

**Camp Ramah**  
**Mitigation Measures for Major Modification (Case No. PL18-0052) to CUP No. 3048**  
**State Clearinghouse # 2022040478**

**Biological Resources**

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

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

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

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

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

\*CDFW restoration ratios

The mitigation strategy for each rare plant species includes:

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

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

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

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

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

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

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

**Requirement:** All development, ground disturbances, and vegetation removal shall be prohibited in scrub habitat and oak woodland communities. The applicant shall install temporary protective fencing a minimum of 100 feet from the edge of the scrub habitat and oak woodland community boundary. For any ground disturbance or development within the 100-foot scrub habitat and oak woodland communities buffer as reflected on the approved site plan and in scrub habitat and oak woodland communities Map (Attachment 9, Figure 4), fencing shall be installed where it provides the maximum possible scrub habitat and oak woodland communities protection. In no case shall the fencing be less than 20 feet from the edge of the scrub habitat and oak woodland community boundary. Fencing shall remain in place until all construction and grading

activities have ceased. The fencing must consist of durable materials and shall be staked or driven into the ground such that it is not easily moved and will perform its function for the duration of development activities as reflected in the Project description set forth in Condition No. 1 of the Conditions of Approval.

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

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

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

#### Mitigation Measure BIO-3: Fuel Modification Plan

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

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

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

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

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

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

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

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

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

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

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

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

- a. measures to protect all TPR-protected trees whose tree protection zones (TPZs) are within 50 feet of the construction envelope (including stockpile and storage areas, access roads, and all areas to be used for construction activities) or within 10 feet of other trees proposed for felling or removal;
- b. the offset or mitigation that will be provided for any trees approved for felling; and,
- c. the offset or mitigation that will be provided should any protected trees be damaged unexpectedly.

A qualified arborist<sup>1</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 applicant shall submit to the Planning Division for review and approval, a tree mitigation plan from a conservation agency that explains how the mitigation funds will be used to support the preservation of protected trees. After the Planning Division’s review and approval of the tree mitigation plan, the applicant shall provide the Planning Division with a copy of the contract between the conservation agency and the applicant.

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

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

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<sup>1</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.

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

If a financial assurance is required, the applicant shall submit the required financial assurance and the completed "Financial Assurance Acknowledgement" form prior to the issuance of a Zoning Clearance for construction. The Planning Division may release the financial assurance after receiving the report from the project arborist that verifies that the replacement trees met their final 5 year performance targets set forth in the TPP.

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

#### Mitigation Measure BIO-5: Tree Health Monitoring and Reporting

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

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

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

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

**Monitoring and Reporting:** The applicant shall implement any recommendations made by the arborist's Damaged Tree Addendum to the satisfaction of the Planning Director. The Planning Division maintains copies of all documentation and evidence that the

arborist's recommendations are implemented. The Planning Division has the authority to inspect the site to confirm the health of the protected trees and to ensure that the recommendations made by the arborist are implemented consistent with the requirements of § 8114-3 of the Ventura County NCZO.

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

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

**Requirement:** A CDFW qualified biologist shall conduct wildlife surveys and relocation activities according to methods approved by the CDFW, for special-status wildlife (e.g., mountain lion (*Felis concolor*), western fence lizard (*Sceloporus occidentalis*), western skink (*Eumeces skiltonianus*), southern alligator lizard (*Elgaria multicarinata*), gopher snake (*Pituophis melanoleucus*), common kingsnake (*Lampropeltis getulus*), and western rattlesnake (*Crotalus oreganus*)), to ensure that these species are not harmed. The first survey shall be conducted 30 days prior to initiation of vegetation clearing and grading activities (collectively, "land clearing activities"), and surveys must continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of land clearing activities. The applicant shall install a silt-screen fence a minimum 100 feet around the development envelope in accordance with recommended Mitigation Measure BIO-2. A County-approved qualified biologist shall oversee the installation of the silt-screen fencing. Following the installation of the silt-screen fence and within two weeks prior to the initiation of land clearing activities, and periodically throughout, ground disturbance activities, within these fenced areas, the County-approved qualified biologist shall relocate special-status wildlife species that are found on-site to suitable undisturbed habitat, at least 100 feet away from the silt-screen fence.

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

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

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

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

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

#### Mitigation Measure BIO-7: Bat Roosting Surveys

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

**Requirement:** The applicant shall conduct tree removal/trimming, vegetation clearing, and grading activities (collectively, "land clearing activities"), and construction in such a way as to avoid bat roosting sites. This can be accomplished by implementing one of the following options:

- a. Timing of land clearing or construction: Conduct land clearing or construction activities outside of the maternity roosting season when young bats, are present but are not yet ready to fly out of the roost (March 1 to September 30); or,



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

If land clearing activities are proposed during the maternity season, a CDFW - approved bat specialist shall conduct a pre-construction survey to identify trees and/or structures that could provide hibernacula or nursery colony roosting habitat. Acoustic recognition technology will be used to maximize detection of bats. Each tree and/or structure identified as potentially supporting an active maternity roost shall be closely inspected by the bat specialist no more than 7 days prior to land clearing activities to determine the presence or absence of roosting bats more precisely. If maternity roosts are detected, trees and/or structures determined to be maternity roosts shall be left in place until the end of the maternity season. Work shall not occur within 100 feet of or directly under or adjacent to an active roost and work shall not occur between 30 minutes before sunset and 30 minutes after sunrise.

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

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

**Monitoring and Reporting:** The Planning Division reviews the Survey Report and signed contract for adequacy prior to issuance of a Zoning Clearance for construction.

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

#### Mitigation Measure BIO-8: Prohibition on Rodenticide Use

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

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

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

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

**Monitoring and Reporting:** The Planning Division maintains the Pest Management Plan in the Project file. The applicant will be required to contact the Planning Division should there be any changes to the Pest Management Plan. The Planning Division has the authority to inspect the site to confirm that the applicant is in compliance with the Pest Management Plan as reflected in the mitigation and monitoring program for the proposed project.

#### Mitigation Measure BIO-9: Lighting Plan

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

- a. avoids interference with reasonable use of adjoining properties;
- b. avoids conflict with landscape features;
- c. minimizes on-site and eliminates off-site glare;
- d. provides adequate on-site lighting for security;

- e. minimizes impacts to wildlife movement;
- f. minimizes energy consumption;
- g. includes devices that are compatible with the design of the permitted facility; and,

**Requirement:**

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

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

2. In order to minimize light and glare on the project property and wildlife habitat areas, all existing parking lot lighting, exterior structure light fixtures, and freestanding light standards must be a cut-off type, fully shielded, and downward directed, such that the lighting is projected downward onto the property and does not cast light on any adjacent property or roadway.

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

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

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

### **Cultural Resources (Archeology)**

#### Mitigation Measure CUL-1: Native American Monitor

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

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

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

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

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

### **Noise and Vibration**

Mitigation Measure N-1: Speaker Location and Orientation at the Amphitheater**Purpose:** To ensure that the use of the outdoor amplification system at the amphitheater is in compliance with Ventura County General Plan Policy HAZ-9.2.

**Requirement:** The applicant shall place two speakers at the stage corners, and two speakers at the half-way point on either side of the seating area facing northeast and

northwest. The speakers shall be oriented northwest. No amphitheater speakers shall be oriented toward the eastern property boundary.

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

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

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

Mitigation Measure N-2: Noise Attenuation at Tennis Courts **Purpose:** To ensure that the use of outdoor amplification system at the tennis courts 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>2</sup>, or comparable noise attenuation blanket of the same dimensions) shall be installed on the southern and eastern sides of the 10-foot high tennis court fence (which is adjacent to the north side of the basketball courts) for all outdoor programs and activities that extend past 9:00 p.m. The blankets must be installed one hour before the start of any activities or programs at the tennis 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>3</sup>.

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

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

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<sup>2</sup> Attachment 12, Appendix G

<sup>3</sup> An integer rating of how well a building partition attenuates airborne sound.

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

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

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

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

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

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

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

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

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

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

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

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

#### Mitigation Measure N-4: Contact Person for Noise Complaints

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

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

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

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

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