

**EXHIBIT 5 - DRAFT CONDITIONS OF APPROVAL AND MITIGATION MONITORING  
PROGRAM FOR CAMP RAMAH MAJOR MODIFICATION, VARIANCE, AND  
DISCRETIONARY TREE PERMIT TO CONDITIONAL USE PERMIT (CUP) NO. 3048  
CASE NOS. PL18-0052 AND PL23-0002**

**RESOURCE MANAGEMENT AGENCY (RMA)**

**Planning Division Conditions**

**1. Project Description**

This CUP is based on and limited to the project description as set forth in this condition, Exhibit 2a, Exhibit 3, Exhibit 4 – Attachment 4, Exhibit 5 – sub-exhibits 1 through 6, and all conditions of approval set forth herein. Together, these conditions and documents describe the “Project.” Any deviations from the Project as set forth herein must first be reviewed and approved by the County in order to determine if the Project deviations conform to the Project as approved. Project deviations may require Planning Director approval for changes to the permit or further California Environmental Quality Act (CEQA) environmental review, or both. Any Project deviation that is implemented without requisite County review and approval(s) may constitute a violation of the conditions of this permit and applicable law.

This Major Modification to CUP No. 3048 is granted for incorporation of adjacent open space parcels into the CUP boundary, construction of new structures, legalization of existing structures, and a discretionary Tree Permit for the removal and encroachment of protected oak trees, as described below and included in the Project plans (Exhibit 3, Exhibit 5, and Sub-exhibit 1).

**CUP Boundary**

The CUP boundary includes APNs 010-0-110-130; 010-0-110-120, 010-0-120-040, 010-0-060-030, 010-0-060-070, 010-0-070-030, 010-0-070-310, and 010-0-070-300 (431.45 acres) (Exhibit 2a, Existing and Proposed CUP Boundary).

**New Structures and Improvements (12,085 approximate sq. ft.)**

The following structures and site improvements are authorized:

- Machon Village: The construction of “Machon Village,” (10,609 sq. ft.) on 1.7 acres of land located on APN 010-0-070-310. The village consists of six new cabins, four of the cabins 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.).
- A 1,436 sq. ft. reception, meeting, and storage area attached to the Dining Hall.

- A 240 sq. ft. trellis adjacent to the proposed reception area.
- The widening of the existing driveway to Machon Village.
- The extension of the existing secondary access road with a fire access turnaround, located along the western property line to provide emergency vehicle access to Machon Village.
- Reconfiguration of the drop off area (adjacent to the existing Dining Hall).
- 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) (Exhibit 4, Attachment 4, Arborist Report and Tree Protection Plan, prepared by Kenneth A. Knight Consulting, LLC., February 7, 2019).

Permittee is authorized to grade approximately 1,190 cubic yards of cut and 322 cubic yards of fill, with excess cut being balanced onsite.

#### Legalization of Existing Structures

The structures identified in Table 1 below shall be legalized by Major Modification to CUP No. 3048:

**Table 1 - Existing Structures to be Legalized**

Name	Size (in square feet)	Use
Sport Court (one basketball court)	2,100	Recreation
Outdoor Sanctuary Trellis	1,700	Gathering Area
Meditation Deck and Shade Structure	1,250	Weddings, religious gatherings, yoga
Shade Structures	2,352	Outdoor Dining
<b>TOTAL</b>		
<b>7,402 sq. ft. (approximate)</b>		

Table 2 below includes a list of existing, legal structures.

**Table 2 – Existing, Legal Structures**

Name	Size (in square feet)	Use
Dining Hall	14,800	meals
Fingerhut Chapel	1,156	chapel
Old Library	1,020	library

Friedman Library	2,070	library
Office Complex	4,727	office/staff housing/kindergarten
Laundry	1,050	laundry
Director's House	970	lodging
Staff Lounge	1,375	staff lounge
Arts Building	2,237	art
Bassan Heiser	5,600	adult housing
Friedland	5,600	adult housing
Whizin	10,356	adult housing
Infirmary (Kaye building)	4,400	lodging and medical
Caretaker's house	613	lodging
Cabins (1 through 10)	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 (11 through 16)	6,348	lodging
Bakery Addition to Dining	710	bakery
2 <sup>nd</sup> 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
<b>TOTAL</b> <b>100,727 sq. ft. (approximate)</b>		

Programs and Activities at Camp Ramah: All summer and non-summer programs and activities at Camp Ramah shall occur on lots zoned Rural Exclusive (RE) and Open Space (OS). Refer to Table 3, Population for Open Space (OS) Zoned Lots (below), for maximum population limits on lots zoned OS.

There are five legal lots within the CUP boundary that are zoned Open Space (OS). For lots zoned OS the maximum population is as follows:

**Table 3 – Population for Open Space (OS) Zoned Lots**

APN	Daily Population	Overnight Population
010-0-070-310 Machon Village	220 individuals	116 Bed Count
010-0-060-030 010-0-060-070 Open Space Lots Day hiking/camping	150 individuals	Up to 75 individuals camping
010-0-070-030 Camp Manager's Residence	Camp Manager and family +120 individuals	Camp Manager and family
010-0-070-300 Maintenance Yard	10	None

Permanent Residents: There are six permanent residents who live onsite.

#### Camp Ramah Youth Summer Camp

The Camp Ramah youth summer camp is approximately nine weeks (June to August) and consists of 11 days of training/intercession/debrief for counselors/staff and two (2), four-week sessions for campers. During the 11 days of training there are approximately 300 counselors and staff. Within the four-week sessions, there are two (2), 2-week sessions available for campers that need or desire a shorter stay. During the two, four-week sessions, the maximum overnight population is 1,014 (i.e., campers, overnight staff, daycare assistants, spouses, visiting educators, and special guests).

Daily population includes 73 regular staff (i.e., kitchen, housekeeping, maintenance, administration, security) Sunday through Saturday, to support camp operations, up to 154 people arriving and departing the camp daily (i.e., daytime counselors and visitors), plus the maximum overnight population (1,014), for a total maximum regular daily population of 1,241. One family visitation day is scheduled for each four-week camp session where families are invited to visit the camp during the day only and a maximum of 1,250 additional daytime visitors are expected to be onsite, for a maximum total of up to 2,491 daytime visitors. Camp Ramah youth summer camp is a 24-hour program. Outdoor programs occur between 7:45 a.m. and 10:00 p.m. Monday through Sunday, except for Café Ezra, which closes at 11:00 p.m. on Thursday nights during the summer.

#### Camp Ramah Non-Summer Programs and Activities

When summer camp is not in session (typically mid-August through early-June), regular daily staff include 37 employees (i.e., kitchen, housekeeping, maintenance, administration, security), Sunday through Saturday.

To allow the camp the flexibility to adjust non-summer month program scheduling and attendance, non-summer month total population, daily and overnight population, will be limited to a maximum 59,400 cumulative program participant days.<sup>1</sup> A program participant is an individual (guest, camper, staff) that is onsite during any portion of a day or evening. Whether a program participant stays just for the day or also stays overnight, each day shall count as one program participant day against the total maximum. For the purpose of the calculation, Camp Ramah shall multiply the program participants by the number of program participant days and subtract the total from the 59,400 annual program participant days. For example, if 100 program participants are scheduled to be onsite and stay overnight between September 13-15, a total of 300 program participants are deducted from the 59,400 with 59,100 remaining. If over that same three-day time period there were an additional 50 non-overnight program participants onsite each of the three days, then an additional 150 program participant days would be deducted from the total allowable.

Cumulative attendance for all programming, including multiple programs occurring simultaneously, is limited by the following categories:

- For a maximum of 28 days per year, non-summer program participants may range between 550 and 872 people.
- The remaining non-summer month programs shall not exceed 549 program participants in any given program.
- Total non-summer month camp population shall not exceed 59,400 cumulative program participants.

#### Use of Open Space Lots

In addition to uses and structures noted in Table 3 (above), the use of the Cozy Dell trail and a U.S. Forest Service Trail System on APN 010-0-060-030 is restricted to passive recreational uses (e.g., hiking, walking, non-motorized bicycling, outdoor education, and wildlife viewings). Hiking, walking, overnight camping, outdoor education, wildlife viewing, and transportation of portable toilet(s) is permitted by the Camp only on existing trails and fire break trails on APNs 010-0-060-030, 010-0-060-070, 010-070-030, 010-0-070-300, 010-0-070-310 and 010-0-070-300. Occasional recreational overnight tent camping on these parcels is limited to 20-25 persons at three designated camping areas (see Exhibit 4, Attachment 3A, Recreational Trails and Fire Break Roads Map). No campfires or camp stoves are permitted. Supplies and camping equipment are packed in and packed out, including all trash. Portable toilets are brought to the camp sites via a 4x4 quad runner or pickup.

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<sup>1</sup> The 37 regular daily staff do not count toward the cumulative program participant days.

### Outdoor Amplified Sound and Music

Permittee may use a portable voice amplifier to direct campers to programs and locations. Other activities and programs may include the use of microphones and amplified music. All sound amplification devices used outdoors, for both day and nighttime use, shall be devices owned and controlled by Permittee; vendors are prohibited from installing and using amplified equipment outdoors at Camp Ramah. The use of portable sound amplification systems shall be turned off by 9:00 p.m., except for Café Ezra which may use a portable speaker for low level ambient music up to 11:00 p.m. on Thursday nights during summer camp sessions. The use of fixed outdoor amplification equipment may only occur at the following locations: inside Girl's gazebo for use during summer camp and non-summer camp programs (e.g., dance classes, occasional outdoor dining); basketball court (requires sound blankets); Main Dining Room Lawn; amphitheater; and Fire Pit at Boy's Tent Area (Exhibit 5, Sub-exhibit 1, Project Plans and Speaker Location Plan). The use of fixed outdoor sound amplification systems shall end by 10:00 p.m. At least one representative of permittee's staff shall remain on-site at all times and be available for noise monitoring and to respond to noise complaints.

The use of fireworks/pyrotechnics, and similar explosives are prohibited.

### Dining Services

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

### Security and Earthquake/Disaster Procedures

Access to the Camp is restricted by a gate and security kiosk. Adult supervision of youth campers is provided throughout the year. Permittee maintains and must continue to maintain a handbook, which includes procedures for the staff to follow to protect the campers and on-site personnel in the event of a disaster. Warning alarms located in the center of the camp must be tested monthly. Security personnel shall be provided by Permittee 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). The on-site parking area (134 spaces) is located more than 100 feet from Fairview Road, south of the softball field; the bus drop off is located by the Dining Room Reception. Thirty-four additional spaces are located near the Administration building, maintenance center and preschool.

The Permittee shall enter into a contract between the Permittee and the Property Owner

of the lot on which off-site parking will occur (e.g., Nordhoff High School, addressed at 1401 Maricopa Highway in Ojai) to accommodate parking associated with two Family Visitation Days during the Camp's summer programming.

### Water and Wastewater Services

Water service is provided by the Casitas Municipal Water District (CMWD). Wastewater service is provided by the Ojai Valley Sanitary District (OVSD).

Machon Village is located on APN 010-0-070-310. This parcel is outside the OVSD Sphere of Influence. To provide wastewater service, OVSD requested annexation of approximately 1.7 acres of APN 010-0-070-310 from the Ventura County Local Agency Formation Commission (LAFCo) limiting the wastewater service to only Machon Village and not the entire 25 acres. LAFCo will evaluate the request following the decision on the major modification to CUP 3048.

The grading, development, use, and maintenance of the property including the size, shape, arrangement, and location of structures, parking areas and landscape areas; and the protection and preservation of resources shall conform to the project description above, the Sub-exhibits of these conditions, and all approved County land use hearing exhibits in support of the Project and conditions of approval below.

### 2. Required Improvements for CUP

**Purpose:** To ensure the project site conforms to the plans approved at the Planning Commission hearing in support of the project.

**Requirement:** The Permittee shall ensure that all required off-site and on-site improvements for the Project, including structures, paving, and parking are completed in conformance with the approved plans. The Permittee shall prepare and submit all final building and site plans for the County's review and approval in accordance with the approved plans.

**Documentation:** The Permittee shall obtain Planning Division staff's stamped approval on the project plans and submit them to the County for inclusion in the Project file. The Permittee shall submit additional plans to the Planning Division for review and stamped approval (e.g., tree protection and landscape plans) for inclusion in the Project file, as necessary.

**Timing:** Prior to the issuance of a Zoning Clearance for use inauguration, the Permittee shall submit all plans to legalize existing structures to the Planning Division for review and approval. Prior to the issuance of the Zoning Clearance for construction of Machon Village, the Permittee shall submit all final development plans to the Planning Division for review and approval. The Permittee shall maintain the required improvements for the life of the Project.

**Monitoring and Reporting:** The County Building Inspector, Public Works Agency Grading Inspector, Fire Marshall, and/or Planning Division staff has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Ventura County NCZO.

3. Site Maintenance

**Purpose:** To ensure that the Project site is maintained in a neat and orderly manner so as not to create any hazardous conditions or unsightly conditions which are visible from outside of the Project site.

**Requirement:** The Permittee shall maintain the Project site in a neat and orderly manner, and in compliance with the Project Description set forth in Condition No. 1. Only equipment and/or materials which the Planning Director determines to substantially comply with the Project Description shall be stored within the Project site during the life of the Project.

**Documentation:** The Permittee shall maintain the Project site in compliance with the Project Description set forth in Condition No. 1 and the approved plans for the Project.

**Timing:** The Permittee shall maintain the Project site in a neat and orderly manner and in compliance with the Project Description set forth in Condition No. 1 throughout the life of the Project.

**Monitoring and Reporting:** The County Building Inspector, Public Works Agency Grading Inspector, Fire Marshall, and Planning Division staff each have the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Ventura County NCZO.

4. CUP Modification

Prior to undertaking any operational or construction-related activity which is not expressly described in these conditions, the Permittee shall first contact the Planning Director to determine if the proposed activity requires a modification of this CUP. The Planning Director may, at the Planning Director's sole discretion, require the Permittee to file a written and/or mapped description of the proposed activity in order to determine if a CUP modification is required. If a CUP modification is required, the modification shall be subject to:

- a. The modification approval standards of the Ventura County Ordinance Code in effect at the time the modification application is acted on by the Planning Director; and
- b. Environmental review, as required pursuant to the California Environmental Quality Act (CEQA; California Public Resources Code, §§ 21000-21178) and the



State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, §§ 15000-15387), as amended from time to time.

5. Construction Activities

The Permittee shall obtain building permits for structures authorized under the Zoning Clearance for use inauguration or provide evidence a building permit is not required. Prior to any construction of new structures and improvements, the Permittee shall obtain a Zoning Clearance for construction from the Planning Division, and a Building Permit from the Building and Safety Division. Prior to any grading, the Permittee shall obtain a Grading Permit from the Public Works Agency.

6. Acceptance of Conditions and Schedule of Enforcement Responses

In accordance with NCZO Section 8111-8.2, the inauguration of a use, construction of a structure, grading, or other preliminary site work, authorized or unauthorized, to establish a use for which the CUP (Case No. PL18-0052) has been granted, shall constitute acceptance by the Permittee and property owner of the conditions imposed on entitlements issued for such use or structure. The Permittee's acceptance of this CUP and/or commencement of construction and/or operations under this CUP shall constitute the Permittee's formal agreement to comply with all conditions of this CUP. Failure to abide by and comply with any condition of this CUP shall constitute grounds for enforcement action provided in the Ventura County NCZO (Article 14), which shall include, but is not limited to, the following:

- a. Public reporting of violations to the Planning Commission and/or Board of Supervisors;
- b. Suspension of the permitted land uses (Condition No. 1);
- c. Modification of the CUP conditions listed herein;
- d. Recordation of a "Notice of Noncompliance" on the deed to the subject property;
- e. The imposition of civil administrative penalties; and/or
- f. Revocation of this CUP.

The Permittee is responsible for being aware of and complying with the CUP conditions and all applicable federal, state, and local laws and regulations.

7. Time Limits

- a. The approval decision for this CUP becomes final upon the expiration of the 10-day appeal period following the approval decision, or when any appeals of the decision are finally resolved. Notwithstanding the foregoing, the permit does not become effective until:
  - (1) LAFCo approval of the annexation of 1.7 acres of APN 010-0-070-310 into the Ojai Valley Sanitary District (OVSD); and
  - (2) Issuance of the Zoning Clearance for Construction of Machon Village.

- b. The Permittee shall obtain two zoning clearances: The first zoning clearance will be to legalize existing structures and for the continued use of camp operations (Use Inauguration); the second Zoning Clearance will be for construction of new structures and improvements (Construction) (see Condition of Approval No. 1, above).

This CUP shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for use inauguration within one year from the effective date of this CUP, in accordance with § 8111-4.7 of the Ventura County NCZO, in which event Permittee's pre-existing CUP 3048, with previously approved Ventura County modifications, shall remain in full force and effect.

The Planning Director may grant a one-year extension of time to the Permittee in order to obtain the Zoning Clearance for use inauguration if the Permittee can demonstrate to the satisfaction of the Planning Director that the Permittee has made a diligent effort to implement the Project, and the Permittee has requested the time extension in writing at least 30 days prior to the one-year expiration date.

Prior to the issuance of a Zoning Clearance for use inauguration and Zoning Clearance for construction, all fees and charges billed to that date by any County agency, as well as any fines, penalties, and sureties, must be paid in full. After issuance of the Zoning Clearances, any final billed processing fees must be paid within 30 days of the billing date, or the County may revoke this CUP.

- c. Permit Life or Operations Period: This CUP will expire 50 years from the date the Zoning Clearance for construction of the Machon Village is issued. The lack of additional notification of the expiration date provided by the County to the Permittee shall not constitute grounds to continue the uses that are authorized by this CUP after the CUP expiration date. Any request for renewal, extension, or modification of the permit term may be made in accordance with the then- existing provisions of the Ventura County NCZO.

8. Documentation Verifying Compliance with Other Agencies' Requirements Related to this CUP

**Purpose:** To ensure compliance with, and notification of, federal, state, and/or local government regulatory agencies that have requirements that pertain to the Project (Condition No. 1, above) that is the subject of this CUP and the completion of the Mitigation and Monitoring Reporting Program.

**Requirement:** Upon the request of the Planning Director, the Permittee shall provide the Planning Division with documentation (e.g., copies of permits or agreements from other agencies, which are required pursuant to a condition of this CUP, such as California Department of Fish and Wildlife), to verify that the Permittee has obtained or satisfied all

applicable federal, state, and local entitlements and conditions that pertain to the Project.

**Documentation:** The Permittee shall provide this documentation to Planning Division staff in the form that is acceptable to the agency issuing the entitlement or clearance, to be included in the Planning Division Project file.

**Timing:** The documentation shall be submitted to the Planning Division prior to the issuance of the Zoning Clearance for use inauguration and Zoning Clearance for construction, as applicable, or as dictated by the respective agency.

**Monitoring and Reporting:** The Planning Division maintains the documentation provided by the Permittee in the respective Project file. In the event that the federal, state, or local government regulatory agency prepares new documentation due to changes in the Project or the other agency's requirements, the Permittee shall submit the new documentation within 30 days of receipt of the documentation from the other agency.

9. Notice of CUP Requirements and Retention of CUP Conditions On Site

**Purpose:** To ensure full and proper notice of these CUP conditions affecting the use of the subject property.

**Requirement:** Unless otherwise required by the Planning Director, the Permittee shall notify, in writing, the Property Owner(s) of record, contractors, and all other parties and vendors who regularly conduct activities associated with the Project, of the pertinent conditions of this CUP.

**Documentation:** The Permittee shall maintain a current set of CUP conditions and exhibits at the Project site.

**Timing:** Prior to issuance of the Zoning Clearance for use inauguration and throughout the life of the Project.

**Monitoring and Reporting:** The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Ventura County NCZO.

10. Recorded Notice of Land Use Entitlement

**Purpose:** The Permittee shall record a "Notice of Land Use Entitlement" form and the conditions of this CUP with the deed for the subject property that notifies the current and future Property Owner(s) of the conditions of this CUP.

**Requirement:** The Permittee shall sign, have notarized, and record with the Office of the County Recorder, a wet signed "Notice of Land Use Entitlement" form furnished by the Planning Division and the conditions of this CUP, with the deed of the property that is subject to this CUP.

**Documentation:** Recorded "Notice of Land Use Entitlement" form and final conditions of this CUP.

**Timing:** The Permittee shall record the "Notice of Land use Entitlement" form and conditions of this CUP, prior to issuance of the Zoning Clearance for use inauguration.

**Monitoring and Reporting:** The Permittee shall return a copy of the recorded "Notice of Land Use Entitlement" form and conditions of this CUP to Planning Division staff to be included in the Project file.

11. Financial Responsibility for Compliance Monitoring and Enforcement

- a. Cost Responsibilities: The Permittee shall bear the full costs of all County staff time, materials, and County-retained consultants associated with condition compliance review and monitoring, CEQA mitigation monitoring, other permit monitoring programs, and enforcement activities, actions, and processes conducted pursuant to § 8114-3 of the Ventura County NCZO related to this CUP. Such condition compliance review, monitoring and enforcement activities may include (but are not limited to): periodic site inspections; preparation, review, and approval of studies and reports; review of permit conditions and related records; enforcement hearings and processes; drafting and implementing compliance agreements; and attending to the modification, suspension, or revocation of permits. Costs will be billed at the rates set forth in the Planning Division or other applicable County Fee Schedule, and at the contract rates of County-retained consultants, in effect at the time the costs are incurred.
- b. Establishment of Revolving Compliance Account: Within 10 calendar days of the effective date of the final decision approving this CUP, the Permittee shall submit the following deposit and reimbursement agreement to the Planning Director:
  - (1) A payment of \$500.00 for deposit into a revolving condition compliance and enforcement account to be used by the Planning Division to cover costs associated with condition compliance review, monitoring, and enforcement activities described in 11.a (above), and any resulting duly imposed civil administrative penalties. The Permittee shall replenish such account to the above-stated amount within 10 calendar days after receiving notice of the requirement to do so from the Resource Management Agency.
  - (2) An executed reimbursement agreement, in a form provided by the Planning Division, obligating the Permittee to pay all condition compliance review, monitoring, and enforcement costs, and any civil administrative penalties, subject to the Permittee's right to challenge all such charges and

penalties prior to payment.

- c. Billing Process: The Permittee shall pay all Planning Division invoices within 30 days of receipt thereof. Failure to timely pay an invoice shall subject the Permittee to late fees and charges set forth in the Planning Division Fee Schedule, and shall be grounds for suspension, modification, or revocation of this CUP. The Permittee shall have the right to challenge any charge or penalty prior to payment.
- d. Inspections: The Permittee, in accepting this Conditional Use Permit, grants permission for County Staff to make unannounced inspections of all, or any, events for condition compliance purposes.

12. Defense and Indemnification

- a. The Permittee shall defend, at the Permittee's sole expense with legal counsel acceptable to the County, against any and all claims, actions, or proceedings against the County, any other public agency with a governing body consisting of the members of the County Board of Supervisors, or any of their respective board members, officials, employees and agents (collectively, "Indemnified Parties") arising out of or in any way related to the County's issuance, administration, or enforcement of this CUP. The County shall promptly notify the Permittee of any such claim, action or proceeding and shall cooperate fully in the defense.
- b. The Permittee shall also indemnify and hold harmless the Indemnified Parties from and against any and all losses, damages, awards, fines, expenses, penalties, judgments, settlements, or liabilities of whatever nature, including but not limited to court costs and attorney fees (collectively, "Liabilities"), arising out of or in any way related to any claim, action or proceeding subject to subpart (a) above, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties.
- c. Except with respect to claims, actions, proceedings, and Liabilities resulting from an Indemnified Party's sole active negligence or intentional misconduct, the Permittee shall also indemnify, defend (at Permittee's sole expense with legal counsel acceptable to County), and hold harmless the Indemnified Parties from and against any and all claims, actions, proceedings, and Liabilities arising out of, or in any way related to, the construction, maintenance, land use, or operations conducted pursuant to this CUP, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties. The County shall promptly notify the Permittee of any such claim, action, or proceeding and shall cooperate fully in the defense.
- d. Neither the issuance of this CUP, nor compliance with the conditions hereof, shall relieve the Permittee from any responsibility otherwise imposed by law for damage

to persons or property; nor shall the issuance of this CUP serve to impose any liability upon the Indemnified Parties for injury or damage to persons or property.

**13. Invalidation of Condition(s)**

If any of the conditions or limitations of this CUP are held to be invalid in whole or in part by a court of competent jurisdiction, that holding shall not invalidate any of the remaining CUP conditions or limitations. In the event that any condition imposing a fee, exaction, dedication, or other mitigation measure is challenged by the Permittee in an action filed in a court of competent jurisdiction, or threatened to be filed therein, the Permittee shall be required to fully comply with this CUP, including without limitation, by remitting the fee, exaction, dedication, and/or by otherwise performing all mitigation measures being challenged; provided, however, that Permittee may do so under protest and with full reservation of its rights. This CUP shall continue in full force unless, until, and only to the extent invalidated by a final, binding judgment issued in such action.

If a court of competent jurisdiction invalidates any condition in whole or in part, and the invalidation would change the findings and/or the mitigation measures associated with the approval of this CUP, at the discretion of the Planning Director, the Planning Director may review the project and impose substitute feasible conditions/mitigation measures to adequately address the subject matter of the invalidated condition. The Planning Director shall make the determination of adequacy. If the Planning Director cannot identify substitute feasible conditions/mitigation measures to replace the invalidated condition and cannot identify overriding considerations for the significant impacts that are not mitigated to a level of insignificance as a result of the invalidation of the condition, then this CUP may be revoked.

**14. Consultant Review of Information and Consultant Work**

The County and all other County permitting agencies for the Project have the option of referring any and all special studies that these conditions require to an independent and qualified consultant for review and evaluation of issues beyond the expertise or resources of County staff.

Prior to the County engaging any independent consultants or contractors pursuant to the conditions of this CUP, the County shall confer in writing with the Permittee regarding the necessary work to be contracted, as well as the estimated costs of such work. Whenever feasible, the County will use the lowest responsible bidder or proposer. Any decisions made by County staff in reliance on consultant or contractor work may be appealed pursuant to the appeal procedures contained in the Ventura County Zoning Ordinance Code then in effect.

The Permittee may hire private consultants to conduct work required by the County, but only if the consultant and the consultant's proposed scope-of-work are first reviewed and approved by the County. The County retains the right to hire its own consultants to evaluate any work that the Permittee or a contractor of the Permittee undertakes. If the

County hires a consultant to review any work undertaken by the Permittee or hires a consultant to review the work undertaken by a contractor of the Permittee, the hiring of the consultant will be at the Permittee's expense.

**15. Relationship of CUP Conditions, Laws, and Other Entitlements**

The Permittee shall implement the Project in compliance with all applicable requirements and enactments of federal, state, and local authorities. In the event of conflict between various requirements, the more restrictive requirements shall apply. In the event the Planning Director determines that any CUP condition contained herein is in conflict with any other CUP condition contained herein, when principles of law do not provide to the contrary, the CUP condition most protective of public health and safety and environmental resources shall prevail to the extent feasible.

No condition of this CUP for uses allowed by the Ventura County NCZO shall be interpreted as permitting or requiring any violation of law, lawful rules, or regulations, or orders of an authorized governmental agency. Neither the approval of this CUP, nor compliance with the conditions of this CUP, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property.

**16. Reporting of Major Incidents**

**Purpose:** To ensure that the Planning Director is notified of major incidents associated with, or resulting from, the Project.

**Requirement:** The Permittee shall notify the Planning Director by telephone, email, FAX, and/or voicemail of any incidents (e.g., fires, explosions, hazardous material spills, landslides, or evacuation of site due to manmade or natural disaster) that could pose a hazard to life or property inside or, if known to the Permittee, near the Project site.

**Documentation:** Upon request of any County agency, the Permittee shall provide a written report of any major incident (e.g., fires, explosions, hazardous material spills, landslides, or evacuation of site due to manmade or natural disaster) on or near the Project site that shall include but is not limited to a description of the facts of the incident; the corrective measures used, if any; and the steps taken to prevent a recurrence of the incident.

**Timing:** The Permittee shall provide the written report to the requesting County agency and Planning Division within ten days of receiving the request.

**Monitoring and Reporting:** The Planning Division maintains any documentation provided by the Permittee related to major incidents in the Project file.

**17. Change of Permittee**

**Purpose:** To ensure that the Planning Division is properly and promptly notified of any change of Permittee.

**Requirement:** The Permittee shall provide the Planning Director, the name(s), address(es), telephone/FAX number(s), and email addresses of the new owner(s), lessee(s), operator(s) of the permitted uses, and the company officer(s). The Permittee shall provide the Planning Director with a final notice once the transfer of ownership and/or operational control has occurred.

**Documentation:** The Change in Permittee notice must be submitted with the new Permittee's contact information. The final notice of transfer must include the effective date and time of the transfer, and a letter signed by the new Property Owner(s), lessee(s), and/or operator(s) of the permitted uses acknowledging and agreeing to comply with all conditions of this CUP.

**Timing:** The Permittee shall provide written notice to the Planning Director 10 calendar days prior to the change of ownership or change of Permittee. The Permittee shall provide the final notice to the Planning Director within 15 calendar days of the effective date of the transfer.

**Monitoring and Reporting:** The Planning Division maintains notices submitted by the Permittee in the Project file and has the authority to periodically confirm the information consistent with the requirements of § 8114-3 of the Ventura County NCZO.

18. Sign Plan

**Purpose:** To ensure signage on the property complies with Chapter 1, Article 10 of the Ventura County NCZO and Ojai Valley Area Plan.

**Requirement:** Except for signs exempt from a permit pursuant to NCZO § 8110-3, the Permittee shall submit two copies of a sign plan to the Planning Division for review and approval prior to the issuance of the Zoning Clearance for any new or replacement signs. The sign plan shall include the size, colors, materials, and lighting details of new signs. The Permittee shall bear the total cost of such review and approval. The Permittee also shall be responsible for obtaining a Zoning Clearance for any replacement sign to ensure that the signage for the Project continues to comply with the approved sign plan.

If the Camp elects to install signs at the Cozy Dell trail and the U.S. Forest Service Trail System on APN 010-0-060-030, and designated trails and fire break roads located on APNs 010-0-060-030, 010-0-060-070, 010-0-070-310, and 010-0-070-300, the Permittee shall submit a sign plan and map depicting the dimensions, location and type of directional and interpretative signage for the prevention of trespass in accordance with United States Department of Agriculture (USDA) Forest Service Standard Trail Plans and Specifications for signage within USDA Forest Service land and Article 10 of the Ventura County NCZO for land outside of the USDA Forest Service jurisdiction.

**Documentation:** A stamped copy of the approved sign plan.



**Timing:** The Permittee shall submit the sign plan to the Planning Division for review and approval prior to the issuance of the Zoning Clearance for new or replacement signs(s).

**Monitoring and Reporting:** The Planning Division maintains a stamped copy of the approved sign plan in the Project file. The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Ventura County NCZO.

19. Availability of Parking Spaces

**Purpose:** To ensure compliance with § 8108-3 of the Ventura County NCZO.

**Requirement:** The Permittee shall ensure the required 168 motor vehicle parking spaces (including ADA accessible spaces) remain continuously available for their intended parking use and are not used for storage, vehicle repair, or any other unauthorized use. The Permittee shall maintain the required parking area as illustrated on the approved Project Plans (Exhibit 5, sub-exhibit 1). This maintenance requirement includes, but is not limited to, the number of parking spaces, curbs, directional markings, ADA accessible parking symbols, sight distance, surfaces, signs, striping, and lighting fixtures.

**Documentation:** A stamped copy of the approved project plans.

**Timing:** The Permittee shall maintain the required parking area as illustrated on the approved site plan for the life of the Project.

**Monitoring and Reporting:** The Planning Division maintains a stamped copy of the approved site plan provided by the Permittee in the Project file. The Building and Safety Inspector and Planning Division have the authority to inspect the site to ensure compliance with the approved site plan prior to occupancy. 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.

20. Trash and Recycling Storage Area

**Purpose:** In order to comply with § 8106-8.7 and § 8108-5.13 of the Ventura County NCZO.

**Requirement:** The Permittee shall ensure that existing and proposed trash and waste diversion (e.g., recyclables and yard waste) enclosures to serve new and existing development are shown on a site plan and new trash enclosures are constructed and maintained on the project site in accordance with the County of Ventura's adopted "Space Allocation for Recycling and Refuse Collection Design Criteria and Specifications Guidelines."

<https://s29422.pcdn.co/wp-content/uploads/2022/06/Space-Allocation->

[Guidelines- 2008.pdf](#)

**Documentation:** The Permittee shall submit the following for the Planning Division's review and approval:

- a. A site plan that identifies the location of existing and proposed enclosures.
- b. Building elevation plans for the enclosures; and
- c. Sign off from the Planning Division that the trash enclosures were installed per the requirements of this condition.

**Timing:** Prior to the issuance of the Zoning Clearance for use inauguration, the Permittee shall submit a site plan showing the location of existing trash enclosures. Prior to Zoning Clearance for construction of Machon Village, the Permittee shall submit a site plan showing the location of existing and proposed trash enclosures and trash enclosure plans for new trash enclosures to the Planning Division for review and approval. The Permittee shall install the new trash enclosures prior to occupancy and obtain a final sign off from the Planning Division within 30 days of the issuance of the certificate of occupancy.

**Monitoring and Reporting:** The Planning Division maintains a copy of the approved site plan in the Project file. The Planning Division has the authority to inspect the site to ensure that the enclosures are constructed as illustrated on the approved plans prior to occupancy. The Planning Division has the authority to periodically inspect the site to ensure that the trash enclosures are maintained consistent with the requirements of § 8114-3 of the Ventura County NCZO.

21. Materials and Colors for New Development

**Purpose:** In order to comply with General Plan Hazards and Safety Element Policy HAZ-1.1 and to ensure that buildings and structures incorporate fire resistant structural design measures that enhance fire protection in areas of high fire risk as well as to ensure that buildings and structures are compatible with the surrounding neighborhood.

**Requirement:** The Permittee shall incorporate fire resistant structural design, and construct new development (i.e., the Machon Village, Dining Hall addition, shade structures and trellises) 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).

**Documentation:** A copy of the approved plans denoting the building materials and colors.

**Timing:** Prior to the issuance of the Zoning Clearance for construction, the Permittee shall submit the building plans with the colors and materials noted for review and approval by the Planning Division. Prior to occupancy, the Permittee shall paint the structures

according to the approved plans.

**Monitoring and Reporting:** The Planning Division maintains the approved plans in the Project file. Prior to occupancy, the Planning Division has the authority to inspect the site to ensure that the exterior of the structures was treated as approved. The Permittee shall maintain these materials and colors throughout the life of the Project. The Planning Division has the authority to inspect the site to confirm on-going compliance with the approved plans consistent with the requirements of § 8114-3 of the Ventura County NCZO.

## 22. Paleontological Resources Discovered During Grading

**Purpose:** In order to mitigate potential impacts to paleontological resources that may be encountered during all demolition, tree removal/trimming, vegetation clearing, grading, and construction activities (collectively “land clearing activities”).

**Requirement:** If any paleontological remains are uncovered during land clearing activities, the Permittee shall:

- a. Cease operations and assure the preservation of the area in which the discovery was made;
- b. Notify the Planning Director in writing, within three days of the discovery;
- c. Obtain the services of a paleontological consultant or professional geologist who shall assess the find and provide a report that assesses the resources and sets forth recommendations on the proper disposition of the site;
- d. Obtain the Planning Director’s written concurrence with the recommended disposition of the site before resuming development; and
- e. Implement the agreed upon recommendations.

**Documentation:** The Permittee shall submit the paleontologist’s or geologist’s reports. Additional documentation may be required to demonstrate that the Permittee has implemented the recommendations set forth in the paleontological report.

**Timing:** If any paleontological remains are uncovered during land clearing activities, the Permittee shall provide the written notification to the Planning Director within three days of the discovery. The Permittee shall submit the paleontological report to the Planning Division immediately upon completion of the report.

**Monitoring and Reporting:** The Permittee shall provide the paleontological report to the Planning Division to be made part of the Project file. The Permittee shall implement any recommendations made in the paleontological report to the satisfaction of the Planning

Director. The paleontologist shall monitor all land clearing activities within the area in which the discovery was made, in order to ensure the successful implementation of the recommendations made in the paleontological report. The Planning Division has the authority to conduct site inspections to ensure that the Permittee implements the recommendations set forth in the paleontological report, consistent with the requirements of § 8114-3 of the Ventura County NCZO.

23. Construction Noise

**Purpose:** In order for this project to comply with the Ventura County General Plan Policy Noise HAZ-9.2 and the County of Ventura Construction Noise Threshold Criteria and Control Plan (Amended 2010).

**Requirement:** The Permittee shall limit construction activity for site preparation and development to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday, and from 9:00 a.m. to 7:00 p.m., Saturday, Sunday, and State holidays. Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions.

**Documentation:** The Permittee shall post a sign stating these restrictions on the security gate at the entrance to the camp and on the Camp Ramah website<sup>2</sup>. The Permittee shall provide photo documentation showing the posting of the required signage to the Planning Division, prior to the commencement of grading and construction activities. The sign must provide a telephone number of the site foreman, contact person for the camp or other person who controls activities on the jobsite, to submit complaints from the public. The Permittee shall maintain a "Complaint Log," noting the date, time, complainant's name, complaint, and any corrective action taken, in the event that the Permittee receives noise complaints. The Permittee must submit the "Complaint Log" to the Planning Division upon the Planning Director's request.

**Timing:** The Permittee shall install the sign and post the information on the Camp Ramah website prior to the issuance of a building permit and throughout all grading and construction activities. If the Planning Director requests the Permittee to submit the "Complaint Log" to the Planning Division, the Permittee shall submit the "Complaint Log" within one day of receiving the Planning Director's request.

**Monitoring and Reporting:** The Planning Division reviews, and maintains in the Project file, the photo documentation of the sign and the "Complaint Log." The Planning Division has the authority to conduct site inspections and take enforcement actions to ensure that the Permittee conducts grading and construction activities in compliance with this condition, consistent with the requirements of § 8114-3 of the Ventura County NCZO.

24. Camp Population, Programs and Activities

**Purpose:** The purpose of this condition is to ensure the Permittee complies with Condition of Approval No. 1, and the approved variance, that allows for the following

maximum daily and overnight populations, number of days assigned to non-summer month programs and activities, and hours of operation for outdoor activities.

**Requirement:** The Permittee shall operate the camp in accordance with the following:

- A. All summer and non-summer programs and activities shall occur on lots zoned Rural Exclusive (RE) and Open Space (OS). Refer to Table 3, Population for Open Space (OS) Zoned Lots (above), for maximum population limits on lots zoned OS.
- B. Permanent (Live-In) Residents: Six (6)
- C. Camp Ramah Youth Summer Programming:
  - 1. The Camp Ramah youth summer camp is approximately nine weeks (June to August) divided into two (2) four-week summer camp sessions,<sup>2</sup> a family visitation day for each four-week camp session, and 11 days for training/intercession/debrief for counselors and staff.
    - a. Maximum Overnight Population: 1,014
      - i. Campers, overnight counselors, daycare assistants, spouses, visiting educators, and special guests.
      - ii. A total of 11 days is dedicated for counselor training, intersession and post- camp debrief. Estimated population is 300-350 (counselors; no campers).
    - b. Maximum Daily Population (except for two family visitation days): 1,241
      - i. Regular Staff (i.e., kitchen, housekeeping, maintenance, administration, security) Sunday through Saturday: 73
      - ii. Individuals arriving and departing the camp daily (i.e., daytime counselors and visitors): 154 people
      - iii. Overnight Population: 1,014.
      - iv. One family visitation day is scheduled for each four-week camp session where families are invited to visit the camp during the day only and a maximum of 1,250 additional daytime visitors are expected to be onsite, for a maximum total of up to 2,491 daytime visitors.
  - 2. Programmed outdoor activities which include amplified sound shall only occur between 7:45 a.m. and 10:00 p.m. Monday through Sunday except for Café Ezra

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<sup>2</sup> Summer Camp also has 2-week sessions within the 4-week sessions for campers who prefer a shorter experience.

on Thursday nights during the summer camp session when the café closes at 11:00 p.m.

#### D. Ramah Non-Summer-Camp Programming

1. Camp programs can occur simultaneously and on multiple nights. To allow the camp the flexibility to adjust non-summer month program scheduling and attendance, the following daily and overnight populations apply:

- a. Regular Daily Population: 37 employees<sup>3</sup>

- i. Sunday through Saturday (i.e., kitchen, housekeeping, maintenance, administration, security)

- b. Overnight and Non-Regular Daily Population:

- i. A maximum of 59,400 program participant days would be permitted. A program participant is a camper, guest, or counselor that is onsite during any portion of a day or evening; a program participant day is the number of program participants multiplied by the days/evenings onsite. Whether a program participant stays just for the day or also stays overnight, each day shall count as one program participant day against the total maximum. For example, if 100 program participants are scheduled to be onsite and stay overnight between September 13-15, a total of 300 program participants are deducted from the 59,400 with 59,100 remaining. If over that same three-day time period there were an additional 50 non-overnight program participants onsite each of the three days, then an additional 150 program participant days would be deducted from the maximum.
  - ii. Permittee may have between 550-872 program participants at the camp for non-summer month programming up to 28 days per year. At all other times, the total number of program participants on site during the non-summer months shall not exceed 549.
  - iii. The remaining program participants (59,400 minus the total number of participants who attend programs outlined in Section C.b.i above) can be assigned to programming throughout the remainder of the non-summer months. However, in no case shall the number of non-summer months program participant days exceed 59,400 annually.

- E. Except for live-in residents (i.e., camp manager, etc.), occupation of the site by campers, guests, and staff, shall not exceed 30 consecutive days.

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<sup>3</sup> The 37 regular daily staff do not count toward the cumulative program participant days or daily maximums during non-summer months.

#### F. Program Revisions

If the Permittee requests any revisions to camp programming pursuant to this condition, the Permittee shall submit to the Planning Director a Permit Adjustment, Minor or Major Modification to CUP 3048 in accordance with the Ventura County Non-Coastal Zoning Ordinance Section 8111-6.

#### G. Camp Maintenance

The Permittee shall maintain the facilities in a neat, safe, and orderly manner and in compliance with all applicable federal, state, and local regulations and standards.

#### H. Quiet Hours

The Permittee shall, in a conspicuous location visible to all users, post mandatory quiet hours from 10:00 p.m. to 6:00 a.m. specifying that anyone on site refrain from using devices that can amplify sound during this time. The signage for the quiet hours shall be made of a weatherproof permanent material and the signage shall be maintained throughout the life of the Project.

**Documentation:** The Permittee shall maintain a log of all summer and non-summer activities and programs throughout the year. This annual log shall describe the prior year's list of programs, number of guests, campers, and staff and shall include, but is not limited to, the following:

1. A record of the summer youth camp season:
  - Date of the two summer sessions.
  - Date of training/debrief.
  - List and date(s) of additional programs conducted simultaneously.
  - Number of daily staff
  - Number of overnight staff
  - Number of guests/campers (for each summer session)
  - Number of counselors/staff for training/debrief
  - Estimated number of family visitation attendees
2. A record of the non-summer programs
  - List of programs
  - Date of all programs and duration
  - Number of daily staff
  - Number of program participants
  - Accounting of program participants multiplied by program participant days.

The Camp will also make available the estimated dates for large events as described in Section C.b.i above, for the forthcoming year, upon request by County staff, when available. The Permittee shall also provide photo documentation of the posted mandatory quiet hours to the Planning Division for the Project file.

**Timing:** Prior to the issuance of a Zoning Clearance for use inauguration, the Permittee shall provide photo documentation of the posted mandatory quiet hours to the Planning Division. On or before September 30 of each year, the Permittee shall deliver to the Planning Division the above-described annual log, and any additional documentation requested by the Planning Director, to verify compliance with this condition and with Condition No. 1 Project Description.

**Monitoring and Reporting:** The Planning Division has the authority to conduct site inspections to ensure ongoing compliance by the Permittee with this condition consistent with the requirements of § 8114-3 of the Ventura County NCZO.

25. Undergrounding of Utilities

**Purpose:** In order to ensure that public utility extensions from the point of connection to the structure(s) comply with General Plan Public Utilities Policy PFS-7.4.

**Requirement:** The Permittee shall place utility service lines beneath the secondary access driveway to minimize impacts associated with trenching and native vegetation removal.

**Documentation:** The Permittee shall provide a copy of the grading and building plans denoting the location of utility service lines, point of connection, and alignment to the structure(s) the utility will serve, to the Planning Division for review and approval, to be maintained as part of the project file. If utility service lines cannot be undergrounded, the Permittee shall provide documentation to support the alternate location, design, materials and color of the equipment.

**Timing:** Prior to the issuance of the Zoning Clearance for construction, the location of utility service lines shall be noted on all building and grading plans for review and approval by the Planning Division.

**Monitoring and Reporting:** The Planning Division has the authority to conduct site inspections to ensure ongoing compliance by the Permittee with this condition consistent with the requirements of § 8114-3 of the Ventura County NCZO.

26. Preservation of Public Recreational Trails

**Purpose:** To preserve natural resources including, but not limited to: areas required for the preservation of plant and animal life, streams, and watershed lands, the managed production of resources, including but not limited to: forest lands, rangeland, agricultural lands, and outdoor recreation, and the promotion of efficient municipal services and



facilities by confining urban development to defined development areas.

**Requirement:** The Permittee shall record a deed restriction with the County of Ventura to preserve in perpetuity and to provide public access to pass and repass for recreational purposes over the areas containing the Cozy Dell trail and a U.S. Forest Service trail located on APN 010-0-060-030 (Sub-exhibit 2, Recreational Trails and Fire Break Roads Map).

Permitted Uses:

- (1) Passive recreational uses (e.g., hiking, walking, horseback-riding, non-motorized bicycling, outdoor education and wildlife viewing);
- (2) Trail maintenance activities conducted by the USDA Forest Service or a qualified conservation agency (e.g., Los Padres Forest Watch, Ojai Land Conservancy).
- (3) Protected tree removal with the issuance of a Tree Permit from the Ventura County Planning Division in accordance with § 8107-25 of the Ventura County NCZO.
- (4) Fencing that does not significantly impact animal passage (e.g., split rail) nor inhibit travel on public recreational trails
- (5) Fuel management authorized by Ventura County Fire Protection District.

Prohibited Activities:

- (1) With the exception of trail maintenance, the removal, mining, excavation, or disturbance of the soil or surface rocks;
- (2) Dumping, filling, storing, disposal, burying, or stockpiling of any natural or manmade materials;
- (3) Erection of buildings or structures of any kind, including, but not limited to, corrals, advertising signs, antennas, and light poles, except for public access directional signage or interpretive signage;
- (4) Fencing, pavement, concrete, asphalt and similar impervious materials, laying of decomposed granite for pathways, or setting stones, paving bricks, or timbers within the deed restricted area (13 acres) in the southernmost section of APN 010-0-060-030.<sup>4</sup> To protect unintentional removal of protected biological

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<sup>4</sup> Refer to Conditional Use Permit No. 5234, Case No. PL14-0119, Condition No. 25.

resources, the outer boundary of the deed restriction may be delineated with permanent zone markers flush with the ground surface so that a property owner can easily identify it.

- (5) Operation of dune buggies, motorcycles, all-terrain vehicles, motorized e-bicycles, mowers, tractors, or any other types of motorized vehicles or equipment;
- (6) Removal or alteration of native trees or plants, through such activities as irrigating, mowing, draining, plowing, tilling or disking, except as necessary for controlled burns or fuel reduction as regulated by the Ventura County Fire Protection District, or for removal of non-native species and native habitat restoration or maintenance under the direction of a qualified biologist;
- (7) Application of insecticides or herbicides, poisons, or fertilizers;
- (8) Grazing or keeping of cattle, sheep, horses or other livestock, or pet animals that interfere with the existing hiking trails and firebreak trails;
- (9) Agricultural activity of any kind that interferes with the existing hiking trails and firebreak trails, including the harvesting of native materials for commercial purposes;
- (10) Planting, introduction, or dispersal of non-native plants;
- (11) Hunting or trapping, except live trapping for purposes of scientific study or removal of non-native species;
- (12) Manipulating, impounding or altering any natural watercourse, body of water or water circulation and activities (except as permitted by State and Federal agencies or Ventura County) or uses detrimental to water quality, including but not limited to degradation or pollution of any surface or sub-surface waters;
- (13) Fixed temporary or permanent artificial lighting; and
- (14) Other activities that damage the existing flora, fauna or hydrologic conditions.

**Documentation:** The Permittee shall submit a draft deed restriction to the Planning Division and County Surveyor for review and approval. The deed restriction shall include:

- a. A copy of this condition of approval.
- b. An exhibit that graphically shows the locations of all trails to be protected.

- c. A legal description and exhibit of APN 010-0-060-030, and a description of said trails in metes and bounds, prepared by a licensed land surveyor.
- d. Provisions for the permanent preservation of the trails by describing what permitted activities are allowed and prohibited in the protected areas.
- e. Provisions for the public's right to use the trails, including, but not limited to, permitted uses described above, the locations where public access (or trail use) is allowed, the types of allowed recreational activities (e.g., hiking, walking, running, etc.), and hours of use (i.e., sunrise to sunset).
- f. If signs are proposed, refer to Condition of Approval No. 18. Directional and interpretative signage within the deed restriction area shall comply with USDA Forest Service Standard Trail Plans and Specifications for signage within USDA Forest Service land and Article 10 of the Ventura County NCZO for land outside of the USDA Forest Service jurisdiction.
- g. Provisions to amend the deed restriction.
- h. Provisions for future transfer of the Deed Restriction/Property Interest.

**Timing:** The deed restriction shall be submitted to the Planning Division for review and approval prior to the issuance of the Zoning Clearance for construction. The Permittee shall record the approved deed restriction with the County Recorder prior the issuance of the Zoning Clearance for construction. A copy of the recorded document shall be submitted to the Planning Division.

**Monitoring and Reporting:** The Planning Division maintains a copy of the recorded deed restriction in the Project file. The Planning Division has the authority to inspect the site to confirm ongoing compliance with this project condition consistent with the requirements of § 8114-3 of the Ventura County NCZO.

**27. Preservation of Open Space on Assessor Parcel Number (APN) 010-0-070-310**

**Purpose:** To preserve undeveloped land on APN 010-0-070-310.

**Requirement:** The Permittee shall preserve, in perpetuity, the undeveloped portions of APN 010-0-070-310 through the recordation of a deed restriction with the County of Ventura.

The 1.7 acre Machon Village development as depicted on the Project Plans, (Sub-exhibit 1), and the fire break roads (Sub-exhibit 3, Map of Open Space Deed Restriction Area for APN 010-0-370-310) shall be excluded from the deed restriction.

Prohibited Activities on APN 010-0-070-310 include the following:

- (1) Except for Machon Village as authorized by these Conditions of Approval for Conditional Use Permit Case No. PL18-0052, the erection of buildings or structures of any kind, including, but not limited to, fencing, corrals, advertising signs, antennas, and light poles, except for public access directional signage or interpretive signage.
- (2) Dumping, filling, storing, disposal, burying, or stockpiling of any natural or manmade materials;
- (3) Removal or alteration of native trees or plants, through such activities as irrigating, mowing, draining, plowing, tilling, or disking, except as necessary for controlled burns (for fuel reduction, as regulated by the Ventura County Fire Protection District), removal of non-native species, and native habitat restoration or maintenance (which must be under the direction of a qualified biologist);
- (4) The operation of dune buggies, motorcycles, motorized bicycles, all-terrain vehicles, mowers, tractors, or any other types of motorized vehicles or equipment;
- (5) Hunting or trapping, except live trapping for purposes of scientific study or removal of non-native species;
- (6) Planting, introduction, or dispersal of non-native plant or animal species;
- (7) Manipulating, impounding or altering any natural watercourse, body of water or water circulation (except as permitted by State and Federal Agencies or Ventura County) and activities or uses detrimental to water quality, including but not limited to degradation or pollution of any surface or sub-surface waters;
- (8) Fixed temporary or permanent artificial lighting; and
- (9) Other activities that damage the existing flora, fauna or hydrologic conditions.

**Documentation:** The Permittee shall submit the deed restriction for review and approval by the Planning Division and County Surveyor.

The deed restriction shall include:

- a. A copy of this condition of approval.

- b. An exhibit that graphically shows the locations of areas to be excluded (i.e., Machon Village and fire break roads).
- c. A legal description and exhibit of APN 010-0-070-310, and a description of the developed areas to be excluded (i.e., Machon Village and fire break roads), in metes and bounds, prepared by a licensed land surveyor.
- d. Provisions for the permanent preservation of all undeveloped areas by describing all prohibited activities.
- e. Provisions to amend the deed restriction.
- f. Provisions for the transfer of the deed restriction/property interest.

**Timing:** The Permittee shall record the condition and an exhibit depicting the deed restriction for APN 010-0-070-310 with the deed to the subject property prior to the issuance of the Zoning Clearance for construction.

**Monitoring and Reporting:** The Planning Division maintains a copy of the recorded deed restriction in the Project file. The Planning Division has the authority to inspect the site to confirm ongoing compliance with this project condition consistent with the requirements of § 8114-3 of the Ventura County NCZO.

28. Off-Site Parking Agreement for Parking Site on Property Under Separate Ownership

**Purpose:** In order to comply with § 8108-3.3.2(b) of the Ventura County Non-Coastal Zoning Ordinance and to ensure that the required off-site parking remains available for the permitted use.

**Requirement:** The Permittee shall provide the Planning Division with a contract between the Permittee and the Property Owner of the lot on which the off-site parking will occur (e.g., Nordhoff High School, addressed at 1401 Maricopa Highway in Ojai or another approved location) to demonstrate the Permittee's contractual right to use the lot for required parking. The contract between the Permittee and the Property Owner of the lot on which the off-site parking will occur must provide for, and assign the responsibility for, operating and maintaining the off-site parking area to the Permittee. The contract must contain a provision requiring the defense and indemnification of the County of Ventura from and against any and all claims and damages relating to the operation or maintenance of the off-site parking area. The County of Ventura shall be named as an intended third-party beneficiary of the contract.

**Documentation:** The Permittee shall prepare and submit to the Planning Division for review and approval, the contract between the Permittee and the Property Owner of the lot on which the off-site parking will occur. After the Planning Division's review and

approval of the contract, the Permittee shall record the contract, or a notice thereof, with the Office of County Recorder in the chain of title to the subject property and provide the Planning Division with a copy of the recorded contract or notice thereof.

**Timing:** The Permittee shall provide a copy of the proposed contract to the Planning Division for review and approval, prior to the issuance of a Zoning Clearance for use inauguration. The Permittee shall record the contract or notice thereof with the Office of County Recorder and provide a copy of the recorded contract or notice thereof to the Planning Division, prior to the issuance of a Zoning Clearance for use inauguration.

**Monitoring and Reporting:** The Planning Division has the authority to periodically inspect the off-site parking area and review the contract to ensure ongoing compliance with this condition, consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

29. Noise Attenuation Testing and Coordination with Neighbors

**Purpose:** To ensure 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 Permittee shall retain a qualified noise consultant to conduct a noise study following installation of the sound attenuation devices that are required to be installed per Condition No. 43 below (Noise Monitor and Sound Monitoring System).

The Permittee shall coordinate with the property owners of 1447 Foothill Road, 406 Fairview Road, and 312 Fairview Road, Ojai, CA, to measure noise at these offsite locations to the extent the property owners agree to noise monitoring and authorize access to the property to measure noise.

During testing, if amplified noise measurements at the above addresses exceeds Leq1H of 50dB(A) or ambient noise level plus 3dB(A) after 7:00 pm, whichever is greater, the qualified noise consultant in consultation with the Planning Director shall determine additional noise attenuation to be installed. The Planning Director shall review and approve additional noise attenuation for compliance with Ventura County General Plan Noise Policy HAZ-9.2.

**Documentation:** The qualified noise consultant shall prepare a written report of the noise measurement findings and any recommendations to supplement noise attenuation measures if the findings conclude noise levels exceeds Leq1H of 50dB(A) or ambient noise level plus 3dB(A), whichever is greater.

**Timing:** The written report shall be submitted to the Planning Division for review and approval prior to the issuance of the Zoning Clearance for use inauguration.

**Monitoring and Reporting:** The Planning Division maintains a copy of the approved noise study in the Project file. The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Ventura County NCZO.

30. Avoidance of Nesting Birds

**Purpose:** In order to prevent impacts to birds protected under the Migratory Bird Treaty Act and Bald and Golden Eagle Protection Act (16 U.S.C. 668-668d), all demolition, tree removal/trimming, vegetation clearing, grading, and construction activities (collectively “land clearing activities”) shall be regulated.

**Requirement:** The Permittee shall conduct land clearing activities in such a way as to avoid nesting native birds. This can be accomplished by implementing one of the following options:

- a. Timing of land clearing activities: Prohibit land clearing activities during the breeding and nesting season (February 1 – September 1), in which case the following surveys are not required; or
- b. Surveys and avoidance of occupied nests: Conduct site-specific surveys prior to land clearing activities during the breeding and nesting season (February 1 – September 1) and avoid occupied bird nests. A County-approved biologist shall conduct surveys to identify any occupied (active) **bird nests in the area** proposed for disturbance. Occupied nests shall be avoided until juvenile birds have vacated the nest.

The County-approved biologist shall conduct an initial breeding and nesting bird survey 30 days prior to the initiation of land clearing activities. The County-approved biologist shall continue to survey the Project site on a weekly basis, with the last survey completed no more than 3 days prior to the initiation of land clearing activities. The nesting bird survey must cover the development footprint and 300 feet from the development footprint. If occupied (active) nests are found, land clearing activities within a setback area surrounding the nest shall be postponed or halted. Land clearing activities may commence in the setback area when the nest is vacated (juveniles have fledged) provided that there is no evidence of a second attempt at nesting, as determined by the County-approved biologist. Land clearing activities can also occur outside of the setback areas. Pursuant to the recommendations of the California Department of Fish and Wildlife, the required setback is 300 feet for most birds and 500 feet for raptors. This setback can be increased or decreased based on the recommendation of the County-approved biologist and approval from the Planning Division.

**Documentation:** The Permittee shall provide to the Planning Division a Survey Report from a County-approved biologist documenting the results of the initial nesting bird survey

and a plan for continued surveys and avoidance of nests in accordance with the requirements set forth in this condition (above). Along with the Survey Report, the Permittee shall provide a copy of a signed contract (financial information redacted) with a County-approved biologist responsible for the surveys, monitoring of any occupied nests discovered, and establishment of mandatory setback areas. The Permittee shall submit to the Planning Division a Mitigation Monitoring Report from a County-approved biologist following land clearing activities documenting actions taken to avoid nesting birds and results. Should Golden Eagle nests be found within the project area, the Permittee will be required to obtain a permit from the United States Fish and Wildlife Service.

**Timing:** If land clearing activities will occur between February 1 – September 1, the County-approved biologist shall conduct the nesting bird surveys 30 days prior to initiation of land clearing activities, and weekly thereafter. The last survey for nesting birds shall be conducted no more than 3 days prior to initiation of land clearing activities. The Permittee shall submit the Survey Report documenting the results of the first nesting bird survey and the signed contract to the Planning Division prior to issuance of a zoning clearance for construction. The Permittee shall submit the Mitigation Monitoring Report within 14 days of completion of the land clearing 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.

### **Mitigation Monitoring and Reporting Program**

The adopted Mitigated Negative Declaration for the proposed project identified potential impacts to Biological Resources, Cultural Resources and Noise and Vibration associated with the proposed construction for Camp Ramah. The following Condition Nos. 31 through 44 were developed to mitigate these potentially significant impacts to less than significant levels.

#### **31. 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 Permittee shall ensure that a County-approved, qualified biologist prepares a Restoration Plan that includes the following:

1. Restoration of the following plant communities (e.g., Coast Live Oak Woodland (*Quercus agrifolia*), Bush mallow Shrubland Alliance (*Malacothamnus fasciatus*) and Mule-fat Shrubland Alliance).

The establishment and relocation of the special-status plant species shall be at the ratios noted in Table 4 (below):

Table 4 – Restoration Ratio of Special-status Plant Species	
Species	Restoration Ratio*
Coast Live Oak Woodland ( <i>Quercus agrifolia</i> )	3:1
BushmallowShrublandAlliance ( <i>Malacothamnus fasciatus</i> )	3:1
Mule-fat Shrubland Alliance	3:1

\*CDFW restoration ratios

2. A reference site for each vegetation alliance (e.g., Coast Live Oak Woodland (*Quercus agrifolia*), Bush mallow Shrubland Alliance (*Malacothamnus fasciatus*) and Mule-fat Shrubland Alliance) that is an ecologically intact example of the alliance with minimal disturbance and at least 100 feet away from land clearing activities.
3. A plant palette and methods of salvaging, propagating, and planting. The plant palette shall consist only of plants propagated from locally collected (on the project site or adjacent to the project site) seeds or cuttings.
4. Methods of soil preparation.
5. Method and timing of irrigation.
6. Best Management Practices to avoid impacting Coast Live Oak Woodland (*Quercus agrifolia*), Bush mallow Shrubland Alliance (*Malacothamnus fasciatus*) and Mule-fat Shrubland Alliance.
7. Maintenance and monitoring necessary to ensure that the restored plant communities meet the following success criteria by Year 5 of the maintenance and monitoring program

Following implementation of the Restoration Plan, the Permittee shall ensure that a County-approved, qualified biologist prepares a completion report with photographs

verifying the Restoration Plan has been implemented.

The Permittee shall record these conditions of approval and the Restoration Plan with the Office of County Recorder in the chain of title to the subject property and shall ensure that the Restoration Plan is fully implemented (see Condition of Approval No. 10).

**Documentation:** The Permittee shall provide to the Planning Division a Survey Report and Restoration Plan prepared by a County-approved qualified biologist in accordance with the requirements set forth in this mitigation measure (above). Along with the Survey Report and Restoration Plan, the Permittee 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 Permittee shall submit a completion report with photographs of the restoration area and a description of the restoration work to demonstrate to the Planning Division that implementation of the approved Restoration Plan has commenced. The Permittee shall submit a copy of the recorded conditions of approval and Restoration Plan to the Planning Division (see Condition of Approval No. 10). The Permittee shall provide annual reports prepared by a County-approved qualified biologist on the progress of the restoration area for 5 years (or more, if the success criteria have not been met by Year 5).

**Timing:** The County-approved qualified biologist shall conduct the special-status plant surveys 30 days prior to initiation of all demolition, tree removal/trimming, vegetation clearing, grading, and construction activities (collectively, "land clearing activities"). Prior to issuance of a Zoning Clearance for construction, the Planning Division reviews for adequacy the signed contract, Survey Report, and Restoration Plan. Following approval of the Restoration Plan, and prior to issuance of a Zoning Clearance for construction, the Permittee shall submit a copy of the recorded conditions of approval and Restoration Plan to the Planning Division (see Condition of Approval No. 10). Prior to issuance of Certificate of Occupancy, the Permittee shall submit a completion report with photographs prepared by a qualified biologist demonstrating the Restoration Plan has been implemented in accordance with the approved plan. The annual reports must be provided to the Planning Division by December 31st of each year during the monitoring period.

**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, completion report, and annual monitoring reports in the project file. The restoration area must be monitored by a County-approved qualified biologist for at least 5 years (or more if the success criteria have not been met by Year 5). The biologist shall provide an annual report on the status of the restoration area, including results of qualitative monitoring (i.e., photographs taken at permanent photo-points and observations of the health and condition of plantings) and quantitative monitoring (i.e., randomly placed transects to estimate cover and richness), to the Planning Division for the length of the monitoring period. The Permittee shall submit the annual reports to the

Planning Division to demonstrate compliance with this condition and the success criteria. The release of the requirement for monitoring the restoration area may occur when the Planning Division determines that the success criteria have been met by Year 5 or later, based on the annual reports and a Planning Division staff site inspection. 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.

32. 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 demolition, tree removal/trimming, vegetation clearing, grading, and construction activities (collectively, "land clearing activities") shall be prohibited in scrub habitat and oak woodland communities. The Permittee shall install temporary protective fencing a minimum of 100 feet from the edge of the scrub habitat and oak woodland community boundary. For any land clearing activities 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 (Sub-exhibit 4, Initial Study Biological Assessment, 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 land clearing 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 Permittee shall graphically depict the scrub habitat and oak woodland community habitat, setback area, and required fencing on all grading and site plans. The Permittee shall also provide photo documentation of the fencing installed at the site prior to issuance of a Zoning Clearance for construction.

**Timing:** The Permittee 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 land clearing activities, the Permittee shall install fencing a minimum of 100 feet from the edge of the scrub habitat and oak woodland community boundary. The Permittee shall maintain the fencing in place until land clearing 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 Permittee shall verify to the satisfaction of the

Planning Director that the temporary fencing is installed prior to any land clearing activities. 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.

33. 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. And to ensure compliance with General Plan Hazards and Safety Element Policy HAZ-1.1 for the use of fire-resistant landscaping and General Plan Hazards and Safety Element Policy HAZ-1.2 regarding adherence to defensible space standards and vegetation “clear zones” (as required pursuant to Condition of Approval No. 74) for all existing and new structures in areas of high fire risk.

**Requirement:** The Permittee shall use a County-approved qualified biologist to prepare a Fuel Modification Plan for Planning Division and Ventura County Fire Protection District (VCFPD) review and approval. Coast Live Oak Woodland (*Quercus agrifolia*), Bush mallow Shrubland Alliance (*Malacothamnus fasciatus*) and Mule-fat Shrubland Alliance located within a fuel modification zone that requires removal shall be mitigated in accordance with Mitigation Measure BIO-1 (Condition of Approval No. 31). The Fuel Modification Plan shall specify Coast Live Oak Woodland (*Quercus agrifolia*), Bush mallow Shrubland Alliance (*Malacothamnus fasciatus*) and Mule-fat Shrubland Alliance proposed to remain, and the methods of modifying vegetation surrounding proposed structures (e.g., use of hand tools to prune vegetation, thinning shrubs rather than clear-cutting, spacing between plants, etc.). A County-approved qualified biologist shall monitor all fuel modification activities during implementation of the approved Fuel Modification Plan.

Following implementation of the approved Fuel Modification Plan, the Permittee shall submit to the Planning Division a completion report including photographs prepared by a County-approved biologist that demonstrates compliance with 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.

Following all fuel modification activities, the Permittee shall submit to the Planning Division a completion report prepared by a County-approved biologist which shall include photographs that demonstrate vegetation modification activities comply with the approved Fuel Modification Plan.

**Timing:** Prior to issuance of a Zoning Clearance for construction, the Permittee shall submit a Fuel Modification Plan to the Planning Division and the Ventura County Fire Protection District for review and approval. Prior to issuance of Certificate of Occupancy, a County-approved biologist shall submit a completion report including photographs of the final in-the-field fuel modification zone(s).

**Monitoring and Reporting:** The Permittee shall the maintain the approved Fuel Modification Plan for the life of the project. The Planning Division maintains copies of the Fuel Modification Plan and completion report provided by the Permittee in the Project file.

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

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

**Requirement:** The Permittee shall avoid impacting protected trees to the extent feasible and shall offset or mitigate any damage to protected trees or associated impacts from such damage. If protected trees are felled/damaged and require offsets/mitigation pursuant to the TPR (§ 8107-25.10) and TPG (§ IV.C, Offset/Replacement Guidelines), the Permittee shall cover the costs of planting and maintaining the offset trees or submitting an in-lieu fee for tree offsets/mitigation.

**Documentation:** The Permittee 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 arborist<sup>5</sup> 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 Permittee 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 Permittee shall provide the Planning Division with a copy of the contract between the conservation agency and the Permittee.

**Timing:** Prior to the issuance of the Zoning Clearance for construction, the Permittee 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 Permittee 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 Permittee shall submit these fees prior to the issuance of the Zoning Clearance for construction. Where a TPP damaged tree addendum is prepared, the Permittee shall remit payment of the fees within 30 days of Planning Division’s approval of the addendum.

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<sup>5</sup> 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.

**Monitoring and Reporting:** The Permittee 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.

35. Mitigation Measure BIO-5: Tree Health Monitoring and Reporting

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

**Requirement:** The Permittee shall submit annual monitoring reports, prepared by an arborist, for five consecutive years after the approval date of the CUP, 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 Permittee shall submit annual arborist reports as stated in the “Requirement” section of this condition (above).

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

**Monitoring and Reporting:** The Permittee 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.

36. 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 all demolition, tree removal/trimming, vegetation clearing, grading, and construction activities (collectively, “land clearing activities”).

**Requirement:** A California Department of Fish and Wildlife (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 pond turtle (*Actinemys marmorata*), 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 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 Permittee 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 land clearing activities, 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 not be 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 all land clearing activities 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 that pets are prohibited 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 Permittee 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 land clearing activities. The Permittee 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 Permittee shall provide a copy of the executed contract with the CDFW-approved and County-approved qualified biologist to the Planning Division prior to the issuance of a Zoning Clearance for construction. At least two weeks prior to the initiation land clearing activities, the Permittee shall install a silt-screen fence a minimum 100 feet around the development envelope. The Permittee 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 CDFW-approved and County-approved qualified biologist is responsible for monitoring the construction site to ensure special-status species observed during land clearing activities are relocated to suitable undisturbed habitat, at least 100 feet away from the silt-screen fence. The Planning Division maintains copies of the executed contract, wildlife surveys, and the monitoring reports required by this condition 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.

37. Mitigation Measure BIO-7: Bat Roosting Surveys

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

**Requirement:** The Permittee shall conduct all demolition, tree removal/trimming, vegetation clearing, grading, and construction activities (collectively, "land clearing activities"), 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 activities: Conduct land clearing 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 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 Permittee 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 Permittee 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 Permittee 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 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 activities, and weekly thereafter. The last survey for roost sites shall be conducted no more than 7 days prior to initiation of land clearing activities. The Permittee 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 Permittee shall submit the Mitigation Monitoring Report within 14 days of completion of the land clearing 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.

**38. 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 Permittee shall submit a Pest Management Plan to the Planning Division and the Ventura County Agricultural Commissioner for review and approval. The Pest Management Plan shall include pest management practices and identify the fertilizers, rodenticides, pesticides, or herbicides proposed 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 Permittee 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 Permittee is in compliance with the Pest Management Plan as reflected in the mitigation and monitoring program for the proposed project.

**39. Mitigation Measure BIO-9: Lighting Plan**

**Purpose:** 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; and
- g. Includes devices that are compatible with the design of the permitted facility.

**Requirement:**

1. The Permittee shall submit a site plan that graphically shows the location of existing and proposed lighting and two copies of a lighting plan for all new lighting fixtures, to the Planning Division for review and approval. Existing lighting shall comply with NCZO Section 8109-4.7.2. New lighting shall comply with NCZO Section 8109-4.7.4 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 Permittee 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.
  - f. Outdoor upward-facing laser lights, outdoor spotlights, and all other upward-facing outdoor display lights are prohibited.

The Permittee shall bear the total cost of the review and approval of the lighting plan. The Permittee 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.

3. All luminaires replaced after November 1, 2018, shall comply with the standards and requirements Section 8109-4.7.4 – General Standards of the Ventura County Non-Coastal Zoning Ordinance.
4. Outdoor recreational facilities shall not be illuminated between 10:00 p.m. and sunrise, except to complete a recreational event or activity that is in progress as of 10:00p.m.
5. All existing lighting shall be replaced in compliance with Section 8109-4.7.4(j)(2) of the Ventura County Non- Coastal Zoning Ordinance NCZO.

**Documentation:** The Permittee shall submit a site plan showing the location of existing and proposed lights and two copies of a lighting plan to the Planning Division for review and approval.

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

**Monitoring and Reporting:** The Planning Division maintains a stamped copy of the approved site plan and 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.

40. Mitigation Measure CUL-1: Native American Monitor

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

**Requirement:** The Permittee shall retain an Archeologist and Native American monitor to monitor all subsurface grading and trenching activities on the Project site.

**Documentation:** The Permittee shall submit one copy of a signed contract (financial information redacted) with a Qualified Archeologist and Native American monitor responsible for conducting archeological monitoring for the project site along with a statement of qualifications. 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:** Prior to the issuance of a Zoning Clearance for construction, the Permittee shall submit the required contracts and statements of qualifications to the Planning Division for review and approval. The Archeologist and Native American monitor shall monitor the Project site during all subsurface grading and trenching activities. The Native American monitor shall provide the reports monthly during all subsurface grading and trenching activities.

**Monitoring and Reporting:** The Planning Division reviews the monitoring reports and maintains the monitoring reports in the Project file. The Archeologist and Native American monitor shall monitor the Project site during all subsurface grading and trenching 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 § 8114-3 of the Ventura County NCZO.

41. 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 Permittee shall place two speakers at the Amphitheater stage corners, and two speakers at the half-way point on either side of the seating area facing northeast and northwest (Exhibit 5, sub-exhibit 1, Project Plans and Speaker Location Plan). The speakers shall be oriented northwest, directed towards the audience, and not directed towards the eastern property boundary.

**Documentation:** The Permittee shall provide photo documentation that confirms 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 Permittee shall submit the photo documentation that confirms 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 visible to the operator in accordance with § 8114-3.4 of the Ventura County NCZO.

42. Mitigation Measure N-2: Noise Attenuation at Tennis and Basketball Courts

**Purpose:** To ensure that the use of outdoor amplification system at the basketball courts (refer to Sub-exhibit 1, Project Plans and Speaker Location Plan) 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 Blankets<sup>6</sup>, or comparable noise attenuation blanket of the same dimensions) shall be installed on the southern and eastern sides of the 10-foot-high basketball court fence and the south side of the tennis court (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 the 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 25<sup>7</sup>.

**Documentation:** The manufacturer specifications of the acoustical blankets to be used at the tennis and basketball courts shall be submitted to the Planning Division for review and approval.

The Permittee 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 basketball courts and the south side of the tennis court. The Permittee shall provide the written procedures including but not limited to, the manufacturer'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 Permittee shall submit the manufacturer'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 basketball courts.

**Monitoring and Reporting:** The Planning Division has the authority to inspect the project site in accordance with § 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.

43. 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 shall not exceed any of the following standards:

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<sup>6</sup> Sub-exhibit 5, Dudek Noise Assessment Technical Reports, Appendix G.

<sup>7</sup> An integer rating of how well a building partition attenuates airborne sound.

- 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.

Except for Café Ezra which uses a portable speaker for low level ambient music during the summer session on Thursday evenings until 11:00 p.m., the use of portable sound amplification systems shall be turned off by 9:00 p.m.

The use of amplified sound equipment at the Amphitheater, Dining Hall and basketball courts shall end at 10:00 p.m. In order to ensure noise levels do not exceed the maximum noise level set forth above, the Permittee 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 at a level which would not generate sound levels from Camp that exceed 50 dBA Leq1H, or ambient noise levels plus 3dB(A) after 7:00 pm, whichever is greater, 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<sup>8</sup>. Maximum speaker output shall be set at a level which would not generate sound levels from Camp that exceed 45 dBA Leq1H or ambient noise levels plus 3dB(A) after 7:00 pm, whichever is greater, at the closest residence.

All sound amplification devices used outdoors shall be devices owned and controlled by Permittee; vendors are prohibited from installing and using amplified equipment at Camp Ramah.

Following installation of the amplified sound equipment, the Permittee 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.

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<sup>8</sup> Sub-exhibit 6, Dudek Noise Assessment Technical Reports, Table 5, noise levels will not exceed the 45 dBA General Plan Noise Policy threshold for the hours between 10:00 p.m. and 6:00 a.m.



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 Permittee 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 receptors, as identified in Condition No. 29, above. The Permittee will provide the Planning Division the name of the noise monitor for ensuring the system is functioning properly.

**Timing:** The Permittee 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, and 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 § 8114-3 of the Ventura County NCZO.

44. Mitigation Measure N-4: Contact Person(s) for Noise Complaints

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

**Requirement:** The Permittee shall designate a primary and secondary contact person(s) (e.g., name and/or position title, address, business and cell phone numbers, and email addresses) to respond to complaints from citizens and the County which are related to the permitted uses of this CUP. The designated primary and secondary contact person(s) shall be available, via telecommunication, 24 hours a day. If County staff receives a written complaint about the Project, Planning Division staff may contact the Permittee's Contact Person(s) or the Permittee to request information regarding the alleged violation/complaint.

**Documentation:** The Permittee shall provide the Planning Director with the contact information (e.g., name and/or position title, address, business and cell phone numbers, and email addresses) of the Permittee's field agent who receives all orders, notices, and communications regarding matters of condition and code compliance at the Project site. The Permittee shall post the telephone number for the designated Contact Person on the security gate at the entrance to the camp and on the Camp Ramah website (which is currently <https://ramah.org>).

**Timing:** Prior to the issuance of the Zoning Clearance for use inauguration, the Permittee shall provide the Planning Division the contact information of the Permittee's field agent(s) for the Project file and post the information at the security gate at the entrance to the camp and on the Camp Ramah website. If the address or phone number of the

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

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

## **PUBLIC WORKS AGENCY (PWA)**

### **Development and Inspection Services Conditions**

#### 45. Grading Permit

**Purpose:** In order to ensure the Permittee performs all grading in compliance with Appendix J of the Ventura County Building Code.

**Requirement:** The Permittee shall submit a grading plan showing existing and proposed elevations to the Public Works Agency's Development and Inspection Services Division for review and approval. If a grading permit is required, a State licensed civil engineer must prepare and submit the grading plans, geotechnical and hydrology reports as necessary to Development and Inspection Services Division for review and approval. The Permittee must post sufficient surety in order to ensure proper completion of the proposed grading.

**Documentation:** If a grading permit is required, all materials detailed on Public Works Agency Grading Permit Submittal Checklist must be submitted to Development and Inspection Services Division for review and approval.

**Timing:** All applicable documentation, as specified above, must be submitted for review prior to issuance of the Zoning Clearance for construction.

**Monitoring and Reporting:** Public Works Agency engineers will review grading plans and reports for compliance with Ventura County codes, ordinances and standards, as well as state and federal laws. Public Works Agency inspectors will monitor the proposed grading to verify that the work is done in compliance with the approved plans and reports.

#### 46. Drainage Plan

**Purpose:** To ensure runoff is discharged in accordance with Ventura County Building Code, Ventura County Public Works Agency, Watershed Protection District, national and State standards.

**Requirement:** The Permittee shall submit 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 Permittee shall post sufficient surety in order to ensure proper completion of the drainage plan.

**Documentation:** Drainage plans and hydrologic and hydraulic calculations shall address the following: quantities of water, water flow rates, major water courses, drainage areas and patterns, diversions, collection systems, flood hazard areas, sumps, debris basins, detention facilities, and drainage courses and mitigation measures devised to manage the drainage. The hydrologic and hydraulic calculations shall be in compliance with the Ventura County Watershed Protection District's hydrology and design manuals. The hydrologic and hydraulic calculations shall include evidence that all the buildable sites in the proposed project will be protected from flooding based on a 1% annual chance storm.

**Timing:** All documentation, as specified above, must be approved by the Public Works Agency prior to issuance of the Zoning Clearance for construction.

**Monitoring and Reporting:** Public Works Agency engineers will review drainage plans and hydrologic and hydraulic calculations for compliance with state and federal laws, as well as Ventura County codes, ordinances and standards. Public Works Agency inspectors will monitor the construction to verify that the work is done in compliance with the approved plans and reports.

47. Land Development Fee for Flood Control Facilities (AKA: Flood Acreage Fee (FAF))

**Purpose:** To address the cumulative adverse impacts of runoff from development on Watershed Protection District Facilities as required by Flood Control Ordinance No. 24.

**Requirement:** The Permittee shall deposit with the PWA – Engineering Services Department a Flood Acreage Fee (FAF) in accordance with Ordinance No FC 24 and subsequent resolutions. The fee will be calculated based on the Permittee's information. The Permittee may choose to submit additional information to supplement the information currently provided to establish the amount of the fee.

**Documentation:** The Permittee shall provide a site plan including a calculation of the new impervious surface being created by the project along with impervious surface for existing construction.

**Timing:** Permittee shall pay the Flood Acreage Fee (FAF) to the Ventura County Public Works Agency prior to obtaining the Zoning Clearance for construction.

**Monitoring and Reporting:** Public Works Agency staff will prepare a quote of the fee amount and provide a receipt when the fee is paid.

## **Integrated Waste Management Division (IWMD) Conditions**

### **48. Waste Diversion & Recycling Requirement**

**Purpose:** To ensure the project complies with Ventura County Ordinance Code (VCOC) Division 4, Chapter 7, Article 3 which pertains to the diversion of recyclable materials generated by this project (e.g., paper, cardboard, wood, metal, green waste, soil, concrete, plastic containers, beverage containers) from local landfills through recycling, reuse, or salvage.

**Requirement:** VCOC Division 4, Chapter 7, Article 3 requires the Permittee to work with a County franchised solid waste hauler who will determine the level of service required to divert recyclables generated by their project from local landfills. For a complete list of County franchised solid waste haulers, go to:

<https://www.vcpublicworks.org/wsd/iwmd/businessrecycling/#Collector-s-RatesAgreements>

**Documentation:** The Permittee must maintain copies of bi-monthly solid waste billing statements for a minimum of one year. The address on the billing statement must match the address of the permitted business.

**Timing:** Upon request, the Permittee must provide the IWMD with a copy of a current solid waste billing statement to verify compliance with this condition.

**Monitoring and Reporting:** Upon request, the Permittee shall allow IWMD staff to perform a free, on-site, waste audit to verify recyclable materials generated by their business are being diverted from the landfill.

### **49. Construction & Demolition Debris Recycling Plan**

**Purpose:** To ensure the project complies with Division 4, Chapter 7, Article 3 of the Ventura County Ordinance Code (VCOC). Section 4773 aligns with the California Green Building Standards Code which requires the Permittee to divert recyclable construction and demolition (C&D) materials generated by their project (e.g., wood, metal, green waste, soil, concrete, asphalt, paper, cardboard, etc.) from local landfills through recycling, reuse, or salvage.

**Requirement:** The Permittee must submit a comprehensive recycling plan to Ventura County Public Works Agency, Water & Sanitation Department, Integrated Waste Management Division (Water & Sanitation) for any Covered Project as defined in Division 4, Chapter 7, Article 3, Section 4741-24 of the VCOC, meaning all proposed construction and/or demolition projects that require a building permit, except certain exempted projects as defined in Section 4773-4.

**Documentation:** A Recycling Plan must be submitted online at [Ventura County Citizen](#)

**Access.** For more information and instructions on how to complete the Recycling Plan, please visit [vcpublicworks.org/cdrecycling](http://vcpublicworks.org/cdrecycling).

**Timing:** Upon Building and Safety Division's issuance of a building permit for the project, the Permittee must submit a Recycling Plan online through Ventura County Citizen Access for approval.

**Monitoring & Reporting:** The Permittee is required to keep a copy of their approved Recycling Plan until Building and Safety Division's issuance of final permit.

50. Construction & Demolition Debris Reporting

**Purpose:** Division 4, Chapter 7, Article 3 of the Ventura County Ordinance Code, Section 4773 aligns with the California Green Building Standards Code which requires the Permittee to divert recyclable construction and demolition (C&D) materials generated by their project (e.g., wood, metal, green waste, soil, concrete, asphalt, paper, cardboard, etc.) from local landfills through recycling, reuse, or salvage.

**Requirement:** The Permittee must upload recycling receipts to their Recycling Plan to [Ventura County Citizen Access](http://Ventura County Citizen Access). Applicants will receive a Final Approval email once the receipts are reviewed and approved. For more information and instructions on how to complete submit recycling receipts, please visit [vcpublicworks.org/cdrecycling](http://vcpublicworks.org/cdrecycling).

**Documentation:** Recycling receipts and/or documentation of reuse to verify minimum landfill diversion requirements are met.

**Timing:** Required recycling receipts and/or documentation of reuse, must be submitted to [Ventura County Citizen Access](http://Ventura County Citizen Access) at the time of Building and Safety Division's issuance of final permit.

**Monitoring & Reporting:** The Permittee is required to keep a copy of their approved Recycling Plan and recycling receipts and/or documentation of reuse until Building and Safety Division's issuance of final permit.

51. Collection and Loading Areas for Refuse and Recyclables

**Purpose:** To comply with the California Solid Waste Reuse and Recycling Access Act of 1991 (CA Public Resources Code 42900 42901).

**Requirement:** The Permittee shall adhere to the County's Space Allocation Guidelines which include minimum space requirements for refuse and recycling bins and recommend aesthetic, gated trash enclosures. Please review the County's Space Allocation Guidelines at:

<https://s29422.pcdn.co/wp-content/uploads/2022/06/Space-Allocation-Guidelines-2008.pdf>

The Permittee must provide adequate trash and recycling containers for all special events. The Permittee must ensure all food, trash, and recyclables are removed from the property following each event.

**Documentation:** The Permittee shall submit a site plan to the IWMD indicating the location of a trash enclosure or a designated area with sufficient space to accommodate refuse and recycling bins necessary to meet the needs of the project.

**Timing:** Prior to issuance of the Zoning Clearance for construction, the Permittee must submit a site plan to the IWMD for approval indicating the location of a trash enclosure or designated area on the property for refuse and recycling bins. The Permittee shall arrange for temporary trash and recycling containers for scheduled events associated with Camp Ramah and third-party events onsite.

**Monitoring and Reporting:** Upon request, the Permittee shall allow IWMD staff to verify a trash enclosure area has been constructed on the premises. The Permittee shall, upon request, provide evidence that temporary trash and recycling containers were provided at special events hosted on the property (i.e. dated solid waste collection bills).

### **Transportation Department Conditions (VCPWA-RT)**

#### 52. Driveway Access

**Purpose:** The driveway from Fairview Road shall be in accordance with the County Road Standards, the Driveways and Curb Cuts Brochure, and the County's Access Policies.

**Requirement:** The driveway is required to meet the County Road Standard Plate E-2a (Commercial Driveways) and E-7 (Rural Driveway ADT < 1,000), or as modified and approved by the VCPWA-RT's Permit Engineer. The Permittee shall:

- a. Conduct an engineering analysis to determine that there is adequate sight distance on both sides of the driveway.

The sight distance analysis and plan shall be signed and stamped by a licensed Civil Engineer in the State of California.

If improvements are needed to meet current code and safety standards, the Permittee shall obtain an Encroachment Permit (EP) from VCPWA-RT Permits Section and complete those improvements. Improvement plans and supporting documentation shall be submitted to the VCPWA-RT Permits Section.

**Documentation:** The VCPWA-RT will review the improvement plans, turning radius and sight distance analysis, and supporting documentation.

**Timing:** This condition shall be met prior to the issuance of the Zoning Clearance for construction.

**Monitoring and Reporting:** The VCPWA-RT will review the improvement plans, and the VCPWA-RT Inspectors will monitor construction and verify that the work is performed, and completed, in accordance with the Encroachment Permit.

53. Encroachment Permit

**Purpose:** The current right-of-way width on Fairview Drive is 50 feet wide along the front of APN 010-0-110-130. An Encroachment Permit is required for any work conducted within the County Road right-of-way, for example but not limited to, driveways, road improvements, utility installation, planter walls, and landscaping and any construction related storage in the County road right-of-way.

**Requirement:** The Permittee shall contact the Permits Division at (805) 654-2055 for requirements of the permit. An Encroachment Permit (EP) is required for any work and construction related storage conducted within the County right-of-way. Contact the VCPWA-RT Permits Section, by phone at (805) 654-2055 or by e-mail at [pwa.transpermits@ventura.org](mailto:pwa.transpermits@ventura.org), for the requirements of the EP. The application shall be submitted to the VCPWA-RT.

**Documentation:** The application shall be submitted to the VCPWA-RT. When applying for the permit, the Permittee shall provide sufficient documentation, including, but not limited to:

- a. Resource Management Agency (RMA) Project Number (for discretionary projects);
- b. A copy of the Roads & Transportation Conditions of Approval; and,
- c. A sketch or map showing the work to be accomplished, project, project parcel, Assessor Parcel Number (APN), address and street name. Permit applications without sufficient documentation for processing may not be accepted.

**Timing:** This condition shall be met prior to the issuance of the Zoning Clearance for construction.

**Monitoring and Reporting:** The VCPWA-RT will review the application and supporting documentation. The VCPWA-RT Inspectors will monitor construction and verify that the work is performed, and completed, in accordance with the Encroachment Permit.

**Watershed Protection District (WPD) Conditions**

**County Stormwater Program Section**

54. Compliance with Stormwater Development Construction Program

**Purpose:** To ensure compliance with the Los Angeles Regional Water Quality Control Board NPDES Municipal Stormwater Permit No. CAS004002 (Permit), the proposed project will be subject to the construction requirements for surface water quality and storm water runoff in accordance with Part 4.F., "Development Construction Program" of the Permit.

**Requirement:** The construction of the proposed project shall meet requirements contained in Part 4.F. "Development Construction Program" of the Permit through the inclusion of effective implementation of the Construction BMPs during all ground disturbing activities. In addition, Part 4.F requires additional inspections to be conducted by the Qualified Stormwater Pollution Prevention Plan (SWPPP) Developer, Qualified SWPPP Practitioner, or Certified Professionals in Erosion and Sediment Control (CPESC).

**Documentation:** The Permittee shall submit to the Watershed Protection District – County Stormwater Program Section (CSWP) for review and approval a completed and signed SW HR form (Best Management Practices for Construction at High Risk Sites), which can be found at

<https://www.onestoppermits.vcrma.org/images/pdf/stormwater/SW-HR-BMP-Worksheet-High-Risk-Sites.pdf>

**Timing:** The above listed item shall be submitted to the CSWP for review and approval prior to issuance of the Zoning Clearance for construction.

**Monitoring and Reporting:** CSWP will review the submitted materials for consistency with the NPDES Municipal Stormwater Permit. Grading Permit Inspectors will conduct inspections during construction to ensure effective installation of the required BMPs and record keeping of conducting required inspections by the Permittee's Qualified SWPPP Developer, Qualified SWPPP Practitioner, or CPESC.

55. State Construction Stormwater General Permit

**Purpose:** To ensure compliance with all water quality provisions in NPDES General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities, No. CAS000002 (CGP).

**Requirement:** Proper filing of all compliance documents required under the CGP.

**Documentation:** The Permittee shall prepare and submit the following items to the Public Works Agency - County Stormwater Program (CSP) for review:

- i. A current notice of intent, in accordance with the State Water Resources Control Board requirements under the CGP;
- ii. A current Stormwater Pollution Prevention Plan (SWPPP), in accordance with the State Water Resources Control Board requirements under the CGP; and



- iii. A change of information (COI) form and a copy of the modified SWPPP at any time a transfer of ownership takes place for the entire development or portions of the common plan of development where construction activities are still on-going.

**Timing:** The above listed items (i and ii) shall be submitted to CSP staff for review prior to issuance of a zoning clearance for construction. In addition, if applicable, a COI form and a copy of the modified SWPPP (iii) shall be submitted anytime during project duration that a transfer of ownership takes place.

**Monitoring and Reporting:** CSP staff will review the submitted materials for consistency with the CGP. The current and site-specific SWPPP shall be kept on-site for periodic review by the grading or building permit inspectors.

### **Groundwater Program Section**

#### 56. Groundwater Extraction information

**Purpose:** To comply with Section 4826 (Aquifer Protection Program) of the Ventura County Ordinance Code.

**Requirement:** The Permittee shall report to the Ventura County Public Works Agency (PWA), Watershed Protection District (WPD) the volume of groundwater extracted, as measured by flowmeter, and the total time groundwater wells were operated within the preceding twelve (12) months. The static water level in each water well shall be measured and reported annually. Any results from a completed aquifer pump test or groundwater quality data collected shall also be reported.

**Documentation:** Provide the annual operating groundwater well and purveyed water usage.

**Timing:** The above items shall be reported on an annual basis.

**Monitoring and Reporting:** Permittee shall submit annual usage statements in accordance with Section 4826 of the Ventura County Ordinance Code.

#### 57. Water Offset Plan

**Purpose:** To ensure compliance with *Ojai Valley Area Plan* Policy OV-64.2 and to mitigate potentially significant impacts to surface water and groundwater quantity.

**Requirement:** The Permittee shall prepare a Water Offset Plan to offset any additional or increased water use. The Water Offset Plan shall provide new plumbing fixtures or provide other means so as not to add any net increased demand on the existing water supply within the Casitas Municipal Water District service area.

The Permittee shall submit two copies of a water offset plan to the Planning Director for review and approval prior to the issuance of a Zoning Clearance for use inauguration and shall fully implement the approved plan prior to issuance of a Zoning Clearance for construction. The water offset plan shall include the number and type of new plumbing fixtures, or any other mitigations, to offset the total calculated water demand required to service the permitted use within the Casitas Municipal Water District service area.

The Permittee shall submit a post-implementation water offset report documenting the number and type of water conserving fixtures, or any other mitigations, to demonstrate the offset of the calculated total water demand as detailed in the submitted water offset plan.

**Documentation:** A copy of the approved water offset plan and the post-implementation water offset report.

**Timing:** The Permittee shall submit its water offset plan to the Planning Director for review and approval prior to the issuance of a Zoning Clearance for use inauguration. Prior to the issuance of a Zoning Clearance for construction, the Permittee shall submit its post-implementation water offset report.

**Monitoring and Reporting:** The Planning Division maintains copies of the approved water offset plan and post-implementation water offset report.

## **OTHER VENTURA COUNTY AGENCIES**

### **Ventura County Air Pollution Control District (APCD) Conditions**

#### **58. Fugitive Dust for Construction**

**Purpose:** To ensure that fugitive dust and particulate matter that may result from site preparation, construction and/or grading activities are minimized to the greatest extent feasible.

**Requirement:** The Permittee shall comply with the provisions of applicable VCAPCD Rules and Regulations, which include but are not limited to, Rule 50 (Opacity), Rule 51 (Nuisance), and Rule 55 (Fugitive Dust).

**Documentation:** The project applicant shall ensure compliance with the following provisions:

- a. The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized to prevent excessive amounts of dust;
- b. Pre-grading/excavation activities shall include watering the area to be graded or excavated before commencement of grading or

excavation operations. Application of water should penetrate sufficiently to minimize fugitive dust during grading activities;

- c. All trucks shall cover their loads as required by California Vehicle Code §23114.
- d. Fugitive dust throughout the construction site shall be controlled by the use of a watering truck or equivalent means (except during and immediately after rainfall). Water shall be applied to all unpaved roads, unpaved parking areas or staging areas, and active portions of the construction site. Environmentally-safe dust control agents may be used in lieu of watering.
- e. Graded and/or excavated inactive areas of the construction site shall be monitored at least weekly for dust stabilization. Soil stabilization methods, such as water and roll compaction, and environmentally safe dust control materials, shall be periodically applied to portions of the construction site that are inactive for over four days. If no further grading or excavation operations are planned for the area, the area should be hydro-seeded and watered until growth is evident, or periodically treated with environmentally safe dust suppressants, to prevent excessive fugitive dust.
- f. Signs shall be posted onsite limiting traffic to 15 miles per hour or less.
- g. All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (i.e., wind speed sufficient to cause fugitive dust to be a nuisance or hazard to adjacent properties). During periods of high winds, all clearing, grading, earth moving, and excavation operations shall be curtailed to the degree necessary to prevent fugitive dust created by onsite activities and operations from being a nuisance or hazard, either offsite or onsite.

**Timing:** Throughout the grading/construction phases of the project.

**Reporting and Monitoring:** Monitoring and Enforcement of dust-related provisions shall be conducted by APCD staff and is complaint-driven.

#### 59. Construction Equipment

**Purpose:** In order to ensure that ozone precursor and particulate emissions from diesel-powered mobile construction equipment are reduced to the greatest amount feasible.

**Requirement:** The Permittee shall comply with the provisions of all applicable California State Laws and APCD Rules and Regulations regarding portable construction equipment and construction vehicles.

**Documentation:** The project applicant shall ensure compliance with the following State

Laws and APCD requirements:

- a. Construction equipment shall not have visible emissions greater than 20% opacity, as required by APCD Rule 50, Opacity.
- b. All portable diesel-powered equipment over 50 BHP shall be registered with the State's Portable Equipment Registration Program (PERP) or an APCD Portable Permit.
- c. Off-Road Heavy-Duty trucks shall comply with the California State Regulation for In-Use Off-Road Diesel Vehicles (Title 13, CCR §2449), the purpose of which is to reduce NOx and diesel particulate matter exhaust emissions.
- d. On-Road Heavy-Duty trucks shall comply with the California State Regulation for In-Use On-Road Diesel Vehicles (Title 13, CCR §2025), the purpose of which is to reduce NOx and diesel particulate matter exhaust emissions.
- e. All commercial on-road and off-road diesel vehicles are subject to the idling limits of Title 13, CCR §2485, §2449(d)(3), respectively. Construction equipment shall not idle for more than five (5) consecutive minutes. The idling limit does not apply to: (1) idling when queuing; (2) idling to verify that the vehicle is in safe operating condition; (3) idling for testing, servicing, repairing or diagnostic purposes; (4) idling necessary to accomplish work for which the vehicle was designed (such as operating a crane); (5) idling required to bring the machine system to operating temperature, and (6) idling necessary to ensure safe operation of the vehicle. It is the Permittee's responsibility to have a written idling policy that is made available to operators of the vehicles and equipment and informs them that idling is limited to 5 consecutive minutes or less, except as exempted in subsection a. above.

The following are recommended measures for construction equipment and vehicles:

- a. Diesel powered equipment should be replaced by electric equipment whenever feasible.
- b. Maintain equipment engines in good condition and in proper tune as per manufacturer's specifications.
- c. Lengthen the construction period during smog season (May through October), to minimize the number of vehicles and equipment operating at the same time.
- d. Use alternatively fueled construction equipment, such as compressed natural gas (CNG), liquefied natural gas (LNG), or electric, if feasible.

**Timing:** Throughout the construction phases of the project.

**Reporting and Monitoring:** Reporting of compliance with the required State Laws regarding diesel vehicles is conducted via annual fleet mix reporting, phasing out of older- tier equipment, and routine surveillance and audits by APCD inspectors. The applicable recommended measures shall be included in the construction plan submitted to Building and Safety and County building/grading inspector shall perform periodic site inspections throughout the construction period. Monitoring and Enforcement of dust-related construction activities shall be conducted by APCD staff and is complaint-driven.

**Ventura County Fire Protection District (VCFPD) Conditions**

**NOTICE IS HEREBY PROVIDED THAT THE SUBJECT PROPERTY (APNs 010-0-110- 130, 010-0-110-120, 010-0-120-040, 010-0-070-310, 010-0-060-070, 010-0-060-030, 010-0-070-300, and 010-0-070-030) ARE WITHIN A MODERATE, HIGH, OR VERY HIGH FIRE HAZARD SEVERITY ZONE, AS DESIGNATED BY THE CALIFORNIA STATE FIRE MARSHALL, OR A LOCAL HAZARDOUS FIRE AREA, AS DESIGNATED BY THE VENTURA COUNTY FIRE PROTECTION DISTRICT.**

60. **Address Numbers (New Commercial, Industrial, Multi Family Buildings)**

**Purpose:** To ensure proper premise identification to expedite emergency response.

**Requirement:** The Permittee shall install a minimum of 10 inch (10”) address numbers that are a contrasting color to the background and readily visible at night. Brass or gold-plated numbers shall not be used. Where structures are setback more than 150 feet (150’) from the street, larger numbers will be required so that they are distinguishable from the street. In the event the structure(s) is not visible from the street, the address number(s) shall be posted adjacent to the driveway entrance on an elevated post. Individual unit numbers shall be a minimum of 4 inches (4”) in height and shall be posted at the front and rear entrance to each unit. Additional address directional signs may be required at common building entrances and stairways. Each building shall be given an identification designation.

**Documentation:** A stamped copy of an approved addressing plan or a signed copy of the Ventura County Fire Protection District’s Form #126 “Requirements for Construction”.

**Timing:** The Permittee shall install address numbers before final occupancy.

**Monitoring and Reporting:** A copy of the approved addressing plan and/or signed copy of the Ventura County Fire Protection District’s (VCFPD) Form #126 “Requirements for Construction” shall be kept on file with the VCFPD. The VCFPD shall conduct a final inspection to ensure that all structures are addressed according to the approved plans/form.

61. **Access Road Widths, Multi Family, Commercial or Industrial**

**Purpose:** To ensure that adequate fire department access is provided in conformance

with current California State Law and Ventura County Fire Protection District Ordinance.

**Requirement:** The Permittee shall provide a minimum paved access road width of 24 feet. Parking is not permitted on each side of the road.

**Documentation:** A stamped copy of the approved access plan.

**Timing:** The Permittee shall submit an access plan to the VCFPD for approval before the issuance of building permits. All required access shall be installed before the start of combustible construction.

**Monitoring and Reporting:** A copy of the approved access plan shall be kept on file with the VCFPD. The VCFPD shall conduct a final inspection to ensure that the access is installed according to the approved plans. Unless a modification is approved by the VCFPD, the Permittee, and their successors in interest, shall maintain the access for the life of the development.

#### 62. Access Road / Driveway Maintenance

**Purpose:** To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

**Requirement:** The Permittee shall maintain all on site access road(s) and driveway(s) not included in a maintenance agreement. Repairs shall be made as needed or as required by the VCFPD to maintain the original design and installation of the access road(s) and driveway(s).

**Documentation:** A copy of the Covenants, Conditions and Restrictions or such other documentation as may be deemed acceptable by the VCFPD.

**Timing:** The Permittee shall provide evidence of provisions for maintenance which must be submitted to the VCFPD prior to the issuance of the Zoning Clearance for construction.

**Monitoring and Reporting:** The VCFPD has the authority to inspect all on site access road(s) and driveway(s) as it deems necessary. The Permittee shall be responsible for ongoing maintenance of the access road and driveways and shall conduct repairs as required by the VCFPD.

#### 63. Vertical Clearance

**Purpose:** To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

**Requirement:** The Permittee shall provide a minimum vertical clearance of 13 feet 6 inches (13' 6") along all access roads/driveways.

**Documentation:** A stamped copy of the approved access plan.

**Timing:** The Permittee shall submit an access plan to the VCFPD for approval before the issuance of building permits. All required access shall be installed before the start of combustible construction.

**Monitoring and Reporting:** A copy of the approved access plan shall be kept on file with the VCFPD. The VCFPD shall conduct a final inspection to ensure that the access is installed according to the approved plans. Unless a modification is approved by the VCFPD, the Permittee, and their successors in interest, shall maintain the access for the life of the development.

64. Turning Radius

**Purpose:** To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

**Requirement:** The Permittee shall provide a minimum 40 foot inside turning radius at all turns along the access roads/driveways.

**Documentation:** A stamped copy of the approved access plan.

**Timing:** The Permittee shall submit an access plan to the VCFPD for approval before the issuance of building permits. All required access shall be installed before the start of combustible construction.

**Monitoring and Reporting:** A copy of the approved access plan shall be kept on file with the VCFPD. The VCFPD shall conduct a final inspection to ensure that the access is installed according to the approved plans. Unless a modification is approved by the VCFPD, the Permittee, and their successors in interest, shall maintain the access for the life of the development.

65. Turnarounds

**Purpose:** To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

**Requirement:** The Permittee shall provide an approved turnaround area for fire apparatus where dead end Fire Department access roads / driveways exceed 150 feet. Required turnaround areas shall be designed such:

- a. Does not exceed a 5% cross slope in any direction.
- b. Located within 150 feet of the end of the access road / driveway.
- c. Posted as fire lanes in accordance with Ventura County Fire Protection District Standards.

- d. Kept free of obstructions at all times.

**Documentation:** A stamped copy of the approved access plan.

**Timing:** The Permittee shall submit access plan to the VCFPD for approval before issuance of building permits for construction. The plans shall indicate all access road/driveway locations and proposed turnaround location and design. All required turnarounds shall be installed before the start of combustible construction.

**Monitoring and Reporting:** A copy of the approved access plan shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that turnaround areas are installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the turnaround areas for the life of the development.

66. Site Access

**Purpose:** To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

**Requirement:** The Permittee shall design the project such that two (2) means of ingress/egress are provided to the development in accordance with VCFPD access standards. The two (2) separate means of ingress / egress shall not re-converge to a single intersection or access road from the area. The secondary means of ingress/egress access shall continue through to Farnham Road.

**Documentation:** A stamped copy of the approved access plan.

**Timing:** The Permittee shall submit an access plan to the VCFPD for approval before the issuance of building permits for construction. All required access shall be installed before the start of combustible construction.

**Monitoring and Reporting:** A copy of the approved access plan shall be kept on file with the VCFPD. The VCFPD shall conduct a final inspection to ensure that the access is installed according to the approved plans. Unless a modification is approved by the VCFPD, the Permittee, and their successors in interest, shall maintain the access for the life of the development.

67. Access Road Improvement

**Purpose:** To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

**Requirement:** The Permittee shall provide a minimum 24 foot wide all weather secondary access road (approved by VCFPD) that connects to Farnham Road. All access road improvements shall be within the recorded access easements or upon this parcel or within



newly created and recorded access easements. Parking is prohibited on the required access road.

**Documentation:** A stamped copy of the approved access plan.

**Timing:** The Permittee shall submit an access plan and proof of recorded access easements to the VCFPD for approval before the issuance of building permits for construction. All required access shall be installed before occupancy.

**Monitoring and Reporting:** A copy of the approved access plan shall be kept on file with the VCFPD. The VCFPD shall conduct a final inspection to ensure that the access is installed according to the approved plans prior to start of combustible construction. Unless a modification is approved by the VCFPD, the Permittee, and their successors in interest, shall maintain the access for the life of the development.

68. Access Road Certification

**Purpose:** To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

**Requirement:** The Permittee shall have all access road(s)/driveway(s) certified by a registered Civil Engineer as having an all-weather surface in conformance with Public Works and / or VCFPD Standards.

**Documentation:** A copy of the approved road certification.

**Timing:** The Permittee shall submit the certification to the VCFPD for approval before final occupancy.

**Monitoring and Reporting:** A copy of the certification shall be kept on file with the VCFPD.

69. Fire Lanes

**Purpose:** To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

**Requirement:** The Permittee shall post all fire lanes in accordance with California Vehicle Code, the International Fire Code and current Ventura County Fire Protection District Fire Lane Standards. All fire lane markings / signs shall be located within recorded access easements. The Permittee shall maintain all required fire lane markings / signs to be clearly visible.

**Documentation:** A stamped copy of the approved fire lane plan.

**Timing:** The Permittee shall submit two (2) copies of the site plan to the VCFPD for

approval before the issuance of building permits. All required fire lanes shall be installed before final occupancy.

**Monitoring and Reporting:** A copy of the approved fire lane plan shall be kept on file with the VCFPD. The VCFPD shall conduct a final inspection to ensure that all fire lanes are installed according to the approved plans. Unless a modification is approved by the VCFPD, the Permittee, and their successors in interest, shall maintain the fire lanes for the life of the development.

70. Fire Flow

**Purpose:** To ensure that adequate water supply is available to the project for firefighting purposes.

**Requirement:** The Permittee shall verify that the water purveyor can provide the required volume and duration at the project. The minimum required fire flow shall be determined as specified by the current adopted edition of the Ventura County Fire Code and the applicable Water Manual for the jurisdiction (whichever is more restrictive). Given the present plans and information, the required fire flow is approximately 1,500 gallons per minute at 20 psi for a minimum 2 hour duration. A minimum flow of 1,000 gallons per minute shall be provided from any one hydrant.

Note: For Commercial, Industrial, Multifamily buildings, a minimum fire flow of 1,000 GPM shall be provided from each hydrant when multiple hydrants are flowing at the same time.

**Documentation:** A fire flow certification signed by a certified professional.

**Timing:** The Permittee shall submit a signed copy of a fire flow certification to the VCFPD for approval before the issuance of building permits for construction.

**Monitoring and Reporting:** A copy of the fire flow certification shall be kept on file with the VCFPD.

71. Fire Hydrant(s)

**Purpose:** To provide fire hydrants capable of meeting the required fire flow and duration.

**Requirement:** The Permittee shall provide fire hydrant(s) per the current adopted edition of the Ventura County Fire Code, Appendix C. Design and installation shall conform to the minimum standard of the Ventura County Water Works Manual. The plans shall indicate all existing fire hydrants located within 300 feet of the project site, the type of hydrant (i.e., wet or dry barrel) and the number and size of outlets.

**Documentation:** A stamped copy of the approved fire hydrant location plan.

**Timing:** The Permittee shall submit a site plan to the VCFPD for fire hydrant placement

and approval before the issuance of building permits. All required fire hydrants shall be installed per the approved plans and in service before the start of construction.

**Monitoring and Reporting:** A copy of the approved fire hydrant plans shall be kept on file with the VCFPD. The VCFPD shall conduct onsite inspections to ensure that the fire hydrants are installed according to the approved plans. Unless a modification is approved by the VCFPD, the Permittee, and their successors in interest, shall maintain the fire hydrants for the life of the development.

## 72. Fire Sprinklers

**Purpose:** To comply with current California Codes and Ventura County Fire Protection District Ordinance.

**Requirement:** The Permittee shall be responsible to have an automatic fire sprinkler system installed in all new structures as required by the VCFPD. The fire sprinkler system shall be designed and installed by a properly licensed contractor under California State Law.

**Documentation:** A stamped copy of the approved fire sprinkler plans.

**Timing:** The Permittee shall submit fire sprinkler plans to the VCFPD for approval before the installation of the fire sprinkler system.

**Monitoring and Reporting:** A copy of the approved fire sprinkler plans shall be kept on file with the VCFPD. The VCFPD shall conduct onsite inspections to ensure that the fire sprinkler system is installed according to the approved plans. Unless a modification is approved by the VCFPD, the Permittee, and their successors in interest, shall maintain the fire sprinkler system for the life of the development.

## 73. Fire Alarm

**Purpose:** To comply with current California Codes and Ventura County Fire Protection District Ordinance.

**Requirement:** The Permittee shall be responsible to have a fire alarm system installed in all new structures. The fire alarm system shall be designed and installed by a properly licensed contractor under California State Law.

**Documentation:** A stamped copy of the approved fire alarm plans.

**Timing:** The Permittee shall submit fire alarm plans to the VCFPD for approval before the installation of the fire alarm system.

**Monitoring and Reporting:** A copy of the approved fire alarm plans shall be kept on file with the VCFPD. The VCFPD shall conduct onsite inspections to ensure that the fire

alarm system is installed according to the approved plans. Unless a modification is approved by the VCFPD, the Permittee, and their successors in interest, shall maintain the fire alarm system for the life of the development.

74. Building Plan Review

**Purpose:** To comply with California Building Code requirements.

**Requirement:** The Permittee shall submit building plans for any new development or any change in building use with an occupancy listed as A, E, I, H, R 1, R 2 or R 4.

**Documentation:** A stamped copy of the approved building plans.

**Timing:** The Permittee shall submit a full set of building plans (architectural, electrical, mechanical and plumbing) to the VCFPD for approval before the issuance of building permits.

**Monitoring and Reporting:** A copy of the approved building occupancy plans shall be kept on file with the VCFPD. The VCFPD shall conduct onsite inspections to ensure that the occupancy is constructed according to the approved plans. Unless a modification is approved by the VCFPD, the Permittee, and their successors in interest, shall maintain the occupancy requirements for the life of the development.

75. Hazardous Fire Area

**Purpose:** To advise the Permittee that the project is located within a Hazardous Fire Area and ensure compliance with California Building and Fire Codes.

**Requirement:** The Permittee shall construct all new structures to meet hazardous fire area building code requirements.

**Documentation:** A stamped copy of the approved building plans to be retained by the Building Department.

**Timing:** The Permittee shall submit building plans to the Building Department for approval before the issuance of building permits.

**Monitoring and Reporting:** The VCFPD shall conduct a final inspection to ensure that the structure is constructed according to the approved hazardous fire area building code requirements. Unless a modification is approved by the VCFPD, the Permittee, and their successors in interest, shall maintain the approved construction for the life of the structure.

Notice: For purposes of these conditions and application of Building and Fire Codes, the term "Hazardous Fire Area" includes the following as referenced in the California Building Code and VCFPD Ordinance: State SRA Fire Hazard Severity Zone, Local Agency Very

High Fire Hazard Severity Zone, Local Agency Wildland Urban Interface Fire Area (WUI Area), Local Agency Hazardous Fire Area.

76. Hazard Abatement

**Purpose:** To ensure compliance with Ventura County Fire Protection District Ordinance.

**Requirement:** Except as approved by VCFPD as part of a fuel management plan, the Permittee shall have all grass or brush adjacent to structure's footprint cleared for a distance of 100 feet or to the property line if less than 100 feet. All grass and brush shall be removed a distance of 10 feet on each side of all access road(s)/driveway(s) within the project. The VCFPD may require the entire parcel to be cleared. Note: A Notice to Abate Fire Hazard may be recorded against the parcel.

**Documentation:** A signed copy of the Ventura County Fire Protection District's Form #126 "Requirement for Construction" or the "Notice to Abate" issued under the VCFPD's Fire Hazard Reduction Program.

**Timing:** The Permittee shall remove all grass and brush as outlined by the Ventura County Fire Protection District's Fire Hazard Reduction Program guidelines before the start of construction on any structure.

**Monitoring and Reporting:** The VCFPD shall conduct onsite inspections to ensure compliance with this condition.

77. Fire Department Clearance

**Purpose:** To provide the Permittee a list of all applicable fire department requirements for their project.

**Requirement:** The Permittee shall obtain VCFD Form #126 "Requirements for Construction" for any new structures or additions to existing structures before issuance of building permits. The Form 126 is required for each new structure or additions to existing structures.

**Documentation:** A signed copy of the Ventura County Fire Protection District's Form #126 "Requirements for Construction."

**Timing:** The Permittee shall submit VCFPD Form #126 Application to the VCFPD for approval before issuance of building permits.

**Monitoring and Reporting:** A copy of the completed VCFPD Form #126 shall be kept on file with the VCFPD. The VCFPD will conduct a final onsite inspection of the project to ensure compliance with all conditions and applicable codes / ordinances.

78. Fire Code Permits

**Purpose:** To comply with the requirements of the Ventura County Fire Code,.

**Requirement:** The Permittee shall obtain all applicable Fire Code permits.

In accordance with Ventura County Fire Code Ordinance 32. Section 307.2, a permit shall be required for open flames (i.e., bonfires).

**Documentation:** A signed copy of the Fire Code permit(s).

**Timing:** The Permittee shall submit a Fire Code permit application along with required documentation/plans to the VCFPD for approval before final occupancy, installation and/or use of any item/system requiring a Fire Code permit.

**Monitoring and Reporting:** A copy of the approved Fire Code permits shall be kept on file with the VCFPD. The VCFPD shall conduct a final inspection to ensure that the requirements of the Fire Code permit are installed according to the approved plans. Unless a modification is approved by the VCFPD, the Permittee, and their successors in interest, shall maintain the conditions of the Fire Code permit for the life of the development.

#### 79. Public Safety Plan

**Purpose:** To ensure adequate public safety levels are maintained during indoor/outdoor public gatherings of persons which may have an adverse impact on public safety.

**Requirement:** The Permittee shall develop and have an approved Public Safety Plan (PSP). The PSP shall address such items as emergency vehicle ingress and egress, fire protection, emergency medical services, evacuation and safe dispersal areas, public assembly areas and the directing of both attendees and vehicles (including the parking of vehicles), vendor and food concession distribution, method(s) for activating the emergency response system (911), method(s) to notify and give direction to attendees, staff training and the need for the presence of law enforcement and fire and emergency medical services personnel at the event.

**Documentation:** A copy of the approved Public Safety Plan.

**Timing:** The Permittee shall submit a Public Safety Plan (PSP) to the VCFPD for approval before the issuance of the Zone Clearance for use inauguration.

**Monitoring and Reporting:** A copy of the approved Public Safety Plan shall be kept on file with the VCFPD.

#### 80. Inspection Authority

**Purpose:** To ensure ongoing compliance with all applicable codes, ordinances and project conditions.

**Requirement:** The Permittee, by accepting these project conditions of approval, shall acknowledge that the fire code official (VCFPD) is authorized to enter at all reasonable times and examine any building, structure, or premises subject to this project approval for the purpose of enforcing the Fire Code and these conditions of approval.

**Documentation:** A copy of the approved entitlement conditions.

**Timing:** The Permittee shall allow ongoing inspections by the fire code official (VCFPD) for the life of the project.

**Monitoring and Reporting:** A copy of the approved entitlement conditions shall be kept on file with the VCFPD. The VCFPD shall ensure ongoing compliance with this condition through onsite inspections.

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