| PL21-0034 | A voluntary merger of two legally created non-conforming lots into one lot with associated Assessor Parcel Numbers 031-0-101-335 and 031-0-101-325. | Pending |
| PL21-0108 | PD Permit to construct a new 2,538 sq. ft. single family residence (partially prefabricated modular, partially site-built) and 1,344 sq. ft. detached garage. | Withdrawn |
| PL21-0109 | A voluntary merger of two legally created lots into one lot with associated Assessor Parcel Number 017-0-033-100. | Void |
| PL21-0113 | Minor Modification of CUP LU04-0049 for the continued operation of a self-storage facility, called Oak View Self Storage Facility located at 63 Portal Street in the Unincorporated Area of Ojai. The proposed renewal will also include the approval of six (6) existing non-operational roll up doors on the outside of the facility, facing Ventura Avenue. | Pending |
| PL21-0118 | Lot Line Adjustment between two lots with associated Assessor Parcel Numbers APN 018-0- | Pending |

| Permit No. | Description | Status |
|------------|----------------------------|--------|
| | 150-265 and 018-0-150-035. | |

Section B – Initial Study Checklist and Discussion of Responses⁵

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|--|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| RESOURCES: | | | | | | | | |
| 1. Air Quality (VCAPCD) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| a) Exceed any of the thresholds set forth in the air quality assessment guidelines as adopted and periodically updated by the Ventura County Air Pollution Control District (VCAPCD), or be inconsistent with the Air Quality Management Plan? | | X | | | | X | | |
| b) Be consistent with the applicable General Plan Goals and Policies for Item 1 of the Initial Study Assessment Guidelines? | | X | | | | X | | |

Impact Discussion:

1a. Based on the project application, regional and local air quality impacts will be below the 5 pounds per day significance threshold for reactive organic compounds (ROG) and oxides of nitrogen (NOx), as described in the Ventura County Air Quality Assessment Guidelines 2003 and the Ojai Valley Area Plan (Policy OV-55.1). As there would not be any increase in camp activities or the number of campers and staff, impacts on regional

⁵ The threshold criteria in this Initial Study are derived from the *Ventura County Initial Study Assessment Guidelines* (April 26, 2011). For additional information on the threshold criteria (e.g., definitions of issues and technical terms, and the methodology for analyzing each impact), please see the *Ventura County Initial Study Assessment Guidelines*.

and local air quality would be less than significant with regard to operational emissions. In terms of construction-generated emissions, NO_x and ROC emissions will also be below the 5 pounds per day significance threshold. Construction-related emissions are temporary and are not counted towards these significance thresholds.

Although the project request is not expected to result in any significant local air quality impacts, the applicant will be subject to a standard condition of approval to minimize fugitive dust, particulate matter, and creation of ozone precursor emissions that may result from proposed grading and construction activities [i.e., adherence to VCAPCD Rules and Regulations, which include but are not limited to, Rule 50 (Opacity), Rule 51 (Nuisance), and Rule 55 (Fugitive Dust)]. In addition, the applicant will be required to ensure that ozone precursor and diesel particulate emissions from mobile construction equipment are reduced during construction by prohibiting the idling of construction equipment for more than five minutes. As a result, project-specific and cumulative impacts related to air quality will be less than significant.

1b. The project is consistent with the applicable *Ventura County General Plan Policies* for Item 1 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 |
| 2A. Water Resources – Groundwater Quantity (WPD) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| 1) Directly or indirectly decrease, either individually or cumulatively, the net quantity of groundwater in a groundwater basin that is overdrafted or create an overdrafted groundwater basin? | | X | | | | X | | |
| 2) In groundwater basins that are not overdrafted, or are not in hydrologic continuity with an overdrafted basin, result in net groundwater extraction that will individually or cumulatively cause overdrafted basin(s)? | | X | | | | X | | |

| | | | | | | | | |
|--|--|---|--|--|--|---|--|--|
| 3) In areas where the groundwater basin and/or hydrologic unit condition is not well known or documented and there is evidence of overdraft based upon declining water levels in a well or wells, propose any net increase in groundwater extraction from that groundwater basin and/or hydrologic unit? | | X | | | | X | | |
| 4) Regardless of items 1-3 above, result in 1.0 acre-feet, or less, of net annual increase in groundwater extraction? | | X | | | | X | | |
| 5) Be consistent with the applicable General Plan Goals and Policies for Item 2A of the Initial Study Assessment Guidelines? | | X | | | | X | | |

Impact Discussion:

2A-1 through 2A-4. A portion of the project site overlies the Upper Ventura River Basin, which is designated a Medium Priority groundwater basin and has not been designated as “Critically Over drafted” by Department of Water Resources (DWR)⁶. Water to the project site is provided by CMWD and sewer is provided by the OVSD.

According to CMWD’s 2015 Urban Water Management Plan, CMWD obtains 99 percent of its water supply from Lake Casitas and approximately 1 percent from a well located in the Upper Ventura River Basin. Lake Casitas is a fully appropriated stream reach as designated by the State Water Resources Control Board (SWRCB). Water used for the proposed project would come predominately from Lake Casitas and a minor amount from a groundwater basin. The project is not expected to, either individually or cumulative, decrease the quantity of groundwater in a basin or create an over drafted groundwater basin.

As there will not be an increase in the number of camp guests, staff, or programs and activities, there will not be any increase in water use. The Dudek Water Allocation and Demand Memorandum dated October 15, 2018, (Attachment 7) includes a detailed projected water demand including indoor water use, swimming pool evaporation, fire suppression water reservoir evaporation, and irrigation demand of 42.6-acre feet per year (AFY). Additionally, the applicant submitted 10 years of monthly meter billing data from CMWD (2008 - 2018). The CMWD data indicates an annual average consumption of 42.3 AFY from 2009 through 2017. Importantly, site water usage in recent years (2014-2017) averaged 36.3 AFY.

⁶ Department of Water Resources (DWR) Basin No. 4 003.01

Camp Ramah installed a new well (State Well Number [SWN] 04N23W02D01) in 2016 approximately 223 feet east of the nearest extent of the Upper Ventura River Basin. The well is located outside of the Upper Ventura River Basin boundary. According to DWR, it is unknown if the new irrigation well installed by the Camp is in hydrologic continuity with the Upper Ventura River Basin, but it is not expected to result in net groundwater extraction that will individually or cumulatively cause an over drafted basin. The well was originally expected to produce 4.8 to 9.6 AFY for landscape irrigation and to fill an onsite fire suppression water reservoir. The applicant confirmed on September 30, 2019, that the well had been operating and pumped 72,580 gallons (0.22 AF) since startup during the third week of July 2019. The applicant estimated the annual extraction from the well will be 1.3 AFY. The estimated yield on the well completion report was 3 gallons per minute (gpm).

During the time period between startup of the well and the September 30, 2019 reading, the site used around 15.86 AF of water from CMWD. Based on billing statements provided by the applicant, CMWD water consumption was 8.61 AF during the same time period in 2018. The applicant reported that the summer camp had ended earlier in 2019 than 2018, which explained the difference in consumption between the two time periods.

The applicant provided an updated water usage Addendum to the 2018 Water Memorandum "Response to PL 18 0052", dated November 12, 2020 (Attachment 8). The memo stated that proposed non-summer camp programs and activities would increase total water usage by 0.5 AFY. The site's current, on site well production is currently 0.99 AFY, based upon a 16-month average during 2019-2020. The onsite well production would offset the historical average annual water usage to 42.1 AFY. However, the average annual water usage for the site from 2015-2020 has declined to less than the 37.055 AFY allocation from CMWD. The applicant's consultant has predicted this trend to continue beyond 2020.

An updated Will Serve Letter from CMWD, dated November 12, 2020, stated that the annual allocation for the site is 37.055 AFY based on the proposed improvements for the site. CMWD stated that the project is not expected to increase water use beyond the current allocation. Project-specific and cumulative impacts related to water quantity is considered less than significant.

2A-5. The project is consistent with the applicable *Ventura County General Plan Policies* for Item 2A 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 |
| 2B. Water Resources - Groundwater Quality (WPD) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| 1) Individually or cumulatively degrade the quality of groundwater and cause groundwater to exceed groundwater quality objectives set by the Basin Plan? | X | | | | X | | | |
| 2) Cause the quality of groundwater to fail to meet the groundwater quality objectives set by the Basin Plan? | X | | | | X | | | |
| 3) Propose the use of groundwater in any capacity and be located within two miles of the boundary of a former or current test site for rocket engines? | X | | | | X | | | |
| 4) Be consistent with the applicable General Plan Goals and Policies for Item 2B of the Initial Study Assessment Guidelines? | X | | | | X | | | |

Impact Discussion:

2B-1. and 2B-2. Sanitary sewer service to the site is provided by the OVSD. As stated in the project description above, the OVSD Sphere of influence will need to modify their Sphere of Influence and allow the parcel that includes the Machon Village to annex into the OVSD for wastewater service to serve the Machon Village or approve an Out of Area Service Agreement. No activities associated with the proposed project would be expected to impact groundwater quality and cause it to fail to meet the groundwater quality objectives set by the Basin Plan. There will not be any project-specific or cumulative impacts related to groundwater quality.

2B-3. The proposed project is not located within two miles of the boundary of a former or current test site for rocket engines.

2B-4. The project is consistent with the applicable *Ventura County General Plan* Policies for Item 2B 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 |
| 2C. Water Resources - Surface Water Quantity (WPD) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| 1) Increase surface water consumptive use (demand), either individually or cumulatively, in a fully appropriated stream reach as designated by SWRCB or where unappropriated surface water is unavailable? | | X | | | | x | | |
| 2) Increase surface water consumptive use (demand) including but not limited to diversion or dewatering downstream reaches, either individually or cumulatively, resulting in an adverse impact to one or more of the beneficial uses listed in the Basin Plan? | | X | | | | X | | |
| 3) Be consistent with the applicable General Plan Goals and Policies for Item 2C of the Initial Study Assessment Guidelines? | | X | | | | X | | |

Impact Discussion:

2C-1. and 2C-2. Water for the proposed project will be supplied by CMWD. According to CMWD's 2015 Urban Water Management Plan, CMWD obtains 99 percent of their water supply from Lake Casitas. The remaining 1 percent originates from a well located in the Upper Ventura River Basin. Lake Casitas is a fully appropriated stream reach as designated by the SWRCB. As of March 17, 2022, Lake Casitas was at 34.6 percent of 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 | | |
| 3) Be consistent with the applicable General Plan Goals and Policies for Item 2D of the Initial Study Assessment Guidelines? | | X | | | | X | | |

Impact Discussion:

2D-1. The proposed project will not individually or cumulatively degrade the quality of surface water causing it to exceed water quality objectives as contained in Chapter 3 of

the Los Angeles Basin Plan as applicable for this area. The proposed project is not expected to result in a violation of any surface water quality standards as defined in the Los Angeles Basin Plan.

2D-2. The proposed project will disturb less than half an acre of land and create less than 20,000 sq. ft. of impervious surfaces. In accordance with the 2010 Ventura Countywide Municipal Stormwater NPDES Permit Order no. CAS004002, "Development Construction Program" Subpart 4.F, the applicant will be required to include Best Management Practices (BMPs) designed to ensure compliance and implementation of an effective combination of erosion and sediment control measures for construction activities on a High Risk Site, to protect surface water quality during any soil disturbance activities (Tables 6 and 9 in Subpart 4.F, SW-HR Form). As such, project-specific and cumulative impacts related to water quality objectives or standards in the applicable MS4 Permit or any other NPDES Permits will be less than significant.

2D-3. The project is consistent with the applicable *Ventura County General Plan* Policies for Item 2D 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 |
| 3A. Mineral Resources – Aggregate (Plng.) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| 1) Be located on or immediately adjacent to land zoned Mineral Resource Protection (MRP) overlay zone, or adjacent to a principal access road for a site that is the subject of an existing aggregate Conditional Use Permit (CUP), and have the potential to hamper or preclude extraction of or access to the aggregate resources? | X | | | | X | | | |
| 2) Have a cumulative impact on aggregate resources if, when considered with other pending and recently approved projects in the area, the project hampers or precludes extraction or access to identified resources? | | | | | X | | | |

| | | | | | | | | |
|--|---|--|--|--|---|--|--|--|
| 3) Be consistent with the applicable General Plan Goals and Policies for Item 3A of the Initial Study Assessment Guidelines? | X | | | | X | | | |
|--|---|--|--|--|---|--|--|--|

Impact Discussion:

3A-1. and 3A-2. The project site is not located on or immediately adjacent to land with an overlay zone of Mineral Resource Protection (MRP), or adjacent to a principal access road for a site that is the subject of an existing aggregate CUP. Thus, the proposed project does not have the potential to hamper or preclude extraction of or access to aggregate resources. As such, there will not any project-specific or cumulative impacts related to aggregate resources.

3A-3. The project is consistent with the applicable *Ventura County General Plan* Policies for Item 3A 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 |
| 3B. Mineral Resources – Petroleum (Plng.) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| 1) Be located on or immediately adjacent to any known petroleum resource area, or adjacent to a principal access road for a site that is the subject of an existing petroleum CUP, and have the potential to hamper or preclude access to petroleum resources? | X | | | | X | | | |
| 2) Be consistent with the applicable General Plan Goals and Policies for Item 3B of the Initial Study Assessment Guidelines? | X | | | | X | | | |

Impact Discussion:

3B-1. There are no oil and gas facilities, nor major or minor pipelines located on or in the vicinity of the project site. Therefore, the proposed project will not have the potential

to hamper or preclude access to petroleum resources. As such, there will not any project-specific or cumulative impacts related to mineral resources.

3B-2. The project is consistent with the applicable *Ventura County General Plan* Policies for Item 3B 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 |
| 4. Biological Resources | | | | | | | | |
| 4A. Species | | | | | | | | |
| Will the proposed project, directly or indirectly: | | | | | | | | |
| 1) Impact one or more plant species by reducing the species' population, reducing the species' habitat, fragmenting its habitat, or restricting its reproductive capacity? | | | X | | | | X | |
| 2) Impact one or more animal species by reducing the species' population, reducing the species' habitat, fragmenting its habitat, or restricting its reproductive capacity? | | | X | | | | X | |

Biological assessment surveys were conducted at the project site on January 16, 2017, March 13, 2017, and May 5, 2017, by Dr. Larry Hunt, a Ventura County Qualified Biologist. The first survey was a general survey consisting of habitat assessment and characterization of biological resources. The two surveys following this initial survey included focused botanical surveys. On February 16, 2018, an additional site survey was conducted to update site conditions post Thomas Fire. Information gathered from the surveys supported the preparation of an Initial Study Biological Assessment (ISBA, Attachment 9), prepared in accordance with the Ventura County Planning Division's Standards for Initial Study Biological Assessments.

Fourteen special-status plants have been found within a five-mile radius of the project area (Attachment 9, pgs. 21 and 22, *Observed and Potentially Occurring Special Status Species Table*). Several small scrub oaks, tentatively identified as Nuttall's scrub oaks

(*Quercus dumosa*) or a hybrid between *dumosa* and the common scrub oak (*Q. berberidifolia*) were identified in the understory of coast live oak woodland in the southwestern portion of the project area and in chaparral on slopes west and north of the project area (Attachment 9, Figure 3). Fire suppression activities from the 2017 Thomas Fire removed all or nearly all of the scrub oaks that were present in the southwestern portion of the project area (Attachment 9, Figure 4). Other plant species identified in the survey area included: (1) Coast Live Oak Woodland Alliance (*Quercus agrifolia*) that includes understory shrubs of elderberry (*Sambucus mexicana*), California man-root (*Marah fabaceus*), and poison oak (*Toxicodendron diversilobum*), with an herbaceous ground cover dominated by brome grasses, (2) Ripgut brome (*Bromus diandrus*) Semi-Natural Herbaceous Stand; a non-native annual grassland/ruderal community found within the proposed development envelope of the Machon Village; and (3) Mulefat Scrub (*Baccharis salicifolia*) Shrubland Alliance found within the channel bed and banks of the unnamed tributary of McDonald Canyon Creek that borders the eastern side of the proposed project area. All these species have a CDFW ranking of G4, S4 or above and are not considered rare or threatened.

Baseline: Pre-Fire Conditions

The proposed Machon Village and associated fuel modification zone (“development envelope”) straddles the interface between a portion of the relatively flat floodplain of McDonald Canyon Creek, and the lower, south-facing slopes of the Topa Topa Mountain Range, in the unincorporated Ventura County area of Ojai. The development envelope includes primarily open space with non-native annual grassland and single stands of coast live oak trees (*Quercus agrifolia*). Chaparral and non-native annual grassland occur on slopes immediately west, north, and east of the development envelope. McDonald Canyon Creek, an ephemeral (seasonal) drainage, traverses in an east-west direction, approximately 527 feet from the proposed development envelope and a seasonal tributary of McDonald Canyon Creek traverses north-south, approximately 25 feet east of the development envelope.

A soccer field and other camp facilities border the southern and southeastern portions of the proposed development envelope. A paved driveway/dirt track parallels the western side of the soccer field.

Existing citrus orchards are located approximately 490 feet southwest of the development envelope and are separated by chaparral vegetation.

The table below provides the percent of various cover types occurring within the survey area.

| Table 1 – Pre-Fire Cover within Survey Area | |
|---|---------------------------------|
| Cover Type | Amount of Cover (percentage) |
| Native vegetation (chaparral) | 55 |
| Non-native vegetation | 35 |
| Burned areas (Thomas fire) | 30 |
| Bare ground/graded/developed | 30 |
| Buildings, paved roads and other impervious surfaces | 20 |
| Total Percentage* = 170 | |

*Total percentage accounts for type and location of vegetation that is sited in both undeveloped and developed areas within the survey area which does not equate to 100%.

Project site surveys identified four major vegetation alliances occurring within the proposed development envelope. These alliances include:

1. Coast Live Oak Woodland Alliance - Coast live oaks border the proposed development envelope on the south, east, and north. Dominant trees include coast live oak (*Quercus agrifolia*). Understory shrubs include elderberry (*Sambucus mexicana*), California man-root (*Marah fabaceus*), and poison oak (*Toxicodendron diversilobum*), with an herbaceous ground cover dominated by brome grasses. Several individual Scrub oak trees (*Quercus berberidifolia*) occur adjacent to the Coast live oak woodland located in the southwestern portion of the development envelope. These scrub oaks appeared to show hybrid characteristics of *Q. berberidifolia* x *Q. dumosa* (Nuttall's scrub oak) the latter listed by the California Native Plant Society as a List 1B.1 species. Scrub oaks were also found in adjacent chaparral on slopes west of the development envelope (Attachment 9). A Canyon live oak (*Quercus chrysolepis*) was located in the center of the proposed development envelope. This Canyon live oak and all Scrub oaks were removed as a result of fire-fighting activities during the Thomas Fire in December 2017.
2. Ripgut brome (*Bromus diandrus*) Semi-Natural Herbaceous Stand - This non-native annual grassland/ruderal community is the most extensive plant association occurring within the proposed development envelope. Dominant plants include ripgut brome (*Bromus diandrus*), rattail fescue (*Vulpia myuros*), hare barley (*Hordeum murinum*), red brome (*Bromus rubens*), wild oats (*Avena* sp.), redstem filaree (*Erodium cicutarium*), wild radish (*Raphanus sativa*), and annual wildflowers, including fiddleneck (*Amsinckia menziesii*), truncate-leaved lupine (*Lupinus truncatus*), sky lupine (*Lupinus nanus*), tuberous skullcap (*Scutellaria tuberosa*), soap lily (*Chlorogalum pomeridianum* var. *pomeridianum*), telegraph weed (*Heterotheca grandiflora*), black mustard (*Brassica nigra*),

Mediterranean mustard (*Hirschfeldia incana*), horehound (*Marrubium vulgare*), Italian thistle (*Carduus pycnocephalus*), and other species. Outside of the proposed development envelope, this community also occurs extensively in the southwestern and eastern portions of the parcels. These habitats were cleared (graded) by fire crews during the Thomas Fire in December 2017.

3. Bush Mallow (*Malacothamnus fasciculatus*) Shrubland Alliance - This very diverse type of chaparral vegetation occurs on slopes west, north, and northeast of the proposed development envelope and is the most extensive vegetation type on the parcels. Under the pre-fire conditions, the drainage supported poorly developed Coyote brush (*Baccharis salicifolia*) Shrubland Alliance. No riparian trees occurred in association with this drainage. Shrub species pre-dominated and the physiognomy was generally open in most places along the subject reach of the creek and supported by mule-fat (*Baccharis salicifolia*), elderberry (*Sambucus mexicana*), horehound (*Marrubium vulgare*), poison oak (*Toxicodendron diversilobum*), and non-native grasses. Chaparral shrubs, such as black sage (*Salvia mellifera*), laurel sumac (*Malosma laurina*), and chaparral mallow (*Malacothamnus fasciculatus*), also occurred. Habitat quality along this reach was low, but the drainage connected to more developed riparian scrub habitat upstream of the development envelope. The drainage entered a buried culvert as it passes through Camp Ramah before connecting with the main stem of McDonald Canyon Creek. The reach of the drainage on the parcels was generally dry except during and immediately following storm events. All the vegetation associated with this seasonal drainage along the reach adjacent to the proposed project area was cleared and the channel was filled with soil by fire crews to create a fire break during the Thomas Fire in December 2017.
4. Mulefat Scrub (*Baccharis salicifolia*) Shrubland Alliance - This plant community is closely associated with the channel bed and banks of the unnamed tributary of McDonald Canyon Creek that borders the eastern side of the proposed project area. Common plants that are present include Mule-fat (*Baccharis salicifolia*), elderberry (*Sambucus mexicana*), horehound (*Marrubium vulgare*), poison oak (*Toxicodendron diversilobum*), and non-native grasses. Chaparral shrubs, such as black sage (*Salvia mellifera*), laurel sumac (*Malosma laurina*), and chaparral mallow (*Malacothamnus fasciculatus*). All the vegetation associated with this seasonal drainage adjacent to the project area was removed, and the channel was completely filled with soil by fire crews during the Thomas Fire in December 2017.

The ISBA (Attachment 9) includes a plant communities table that identifies these alliances, their regulatory protection and pre-fire estimate of potential impacts to these communities from proposed project development.

Existing Conditions: Post-Thomas Fire

A portion of the camp owned property was burned (though no structures were lost) that included vegetation on slopes adjacent to the northern and western edges of the project area. The parcels within the CUP area currently exhibit features characteristic of post-fire landscape, charred remains of vegetation and bare soils with vegetation beginning to come back. For the purposes of impact analysis and mitigation, the site conditions that existed prior to the fire are considered baseline, which is characterized in the ISBA (Attachment 9). On December 5, 2017, Governor Jerry Brown and the County of Ventura declared a local state of emergency as a result of the Thomas Fire in accordance with Government Code Section 8630 et. Seq. and Section 5323 of the Ventura County Ordinance Code, respectively. With the declaration of a State of Emergency by local and state officials, the property owner is not required to restore physical damage to property that was the result of local and state emergency response efforts, such as the Ventura County Fire Protection District's degradation of drainage for fire protection purposes. The applicant has voluntarily restored the impacted section of the drainage adjacent to the proposed development envelope. On January 27, 2020, CDFW allowed the Camp to conduct restoration activities (soil removal and minor grading) in the damaged portion of the drainage through operation of law, as CDFW did not approve the Camp's draft Streambed Alteration Agreement within the required timeframe (as a result, a Streambed Alteration agreement is not required). Restoration activities commenced in February 2021 with annual reporting for a 3-year period to ensure restoration goals are achieved.

Impact Discussion:

4A-1. Bush Mallow (*Malacothamnus fasciculatus*) Shrubland Alliance occurs on slopes west, north, and northeast of the proposed development envelope and was not considered to be a "sensitive" habitat at the time the ISBA was prepared in 2019. However, the Bush Mallow (*Malacothamnus fasciculatus*) community is now recognized as a G3, S3 level community (Globally and Sub-nationally have a high vulnerability) by the CDFW as of 2020.

Proposed development is anticipated to impact approximately 0.60 acres of non-native annual grassland and approximately 1.9 acres of chaparral habitat to accommodate buildings and the 100-foot fuel modification zone. The last field survey was conducted in 2018, therefore it is unclear whether the plant communities which were previously present prior to the 2017 Thomas Fire have since repopulated and rare plants/communities have established on the project site as burned habitat does not decline in value or importance by default of being burned. The vegetation communities found within the development envelope, 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 biological resources. The applicant will be required to resurvey the development envelope prior to construction to determine the presence of *Malacothamnus fasciculatus*, Mule-fat Shrubland Alliance (*Baccharis salicifolia*) and Coast Live Oak Woodland (*Quercus agrifolia*) [refer to recommended Mitigation Measure BIO-1].

The applicant will be required to install protective silt fencing prior to land clearing activities delineating the limits of disturbance. Protective silt fencing shall be installed a minimum 100-feet between construction activities and the scrub habitat and oak woodland communities located within the vicinity of the proposed Machon Village development. The installation of the fencing will reduce impacts to special status plant (and wildlife species) to a less than significant level [refer to recommended Mitigation Measure BIO-2].

Fuel modification activities associated with Machon Village could significantly impact special-status plants and native plant communities, including riparian scrub, chaparral, individual coast live oak trees and *Malacothamnus fasciatus* Shrubland Alliance through direct removal of native vegetation. Maintenance of the fuel modification zone could introduce invasive, non-native species (Attachment 9, Figure 7). In order to reduce potentially significant impacts to a less than significant level, the applicant will be required to implement a Fuel Management Plan that details methods for achieving fire safety while preserving the integrity and function of native plant communities to the maximum extent feasible and that ensures that consistent fire fuel management practices are applied [refer to recommended Mitigation Measure BIO-3].

With the implementation of Mitigation Measures BIO-1, BIO-2, and BIO-3, impacts to special status plant species will be reduced to a less than significant level.

The use of non-native landscaping for the project has the potential to degrade plant and wildlife communities if invasive species are planted as landscaping. No new landscaping is proposed. The applicant will be subject to a standard condition of approval that prohibits the planting of non-native invasive landscaping. Any changes to the existing landscaping (i.e., more than 500 sq. ft. of new landscaping, change in specimen trees, ground cover, and shrubs) will require additional review by the Planning Division.

A February 7, 2019, arborist report was prepared by Kenneth A. Knight Consulting LLC for the proposed project (Attachment 4). The proposed widening of the existing driveway located adjacent to the northwestern property line to access Machon Village will result in the removal of four Coast live oaks (Tree Nos. 437, 438, 478, and 480), which are considered protected trees pursuant to § 8107-25 of the Ventura County NCZO.

Impacts to trees protected by the County of Ventura are considered a potentially significant impact; however, recommended Mitigation Measure BIO-4 would offset the loss of these trees, which will reduce the potentially significant impact to protected trees to less than significant. This mitigation measure will also ensure the proposed project is consistent with the provisions of the County's Tree Protection Regulations (TPR) set forth in § 8107-25 et seq. of the Ventura County NCZO Tree Protection Guidelines (TPG).

Proposed development will also encroach into the Tree Protection Zone (TPZ) of four protected oak trees (Tree Nos. 481, 482, 598 and 599). Encroachment within the Protected Zone of these trees could result in the decline in tree health and is considered a potentially significant impact. Recommended Mitigation Measure BIO-4 and Mitigation Measure BIO-5, ensures that impacts to these protected trees are less than significant by: (1) minimizing impacts on encroachment; (2) requiring monitoring of tree health after construction to ensure the health of trees is maintained; and (3) requiring compensation if these trees are lost. With the implementation of these mitigation measures, impacts to Protected Trees would be mitigated to a less-than-significant level.

The potential impact to special-status plant species discussed above is considered potentially significant, but mitigable.

4.A.2. The proposed development envelope supports moderate to high quality habitat for many vertebrate and invertebrate wildlife species. The "*Observed and Potentially Occurring Special-Status Species*" table in the ISBA (Attachment 9), provides a list of the animal species that could be potentially impacted, due to their moderate to high potential to occur within the developmental envelope. These include:

California Species of Special Concern (SSC):

Reptiles:

- California Legless lizard (*Anniella* cf *A. stebbinsi*)
- San Bernardino ringneck snake (*Diadophis punctatus modestus*)
- Coast patch-nosed snake (*Salvadora hexalepis virgultea*)

Mammals:

- Dulzura pocket mouse (*Chaetodipus californicus femoralis*)
- San Diego woodrat (*Neotoma lepida intermedia*)
- American badger (*Taxidea taxus*)
- Mountain lion (*Felis concolor*)

Birds:

- Cooper's Hawk (*Accipiter cooperi*)
- Sharp Shinned Hawk (*Accipiter striatus*)

- Golden Eagle (*Aquila chrysaetos*)
- Prairie Falcon (*Falco mexicanus*)
- Costas Hummingbird (*Calypte costae*)
- Rufous Hummingbird (*Selasphorus rufus*)
- Allen's Hummingbird (*Selasphorus sasin*)
- Nuttall's woodpecker (*Picoides nuttallii*)*
- Red breasted sap sucker (*Sphyrapicus ruber*)
- Loggerhead Shrike (*Lanius ludovicianus*)*
- Oak Titmouse (*Baeolophus inornatus*)*
- Yellow Warbler (*Setophaga petechia*)
- Southern California Rufous Crown Sparrow (*Aimophila ruficeps canescens*)
- Bell's Sage Sparrow (*Amphispiza belli belli*)
- Lark Sparrow (*Chondestes grammacus*)
- Grasshopper Sparrow (*Ammodramus savannarum*)
- Lawrence's goldfinch (*Carduelis lawrencei*)
- Pallid bat (*Antrozous pallidus*)
- Townsend's big-eared bat (*Corynorhinus townsendii*)
- Red bat (*Lasiurus blossevillii*)
- Hoary bat (*Lasiurus cinereus*)
- Long-legged bat (*Myotis volans*)

* Observed onsite

The mountain lion is a protected mammal by the State (Fish and Game Code, § 4800). 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 the California Endangered Species Act (CESA). As a CESA-candidate species, the mountain lion in southern California is granted full protection of a threatened species under CESA. The ISBA did not indicate that mountain lions (*Puma concolor*) were observed or previously observed within the project survey area. However, the ISBA indicated a moderate to high potential for occurrence onsite. The project lies within recorded mountain lion habitat and project activities may impact mountain lion population by increasing human presence (e.g., new development, public trail access, traffic, noise, air pollutants and dust, and artificial lighting). Due to potential habitat near the development envelope and the potential for loss of mountain lion habitat as a result of the proposed project, the applicant will be required to retain a CDFW qualified biologist to conduct preconstruction surveys to determine the presence of mountain lion dens within and adjacent to the project site and relocation protocols should species be found [refer to recommended Mitigation Measures BIO-6].

Common, generalist terrestrial species, known to inhabit the survey area include western fence lizard (*Sceloporus occidentalis*), western skink (*Eumeces skiltonianus*),

southern alligator lizard (*Elgaria multicarinata*), gopher snake (*Pituophis melanoleucus*), common kingsnake (*Lampropeltis getulus*), western rattlesnake (*Crotalus oreganus*), and a number of small mammal species. The applicant will be required to retain a CDFW qualified biologist to conduct preconstruction surveys to determine the presence of terrestrial species within and adjacent to areas proposed to be disturbed (i.e., Machon Village and associated fuel modification zone). The applicant's biological monitor shall be present onsite during ground disturbance activities and implement relocation protocols for these species (as needed). With the implementation of recommended Mitigation Measures BIO-6 and BIO-2 (Exclusionary Fencing), impacts to special status wildlife species will be reduced to a less than significant level.

The proposed project may impact the pallid bat (*Antrozous pallidus*), western red bat (*Lasiurus blossevillii*), the hoary bat (*Lasiurus cinereus*), Townsend's big-eared bat (*Corynorhinus townsendii*), and the long-legged bat (*Myotis volans*), the majority of which are Species of Special Concern and meet the CEQA definition of rare, threatened, or endangered species (CEQA Guidelines, § 15065). The ISBA (Attachment 9, *Observed and Potentially Occurring Special Status Species Table*) indicates that these bat species have a moderate to high potential to occur within woodland and scrub habitats in and around the project site. The removal of trees and vegetation that provide roosting habitat for these bats would potentially result in direct loss of bat habitat. 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. Land clearing and construction activities may impact bats using man-made structures or surrounding trees as roost sites. To avoid impacts to bats and roosts, land clearing activities during the breeding and roosting season would be prohibited between April 1 to September 30. If land clearing activities are to occur during the roosting season, the applicant will be required to retain a CDFW qualified biologist to conduct preconstruction roosting surveys during the roosting season within 200 feet of the development envelope to determine the presence of these special status bat species and submit a Survey Report documenting the results of the initial roosting survey and a plan for continued surveys and avoidance of the roost sites. With the implementation of recommended Mitigation Measure BIO-7, impacts to this special status bat species will be reduced to a less than significant level.

The oak woodland and riparian scrub habitats to the south and east of the proposed development area and overhanging building eaves, are suitable nesting habitat for variety of protected special-status bird species, including raptors, such as Golden eagle (*Aquila chrysaetos*), Prairie falcon (*Falco mexicanus*), Cooper's hawk (*Accipiter cooperii*), Sharp-shinned hawk (*Accipiter striatus*), cliff swallows (*Petrochelidon pyrrhonota*), and house finches (*Haemorhous mexicanus*).

Field surveys conducted at the project site identified suitable foraging habitat but did not identify potentially suitable nesting habitat for the golden eagle, which is protected by the Bald and Golden Eagle Protection Act (16 U.S.C. 668-668d). The project therefore, may result in direct, permanent and temporary impacts to foraging habitat for the golden eagle. However, this impact would be less than significant and would not require mitigation due to the amount of remaining foraging habitat in the vicinity.

There is the potential for impacts to bird nests during the nesting season, including but not limited to the loggerhead shrike (*Lanius ludovicianus*) a special-status bird species, if construction occurs during the nesting season. To comply with the protection of such birds afforded by the Migratory Bird Treaty Act, the Bald and Golden Eagle Protection Act, and California Department of Fish and Game Code, the proposed project would be subject to a condition of approval requiring the prohibition of land clearing activities during the breeding and nesting season (January 1 - September 15). If land clearing activities are to occur during the nesting season, the applicant will be required to retain a County-approved biologist to conduct site-specific surveys prior to land clearing activities and submit a Survey Report documenting the results of the initial nesting bird survey and a plan for continued surveys and avoidance of nests.

The project site is located adjacent to the Los Padres National Forest. Grassland, scrublands, and woodlands within and around the project area support pocket gophers, chipmunks, California ground squirrels, cricetid mice, pocket mice, and kangaroo rats. A wide variety of raptors and carnivores depend on these rodent populations for food, including white-tailed kites, Cooper's hawks, golden eagles, American badgers, bobcats, coyotes, mountain lions, and other species. The use of rodenticides in the project area during construction and during the life of the camp use could directly poison rodents these predators rely on as the rodenticide moves through the food chain. To reduced impacts to a less than significant level, the applicant will not be permitted to use second-generation anticoagulant rodenticides on the project site and within the area surrounding the project site for the life of the permit [refer to recommended Mitigation Measure BIO-8].

Impacts due to human activities such as artificial lighting and noise would be reduced as the applicant will be required to submit a lighting plan for review and approval by the Planning Division that prohibits the use of exterior lighting that would spill onto adjacent properties and impact wildlife movement [refer to recommended Mitigation Measure BIO-9]. Noise impacts within the existing camp boundary would be addressed with the implementation of noise reduction measures that include the installation of noise attenuation devices at the basketball courts and installation of a sound monitoring system on the amplification systems [refer to Item No. 21 (below), recommended Mitigation Measures N-2 and N-3].

The potential impact to special-status wildlife species, discussed above, is considered potentially significant, but mitigable.

The applicant will also be required to preserve in perpetuity, the undeveloped open space portions of APN 010-0-070-310 restricting development to Machon Village only. Passive recreation would be confined to existing hiking and firebreak trails on APNs 010-0-120-040, 010-0-0-070-310, 010-0-060-070, 010-0-060-030, 010-0-070-300, and 010-0-070-030.

Other indirect impacts to special status species associated with camp construction and long-term camp activities include erosion from trails into native vegetation and litter. These potential impacts are addressed through conditions of approval regarding trail maintenance and trash enclosures constructed and maintained onsite that comply with the County's "Space Allocation for Recycling and Refuse Collection Design Criteria and Specifications Guidelines".

Mitigation Measures:

Mitigation Measure BIO-1: Pre-Construction Surveys and Relocation of Special Status Plant Species

Purpose: To avoid, minimize, and mitigate impacts to any special-status plant species that were not observed during previous surveys of the site, but which could still occur.

Requirement: A County-approved biologist shall conduct surveys for special-status plants within the following vegetation alliances: Coast Live Oak Woodland (*Quercus agrifolia*), Bush mallow Shrubland Alliance (*Malacothamnus fasciatus*) and Mule-fat Shrubland Alliance. The first survey shall be conducted 30 days prior to initiation of vegetation clearing and grading activities (collectively, "land clearing activities"). The County-approved biologist shall relocate special-status plant species that are found on-site to suitable undisturbed habitat, at least 100 feet away from land clearing activities. If the County-approved biologist determines that special-status plant species should be preserved in place, silt fencing shall be installed as necessary to protect special-status plant species from impacts resulting from construction activities. The County-approved biologist shall oversee the installation of the silt fencing.

If any special-status plant species within the vegetation alliances identified in Table 1 below are located within areas proposed for land clearing activities, the special-status plant species will be avoided or relocated.

| Table 1 – Special-status Plant Species within Development Envelope | |
|--|--------------------|
| Species | Restoration Ratio* |
| Coast Live Oak Woodland (<i>Quercus agrifolia</i>) | 3:1 |
| Bush mallow Shrubland Alliance (<i>Malacothamnus fasciatus</i>) | 3:1 |
| Mule-fat Shrubland Alliance | 3:1 |

*CDFW restoration ratios

The mitigation strategy for each rare plant species includes:

- Protect in perpetuity rare plant species onsite (if feasible);
- Collect seeds or propagules from onsite plants to replace impacted plants onsite; and;
- Salvage existing plants to be impacted, and translocate them to suitable planting area(s) onsite.

If mitigation plantings are established, they shall be maintained and monitored for a period of five (5) years after initial planting.

Documentation: The applicant shall provide to the Planning Division a Survey Report from a County-approved qualified biologist documenting the results of the initial special-status plant survey and a Restoration Plan indicating the location of special-status plant species to be preserved in place and relocation in accordance with the requirements set forth in this mitigation measure (above). Along with the Survey Report and Restoration Plan, the applicant shall provide a copy of a signed contract (financial information redacted) with a County-approved qualified biologist responsible for the surveys and relocation of special-status plant species. The applicant shall submit to the Planning Division a Mitigation Monitoring Report from a County-approved qualified biologist following land clearing activities documenting actions taken to prevent loss of special-status plant species and results.

Timing: The County-approved qualified biologist shall conduct the special-status plant surveys 30 days prior to initiation of land clearing activities. The applicant shall provide the Survey Report documenting the results of the special-status plant survey, Restoration Plan, and the signed contract to the Planning Division, prior to issuance of a Zoning Clearance for construction. The applicant shall submit the Mitigation Monitoring Report within 14 days of completion of the land clearing activities. If translocated rare plants are established onsite, they shall be maintained and monitored for a period of 5 years.

Monitoring and Reporting: The Planning Division reviews for adequacy the Survey Report, Restoration Plan, and signed contract prior to issuance of a Zoning Clearance for construction. The Planning Division maintains copies of the signed contract, Survey Report, Restoration Plan, and Mitigation Monitoring Report in the project file. If the Planning Division confirms that the required Restoration Plan is not implemented in compliance with the requirements of this condition, then enforcement actions may be enacted in accordance with § 8114-3 of the Ventura County NCZO.

Mitigation Measure BIO-2: Scrub Habitat and Oak Woodland Construction Exclusion Fencing

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

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

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

Timing: The applicant shall submit the site plan and grading plans with the locations of the fencing to the Planning Division for review and approval prior to the issuance of a Zoning Clearance for construction. At least two weeks prior to the initiation of ground disturbance activities (e.g., vegetation removal and grading), the applicant shall install a silt-screen fence a minimum 100 feet around the development envelope. The applicant shall maintain the fencing in place until ground disturbance activities are complete and the Building and Safety Division has issued the Certificate of Occupancy for the Machon Village development.

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

Mitigation Measure BIO-3: Fuel Modification Plan

Purpose: To mitigate potentially significant impacts to Coast Live Oak Woodland (*Quercus agrifolia*), Bush mallow Shrubland Alliance (*Malacothamnus fasciatus*) and Mule-fat Shrubland Alliance from fuel modification activities.

Requirement: The applicant shall use a County-approved qualified biologist to prepare a Fuel Modification Plan for Planning Division review and approval that minimizes impacts to Coast Live Oak Woodland (*Quercus agrifolia*), Bush mallow Shrubland Alliance (*Malacothamnus fasciatus*) and Mule-fat Shrubland Alliance and meets the Ventura County Fire Protection District's requirements to modify fuels surrounding proposed structures. The Fuel Modification Plan shall specify the methods of modifying vegetation surrounding proposed structures that will avoid impacts to Coast Live Oak Woodland (*Quercus agrifolia*), Bush mallow Shrubland Alliance (*Malacothamnus fasciatus*) and Mule-fat Shrubland Alliance (e.g., use of hand tools to prune vegetation, thinning shrubs rather than clear-cutting, avoiding rare plants, avoiding nesting birds). A County-approved qualified biologist shall monitor all fuel modification activities during implementation of the approved Fuel Modification Plan.

Documentation: A Fuel Modification Plan prepared by a County-approved qualified biologist.

The following standards shall be included in the Fuel Modification Plan:

- a. No biological (e.g., grazing) or chemical vegetation removal methods are allowed. In addition, no mechanical vegetation removal methods that will compact soils (e.g., use of heavy equipment) or significantly disturb or remove the root systems of existing vegetation (e.g., grubbing) are permitted in the fuel modification zone. Low-intensity vegetation removal techniques (i.e., the use hand tools) shall be used to prune and thin vegetation.
- b. All non-native invasive or invasive watch list plant species, as inventoried by the California Invasive Plant Council, shall be removed.
- c. When feasible, maximize the retention of native vegetation within islands of undisturbed vegetation to minimize disruption of habitat value;

d. Existing vegetation shall be retained in the following order of priority:

1. Special-status plants;
2. Herbaceous non-special status native species; and
3. Woody non-special status native species.

Timing: The applicant shall submit a Fuel Modification Plan to the Planning Division and the Ventura County Fire Protection District prior to a Zoning Clearance for construction.

Monitoring and Reporting: The applicant shall submit the Fuel Modification Plan to Planning Division and the Ventura County Fire Protection District for review and approval to assure compliance with the requirements of this condition prior to a Zoning Clearance for construction. The Planning Division maintains copies of the Fuel Modification Plan and the annual reports provided by the applicant in the Project file.

Mitigation Measure BIO-4: Tree Protection Plan (TPP)

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

Requirement: The applicant shall avoid impacting protected trees to the extent feasible, and shall offset or mitigate any damage to protected trees or associated impacts from such damage. Oak trees shall be mitigated at a 10:1 ratio. If protected trees are felled/damaged and require offsets/mitigation pursuant to the TPR (§ 8107-25.10) and TPG (Section IV.C, Offset/Replacement Guidelines), the applicant shall post a financial assurance to cover the costs of planting and maintaining the offset trees.

Documentation: The applicant shall prepare and submit to the Planning Division for review and approval, a TPP pursuant to the "Content Requirement for Tree Protection Plans" that is currently available online at: <https://docs.vcrma.org/images/pdf/planning/tree-permits/Submittal-Requirements.pdf>

The TPP must include (but is not limited to):

- a. measures to protect all TPR-protected trees whose tree protection zones (TPZs) are within 50 feet of the construction envelope (including stockpile and storage areas, access roads, and all areas to be used for construction activities) or within 10 feet of other trees proposed for felling or removal;

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

A qualified arborist⁷ shall prepare the TPP in conformance with the County's TPR, TPG, and "Content Requirements for Tree Protection Plans."

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

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

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

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

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

⁷ A qualified arborist may be either an International Society of Arboriculture certified arborist or a related professional, such as a landscape architect, with qualifying education, knowledge and experience, as determined by the Planning Director.

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

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

Mitigation Measure BIO-5: Tree Health Monitoring and Reporting

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

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

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

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

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

Mitigation Measure BIO-6. Pre-Construction Wildlife Surveys and Construction Monitoring by a Qualified Biologist

Purpose: To avoid significant impacts to special-status wildlife that could occur during vegetation clearing and grading.

Requirement: A CDFW qualified biologist shall conduct wildlife surveys and relocation activities according to methods approved by the CDFW, 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*)), to ensure that these species are not harmed. The first survey shall be conducted 30 days prior to initiation of vegetation clearing and grading activities (collectively, "land clearing activities"), and surveys must continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of land clearing activities. The applicant shall install a silt-screen fence a minimum 100 feet around the development envelope in accordance with recommended Mitigation Measure BIO-2. A County-approved qualified biologist shall oversee the installation of the silt-screen fencing. Following the installation of the silt-screen fence and within two weeks prior to the initiation of land clearing activities, and periodically throughout, ground disturbance activities, within these fenced areas, the County-approved qualified biologist shall relocate special-status wildlife species that are found on-site to suitable undisturbed habitat, at least 100 feet away from the silt-screen fence.

Additionally, the project biologist(s) shall perform the following duties:

1. Attend a pre-construction meeting with the contractor and other key construction personnel prior to land clearing activities to conduct environmental training to include, but limited to, discussion of the importance of restricting work to designated areas, and identification of and minimizing harm to or harassment of wildlife that could be encountered.
2. Review and/or designate the construction area in the field with the contractor in accordance with the final grading plan.
3. The biologist shall monitor vegetation grubbing and initiate grading in order to salvage and relocate wildlife disturbed by this activity.
4. Periodically monitor the construction site to verify silt fencing is intact, trash receptacles are animal and weather-proof, and there is a prohibition of pets on the construction site.
5. Prepare a monitoring report after the land-clearing activities are completed, which describes the biological monitoring activities, including a monitoring log,

photos of the site before, during, and after land clearing activities, and a list of special-status species observed.

Documentation: The applicant shall provide to the Planning Division a signed contract with the CDFW-approved and County-approved qualified biologists that ensures that installation of the silt-screen fencing, wildlife surveys, and relocation of wildlife will be conducted within 14 days prior to, and during, any ground disturbance activities. The applicant shall submit a monitoring report to the Planning Division within 14 days of the wildlife surveys and after land-clearing activities are completed, notifying the Planning Division of the results of the surveys and avoidance and relocation activities.

Timing: The applicant shall submit a copy of the contract with the County-approved qualified biologist to the Planning Division for review and approval, prior to executing the contract. The applicant shall provide a copy of the executed contract with the CDFW-approved and County-approved qualified biologists to the Planning Division, prior to the issuance of a Zoning Clearance for construction. At least two weeks prior to the initiation of ground disturbance activities (e.g., vegetation removal and grading), the applicant shall install a silt-screen fence a minimum 100 feet around the development envelope. The applicant shall submit the written document that sets forth the results of the monitoring to the Planning Division, within 14 days of the wildlife surveys and after the completion of ground-disturbance activities.

Monitoring and Reporting: The applicant shall submit a copy of the contract for the monitoring to the Planning Division for review and approval prior to executing the contract. The applicant shall submit a copy of the executed contract to the Planning Division, prior to issuance of a Zoning Clearance for construction. The Planning Division maintains copies of the executed contract, wildlife surveys, and the monitoring reports in the Project file. The Planning Division has the authority to inspect the property during the monitoring phase of the Project to ensure that the County-approved qualified biologist is on-site as required. If the Planning Division confirms that the County-approved qualified biologist is not monitoring the Project in compliance with this condition, enforcement actions may be enacted in accordance with § 8114-3 of the Ventura County NCZO.

Mitigation Measure BIO-7: Bat Roosting Surveys

Purpose: In order to prevent impacts to the pallid bat (*Antrozous pallidus*), western red bat (*Lasiurus blossevillii*), the hoary bat (*Lasiurus cinereus*), Townsend's big-eared bat (*Corynorhinus townsendii*), and the long-legged bat (*Myotis volans*) as a result of land clearing and construction activities in accordance with Fish & Game Code, Section 4150.

Requirement: The applicant shall conduct tree removal/trimming, vegetation clearing, and grading activities (collectively, "land clearing activities"), and construction in such a

way as to avoid bat roosting sites. This can be accomplished by implementing one of the following options:

- a. Timing of land clearing or construction: Conduct land clearing or construction activities 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); or,
- b. Survey and avoidance of occupied nests: Prior to land clearing or construction activities, a CDFW-approved biologist shall conduct site-specific nighttime emergence surveys of day roosts during the season when bats are most mobile (April 1 to September 30). The biologist shall survey the site development envelope (e.g., Machon Village and fuel modification zone) and a 200-foot buffer adjacent to the development envelope to locate potential bat roosting sites. Emergence surveys shall be performed shortly after dusk to identify any bats that emerge from a potential roost site by using CDFW recommended acoustic recognition technology to maximize detection of bats. Occupied sites shall be avoided until the bats have vacated the roosting sites.

If land clearing activities are proposed during the maternity season, a CDFW - approved bat specialist shall conduct a pre-construction survey to identify trees and/or structures 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 shall be closely inspected by the bat specialist no more than 7 days prior to land clearing activities 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 shall be left in place until the end of the maternity season. Work shall not occur within 100 feet of or directly under or adjacent to an active roost and work shall not occur between 30 minutes before sunset and 30 minutes after sunrise.

Documentation: The applicant shall provide to the Planning Division a Survey Report from a CDFW-approved biologist documenting the results of the initial bat roost survey and a plan for continued surveys and avoidance of roost sites in accordance with the requirements set forth in this mitigation (above). Along with the Survey Report, the applicant shall provide a copy of a signed contract (financial information redacted) with a CDFW-approved biologist responsible for the surveys, monitoring of any occupied roost sites discovered, and establishment of mandatory setback areas. The applicant shall submit to the Planning Division a Mitigation Monitoring Report from a CDFW-approved biologist following land clearing activities documenting actions taken to avoid roost sites and results.

Timing: If land clearing or construction activities will occur between April 1 to September 30, the CDFW-approved biologist shall conduct the bat roost site surveys 30 days prior to initiation of land clearing or construction activities, and weekly thereafter. The last survey for roost sites shall be conducted no more than 7 days prior to initiation of land clearing or construction activities. The applicant shall submit the Survey Report documenting the results of the roost survey and the signed contract to the Planning Division prior to issuance of a Zoning Clearance for construction. The applicant shall submit the Mitigation Monitoring Report within 14 days of completion of the land clearing or construction activities.

Monitoring and Reporting: The Planning Division reviews the Survey Report and signed contract for adequacy prior to issuance of a Zoning Clearance for construction. The Planning Division maintains copies of the signed contract, Survey Report, and Mitigation Monitoring Report in the Project file. The Planning Division has the authority to inspect the property during the monitoring phase of the Project to ensure that the CDFW-approved biologist is on-site as required. If the Planning Division confirms that the CDFW-approved biologist is not monitoring the Project in compliance with this condition, enforcement actions may be enacted in accordance with § 8114-3 of the Ventura County NCZO.

Mitigation Measure BIO-8: Prohibition on Rodenticide Use

Purpose: To avoid impacts to wildlife from the use of rodenticides, in accordance with Food and Agricultural Code Section 12978.7

Requirement: If fertilizers, rodenticides, pesticides, or herbicides are proposed for use on the project site, the applicant shall submit to the Planning Division and the Ventura County Agricultural Commissioner for review and approval, a Pest Management Plan. The Pest Management Plan shall include pest management practices, and identify the fertilizers, rodenticides, pesticides, or herbicides for use, location of storage, and areas for application on the project site. The use of second-generation anticoagulant rodenticides shall be prohibited during construction and for the life of the permit. Any use of fertilizers, pesticide, herbicide, or rodenticide products shall be consistent with federal and state requirements.

Documentation: Submittal of a Pest Management Plan to the Planning Division and Agricultural Commissioner for review and approval.

Timing: The Pest Management Plan shall be submitted prior to the issuance of the Zoning Clearance for use inauguration.

Monitoring and Reporting: The Planning Division maintains the Pest Management Plan in the Project file. The applicant will be required to contact the Planning Division should there be any changes to the Pest Management Plan. The Planning Division has

the authority to inspect the site to confirm that the applicant is in compliance with the Pest Management Plan as reflected in the mitigation and monitoring program for the proposed project.

Mitigation Measure BIO-9: Lighting Plan

Purpose: In order to mitigate impacts associated with night lighting to wildlife movement and habitat connectivity and ensure lighting on the subject property is provided in compliance with § 8109-4.7, Dark Sky Overlay Zone of the Ventura County NCZO, and to ensure lighting:

- a. avoids interference with reasonable use of adjoining properties;
- b. avoids conflict with landscape features;
- c. minimizes on-site and eliminates off-site glare;
- d. provides adequate on-site lighting for security;
- e. minimizes impacts to wildlife movement;
- f. minimizes energy consumption;
- g. includes devices that are compatible with the design of the permitted facility; and,

Requirement:

1. The applicant shall submit two copies of a lighting plan for all new lighting, to the Planning Division for review and approval prior to implementing such plan. The lighting plan must comply with the following:
 - a. the lighting plan shall be prepared by an electrical engineer registered by the State of California;
 - b. the lighting plan shall include a photometric plan and manufacturer's specifications for each exterior light fixture type (e.g., light standards, bollards, and wall mounted packs). The applicant shall also include the lighting color and maximum lumens for each light fixture;
 - c. the lighting plan shall provide illumination information for all exterior lighting such as parking areas, walkways/driveways, streetscapes, and open spaces proposed throughout the development;
 - d. in order to minimize light and glare on the project property and wildlife habitat areas, all parking lot lighting, exterior structure light fixtures, and freestanding light standards must be a cut-off type, fully shielded, and downward directed, such that the lighting is projected downward onto the property and does not cast light on any adjacent property or roadway; and,

- e. the outdoor lighting shall maintain the maximum light trespass levels identified in Table 1 of NCZO § 8109-4.7.4.

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

2. In order to minimize light and glare on the project property and wildlife habitat areas, all existing 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.

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

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

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

With the implementation of recommended Mitigation Measures BIO-1 through BIO-9, project-specific impacts, as well as the proposed project's contribution to significant cumulatively impacts to special-status species and its habitats; would be reduced to a less-than-significant level.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|---|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 4B. Ecological Communities - Sensitive Plant Communities | | | | | | | | |
| Will the proposed project: | | | | | | | | |

| | | | | | | | | |
|--|--|--|---|--|--|---|--|--|
| 1) Temporarily or permanently remove sensitive plant communities through construction, grading, clearing, or other activities? | | | X | | | X | | |
| 2) Result in indirect impacts from project operation at levels that will degrade the health of a sensitive plant community? | | | X | | | X | | |

Impact Discussion:

4B-1. and 4B-2. As indicated in Section 4A of this initial study, the following special status plant species were identified in the survey area during the Biologist's field surveys for the proposed project: (1) Several small scrub oaks, tentatively identified as Nuttall's scrub oaks (*Quercus dumosa*) or a hybrid between *dumosa* and the common scrub oak (*Q. berberidifolia*); (2) Coast Live Oak Woodland Alliance (*Quercus agrifolia*); (3) Ripgut brome (*Bromus diandrus*) Semi-Natural Herbaceous Stand; (4) Mulefat Scrub (*Baccharis salicifolia*) Shrubland Alliance. All these species have a CDFW ranking of G4, S4 or above and are not considered rare or threatened. Bush Mallow (*Malacothamnus fasciculatus*) Shrubland Alliance chaparral vegetation was also observed onsite. CDFW has upgraded the status of the Bush Mallow *Malacothamnus fasciatus* Shrubland Alliance to the G3, S3 level and is now considered rare or threatened.

The applicant will be required to retain a County-approved qualified biologist to conduct surveys for special-status plants, within Coast Live Oak Woodland Alliance (*Quercus agrifolia*), Bush mallow Shrubland Alliance (*Malacothamnus fasciatus*) and Mule-fat Shrubland Alliance. [refer to recommended Mitigation Measure BIO-1]. If any special status plant species are found within the development envelope, the applicant will be required to comply with recommended Mitigation Measure BIO-1. Further, implementation of recommended Mitigation Measures BIO-2 requires the applicant to install exclusionary fencing around Scrub Habitat and Oak Woodland communities.

Fuel modification activities required as a result of proposed development could significantly impact riparian scrub, chaparral, individual coast live oak trees and *Malacothamnus fasciatus* Shrubland Alliance through direct removal of native vegetation for required fuel modification and by creating and maintaining ideal conditions for spreading invasive, non-native species. The applicant will be required to submit a Fuel Modification Plan pursuant to recommended Mitigation Measure BIO-3.

With implementation of recommended Mitigation Measures BIO1, BIO-2, and BIO-3, impacts to sensitive plant communities will be reduced to a less than significant level.

The subject parcels do support an oak woodland community, which occurs to the south of the proposed development envelope and adjacent to McDonald Canyon Creek. As proposed, the project will not impact the oak woodland community. Only individual oak trees that are not part of the woodland community occur within the proposed development envelope. Impacts to these individual trees are addressed pursuant to recommended Mitigation Measures BIO-4 and BIO-5 in Section 4A of this Initial Study. These recommended mitigation measures ensure protection of the oak woodland community from potential indirect impacts from proposed project development.

Residual Impact(s)

With the implementation of recommended Mitigation Measures BIO-1 through BIO-5, project-specific impacts, as well as the proposed project's contribution to significant cumulatively impacts to sensitive plant communities; would be reduced to a less-than-significant level.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|--|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 4C. Ecological Communities - Waters and Wetlands | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| 1) Cause any of the following activities within waters or wetlands: removal of vegetation; grading; obstruction or diversion of water flow; change in velocity, siltation, volume of flow, or runoff rate; placement of fill; placement of structures; construction of a road crossing; placement of culverts or other underground piping; or any disturbance of the substratum? | | X | | | | X | | |
| 2) Result in disruptions to wetland or riparian plant communities that will isolate or substantially interrupt contiguous habitats, block seed dispersal routes, or increase vulnerability of wetland species to exotic weed invasion or local extirpation? | | X | | | | X | | |
| 3) Interfere with ongoing maintenance of hydrological conditions in a water or wetland? | | X | | | | X | | |

| | | | | | | | | |
|---|--|---|--|--|--|---|--|--|
| 4) Provide an adequate buffer for protecting the functions and values of existing waters or wetlands? | | X | | | | X | | |
|---|--|---|--|--|--|---|--|--|

Impact Discussion:

4C-1. through 4C-4. As indicated in Section 4A of this initial study, an approximately 125-foot-long reach of an unnamed tributary of McDonald Canyon Creek traverses in a north-south direction, located approximately 35 feet east of Machon Village (Attachment 9). This highly seasonal drainage enters a buried culvert 60 feet east of the southeast corner of Machon Village for a distance of 80 feet before returning above-ground (or daylighting). Confluence with the main channel of McDonald Canyon Creek is approximately 460 feet further downstream from the daylight point.

As discussed in (above), a section of the McDonald Canyon Creek drainage was cleared, and the drainage channel was 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. To address the drainage modification caused by State and County fire-fighting activities, the applicant voluntarily restored approximately 125 linear feet of the channel of an unnamed tributary of McDonald Canyon Creek to pre-fire configuration and channel bed and bank morphology by utilizing a plant palette and methods of salvaging, relocating, propagating and/or planting, irrigating, maintenance and monitoring necessary to ensure successful drainage restoration. The applicant restored the affected areas of the drainage in February 2021 through operation of law as explained by CDFW in a January 2020 letter to the applicant.

The proposed project development envelope has been sited to maintain a minimum 30 to 35-foot buffer from this seasonal drainage, as recommended in the ISBA. Impacts to the drainage are not considered significant as the drainage is highly seasonal with poor riparian habitat development, has no discernible riparian corridor or aquatic features, has a hydrologic status of "dry" and the habitat quality along this reach is low. Although the drainage supports very patchy mule-fat (*Baccharis salicifolia*), non-native annual grasses, and chaparral mallow (*Malacothamnus fasciculatus*), restoration of the reach affected by fire-fighting activities assisted in re-establishing the riparian habitat that is upstream of the project area. To ensure no impacts to the seasonal drainage would occur as part of the proposed project, the project will be subject to a standard condition of approval that requires the submittal of documentation confirming that all applicable permits from state and federal agencies have been issued or permits/authorizations are not required, prior to the issuance of the Zoning Clearance for construction.

Project-specific and cumulative impacts related to waters and wetlands is considered less than significant.

None.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|---------------------------------|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 4E. Habitat Connectivity | | | | | | | | |
| Will the proposed project: | | | | | | | | |

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|---|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 1) Remove habitat within a wildlife movement corridor? | | | X | | X | | | |
| 2) Isolate habitat? | X | | | | X | | | |
| 3) Construct or create barriers that impede fish and/or wildlife movement, migration or long-term connectivity or interfere with wildlife access to foraging habitat, breeding habitat, water sources, or other areas necessary for their reproduction? | | X | | | | X | | |
| 4) Intimidate fish or wildlife via the introduction of noise, light, development or increased human presence? | | | X | | | | X | |

Impact Discussion:

4E-1. through 4E-4. The project site is not located within the Board of Supervisor's adopted Habitat Connectivity Wildlife Corridor overlay zone (Ordinance Nos. 4537 and 4539). However, the project site is located within the Sierra Madre-Castaic Wildlife Corridor, a mapped wildlife corridor of high significance for wildlife movement. In addition, the Ventura River floodplain is another important wildlife corridor, which traverses the project site in a north-south direction and is approximately 1.25 miles west of the project site.

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 movements.

The proposed 10,609 sq. ft. Machon Village would result in loss of approximately 0.60 acres of non-native grassland and modification of 1.9 acres of chaparral habitat adjacent to the development envelope due to fire fuel management requirements that provides cover, shelter, resting, and foraging for wildlife that would pass through the site. The development of the project will increase levels of noise and human presence above current levels. Exterior lighting associated with the proposed development could have a significant impact on wildlife movement if it is excessive or shines into adjacent areas with native vegetation.

With the inclusion of recommended Mitigation Measure BIO-9, lighting will be limited in intensity, shielded, and cast down and away from any adjacent habitat areas. Thus, potentially significant impacts to wildlife movement and habitat connectivity would be mitigated to a less-than-significant level.

The camp programs currently use amplified equipment. Amplified sound and music can create an impact on wildlife that utilize the area. With the implementation of noise and vibration mitigation measures (N-1 through N-4) discussed in detail in item 21 of this initial study, noise impacts to wildlife will be minimized. These mitigation measures require the positioning of the speakers in the amphitheater to direct sound away from open space areas. In addition, the installation of acoustical blankets at the basketball/tennis courts would be required.

Mitigation Measures:

Refer to recommended Mitigation Measure BIO-9 in Section B, Item 4A above and recommended Mitigation Measures N-1 through N-4 in Section B, Item 21 below.

Residual Impact(s):

With the implementation of the Mitigation Measure BIO-9, project-specific and cumulative impacts associated with night lighting to wildlife movement and habitat connectivity would be reduced to a less than significant level.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|--|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 4F. Will the proposed project be consistent with the applicable General Plan Goals and Policies for Item 4 of the Initial Study Assessment Guidelines? | | X | | | | | X | |

Impact Discussion:

[illegible]

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|--|--|----|------|----|---|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 5B. Agricultural Resources - Land Use Incompatibility (AG.) | | | | | | | | |
| Will the proposed project: | | | | | | | | |

| | | | | | | | | |
|--|--|---|--|--|--|---|--|--|
| 1) If not defined as Agriculture or Agricultural Operations in the zoning ordinances, be closer than the threshold distances set forth in Section 5b.C of the Initial Study Assessment Guidelines? | | X | | | | X | | |
| 2) Be consistent with the applicable General Plan Goals and Policies for Item 5b of the Initial Study Assessment Guidelines? | | X | | | | X | | |

Impact Discussion:

5B-1. The evaluation pertains to the introduction of incompatible land uses in areas adjacent to off-site agricultural lands and off-site crop production. Tangerine, avocado, and orange orchards are located approximately 464 feet west of the western property line of the camp and approximately 1,025 feet southwest of the proposed location of Machon Village. These off-site agricultural operations are not expected to adversely impact the daily use of the camp by campers and employees. As such, project-specific and cumulative impacts related to agricultural land use incompatibility is less than significant.

5B-2. The project is consistent with the applicable *Ventura County General Plan Policies* for Item 5b 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 |
| 6. Scenic Resources (PIng.) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| a) Be located within an area that has a scenic resource that is visible from a public viewing location, and physically alter the scenic resource either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable future projects? | | X | | | | X | | |

| | | | | | | | | |
|--|--|---|--|--|--|---|--|--|
| b) Be located within an area that has a scenic resource that is visible from a public viewing location, and substantially obstruct, degrade, or obscure the scenic vista, either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable future projects? | | X | | | | X | | |
| c) Be consistent with the applicable General Plan Goals and Policies for Item 6 of the Initial Study Assessment Guidelines? | | X | | | | X | | |

Impact Discussion:

6a. and 6b. The camp has been in operation on the project site 1969. As such, the existing developed areas of the camp have been a part of the public views for more than 50 years. The southeastern and northwestern portions of APN 010-0-060-070 and southeastern portions of APN 010-0-060-030 are located within the Scenic Resource Protection (SRP) overlay zone. The existing camp and proposed undeveloped parcel where the Machon Village will be located are not located within the SRP overlay zone. (RMA GIS; March 2022). The project site is located more than half a mile north of State Highway 150, an eligible scenic highway. APN 010-0-060-070 and APN 010-0-060-030 are proposed to be included within the boundary of the CUP for passive recreation, specifically hiking on existing trails. No structures or vegetation removal is proposed. Therefore, the proposed uses of these parcels for recreational activity will not create a new adverse impact on public views.

The project site is visible from Cozy Dell, Pratt to Foothill and the Foothill Trails that are located north and northeast of the project site and are part of the United States Los Padres National Forest trail system. Public views of the camp from these trails are intermittent due to the topography of the site in relation to these trails. Existing camp structures and outdoor activity areas are located more than 600 feet north of Fairview Road, a public road, and are screened by existing dense vegetation. The existing structures and outdoor activity areas do not create a new adverse impact on public views.

The proposed Machon Village is setback more than 2000 feet north of Fairview Road. Although located adjacent to the western property line where there is less dense vegetation and based on the distance from Fairview Road and the intermittent views of the camp from the public trails north of the camp, the applicant will be subject to a standard condition of approval requiring that Machon Village be constructed with colors and materials that will blend in with the surrounding areas (e.g. earth tone colors, non-reflective glass and other non-reflective materials). Views from the western property line

are not considered in the evaluation of scenic resource impacts per the *Ventura County Initial Study Assessment Guidelines*, as these views are considered private views. The nearest offsite residences are approximately 85 feet from the eastern property line on APN 010-0-130-150, approximately 963 feet south of the amphitheater on APN 010-0-120-105, approximately 104 feet northeast of the parking area on the Camp property (APN 010-0-110-030) and approximately 205 feet south of the intersection of Camp Ramah Road and Fairview Road (APN 010-0-110-080). Mitigation Measure BIO-4 ensures exterior night lighting will not impact these residential areas.

The entire project site is located within the Ojai Valley Dark Sky Ordinance overlay zone, which regulates exterior lighting within the Ojai Valley. To ensure that any new exterior lighting does not adversely impact the surrounding areas the applicant will be required to submit a lighting plan (refer to item 4e, Mitigation Measure BIO-4 of this initial study) that complies with Section 8109-4.7.4 of the Ventura County NCZO (Ojai Valley Dark Sky Ordinance overlay zone standards).

With implementation of MM BIO-4 and a condition of approval that addresses colors and materials for Machon Village, project-specific and cumulative impacts related to scenic resources is considered less than significant.

6c. The project is consistent with the applicable 2040 *Ventura County General Plan* Policies for Item 6 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 |
| 7. Paleontological Resources | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| a) For the area of the property that is disturbed by or during the construction of the proposed project, result in a direct or indirect impact to areas of paleontological significance? | | X | | | | X | | |
| b) Contribute to the progressive loss of exposed rock in Ventura County that can be studied and prospected for fossil remains? | | X | | | | X | | |

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|---|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| c) Be consistent with the applicable General Plan Goals and Policies for Item 7 of the Initial Study Assessment Guidelines? | | X | | | | X | | |

Impact Discussion:

7a. According to the Preliminary Geotechnical Report prepared for the proposed project (Feffer Geological Consulting, July 7, 2014; Attachment 10), subsurface materials at the project site consist of alluvium and bedrock below fill and colluvium, respectively. In accordance with the *Ventura County Initial Study Assessment Guidelines*, these deposits do not have a strong likelihood of containing paleontological resources.

Ground disturbance will occur as a result of the proposed project with the construction of Machon Village and the reconfiguration of the access road and drop off area. Although the proposed project is unlikely to result in impacts to paleontological resources, during ground disturbance activities the applicant will be subject to a standard condition of approval that will assure the protection of any subsurface resources that are inadvertently encountered. Subject to this condition, if any paleontological remains are uncovered during ground disturbance or construction activities, the applicant shall cease construction in areas of any paleontological find and shall obtain the services of a paleontological consultant or professional geologist who shall assess the find and provide recommendations on the proper disposition of the site. The applicant shall obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming construction activities and implement the agreed upon recommendations. Project-specific and cumulative impacts related to paleontological resources is less than significant.

7c. The project is consistent with the applicable *Ventura County General Plan Policies* for Item 7 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

[illegible]

| Will the proposed project: | | | | | | | | |
|--|--|---|---|--|--|---|---|--|
| 1) Demolish or materially alter in an adverse manner those physical characteristics that account for the inclusion of the resource in a local register of historical resources pursuant to Section 5020.1(k) requirements of Section 5024.1(g) of the Public Resources Code? | | X | | | | X | | |
| 2) Demolish or materially alter in an adverse manner those physical characteristics of an archaeological resource that convey its archaeological significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for the purposes of CEQA? | | | X | | | | X | |
| 3) Be consistent with the applicable General Plan Goals and Policies for Item 8A of the Initial Study Assessment Guidelines? | | | X | | | | X | |

Impact Discussion:

8A-1. and 8A-2. On July 25, 2019, a records search request was sent to California State University Fullerton South Central Coastal Information Center (SCCIC) to determine if any archaeological surveys have been conducted on the project site. SCCIC determined that an archaeological study had not been conducted and that there may be archaeological resources on the project site. An Archaeological Phase I Report was prepared by Padre and Associates (dated September 2019) to investigate the existence of historical and cultural resources on the project site. The study concluded that there are no cultural resources that exist within the project site.

On December 9, 2019, Planning Division staff received an email communication from Native American Tribal consultant, Julie Tumamail-Stenslie, stating that there were archeological sites in the area. On December 9, 2019, Planning Division staff consulted with Ms. Tumamait-Stenslie regarding how the Phase 1 archeological survey was conducted. On December 12, 2019, Planning Division staff provided a copy of the Phase I Archaeological Report to Ms. Tumamait-Stenslie. The report indicates the Phase I survey was a surface/on-foot survey that did not include shovel tests pits (STPs) or trenching. The project site was examined with parallel transects spaced at 10-meter intervals. Based on Ms. Tumamait-Stenslie's review and lack of subsurface testing, the applicant will be required to obtain a qualified archaeologist and Native American to monitor any subsurface grading, trenching, or construction activities for

proposed development on the project site. With the implementation of this mitigation measure CUL-1, project-specific and cumulative impacts will be reduced to a less than significant level.

8A-3. The project is consistent with the *Ventura County General Plan Policies* for item 8A of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation Measures:

Mitigation Measure CUL-1: Native American Monitor

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

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

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

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

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

Residual Impacts:

With the implementation of Mitigation Measure CUL-1, project-specific impacts, as well as the proposed project's contribution to significant cumulatively impacts to cultural resources; would be reduced to a less-than-significant level.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|--|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 8B. Cultural Resources – Historic (PLng.) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| 1) Demolish or materially alter in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources? | | X | | | | X | | |
| 2) Demolish or materially alter in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the Public Resources Code or its identification in a historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code? | | X | | | | X | | |
| 3) Demolish or materially alter in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA? | | X | | | | X | | |
| 4) Demolish, relocate, or alter an historical resource such that the significance of the historical resource will be impaired [Public Resources Code, Sec. 5020(q)]? | | X | | | | X | | |

Impact Discussion:

8A-1. through 8A-3. The existing structures and buildings are not proposed to be modified. A Historic Resources Report was prepared for the proposed project by San Buenaventura Research Associates (Attachment 11), Historic Resources Report, dated October 5, 2018). According to the report, none of the existing buildings appear to be eligible for listing on the National and California Register of Historical Resources, or eligible as a County Landmark. In accordance with the *Ventura County Initial Study*

Assessment Guidelines and in accordance with Section 15063 and Section 15064.5 of the CEQA Guidelines, on April 22, 2019, the Cultural Heritage Board reviewed the proposed project and found that the proposed project would have a less-than-significant project-specific or cumulative impact on historic resources.

8A-4. The project is consistent with the applicable *Ventura County General Plan Policies* for Item 8 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 |
| 9. Coastal Beaches and Sand Dunes | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| a) Cause a direct or indirect adverse physical change to a coastal beach or sand dune, which is inconsistent with any of the coastal beaches and coastal sand dunes policies of the California Coastal Act, corresponding Coastal Act regulations, Ventura County Coastal Area Plan, or the Ventura County General Plan Goals, Policies and Programs? | X | | | | X | | | |
| b) When considered together with one or more recently approved, current, and reasonably foreseeable probable future projects, result in a direct or indirect, adverse physical change to a coastal beach or sand dune? | | | | | X | | | |
| c) Be consistent with the applicable General Plan Goals and Policies for Item 9 of the Initial Study Assessment Guidelines? | X | | | | X | | | |

Impact Discussion:

9a. and 9b. The project site is located more than 10 miles north of the coast. As such, there will not be any project-specific or cumulative impacts related to a coastal beach or sand dune.

9c. The project is consistent with the applicable *Ventura County General Plan Policies* for Item 9 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 |
| 10. Fault Rupture Hazard (PWA) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| a) Be at risk with respect to fault rupture in its location within a State of California designated Alquist-Priolo Special Fault Study Zone? | X | | | | | | | |
| b) Be at risk with respect to fault rupture in its location within a County of Ventura designated Fault Hazard Area? | X | | | | | | | |
| c) Be consistent with the applicable General Plan Goals and Policies for Item 10 of the Initial Study Assessment Guidelines? | X | | | | X | | | |

Impact Discussion:

Any discussion of potential impacts of seismic and geologic hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

10a. and 10b. There are no known active or potentially active faults extending through the proposed project based on State of California Earthquake Fault Zones in accordance with the Alquist-Priolo Earthquake Fault Zoning Act and Ventura County General Plan Policy HAZ-4.1. Furthermore, no habitable structures are proposed within 50 feet of a mapped trace of an active fault. There will not be any project-specific or cumulative impacts related to fault rupture.

10c. The project is consistent with the applicable *Ventura County General Plan* for Item 10 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 |
| 11. Ground Shaking Hazard (PWA) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| a) Be built in accordance with all applicable requirements of the Ventura County Building Code? | | X | | | | X | | |
| b) Be consistent with the applicable General Plan Goals and Policies for Item 11 of the Initial Study Assessment Guidelines? | | X | | | | X | | |

Impact Discussion:

Any discussion of potential impacts from seismic and geologic hazards is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

11a. The property will be subject to moderate to strong ground shaking from seismic events on local and regional fault systems. The County of Ventura Building Code (2019) adopted from the California Building Code, Chapter 16, Section 1613, requires structures be designed to withstand this ground shaking. The Geotechnical Investigation, prepared by Feffer Geological Consulting, dated July 7, 2014 (Attachment 10), provides the structural seismic design criteria (Page 9) for the proposed project and may be required to be updated to the Building Code in effect at the time of building permit issuance. The requirements of the building code will reduce the effects of ground shaking to less than significant. As such, project-specific and cumulative impacts related to ground shaking is less than significant.

11b. The project is consistent with the applicable *Ventura County General Plan Policies* for Item 11 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 |
| 12. Liquefaction Hazards (PWA) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| a) Expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving liquefaction because it is located within a Seismic Hazards Zone? | X | | | | | | | |
| b) Be consistent with the applicable General Plan Goals and Policies for Item 12 of the Initial Study Assessment Guidelines? | X | | | | X | | | |

Impact Discussion:

Any discussion of potential impacts of seismic and geologic hazards on the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

12a. The project site is not located within a potential liquefaction zone based on the State of California Seismic Hazards Maps for the County of Ventura⁸. This map is used as the basis for delineating the potential liquefaction hazards within the County. The Feffer Geotechnical Report dated July 7, 2014, page 11 (Attachment 10), indicates the project site is not within a Seismic Hazard Zone. There will not be any project-specific or cumulative impacts related to liquefaction.

12b. The project is consistent with the applicable *Ventura County General Plan* for Item 12 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 |

⁸ <https://www.conservation.ca.gov/cgs/maps-data>

| 13. Seiche and Tsunami Hazards (PWA) | | | | | | | | |
|--|---|--|--|--|--|---|--|--|
| Will the proposed project: | | | | | | | | |
| a) Be located within about 10 to 20 feet of vertical elevation from an enclosed body of water such as a lake or reservoir? | X | | | | | | | |
| b) Be located in a mapped area of tsunami hazard as shown on the County General Plan maps? | X | | | | | | | |
| c) Be consistent with the applicable General Plan Goals and Policies for Item 13 of the Initial Study Assessment Guidelines? | X | | | | | X | | |

Impact Discussion:

Any discussion of potential impacts of seismic and geologic hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

13a and 13b. The project site is not located adjacent to a closed or restricted body of water based on aerial imagery review (Planning GIS; March 2022) and is not subject to seiche hazard. The nearest known closed body of water is approximately 20 miles southwest of the project site (Lake Casitas). The project is also not mapped within a tsunami inundation zone based on the Tsunami Inundation Map for Emergency Planning for the State of California County of Ventura, dated February 15, 2009⁹. As such, there will not be any project-specific or cumulative impact from potential seiche and tsunami hazards.

13c. The project is consistent with the applicable *Ventura County General Plan* Policies for Item 13 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** |
|---------------------------------|-----------------------------------|--------------------------------------|
|---------------------------------|-----------------------------------|--------------------------------------|

⁹

https://www.conservation.ca.gov/cgs/Documents/Tsunami/Maps/Tsunami_Inundation_Oxnard_Quad_Ventura.pdf

| | N | LS | PS-M | PS | N | LS | PS-M | PS |
|---|---|----|------|----|---|----|------|----|
| 14. Landslide/Mudflow Hazard (PWA) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| a) Result in a landslide/mudflow hazard, as determined by the Public Works Agency Certified Engineering Geologist, based on the location of the site or project within, or outside of mapped landslides, potential earthquake induced landslide zones, and geomorphology of hillside terrain? | X | | | | | | | |
| b) Be consistent with the applicable General Plan Goals and Policies for Item 14 of the Initial Study Assessment Guidelines? | X | | | | X | | | |

Impact Discussion:

Any discussion of potential impacts of seismic and geologic hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

14a. The project site is located in a hillside area of the unincorporated Ventura County area of Ojai. Based on analysis conducted by the California Geological Survey as part of California Seismic Hazards Mapping Act, 1991, Public Resources Code Sections 2690-2699.6, the project site is in a potential seismically induced landslide zone. The Geotechnical Investigation Report, prepared Feffer Geological Consulting, dated July 7, 2104, page 10 (Attachment 10), indicates that the slopes ascending from the proposed project have adequate factors of safety. Further, in response to Ventura County, Feffer Geological provided an addendum to their report with updated project plans, dated October 16, 2017, page 4 (Attachment 10), indicating the project site has a low potential for debris flow and thus no mitigation is required. There will not be any project-specific or cumulative impacts related to landslide hazards.

14b. The project is consistent with the applicable *Ventura County General Plan Policies* for Item 14 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 |
| 15. Expansive Soils Hazards (PWA) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| a) Expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving soil expansion because it is located within a soils expansive hazard zone or where soils with an expansion index greater than 20 are present? | | X | | | | | | |
| b) Be consistent with the applicable General Plan Goals and Policies for Item 15 of the Initial Study Assessment Guidelines? | | X | | | | X | | |

Impact Discussion:

Any discussion of potential impacts of seismic and geologic hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

15a. The Geotechnical Investigation, prepared by Feffer Geological Consultants, dated July 7, 2014 (Attachment 10), indicates the soils expansion potential is low to medium. Future development of the project site will be subject to the requirements of the Ventura County Building Code adopted from the California Building Code in effect at the time of construction, that requires mitigation of potential adverse effects of expansive soils. Project-specific and cumulative impacts related to expansive soils is considered to be less than significant.

15b. The project is consistent with the applicable *Ventura County General Plan Policies* for Item 15 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 |

| 16. Subsidence Hazard (PWA) | | | | | | | | |
|---|---|--|--|--|--|---|--|--|
| Will the proposed project: | | | | | | | | |
| a) Expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving subsidence because it is located within a subsidence hazard zone? | X | | | | | | | |
| b) Be consistent with the applicable General Plan Goals and Policies for Item 16 of the Initial Study Assessment Guidelines? | X | | | | | X | | |

Impact Discussion:

Any discussion of potential impacts of seismic and geologic hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

16a. The subject property is not within the probable subsidence hazard zone as delineated on the United States Geological Survey Areas of Land Subsidence in California Map (December 7, 2018)¹⁰. In addition, the project will not require oil or gas withdrawal. There will not be any project-specific or cumulative impacts related to subsidence hazards.

16b. The project is consistent with the applicable *Ventura County General Plan Policies* for Item 16 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 |
| 17a. Hydraulic Hazards – Non-FEMA (PWA) | | | | | | | | |
| Will the proposed project: | | | | | | | | |

¹⁰ https://ca.water.usgs.gov/land_subsidence/california-subsidence-areas.html

| | | | | | | | | |
|---|--|---|--|--|--|---|--|--|
| 1) Result in a potential erosion/siltation hazard and flooding hazard pursuant to any of the following documents (individually, collectively, or in combination with one another): | | | | | | | | |
| <ul style="list-style-type: none"> • 2007 Ventura County Building Code Ordinance No.4369 • Ventura County Land Development Manual • Ventura County Subdivision Ordinance • Ventura County Coastal Zoning Ordinance • Ventura County Non-Coastal Zoning Ordinance • Ventura County Standard Land Development Specifications • Ventura County Road Standards • Ventura County Watershed Protection District Hydrology Manual • County of Ventura Stormwater Quality Ordinance, Ordinance No. 4142 • Ventura County Hillside Erosion Control Ordinance, Ordinance No. 3539 and Ordinance No. 3683 • Ventura County Municipal Storm Water NPDES Permit • State General Construction Permit • State General Industrial Permit • National Pollutant Discharge Elimination System (NPDES)? | | X | | | | X | | |
| 2) Be consistent with the applicable General Plan Goals and Policies for Item 17A of the Initial Study Assessment Guidelines? | | X | | | | X | | |

Impact Discussion:

17A-1. The additional impervious area due to proposed construction at the project site would be less than 2 percent of the existing development as indicated in the November 9, 2018, Lewis Engineering Drainage Report (page 3; Attachment 12). Runoff will be by overland flow into the existing grassy field south of the proposed location of the Machon Village, where it will be detained similar to the present condition.

To ensure runoff is discharged in accordance with Ventura County Building Code, Ventura County Public Works Agency, Watershed Protection District, and national and state standards from proposed development, the applicant will be subject to a standard

condition of approval that will require the submittal of drainage plans and hydrologic and hydraulic calculations, which are prepared by a registered civil engineer, to the Public Works Agency's Development and Inspection Services Division for review and approval. The plans shall address quantities of water, water flow rates, major water courses, drainage areas and patterns, diversions, collection systems, flood hazard areas, sumps, debris basins, detention facilities, drainage courses, and mitigation measures devised to manage the drainage. In addition, the hydrologic and hydraulic calculations shall include evidence that all the buildable sites, such as Machon Village, will be protected from flooding based on a one percent annual chance storm. With the implementation of this standard condition of approval, impacts to erosion or flooding would not occur as a result of the proposed project. Project-specific and cumulative impacts related to Non-FEMA hydraulic hazards are considered less than significant.

17A-2. The project is consistent with the applicable *Ventura County General Plan Policies* for Item 17A 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 |
| 17b. Hydraulic Hazards – FEMA (WPD) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| 1) Be located outside of the boundaries of a Special Flood Hazard Area and entirely within a FEMA-determined 'X-Unshaded' flood zone (beyond the 0.2% annual chance floodplain: beyond the 500-year floodplain)? | X | | | | X | | | |
| 2) Be located outside of the boundaries of a Special Flood Hazard Area and entirely within a FEMA-determined 'X-Shaded' flood zone (within the 0.2% annual chance floodplain: within the 500-year floodplain)? | X | | | | X | | | |
| 3) Be located, in part or in whole, within the boundaries of a Special Flood Hazard Area (1% annual chance floodplain: 100-year), but located entirely outside of the boundaries of the Regulatory Floodway? | X | | | | X | | | |

| | | | | | | | | |
|---|---|--|--|--|---|--|--|--|
| 4) Be located, in part or in whole, within the boundaries of the Regulatory Floodway, as determined using the 'Effective' and latest available DFIRMs provided by FEMA? | X | | | | X | | | |
| 5) Be consistent with the applicable General Plan Goals and Policies for Item 17B of the Initial Study Assessment Guidelines? | X | | | | X | | | |

Impact Discussion:

17B-1. through 17B-4. According to the FEMA Flood Map Service website,¹¹ the project site is located within the Zone X Unshaded floodplain as shown on FEMA Flood Insurance Rate Map Panel 06111C0559E (Effective Date 01/10/2010). As such, the project site is not located in the 100-year or 500-year floodplain. There will not be any project-specific or cumulative impacts related to flood hazards.

17B-5. The project is consistent with the *Ventura County General Plan* Policies for item 17B 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 |
| 18. Fire Hazards (VCFPD) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| a) Be located within High Fire Hazard Areas/Fire Hazard Severity Zones or Hazardous Watershed Fire Areas? | | X | | | | X | | |
| b) Be consistent with the applicable General Plan Goals and Policies for Item 18 of the Initial Study Assessment Guidelines? | | X | | | | X | | |

Impact Discussion:

¹¹ <https://msc.fema.gov/portal/home>

18a. The project site is within a Very High Fire Hazard Severity Zone under the jurisdiction of the California Department of Forestry and Fire Protection (Cal Fire¹²). The applicant will be subject to a standard condition of approval that will require compliance with the requirements of the current Ventura County Building Code and the Ventura County Fire Code, which require fuel modification adjacent to a structure's footprint cleared for a distance of 100 feet or to the property line if less than 100 feet. All grass and brush will be required to be removed a distance of 10 feet on each side of all access road(s)/driveway(s) within the project. With the implementation of this standard condition of approval, project-specific and cumulative impacts related to fire hazards is less than significant.

18b. The project is consistent with the applicable *Ventura County General Plan Policies* for Item 18 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 |
| 19. Aviation Hazards (Airports) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| a) Comply with the County's Airport Comprehensive Land Use Plan and pre-established federal criteria set forth in Federal Aviation Regulation Part 77 (Obstruction Standards)? | X | | | | X | | | |
| b) Will the proposed project result in residential development, a church, a school, or high commercial business located within a sphere of influence of a County airport? | X | | | | X | | | |
| c) Be consistent with the applicable General Plan Goals and Policies for Item 19 of the Initial Study Assessment Guidelines? | X | | | | X | | | |

Impact Discussion:

19a. and 19b. The proposed project is not located within the sphere of influence of Oxnard, Camarillo, Santa Paula or Naval Base Ventura County airports. The nearest

¹² http://www.fire.ca.gov/fire_prevention/fhsz_maps_ventura

airport to the project site is the Santa Paula airport, located approximately 19.2 miles southeast of the project site. The proposed project will not result in development of a church, a school, or a high commercial business located within a sphere of influence of a County airport. The proposed project will not involve any obstructions to navigable airspace as all proposed development will be limited to a height of 35-feet in accordance with Section 8106-1.1 of the Ventura County NCZO (The Machon Village is proposed at 26 feet, 6 inches in height). Therefore, the proposed project will comply with the County's Airport Comprehensive Land Use Plan and pre-established federal criteria set forth in Federal Aviation Regulation Part 77 (Obstruction Standards). There will not be any project-specific or cumulative impacts related aviation hazards.

19c. The proposed project would be consistent with the *Ventura County General Plan* Policies for item 19 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 |
| 20a. Hazardous Materials/Waste – Materials (EHD/Fire) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| 1) Utilize hazardous materials in compliance with applicable state and local requirements as set forth in Section 20a of the Initial Study Assessment Guidelines? | X | | | | X | | | |
| 2) Be consistent with the applicable General Plan Goals and Policies for Item 20a of the Initial Study Assessment Guidelines? | X | | | | X | | | |

Impact Discussion:

20a-1. The continued operation and maintenance of the camp will not utilize hazardous materials which require permitting or inspection from Ventura County Environmental Health Division/Certified Unified Program Agency. As such, there will not be any project-specific or cumulative impacts related to hazardous materials.

20a-2. The project is consistent with the applicable *Ventura County General Plan* Policies for Item 20a of the *Ventura County Initial Study Assessment Guidelines*.

None.

None.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|-----------------------------------|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 21. Noise and Vibration | | | | | | | | |
| Will the proposed project: | | | | | | | | |

| | | | | | | | | |
|---|--|---|---|--|--|---|---|--|
| a) Either individually or when combined with other recently approved, pending, and probable future projects, produce 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? | | | X | | | | X | |
| b) Either individually or when combined with other recently approved, pending, and probable future projects, include construction activities involving blasting, pile-driving, vibratory compaction, demolition, and drilling or excavation which exceed the threshold criteria provided in the Transit Noise and Vibration Impact Assessment (Section 12.2)? | | | X | | | | X | |
| c) Result in a transit use located within any of the critical distances of the vibration-sensitive uses listed in Table 1 (Initial Study Assessment Guidelines, Section 21)? | | X | | | | X | | |
| d) Generate new heavy vehicle (e.g., semi-truck or bus) trips on uneven roadways located within proximity to sensitive uses that have the potential to either individually or when combined with other recently approved, pending, and probable future projects, exceed the threshold criteria of the Transit Use Thresholds for rubber-tire heavy vehicle uses (Initial Study Assessment Guidelines, Section 21-D, Table 1, Item No. 3)? | | X | | | | X | | |
| e) Involve blasting, pile-driving, vibratory compaction, demolition, drilling, excavation, or other similar types of vibration-generating activities which have the potential to either individually or when combined with other recently approved, pending, and probable future projects, exceed the threshold criteria provided in the Transit Noise and Vibration Impact Assessment [Hanson, Carl E., David A. Towers, and Lance D. Meister. (May 2006) Section 12.2]? | | X | | | | X | | |

| | | | | | | | | |
|--|--|---|--|--|--|---|--|--|
| f) Be consistent with the applicable General Plan Goals and Policies for Item 21 of the Initial Study Assessment Guidelines? | | X | | | | X | | |
|--|--|---|--|--|--|---|--|--|

Baseline Conditions:

Camp Ramah programs and activities have the potential to generate noise in excess of Ventura County General Plan Policy HAZ-9.2 and Ojai Valley Area Plan Policies OV-54.1 and OV-54.2 noise thresholds. Outdoor activities are conducted throughout the year and include the use of amplified noise equipment used to provide campers instructions or for entertainment (i.e., music) which could occur nightly until 10:00 p.m. except Café Ezra which operates until approximately 11:00 p.m on Thursday nights for staff throughout the summer sessions.

In October 2019, the applicant submitted a noise assessment (Attachment 13) that evaluated noise and vibration impacts from the construction of the proposed Machon Village and the use of an outdoor sound amplification system during camp activities and programs. Noise measurements were taken during Memorial Day Weekend 2016. The noise assessment concluded that General Plan noise thresholds were exceeded in the amphitheater and at the tennis court / basketball courts during Israeli Dance. Mitigation measures (noise blankets at the basketball court / tennis court and positioning the speakers away from the amphitheater stage and eastern property line) were recommended that would reduce noise impacts to a less than significant level (Refer to mitigation measures N-1 and N-2, below). On December 16 2019, the proposed project was discussed at an Ojai Valley Municipal Advisory Committee meeting where several neighbors voiced their concerns that noise from the camp programs and activities could be heard throughout the Fairview Road neighborhood and that noise limits and noise attenuating blankets at the tennis courts that cover the entire height of the tennis court fencing should be implemented when the amplification system is in use. In response to the neighbor's concerns, the applicant submitted an updated noise assessment in February 2020 (Attachment 13), which evaluated noise impacts from the proposed project and included an additional mitigation measure in the form of sound monitoring for the amplification system (refer to mitigation measure N-3, below). In February 2020, the Camp requested that Dudek conduct noise measurements at three offsite locations to determine the noise impact on offsite residences from use of the amplification system (Exhibit 14). Noise measurements were taken during President's Day 2020, during Israeli Scouts, which is the camp's busiest event of the year. The details of these two noise assessments are discussed below. Finally, at the request of the Planning Division, in September 2020 the applicant submitted a memorandum that clarified certain points (i.e. the number of portable speakers at the softball field, basketball court and amphitheater, and whether there is an impact at the western

property line from Israeli dance) made in the February 2020 noise assessment (Exhibit 15).

The existing Camp Ramah operations are a noise generation source which contributes to the ambient noise of the surrounding rural environment. In order to characterize existing noise levels associated with Camp Ramah operations, noise measurements were performed to record ambient sound levels at four locations along the Camp Ramah property boundary and at three offsite locations for a period of 96 hours. The locations of all noise measurements were chosen where changes in noise levels could result from project implementation¹³. These onsite noise measurements were taken between May 27, 2016, and May 28, 2016 (i.e., Memorial Day Weekend) (Exhibit 13, Figure 2). 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. Noise generating activities during seasonal preparation included vegetation clearing activities and the use of heavy equipment and chainsaws, which resulted in the highest recorded sound levels over the 4-day period, and a gathering on May 30 and 31, 2016 at 11:00 a.m. The analyses noted the following noise measurements: (1) at the eastern property boundary, adjacent to the on-site reservoir and adjacent off-site residence, existing noise levels ranged from 45 dBA to 47 dBA; (2) at a bench near the northern property boundary, in the eastern portion of the site, between the main campus and closest off-site residence to the northeast, existing noise levels ranged from 46 dBA to 51 dBA; (3) at the northern limit of the developed central portion of the Camp Ramah property, adjacent to the Camp Ramah manager residence, existing noise levels ranged from 47 dBA to 49 dBA; and, (4) adjacent to the existing basketball/tennis courts and soccer field (the soccer field being adjacent to the south side of the proposed location for the new Machon Village), existing noise levels ranged from 46 dBA to 53 dBA (Attachment 13, and Figure 2). The offsite measurements were taken between February 14, 2020, and February 18, 2020 (i.e., President's Day Weekend), before the arrival of participants and extended a full day after the departure of camp attendees (Exhibit 14). The events occurring onsite when the noise measurements were taken include: the President's Day weekend 2020 when the camp was in session; an outdoor song contest in the amphitheater; a sport tournament; and a ceremony at the baseball field. The offsite noise measurements were taken at the following properties: (1) 1447 Foothill Road (MP1), which is located northeast of the camp on a hill that overlooks the camp; (2) 406 Fairview Road (MP2), which is immediately south of the camp entrance; and (3) 312 Fairview Road (MP3), which is immediately southeast of the camp entrance (Attachment 14, Exhibit 1). The survey concluded that continuous measurements at the three properties, there were 7 instances where a recorded sound level exceeded the

¹³ A Soft dB Piccolo 3 (American National Standards Institute) Type 2 Integrating Sound Level Meters and a Soft dB Piccolo 2 calibrated with a Larson Davis Model CAL150 calibrator were used to perform the noise measurements. Noise measurements represent Community Noise Equivalent Level (CNEL) values for the four days of measurements, at all locations.

General Plan noise thresholds: 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.)¹⁴.

Noise generated from Fairview Road is from residential traffic that is nominal given the density of the surrounding area. The on-site parking area and bus drop off point is located more than 600 feet from Fairview Road south of the softball field. At this distance, the traffic noise from Fairview Road would not exceed exterior noise levels specified in County General Plan Policy of the Initial Study Assessment Guidelines Thresholds (discussed in item 21a and 21b, below).

Impact Discussion:

21a. and 21b. The methodology used in determining whether or not a project will result in a significant noise impact requires a determination as to whether the proposed use is a "noise generator" or a "noise sensitive use." With the exception of construction noise (which is evaluated separately in this Initial Study below), the continued use of the camp is considered a noise generator. This determination is based on the *Ventura County Initial Study Assessment Guidelines* and Ventura County General Plan Policy HAZ-9.2. The analysis of noise impacts focuses on operational and construction-related noise that would affect the surrounding open space areas north of the camp and the residential uses located south, east, and west of the camp.

The Camp has operated onsite since 1969 and operates summer camp sessions and a series of programs and activities during the non-summer months. The nearest offsite residences are approximately 85 feet from the eastern property line on APN 010-0-130-150, approximately 963 feet south of the amphitheater on APN 010-0-120-105, approximately 104 feet northeast of the parking area on the Camp property (APN 010-0-110-030), and approximately 205 feet south of the intersection of Camp Ramah Road and Fairview Road (APN 010-0-110-080). Anthropogenic noise has a relatively low frequency however when the camp population moves outdoors, noise levels increase and can be heard at offsite locations. Noise at Camp Ramah also originates from stationary sources including mechanical equipment and use of outdoor sound amplification systems. These sources may affect noise-sensitive land uses located adjacent to the project site.

¹⁴ There were isolated sound level exceedances recorded at MP2. One exceedance occurred between 5 AM and 6 AM, when no activity was occurring at Camp Ramah. Another set of isolated exceedances also occurred at MP2 between 9:00 p.m. and 11:00 p.m. on Sunday Night, which coincides with the time of the Final Ceremony. There was no exceedance at the other two properties (MP2 and MP3). If the Final Ceremony was the source of the sound levels recorded at MP2 between 9:00 p.m. and 11:00 p.m., sound amplification systems used at this event in the future would be governed by Mitigation Measure Noise N-3.

Based upon the Ventura County General Plan Hazards and Safety Element, the project would result in a significant noise impact if:

- (1) New noise generators, proposed to be located near any noise sensitive use, measured at the exterior wall of the building, 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.
 - 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.

Machon Village would be located on APN 010-0-170-310, adjacent to the north side of the Director's house and approximately 1,150 feet north and 300 feet west of the nearest off-site residential use. The proposed prep-kitchen that would serve Machon Village includes mechanical equipment, such as HVAC compressors and a roof-mounted exhaust blower. The noise study concluded that based on the anticipated manufacture specifications for this equipment, peak sound levels would be 52 dBA at 3.3 feet from the HVAC and 56 dBA at 3.3 feet from the blower. 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). These measurements are below the noise thresholds included in General Plan Policy HAZ-9.2 (discussed in detail below). Accordingly, there would not be any noise and vibration impact from the use of mechanical equipment at Machon Village.

The proposed project would include noise associated with amplified sound systems (portable-hand held acoustic speech amplifier, amplified music, microphones, speakers) and an emergency alarm system that is tested monthly during the summer camp sessions. 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 (see below).

Amplified sound and music are used for the following regularly scheduled camp programs:

- Café Ezra: The café is a social meeting place where staff meet weekly on Thursdays, and low level music is provided for ambiance. Café Ezra closes at 11:00 p.m. and is located between the infirmary and pre-school building. Outdoor

noise associated with Café Ezra is not expected to exceed the Ventura County General Plan Hazards and Safety Element noise thresholds noted above.

- Israeli Dance Night: one night per week during summer camp session (8 total) from 9:00 p.m. to approximately 10:00 p.m. and is held at the tennis/basketball courts.
- Performance Night: once per camp session, campers perform in the amphitheater from 7:30 p.m. to 9:30 p.m.

Sound equipment locations are as follows (refer to Attachment 3, Site Plan):

- Main Dining Hall: Four fixed speakers: one speaker each at the north, south, east and west corners at the dining hall on the lawn;
- Café Ezra: A portable speaker is used for music.
- Fire pit at Boy's Tent Area: One portable speaker facing southwest;
- Basketball Courts: Three portable speakers oriented north;
- Amphitheater: Four fixed speakers: two speakers at the stage corners, and two speakers situated at the half-way point on either side of the seating area facing northeast and northwest;
- Girl's Gazebo: One fixed speaker, oriented downward from the ceiling;
- Emergency Alarm System: Four fixed speakers: immediately south of the central Dining Hall, facing north, west, south, and east; and,

The Noise Assessment concluded that the proposed use of the sound systems during the programs and activities described above may affect noise sensitive uses that surround the project site (Attachment 13). Daily speaker operation (i.e., announcements) between the hours of 9:00 a.m. and 10:00 p.m. would comply with the General Plan Noise Policy threshold of 50 dBA L_{EQ} . (Attachment 13, Table 4). General Plan noise level thresholds would not be exceeded any time at the Boy's Tent Area fire pit and Girls Gazebo.

The Noise Assessment concluded that noise levels associated with the Performance Nights would exceed the General Plan noise threshold L_{EQ1H} of 50dB(A) during any hour from 7:00 p.m. to 9:30 p.m. as the Performance Night sound levels could reach 85 dBA at 21 feet away from the speakers in the amphitheater. Mitigation Measures N-1 would require that the applicant face the amphitheater speaker to the northwest to ensure daily operational levels of the speaker would remain below the General Plan ambient noise threshold levels. Israeli Dance Nights would exceed the General Plan noise threshold of 45 dBA L_{EQ} from 10:00 p.m. to 6:00 a.m. For the Israeli Dance Night

sound levels could reach up to 85 dBA at 21 feet away from the speakers that are facing northward at the southern basketball court boundary.

The noise levels during these camp programs and activities for the closest adjacent property boundary to the north, east, and west would exceed the General Plan Noise threshold described above at the following locations:

| Average Noise Level During Night-time Programs and Activities | | | | | |
|--|---------------------------|----------------------------|---------------------------|--|--------------------------|
| Program/Activity | West Property Line | North Property Line | East Property Line | GP Threshold | Complies with GP? |
| Café Ezra | 27 | 17 | 35 | 45dB(A) or ambient noise level plus 3dB(A) | Yes |
| Israeli Dance at the basketball courts | 46 | 43 | 39 | | No |
| Performance Night at the amphitheater | 32 | 43 | 61 | | No |
| Ambient (L _{EQ} Hour) | 37 | 35 | 35 | | |

As indicated in the table above, the calculated noise levels for the Israeli Dance activity at the western property boundary would exceed the applicable night-time General Plan threshold in the period from 10:00 p.m. to 6:00 a.m. (45 dBA L_{EQ}). The Performance Night at the eastern property line program would exceed evening General Plan thresholds from 7:00 p.m. to 10:00 p.m. (61 dBA L_{EQ}). These impacts are considered potentially significant. However, with the positioning of speakers to the northwest at the amphitheater, the installation of noise attenuation devices at the basketball courts, installation of noise monitoring devices for amplified sound equipment, noise impacts would be mitigated to a less than significant level (refer to mitigation measures N-1 through N-3 below).

With the implementation of these mitigation measures, noise levels associated with Israeli Dance Nights and Performance Nights would fall below ambient noise levels and be consistent General Plan Noise Thresholds.

*Note noise levels at the southern property line do not exceed the General Plan noise thresholds.

Daily operational noise, daytime camp activities/programs, and vehicle traffic would not exceed the General Plan noise threshold of L_{EQ}1H 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.

To ensure that noise attenuation is maintained in compliance with the General Plan, the applicant will be required to designate a contact person(s) to respond to complaints from citizens and the County which are related to the permitted uses of this CUP. The

designated contact person shall be available, via telecommunication, 24 hours a day during which an event is taking place at the subject property (Mitigation Measure N-4).

With implementation of recommended Mitigation Measures N-1 through N-4, potentially significant noise impacts will be reduced to less than significant.

21c. and 21d. The proposed project does not involve the creation of a vibration-generating transit use. The proposed project will not result in a transit use located within any of the critical distances of the vibration-sensitive uses listed in Table 1 (*Initial Study Assessment Guidelines*, Section 21). The proposed project will not involve the use of semi-trucks. Access to the project site is 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. The on-site parking area and bus drop off point is located more than 600 feet from Fairview Road. At this distance, the traffic noise would not exceed exterior noise levels specified in County General Plan Policy HAZ-9.2 of the Initial Study Assessment Guidelines Thresholds. Therefore, the proposed project does not have the potential to exceed the threshold criteria of the transit use thresholds.

The proposed project will not involve the use of heavy vehicle (e.g., semi-truck) trips on uneven roadways located within proximity to sensitive uses that have the potential to either individually or when combined with other recently approved, pending, and probable future projects, exceed the threshold criteria of the Transit Use Thresholds for rubber-tire heavy vehicle uses (*Initial Study Assessment Guidelines*, Section 21-D, Table 1, Item No. 3). Therefore, the proposed project will not have a project-specific vibratory impact and will not make a cumulatively considerable contribution to a significant cumulative vibratory impact, related to the use of rubber-tire heavy vehicle uses.

21e. The Initial Study Assessment Guidelines Transit Noise and Vibration Impact Assessment states that the "level of construction vibration analysis will be determined by factors related to the scale of the project and the sensitivity of the surrounding land use" (p. 12-10). The proposed Machon Village would be located approximately 300 feet west of the nearest off-site residential use. Construction activities associated with the Machon Village will be subject to a standard condition of approval to ensure that the proposed development will comply the Ventura County General Plan Policy HAZ-9.2 and Construction Noise Threshold Criteria and Control Plan (2010). The applicant will be required to limit construction activity 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. Therefore, the proposed project will not have a project-specific vibratory impact and will not make a cumulatively considerable contribution to a significant cumulative vibratory impact, related to vibration-generating activities.

21f. With implementation of Mitigation Measures N-1 through N-4, the proposed project will result in less than significant impacts resulting from noise and is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 21 of the Ventura County Initial Study Assessment Guidelines. Pursuant to the requirements for the Ventura County General Plan Policy HAZ-9.2, Construction Noise Threshold Criteria and Control Plan (2010a), this Initial Study evaluated the noise impacts of the proposed project on the project site.

Mitigation Measures:

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

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

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

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

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

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

Mitigation Measure N-2: Noise Attenuation at Basketball Court

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

Requirement: Acoustic blankets (e.g., BBC-EXT-R-2 Noise Barrier / Sound Absorber Sound Blankets¹⁵, or comparable noise attenuation blanket of the same dimensions) shall be installed on the southern and eastern sides of the 10-foot high tennis court

¹⁵ Attachment 12, Appendix G

fence (which is adjacent to the north side of the basketball courts) for all outdoor programs and activities that extend past 9:00 p.m. The blankets must be installed one hour before the start of any activities or programs at basketball courts, have no gaps and shall extend from the ground to a height of 10 feet above the ground. The sound blankets shall have a sound transmission class (STC) rating of a minimum of 25¹⁶.

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

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

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

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

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

Requirement: The maximum acceptable noise levels received by a noise sensitive receptor, measured at the exterior wall of the building, shall not exceed any of the following standards:

- a. Leq1H of 55dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 6:00 a.m. to 7:00 p.m.;
- b. Leq1H of 50dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 7:00 p.m. to 10:00 p.m.; and
- c. Leq1H of 45dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 10:00 p.m. to 6:00 a.m.

¹⁶ An integer rating of how well a building partition attenuates airborne sound.

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

Outdoor amplified sound equipment used to provide low-level ambient music at Café Ezra shall be shut off at 11:00 pm. Maximum speaker output shall be set no higher than the level which would maintain sound levels at or below 45 dBA Leq1H at the closest residence.

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

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

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

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

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

Mitigation Measure N-4: Contact Person for Noise Complaints

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

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

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

Timing: Prior to the issuance of a Zoning Clearance for use inauguration, the applicant shall provide the Planning Division the contact information of the applicant's field agent(s) for the Project file. If the address or phone number of the applicant's field agent(s) should change, or the responsibility is assigned to another person, the applicant shall provide Planning Division staff with the new information in writing within three calendar days of the change in the applicant's field agent.

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

Residual Impacts:

With the implementation of Mitigation Measures N-1 through N-4, project-specific and cumulative impacts to noise will be less than significant.

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|---|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 22. Daytime Glare | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| a) Create a new source of disability glare or discomfort glare for motorists travelling along any road of the County Regional Road Network? | X | | | | X | | | |

| | | | | | | | | |
|--|---|--|--|--|---|--|--|--|
| b) Be consistent with the applicable General Plan Goals and Policies for Item 22 of the Initial Study Assessment Guidelines? | X | | | | X | | | |
|--|---|--|--|--|---|--|--|--|

Impact Discussion:

22a. 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 2000 feet north of Fairview Road. Proposed development will not be visible or create a new source of glare or discomfort to motorists traveling along Fairview Road. Camp Ramah programs and activities occur throughout various areas within the camp and would also not be visible from Fairview Road. In addition, MM BIO-4 requires a Lighting Plan to ensure exterior lighting is directed downward and does not spillover to adjoining properties or open space areas. As such, Camp Ramah programs and activities will not be visible to motorists traveling along any road of the County Regional Road Network. Project-specific and cumulative impacts related to daytime glare is less-than-significant.

22b. The project is consistent with the applicable *Ventura County General Plan Policies* for Item 22 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 |
| 23. Public Health (EHD) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| a) Result in impacts to public health from environmental factors as set forth in Section 23 of the Initial Study Assessment Guidelines? | | X | | | | X | | |
| b) Be consistent with the applicable General Plan Goals and Policies for Item 23 of the Initial Study Assessment Guidelines? | | X | | | | X | | |

Impact Discussion:

23a. The proposed project includes the continued use and maintenance of camp programs and activities, which includes the use of a swimming pool and meals that are prepared on site in the existing kitchen facilities. Additionally, Ventura County licensed food truck vendors may provide food. Swimming pools and food facilities are regulated and permitted by the Ventura County Environmental Health Division (EHD), Community Services Section. The facility operator and all food handlers must comply with all applicable state and local requirements related to food safety and sanitation. The swimming pool must be maintained and operated according to all state and local requirements for public pools. The Machon Village shall be reviewed and approved by EHD Community Services staff prior to beginning construction. Compliance with all codes and regulations related to food facilities, swimming pools, and organized camps will reduce potential public health impacts to less than significant.

23b. The proposed project is consistent with the applicable *Ventura County General Plan* Policies for Item 23 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 |
| 24. Greenhouse Gases (VCAPCD) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| a) Result in environmental impacts from greenhouse gas emissions, either project specifically or cumulatively, as set forth in CEQA Guidelines §§ 15064(h)(3), 15064.4, 15130(b)(1)(B) and -(d), and 15183.5? | | X | | | | X | | |

Impact Discussion:

24a. The 10,000 MTCO₂e/yr (metric tons of carbon dioxide equivalent) threshold of significance applied to projects as recommended by the VCAPCD has been adopted by multiple agencies within the broader southern California region for use in evaluating discretionary projects involving stationary sources, including the South Coast Air Quality Management District (SQAQMD) [adopted by the SCAQMD Governing Board, December 5, 2008], San Diego County, and the Santa Barbara Air Pollution Control District (Santa Barbara County APCD CEQA Guidelines, adopted April 30, 2015).

As there would not be any increase in camp activities, the number of campers or staff, operational emission impacts on regional and local air quality related to Vehicle Miles Traveled (VMT) would be less than significant.

The amount of greenhouse gases anticipated from this project will be a small fraction of the levels being considered by the VCAPCD for greenhouse gas significance threshold (10,000 MTCO₂e/yr). As such project-specific and cumulative impacts to greenhouse gases are less than significant.

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 |
| 25. Community Character (Plng.) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| a) Either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable probable future projects, introduce physical development that is incompatible with existing land uses, architectural form or style, site design/layout, or density/parcel sizes within the community in which the project site is located? | | X | | | | X | | |
| b) Be consistent with the applicable General Plan Goals and Policies for Item 25 of the Initial Study Assessment Guidelines? | | X | | | | X | | |

Impact Discussion:

25a. The project site is surrounded by open space, agricultural, and residential uses. Parcels located to the southeast, south, and east of the site include residential development and open space. Parcels west of the project site are currently in agricultural production with tangerine and avocado orchards. The nearest offsite residences are approximately 85 feet from the eastern property line on APN 010-0-130-150, approximately 963 feet south of the amphitheater on APN 010-0-120-105, approximately 104 feet northeast of the parking area on the Camp property (APN 010-0-110-030) and approximately 205 feet south of the intersection of Camp Ramah Road

and Fairview Road (APN 010-0-110-080). Machon Village would be located on APN 010-0-170-310, adjacent to the north side of the Director's house and approximately 1,150 feet north and 300 feet west of the nearest off-site residential use.

The project site is currently developed as a camp and includes approximately 100,727 sq. ft. of existing structures. Approximately 3,602 sq. ft. of the existing square footage is associated with the unpermitted sports courts, meditation deck with shade structure and dining hall shade structures which will be permitted as part of the proposed project. Approximately 15,887 sq. ft. of accessory structures (Machon Village and legalization of existing structures) are proposed to be built on site. All of the lots associated with the proposed project encompass 431.45 acres with two zoning designations, OS-80 and RE-20. The maximum building coverage requirements of the OS-80 ac and RE-20 ac zone districts are 5 percent and 25 percent respectively. Existing and proposed development in the OS-80 and RE-20 zones has a maximum building coverage of 0.0027% (16,091 sq. ft.) and a 0.28% (95,245 sq. ft.) respectively.

Camp Ramah is situated is an open space area that includes wide expansive areas of native vegetation and oak trees. The camp has been operating onsite since 1969. Buildings and structures have been constructed to blend in with the natural environment using wood and earth tone colors. The architecture of the cabins is characteristic of a small house or cottage of simple design and construction, providing modest overnight accommodations. The proposed Machon Village will be in character with the existing structures and surrounding open space. The character of the adjoining community will not be substantially altered with the proposed project. To ensure proposed development is compatible with the existing camp facilities and blends in with the natural environment and character of the community, the applicant will be required to incorporate natural materials, earth tones colors, and non-reflective paints and glass at Machon Village.

The entire project site is located within the Ojai Valley Dark Sky Ordinance overlay zone, which regulates exterior lighting within the Ojai Valley. Existing lighting meets the requirements of Section 8109-4.7.2 (Existing Lighting) and 8109-4.7.4 (General Standards) of the Ventura County NCZO. 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), the applicant will be required to submit a lighting plan (refer to item 4e, Mitigation Measure BIO-4 of this initial study). Specifically, the applicant must ensure that all lighting is shielded downward and does not exceed 850 lumens. Upward facing display lights, outdoor spotlights and laser lights are prohibited, pursuant to Sections 8109-4.7.3 (b) (Prohibited Lighting) and 8109-4.7.4 (a) (Shielding and Direction of Luminaires) of the Ventura County NCZO.

On December 16, 2019, the proposed project was presented to the Ojai Valley Municipal Advisory Committee. Property owners living near and adjacent to Camp

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|---------------------------------|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 26. Housing (Plng.) | | | | | | | | |
| Will the proposed project: | | | | | | | | |

| | | | | | | | | |
|--|--|---|--|--|--|---|--|--|
| a) Eliminate three or more dwelling units that are affordable to: <ul style="list-style-type: none"> • moderate-income households that are located within the Coastal Zone; and/or, • lower-income households? | | X | | | | X | | |
| b) Involve construction which has an impact on the demand for additional housing due to potential housing demand created by construction workers? | | X | | | | X | | |
| c) Result in 30 or more new full-time-equivalent lower-income employees? | | X | | | | X | | |
| d) Be consistent with the applicable General Plan Goals and Policies for Item 26 of the Initial Study Assessment Guidelines? | | X | | | | X | | |

Impact Discussion:

26a. The proposed project will not eliminate any existing dwelling units. Therefore, the proposed project will not create a project-specific impact, and will not make a cumulatively considerable contribution to a significant cumulative impact, related to the elimination of existing housing.

26b. As stated in the *Ventura County Initial Study Assessment Guidelines* (p. 146), any project that involves construction has an impact on the demand for additional housing due to potential housing demand created by construction workers. However, construction worker demand is a less-than-significant project-specific impact, and does not qualify as a cumulatively considerable contribution to a significant cumulative impact, related to the demand for new housing, because construction work is short-term and there is a sufficient pool of construction workers within Ventura County and the Los Angeles metropolitan regions. Therefore, Project-specific and cumulative impacts related to the demand for construction worker housing are less than significant.

26c. There are 37 daytime staff during the non-summer months and approximately 348 daytime and overnight staff during the summer months that will continue to work at the camp. The proposed project will not result in 30 or more new full-time-equivalent lower-income employees, as the proposed project will not facilitate the development of a new commercial, institutional, industrial, or other employment-generating use on the subject property and the number of permanent employees and seasonal staff will not change as

a result of the proposed project. Therefore, project-specific and cumulative impacts related to the demand for housing for employees associated with an employment-generating use is less than significant.

26d. The project is consistent with the applicable *Ventura County General Plan Policies* for Item 26 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 |
| 27a(1). Transportation & Circulation - Roads and Highways - Level of Service (LOS) (PWA) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| a) Cause existing roads within the Regional Road Network or Local Road Network that are currently functioning at an acceptable LOS to function below an acceptable LOS? | | X | | | | X | | |

Baseline Existing Setting

The camp will continue to operate a summer camp during the summer months (June to August) that is staffed with 348 daytime and overnight employees and counselors. The summer camp hosts a total of approximately 1,200 campers (600 – 650 per session) over two, four-week sessions and within these sessions, four 2-week and one 1-week session. The camp will also continue to operate approximately 90 programs and activities for adult and youth campers during the non-summer months that is staffed by 37 daytime employees. Based on the 2019 operational data provided by the applicant (Attachment 5), Associated Transportation Engineers (ATE) estimated that the baseline 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 (December 16, 2021, ATE Traffic Study; Attachment 16). For the Summer months, 58 a. m. peak hour trips and 58 p.m. peak hour trips occur. For the non-summer months, 19 a.m. peak hour trips and 20 p.m. peak hour trips occur. These employee commute trips will continue to occur on the weekdays during peak hours on State Route 33 but do not constitute new trips as they are part of the baseline setting. Youth groups with counselors arrive and depart by bus for non-summer programs and events.

For the summer camp, the majority of campers arrive and depart by bus (55-passenger capacity), a few arrive and depart via private vehicle. Forty-four charter bus loads are required to accommodate the arrival and departure of 1,200 youth campers over all sessions. Three times per week groups of campers are taken on day trips..

Impact Discussion:

27a(1)-a. 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.

The California Natural Resources Agency has adopted new CEQA Guidelines that require an analysis of VMT, which measures the per capita number of car trips generated by a project and distances cars will travel to and from a project, rather than congestion levels at intersections (level of service or “LOS,” graded on a scale of A – F). Ventura County will only require LOS analysis to determine consistency with the County’s General Plan policies. LOS will not be assessed for CEQA purposes.

Trip- or tour-based VMT analysis is recommended over boundary-based VMT analysis as the established and most appropriate methodology for analyzing VMT impacts under CEQA. Trip-based assessment of VMT captures the full extent of the vehicle trip length, including the portion that extends beyond the jurisdictional boundary. VMT impacts are assessed by quantifying trips to or from a jurisdiction, which start or end within the jurisdiction. Conversely, a boundary-based assessment of VMT impacts is quantified by the length of the vehicle trips that occur within the boundaries of a jurisdiction.

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 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 VMT. As no new trips would be generated by the proposed project, the project is consistent with General Plan policies CTM-1.1 (Vehicle Miles Traveled (VMT) Standards and CEQA Evaluation) and CTM-1.2 (Projects with Significant Transportation Impacts). Project-specific and cumulative impacts related to VMT is considered less than significant.

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 |
| 27a(2). Transportation & Circulation - Roads and Highways - Safety and Design of Public Roads (PWA) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| a) Have an Adverse, Significant Project-Specific or Cumulative Impact to the Safety and Design of Roads or Intersections within the Regional Road Network (RRN) or Local Road Network (LRN)? | | X | | | | X | | |

Impact Discussion:

27a(2)-a. The proposed project does not have the potential to alter the level of safety of roadways and intersections located near the project site. The public roads located in the vicinity of the project site meet current Public Works Agency design and safety standards. Project-specific and cumulative impacts related to the safety/design of County roads are less than significant.

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 |
| 27a(3). Transportation & Circulation - Roads & Highways – Safety & Design of Private Access (VCFPD) | | | | | | | | |
| a) If a private road or private access is proposed, will the design of the private road meet the adopted Private Road Guidelines and access standards of the VCFPD as listed in the Initial Study Assessment Guidelines? | | X | | | | X | | |

| | | | | | | | | |
|---|--|---|--|--|--|---|--|--|
| b) Will the project be consistent with the applicable General Plan Goals and Policies for Item 27a(3) of the Initial Study Assessment Guidelines? | | X | | | | X | | |
|---|--|---|--|--|--|---|--|--|

Impact Discussion:

27a(3)-a. Access to the project site is from Fairview Road, a public road. Secondary access will continue to be taken from an on-site road adjacent to the western property line that also connects to Fairview Road. This secondary access will be extended to the proposed Machon Village. The VCFPD reviewed the proposed project and determined that the extension of this road meets the minimum VCFPD access standards for safety and design of private roads. Project-specific and cumulative impacts, related to the safety and design of private access are less than significant.

27a(3)-a. The project is consistent with the applicable *Ventura County General Plan Policies for Item 27a(3) 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 |
| 27a(4). Transportation & Circulation - Roads & Highways - Tactical Access (VCFPD) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| a) Involve a road or access, public or private, that complies with VCFPD adopted Private Road Guidelines? | | X | | | | X | | |
| b) Be consistent with the applicable General Plan Goals and Policies for Item 27a(4) of the Initial Study Assessment Guidelines? | | X | | | | X | | |

Impact Discussion:

27a(4)-a. Access to the project site is from Fairview Road, a public road. Secondary access will continue to be obtained from an on-site road adjacent to the western

property line that connects to Fairview Road. This secondary access will be extended to the proposed Machon Village. The VCFPD reviewed the proposed project and determined that all roads meet the minimum VCFPD Access standards. Project-specific and cumulative impacts related to tactical access are less than significant.

27a(4)-b. The proposed project is consistent with the applicable *Ventura County General Plan* Policies for Item 27a(4) 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 |
| 27b. Transportation & Circulation - Pedestrian/Bicycle Facilities (PWA/Plng.) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| 1) Will the Project have an Adverse, Significant Project-Specific or Cumulative Impact to Pedestrian and Bicycle Facilities within the Regional Road Network (RRN) or Local Road Network (LRN)? | | X | | | | X | | |
| 2) Generate or attract pedestrian/bicycle traffic volumes meeting requirements for protected highway crossings or pedestrian and bicycle facilities? | | X | | | | X | | |
| 3) Be consistent with the applicable General Plan Goals and Policies for Item 27b of the Initial Study Assessment Guidelines? | | X | | | | X | | |

Impact Discussion:

27b-1. and 27b-2. The proposed project will not generate additional bicycle and pedestrian traffic on the local public roads and the Regional Road Network. There are no pedestrian and/or bicycle crossings on Fairview Road or Camp Ramah Road. Furthermore, the most appropriate County Road standard for roadways in rural areas

does not require pedestrian facilities (sidewalks) and/or bicycle facilities (bike lanes). There are no designated bicycle trails within or adjacent to the project site. The continued operation and use of the camp will not generate pedestrian or bicycle traffic and will not adversely affect existing pedestrian and bicycle facilities. Guests and campers will travel to the site by either private car or bus provided by the camp. Project-specific and cumulative impacts related to pedestrian and bicycle facilities/traffic are less than significant.

27b-3. The project is consistent with the applicable *Ventura County General Plan Policies* for Item 27b 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 |
| 27c. Transportation & Circulation - Bus Transit | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| 1) Substantially interfere with existing bus transit facilities or routes, or create a substantial increase in demand for additional or new bus transit facilities/services? | X | | | | X | | | |
| 2) Be consistent with the applicable General Plan Goals and Policies for Item 27c of the Initial Study Assessment Guidelines? | X | | | | X | | | |

Impact Discussion:

27c-1. The nearest bus stop is located at the corner of Ojai Avenue and Canada Street in the City of Ojai, approximately 0.6 miles southeast of the project site. The proposed project will not interfere with existing bus routes and schedules, as campers and guests will travel to the site by private bus and private vehicles. As a result, there will not be a net increase in demand for public bus transit facilities. There will not be any project-specific or cumulative impact related to bus transit facilities/services.

27c-2. The project is consistent with the applicable *Ventura County General Plan* Policies for Item 27c 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 |
| 27d. Transportation & Circulation - Railroads | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| 1) Individually or cumulatively, substantially interfere with an existing railroad's facilities or operations? | X | | | | X | | | |
| 2) Be consistent with the applicable General Plan Goals and Policies for Item 27d of the Initial Study Assessment Guidelines? | X | | | | X | | | |

Impact Discussion:

27d-1. The nearest railroad line is the Southern Pacific line, which is located more than 13 miles southeast of the project site. The proposed project will not interfere with existing railroad facilities or operation. There will not be any project-specific or cumulative impacts related to railroad facilities or operations.

27d-2. The project is consistent with the applicable *Ventura County General Plan* Policies for Item 27d 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 |
| 27e. Transportation & Circulation – Airports (Airports) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| 1) Have the potential to generate complaints and concerns regarding interference with airports? | X | | | | X | | | |
| 2) Be located within the sphere of influence of either County operated airport? | X | | | | X | | | |
| 3) Be consistent with the applicable General Plan Goals and Policies for Item 27e of the Initial Study Assessment Guidelines? | X | | | | X | | | |

Impact Discussion:

27e-1. and 27e-2. The nearest airport is the Santa Paula airport, located approximately 19.2 miles southeast of the project site. The project site is not located within the sphere of influence of a county airport, nor does the project have the potential to generate complaints or concerns regarding airport operation. Furthermore, the proposed structures will not exceed the maximum height of 35 feet allowed by Section 8106-1.1 of the Ventura County NCZO. There will not be any project-specific or cumulative impacts related to interference with airports.

27e-3. The project is consistent with the applicable *Ventura County General Plan* Policies for Item 27e of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

[illegible]

| Will the proposed project: | | | | | | | | |
|---|---|--|--|--|---|--|--|--|
| 1) Involve construction or an operation that will increase the demand for commercial boat traffic and/or adjacent commercial boat facilities? | X | | | | X | | | |
| 2) Be consistent with the applicable General Plan Goals and Policies for Item 27f of the Initial Study Assessment Guidelines? | X | | | | X | | | |

Impact Discussion:

27f-1. The project site is located more than 10 miles from the nearest harbor facility, which is Ventura Harbor. Based on this distance, the proposed project will not adversely impact or increase the demand for commercial boat traffic and/or adjacent commercial boat facilities. There will not be any project-specific or cumulative impacts related to existing harbor facilities or operations.

27f-2. The proposed project is consistent with the applicable *Ventura County General Plan* Policies for Item 27f 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 |
| 27g. Transportation & Circulation - Pipelines | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| 1) Substantially interfere with, or compromise the integrity or affect the operation of, an existing pipeline? | X | | | | X | | | |
| 2) Be consistent with the applicable General Plan Goals and Policies for Item 27g of the Initial Study Assessment Guidelines? | X | | | | X | | | |

Impact Discussion:

27g-1. There are no oil and gas facilities, nor any major or minor pipelines located on or in the vicinity of the project site (RMA GIS; March 2022). The nearest major pipeline is located approximately 8 miles southeast of the project site. The proposed project will not compromise or interfere with the operation of an existing pipeline. There, will not be any project-specific or cumulative impacts related to pipelines.

27g-2. The proposed project is consistent with the applicable *Ventura County General Plan* Policies for Item 27g 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 |
| 28a. Water Supply – Quality (EHD) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| 1) Comply with applicable state and local requirements as set forth in Section 28a of the Initial Study Assessment Guidelines? | X | | | | X | | | |
| 2) Be consistent with the applicable General Plan Goals and Policies for Item 28a of the Initial Study Assessment Guidelines? | X | | | | X | | | |

Impact Discussion:

28a-1. Domestic water supply for the proposed project will be provided by an existing connection to CMWD. Existing connection and water availability for new construction was verified by a letter from CMWD dated November 12, 2020. The proposed project will not have any project-specific or cumulative impacts related to domestic water supply.

28a-2. The proposed project is consistent with the applicable *Ventura County General Plan* Policies for Item 28a 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 |
| 28b. Water Supply – Quantity (WPD) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| 1) Have a permanent supply of water? | | X | | | | X | | |
| 2) Either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable probable future projects, introduce physical development that will adversely affect the water supply - quantity of the hydrologic unit in which the project site is located? | | X | | | | X | | |
| 3) Be consistent with the applicable General Plan Goals and Policies for Item 28b of the Initial Study Assessment Guidelines? | | X | | | | X | | |

Impact Discussion:

28b-1. Refer to Section 2A of this initial study.

28b-2. The proposed project will not introduce physical development that would adversely affect the water supply quantity of the hydrologic unit in which the project site is located and is considered to have a less than significant impact.

28b-3. The project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 28b 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 |
| 28c. Water Supply - Fire Flow Requirements (VCFPD) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| 1) Meet the required fire flow? | | X | | | | X | | |
| 2) Be consistent with the applicable General Plan Goals and Policies for Item 28c of the Initial Study Assessment Guidelines? | | X | | | | X | | |

Impact Discussion:

28c-1. VCFPD has determined that the required fire flow is approximately 1,500 gallons per minute at 20 pounds per square inch (psi) for a minimum 2-hour duration. VCFPD requires that a minimum flow of 1,000 gallons per minute shall be provided from any one hydrant. To ensure that the required fire flow is achieved and maintained throughout the duration of the proposed project, the applicant will be required to install and maintain fire hydrants capable of meeting the required fire flow and duration as noted above. Project-specific and cumulative impacts related to fire flow are less than significant.

28c-2. The proposed project is consistent with the applicable *Ventura County General Plan* Policies for Item 28c of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

[illegible]

| | | | | | | | | |
|--|---|--|--|--|---|--|--|--|
| 1) Comply with applicable state and local requirements as set forth in Section 29a of the Initial Study Assessment Guidelines? | X | | | | X | | | |
| 2) Be consistent with the applicable General Plan Goals and Policies for Item 29a of the Initial Study Assessment Guidelines? | X | | | | X | | | |

Impact Discussion:

29a-1. The existing camp parcels are currently served by the OVSD. Thus, an on-site wastewater treatment system (i.e. septic system) will not be utilized. The Applicant will need to obtain an amendment to the OVSD Sphere of influence and annexation into the OVSD for wastewater service for the Machon Village, as it is proposed to be constructed on an open space parcel that is out of the sphere of influence of OVSD or obtain an Out of Area Service Agreement. The OVSD will need to provide a conditional Will Serve Letter for the extension of wastewater service to Machon Village prior to use inauguration. There will not be any project-specific or cumulative impacts related to an on-site wastewater treatment system.

29a-2. The proposed project is consistent with the applicable *Ventura County General Plan* Policies for Item 29a 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 |
| 29b. Waste Treatment & Disposal Facilities - Sewage Collection/Treatment Facilities (EHD) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| 1) Comply with applicable state and local requirements as set forth in Section 29b of the Initial Study Assessment Guidelines? | | X | | | | X | | |

| | | | | | | | | |
|---|--|---|--|--|--|---|--|--|
| 2) Be consistent with the applicable General Plan Goals and Policies for Item 29b of the Initial Study Assessment Guidelines? | | X | | | | X | | |
|---|--|---|--|--|--|---|--|--|

Impact Discussion:

29b-1. The existing camp parcels are currently served by the OVSD. The Applicant will need to obtain an amendment to the OVSD Sphere of influence and annexation into the OVSD for wastewater service for the Machon Village, as it is proposed to be constructed on an open space parcel that is out of the sphere of influence of OVSD or obtain an Out of Area Service Agreement. The OVSD will need to provide a conditional Will Serve Letter for the extension of wastewater service to Machon Village prior to use inauguration. Project-specific and cumulative impacts related to Sewage Collection/Treatment Facilities is considered less than significant.

29b-2. The proposed project is consistent with the applicable *Ventura County General Plan Policies* for Item 29b 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 |
| 29c. Waste Treatment & Disposal Facilities - Solid Waste Management (PWA) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| 1) Have a direct or indirect adverse effect on a landfill such that the project impairs the landfill's disposal capacity in terms of reducing its useful life to less than 15 years? | | X | | | | X | | |
| 2) Be consistent with the applicable General Plan Goals and Policies for Item 29c of the Initial Study Assessment Guidelines? | | X | | | | X | | |

Impact Discussion:

29c-1. As required by California Public Resources Code (PRC) 41701, Ventura County's Countywide Siting Element (CSE), adopted in June 2001 and updated annually, confirms Ventura County has at least 15 years of disposal capacity available for waste generated by in County projects.

Ventura County Ordinance Code (VCOC) Division 4, Chapter 7, Article 3 requires all proposed projects that include construction and/or demolition activities to reuse, salvage, recycle, or compost a minimum of 65 percent of the solid waste generated by their project. The Public Works Agency, Integrated Waste Management Division's waste diversion program (Form B Recycling Plan / Form C Report) ensures this 65 percent diversion goal is met prior to issuance of a final Zoning Clearance for use inauguration consistent with the Ventura County General Plan Policy HAZ-5.2. In addition, the proposed project will be consistent with the Ojai Valley Area Plan Policy OV-27.1 that encourages practices that reduce the volume of waste disposed of in landfills. Thus, project-specific and cumulative impacts related to solid waste disposal capacity are considered less than significant.

29c-2. The proposed project is consistent with the *Ventura County General Plan Policies* for Item 29c 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 |
| 29d. Waste Treatment & Disposal Facilities - Solid Waste Facilities (EHD) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| 1) Comply with applicable state and local requirements as set forth in Section 29d of the Initial Study Assessment Guidelines? | X | | | | X | | | |
| 2) Be consistent with the applicable General Plan Goals and Policies for Item 29d of the Initial Study Assessment Guidelines? | X | | | | X | | | |

Impact Discussion:

29d-1. The proposed project does not involve a solid waste operation or facility. The proposed project will not have any project-specific or cumulative impacts related to solid waste operation facilities.

29d-2. The project is consistent with the applicable *Ventura County General Plan Policies* for Item 29d 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 |
| 30. Utilities | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| a) Individually or cumulatively cause a disruption or re-routing of an existing utility facility? | | X | | | | X | | |
| b) Individually or cumulatively increase demand on a utility that results in expansion of an existing utility facility which has the potential for secondary environmental impacts? | | X | | | | X | | |
| c) Be consistent with the applicable General Plan Goals and Policies for Item 30 of the Initial Study Assessment Guidelines? | | X | | | | X | | |

Impact Discussion:

30a. and 30b. The project site will continue to be served by Southern California Edison. The proposed project will not cause a disruption or re-routing of an existing utility facility. The construction of Machon Village will create an increase in the demand for electricity. However, the increase in electrical demand is not considered substantial such that it would create an adverse impact for the surrounding residential areas. To ensure that impacts from the project remain less than significant, the applicant will be required to minimize energy consumption with the installation of energy efficient lighting throughout the camp (refer to Mitigation Measure BIO-4). The applicant will also be subject to a standard condition of approval that requires all new utilities lines be placed

underground. Project-specific and cumulative impacts related to existing utility facilities or is less than significant.

30c. The project is consistent with the applicable *Ventura County General Plan Policies* for Item 30 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 |
| 31a. Flood Control Facilities/Watercourses - Watershed Protection District (WPD) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| 1) Either directly or indirectly, impact flood control facilities and watercourses by obstructing, impairing, diverting, impeding, or altering the characteristics of the flow of water, resulting in exposing adjacent property and the community to increased risk for flood hazards? | | X | | | | X | | |
| 2) Be consistent with the applicable General Plan Goals and Policies for Item 31a of the Initial Study Assessment Guidelines? | | X | | | | X | | |

Impact Discussion:

31a-1. The project site is situated upstream of and next to McDonald Canyon Drain, which is a Ventura County Watershed Protection District jurisdictional redline channel. No direct connections to this Ventura County Watershed Protection District channel are proposed as a result of the project. Approximately 3,602 sq. ft. of unpermitted built structures will be legalized and approximately 12,285 sq. ft. of new buildings (i.e., Machon Village) will be built (a total of 15,887 sq. ft. of accessory structures). Estimated earthwork includes 1,190 cubic yards of cut and 322 cubic yards of fill with excess soil balanced onsite. Impacts from increased impervious area and stormwater drainage design will be required to be reduced to a less-than-significant level under the conditions imposed by the County of Ventura Public Works Agency, Engineering Services Department, Development & Inspection Services Division, by reference to

Appendix J of the Ventura County Building Code. These conditions require the proposed development to be designed, so that runoff from the proposed project site will be released at no greater rate than the undeveloped flow rate, and in such manner as to not cause an adverse impact downstream in peak velocity or duration. Watershed Protection District staff reviewed the proposed project design and determined that the project design implemented with the conditions mentioned above reduces the direct and indirect project-specific and cumulative impacts to flood control facilities and watercourses. As such, project-specific and cumulative impacts related to redline channels under the jurisdiction of the Ventura County Watershed Protection District are less than significant.

31a-2. The project is consistent with applicable *Ventura County General Plan Policies* for Item 31a 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 |
| 31b. Flood Control Facilities/Watercourses - Other Facilities (PWA) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| 1) Result in the possibility of deposition of sediment and debris materials within existing channels and allied obstruction of flow? | X | | | | | X | | |
| 2) Impact the capacity of the channel and the potential for overflow during design storm conditions? | X | | | | X | | | |
| 3) Result in the potential for increased runoff and the effects on Areas of Special Flood Hazard and regulatory channels both on and off site? | X | | | | X | | | |
| 4) Involve an increase in flow to and from natural and man-made drainage channels and facilities? | | X | | | | X | | |

[illegible]

| | | | | | | | | |
|--|--|---|--|--|--|---|--|--|
| a) Have the potential to increase demand for law enforcement or emergency services? | | X | | | | X | | |
| b) Be consistent with the applicable General Plan Goals and Policies for Item 32 of the Initial Study Assessment Guidelines? | | X | | | | X | | |

Impact Discussion:

32a. Camp Ramah programs and activities have the potential to increase demand for law enforcement or emergency services. Programs and activities (especially events that involve the use of amplified music and consumption of alcohol), which are similar to the proposed events that have occurred within the Ventura County Sheriff's Department's jurisdiction, have resulted in increased calls to the Ventura County Sheriff's Department. Security personnel will be provided by Camp Ramah staff. Alcohol is not provided or made available for any scheduled non-summer camp program or activity or during the summer camp session. Therefore, project-specific and cumulative impacts related to law enforcement / emergency services is less than significant.

32b. The project is consistent with applicable *Ventura County General Plan* Policies for Item 32b 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 |
| 33a. Fire Protection Services - Distance and Response (VCFPD) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| 1) Be located in excess of five miles, measured from the apron of the fire station to the structure or pad of the proposed structure, from a full-time paid fire department? | X | | | | X | | | |

| | | | | | | | | |
|---|---|--|--|--|---|--|--|--|
| 2) Require additional fire stations and personnel, given the estimated response time from the nearest full-time paid fire department to the project site? | X | | | | X | | | |
| 3) Be consistent with the applicable General Plan Goals and Policies for Item 33a of the Initial Study Assessment Guidelines? | X | | | | X | | | |

Impact Discussion:

33a-1. and 33a-2. The nearest fire station to the project site is Ventura County Fire Station 21, addressed at 1201 Ojai Avenue in Ojai, which is located approximately 3.1 miles southeast of the project site. The distance from Fire Station 21 to the project site is adequate, and the creation of a new or expansion of an existing fire station or additional equipment will not be required as a result of the proposed project. There will not be any project-specific or cumulative impacts related to fire protection services.

33a-3. The project is consistent with applicable *Ventura County General Plan Policies* for Item 33a 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 |
| 33b. Fire Protection Services – Personnel, Equipment, and Facilities (VCFPD) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| 1) Result in the need for additional personnel? | X | | | | X | | | |
| 2) Magnitude or the distance from existing facilities indicate that a new facility or additional equipment will be required? | X | | | | X | | | |
| 3) Be consistent with the applicable General Plan Goals and Policies for Item 33b of the Initial Study Assessment Guidelines? | X | | | | X | | | |

Impact Discussion:

33b-1. and 33b-2. Ventura County Fire Station 21 is located approximately 3.1 miles to the southeast of the project site. Based on this distance from an existing fire station, the need for additional fire personnel is not required. There will not be any project-specific impact or cumulative impact related to the need for additional fire personnel, a new fire station, or additional equipment.

33b-3. The project is consistent with applicable *Ventura County General Plan Policies* for Item 33b 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 |
| 34a. Education - Schools | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| 1) Substantially interfere with the operations of an existing school facility? | X | | | | X | | | |
| 2) Be consistent with the applicable General Plan Goals and Policies for Item 34a of the Initial Study Assessment Guidelines? | X | | | | X | | | |

Impact Discussion:

34a-1. The closest schools to the project site are the Ojai Valley School, located approximately 2.2 miles southeast of the project site, and Nordhoff High School, located approximately 2.1 miles to the southwest of the project site. The camp will operate throughout the year. All programs and activities occur onsite and travel to and from the site will not occur during school peak pick-up and drop-off times because the youth camp is during the summer and the non-summer camp programs are scheduled so that arrivals and departures avoid impacts to area schools. No increase in the student population will not occur. There will not be any project-specific or cumulative impacts related to schools.

34a-2. The project is consistent with applicable *Ventura County General Plan Policies* for Item 33a 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 |
| 34b. Education - Public Libraries (Lib. Agency) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| 1) Substantially interfere with the operations of an existing public library facility? | X | | | | | | | |
| 2) Put additional demands on a public library facility which is currently deemed overcrowded? | X | | | | | | | |
| 3) Limit the ability of individuals to access public library facilities by private vehicle or alternative transportation modes? | X | | | | | | | |
| 4) In combination with other approved projects in its vicinity, cause a public library facility to become overcrowded? | | | | | X | | | |
| 5) Be consistent with the applicable General Plan Goals and Policies for Item 34b of the Initial Study Assessment Guidelines? | X | | | | X | | | |

Impact Discussion:

34b-1. through 34b-4. The nearest public library is Ojai Library, located approximately 2.1 southeast of the project site. The proposed project does not include physical development that could impede any roadways or alternative transportation facilities that afford access to a public library. All new development will occur on the project site. Furthermore, the proposed project does not include the introduction of a new use (e.g., new permanent housing) that has the potential to substantially increase the population and create a corresponding demand for new library facilities.

The proposed project will not put additional demands on a public library facility, and the proposed project will not cause a public library facility to become overcrowded. There will not be any project-specific or cumulative impacts related to library services.

34b-5. The project is consistent with applicable *Ventura County General Plan Policies* for Item 34b 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 |
| 35. Recreation Facilities (GSA) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| a) Cause an increase in the demand for recreation, parks, and/or trails and corridors? | | X | | | | X | | |
| b) Cause a decrease in recreation, parks, and/or trails or corridors when measured against the following standards: <ul style="list-style-type: none"> • <u>Local Parks/Facilities</u> - 5 acres of developable land (less than 15% slope) per 1,000 population; • <u>Regional Parks/Facilities</u> - 5 acres of developable land per 1,000 population; or, • <u>Regional Trails/Corridors</u> - 2.5 miles per 1,000 population? | | X | | | | X | | |
| c) Impede future development of Recreation Parks/Facilities and/or Regional Trails/Corridors? | | X | | | | X | | |
| d) Be consistent with the applicable General Plan Goals and Policies for Item 35 of the Initial Study Assessment Guidelines? | | X | | | | X | | |

Impact Discussion:

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.

35d. The project is consistent with applicable *Ventura County General Plan Goals and Policies* for Item 35 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Topics Not Covered by County Initial Study Assessment Guidelines: State CEQA Guidelines Topics

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|---|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 36. Tribal Cultural Resources | | | | | | | | |
| Would the project: | | | | | | | | |
| a) Cause a substantially adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is graphically defined in terms of size, scope of the landscape, sacred place, or object with cultural value to a California Native American tribe. | | | X | | | X | | |
| b) Listed or eligible for listing in the California Register of Historical Resources, or in the local register of historical resources as defined in Public Resources Code Section 5020.1(k)? or | | X | | | | X | | |

[illegible]

| If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project: | | | | | | | | |
|--|--|---|--|--|--|---|--|--|
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan? | | x | | | | x | | |
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? | | x | | | | x | | |
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | | x | | | | x | | |
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | | x | | | | x | | |

Impact Discussion:

37a. through 37d. The project site is within a Very High Fire Hazard Severity Zone under the jurisdiction of the Cal Fire. The nearest fire station (Station 21) is located approximately 3.1 miles southeast of the project site.. VCFPD requires that a minimum flow of 1,000 gallons per minute shall be provided from any one hydrant. To ensure that the required fire flow (1,500 gallons per minute at 20 pounds per square inch (psi) for a minimum 2-hour duration) is achieved and maintained throughout the duration of the proposed project, the applicant will be required to install and maintain fire hydrants capable of meeting the required fire flow and duration as noted above. The applicant will also be required to clear and maintain a fuel modification area adjacent to a structure's footprint for a distance of 100 feet or to the property line if less than 100 feet, and all grass and brush will be required to be removed a distance of 10 feet on each side of all access road(s)/driveway(s) within the project. With the implementation of these standard conditions of approval. the project would be consistent with the applicable Ventura County General Plan fire-related goals and policies. Finally, the Ventura County Public Works Agency—Land Development Services analyzed the proposed project and

determined that it would not result in adverse effects with regard to slope instability, landslides, drainage, or flooding. Project-specific and cumulative impacts related to wildfire hazards is less than significant.

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 |
| 38. Energy | | | | | | | | |
| Would the project: | | | | | | | | |
| a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | | x | | | | x | | |
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | | x | | | | x | | |

Impact Discussion:

38a. and 38b. The proposed project includes energy efficiency features which would reduce the consumption of energy resources. All commercial on-road and off-road diesel vehicles used during the construction phase are subject to the idling limits required by applicable California State laws and VCAPCD Rules and Regulations. The Machon Village would be designed to comply with Title 24 energy conservation requirements. All new windows would be dual glazed. All lighting fixtures would include LED elements and occupancy sensor switches. All appliance (washer, dryer, microwave, cooktop) would be Energy Star certified.

The policies and programs of the Ventura County General Plan do not compel privately-initiated discretionary development to comply with specific renewable energy or energy efficiency standards or requirements. Therefore, the proposed project would not result in potentially significant environmental effects due to the wasteful, inefficient, or unnecessary consumption of energy or conflict with a known local renewable or energy

efficiency plan. Project-specific and cumulative impacts related to energy resources is less than significant.

Mitigation/Residual Impact(s)

None.

***Key to the agencies/departments that are responsible for the analysis of the items above:**

| | | |
|-------------------------------------|---------------------------------------|---|
| Airports - Department Of Airports | AG. - Agricultural Department | VCAPCD - Air Pollution Control District |
| EHD - Environmental Health Division | VCFPD - Fire Protection District | GSA - General Services Agency |
| Harbors - Harbor Department | Lib. Agency - Library Services Agency | Plng. - Planning Division |
| PWA - Public Works Agency | Sheriff - Sheriff's Department | WPD – Watershed Protection District |

****Key to Impact Degree of Effect:**

N – No Impact
 LS – Less than Significant Impact
 PS-M – Potentially Significant but Mitigable Impact
 PS – Potentially Significant Impact

Section C – Mandatory Findings of Significance

| Based on the information contained within Section B: | | |
|--|-----|----|
| | Yes | No |
| 1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? | | X |
| 2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future). | | X |
| 3. Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effect of other current projects, and the effect of probable future projects. (Several projects may have relatively small individual impacts on two or more resources, but the total of those impacts on the environment is significant.) | | X |

| | | |
|--|--|---|
| 4. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? | | X |
|--|--|---|

Findings Discussion:

1. As stated in Section B, Items 4 of this initial study, the proposed project would potentially have significant impacts on biological resources. However, with the imposition of the recommended Mitigation Measures as defined in item 4a: (Pre-Construction Surveys and Relocation of Special Status Plant Species [BIO-1], Scrub Habitat and Oak Woodland Construction Exclusion Fencing [BIO-2], Fuel Modification Plan [BIO-3], Tree Protection Plan (TPP) [BIO-4], Tree Health Monitoring and Reporting [BIO-5], Pre-Construction Wildlife Surveys and Construction Monitoring by a Qualified Biologist [BIO-6], Bat Roosting Surveys [BIO-7], Prohibition on Rodenticide Use [BIO-8], and Lighting Plan [BIO-9] potential impacts would be mitigated to less-than-significant both on project-specific and cumulative levels. Therefore, the proposed project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.
2. The proposed project does not have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
3. As stated in Section B of this initial study, with the implementation of the recommended Mitigation Measures, the proposed project will not make a cumulatively considerable contribution to a significant cumulative impact.
4. As stated in Section B of this initial study, the proposed project will have at most a less-than-significant impact with regard to adverse effects, either directly or indirectly, on human beings.

Section D – Determination of Environmental Document

Based on this initial evaluation:

| | |
|-----|--|
| [] | I find the proposed project could not have a significant effect on the environment, and a Negative Declaration should be prepared. |
|-----|--|

| | |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measure(s) described in Section B of the Initial Study will be applied to the project. A Mitigated Negative Declaration should be prepared. |
| <input type="checkbox"/> | I find the proposed project, individually and/or cumulatively, MAY have a significant effect on the environment and an Environmental Impact Report (EIR) is required.* |
| <input type="checkbox"/> | I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An Environmental Impact Report is required, but it must analyze only the effects that remain to be addressed.* |
| <input type="checkbox"/> | I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or Negative Declaration pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required . |



Kristina Boero, Senior Planner

10-25-2022

Date

Attachments:

| | |
|----------------------|--|
| Attachment 1 | Aerial Location Map |
| Attachment 2 | Maps |
| Attachment 3 | Project Plans and speaker location plan |
| <u>Attachment 3A</u> | <u>Public Recreational Trails Map</u> |
| Attachment 4 | Arborist Report and Tree Protection Plan, prepared by Kenneth A. Knight Consulting, LLC., February 7, 2019 |
| Attachment 5 | Camp Ramah Programs and Activities (2019) |

| | |
|---------------|--|
| Attachment 6 | Map of Pending and Recently Approved Projects within a 5 Mile Radius of the project Site |
| Attachment 7 | Dudek Water Allocation Report, dated October 15, 2018 |
| Attachment 8 | Dudek Water Allocation Report Addendum, dated November 12, 2020 and SEPPS Water Quality Assessment Addendum, dated January 19, 2021 |
| Attachment 9 | Initial Study Biological Assessment, prepared by Hunt and Associates Biological Consulting Services February 20, 2019 |
| Attachment 10 | Feffer Geotechnical Report, dated July 7, 2014, Addendum, dated October 17, 2017 and Responses to Application Incompleteness determination, dated October 29, 2018 |
| Attachment 11 | Historical Resources Report, prepared by San Buenaventura Research Associates, October 5, 2018 |
| Attachment 12 | Lewis Engineering Drainage Report, dated November 9, 2018 |
| Attachment 13 | Dudek Noise Assessment Technical Reports, dated February 2020 and October 2019 |
| Attachment 14 | Dudek President's Day Weekend Noise Survey, dated March 6, 2020 |
| Attachment 15 | Dudek Noise Clarification Memorandum, dated September 30, 2020 |
| Attachment 16 | Associated Transportation Engineers Trip Generation Analysis, dated December 16, 2021 |
| Attachment 17 | Works Cited |