



## MEMORANDUM

**DATE:** May 18, 2026

**TO:** Ojai Valley Municipal Advisory Council

**FROM:** Noe Torres, Case Planner

**SUBJECT:** Camp Gilga Conditional Use Permit (CUP) Case No. PL25-0039

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### Location

The project site is located at 2464 East Ojai Ave, Ojai, CA 93023, east of the City of Ojai. The nearest intersection is East Ojai Avenue and Gorham Road. The project site is approximately 14.50 acre, the CUP Boundary will encompass the 12.78 acres of project site.

The project site includes the following Zoning and Land Use designations (Attachment 1).

1. General Plan Land Use Designation: Rural
2. Ojai Valley Area Plan Land Use Designation: Rural Residential 5 to10 acre minimum lot area
3. Zoning Designation: Rural Exclusive 10-acre minimum lot area/ Temporary Rental Unit Overlay Zone/ Dark Sky Overlay Zone (RE-10 ac/TRU/DKS)

### Request

The applicant is requesting a CUP for operation of a new camp (Attachment 2) within a 14.5-acre site for a period of 40 years. The existing structures on the property that were part of the previous CUP operations for Saint Joseph's Retirement Center will be remodeled and used as camp facilities, which has since expired. The request is for a phased development for a full build out as allowed by the Ventura County Non-Coastal Zoning Ordinance Section 8107-17:

1. 261 Daytime population
2. 130 Overnight population
3. 26,100 SF of Camp Activity Structures
4. 26,000 SF of Overnight Accommodations Structures

The camp will combine a working farm with opportunities for the development of multiple creative art forms such as musical, audio, visual, film, written, culinary, technological, performing, marker arts and more. No outdoor amplified sound is proposed.

Guests/campers will attend by selection or invitation only, for no more than 30 days at a time, and will find the camp facilities.

Construction activities will encroach onto the tree protection zone of 49 protected trees and 3 protected trees will be removed. Water will continue to be supplied by the Casitas Municipal Water District and sewer service will continue to be provided by the Ojai Valley Sanitation District.

A total of 85 parking spaces will be provided by the camp.

### **CEQA Determination**

Pursuant to CEQA Guidelines Section 15164(b), the Planning Division is preparing an Addendum to a previously adopted Mitigated Negative Declaration (MND).

Attachment 1	Maps
Attachment 2	Project Description and Project Plans
Attachment 3	Completeness Determination Letter



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



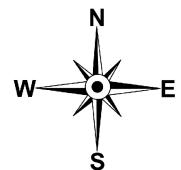
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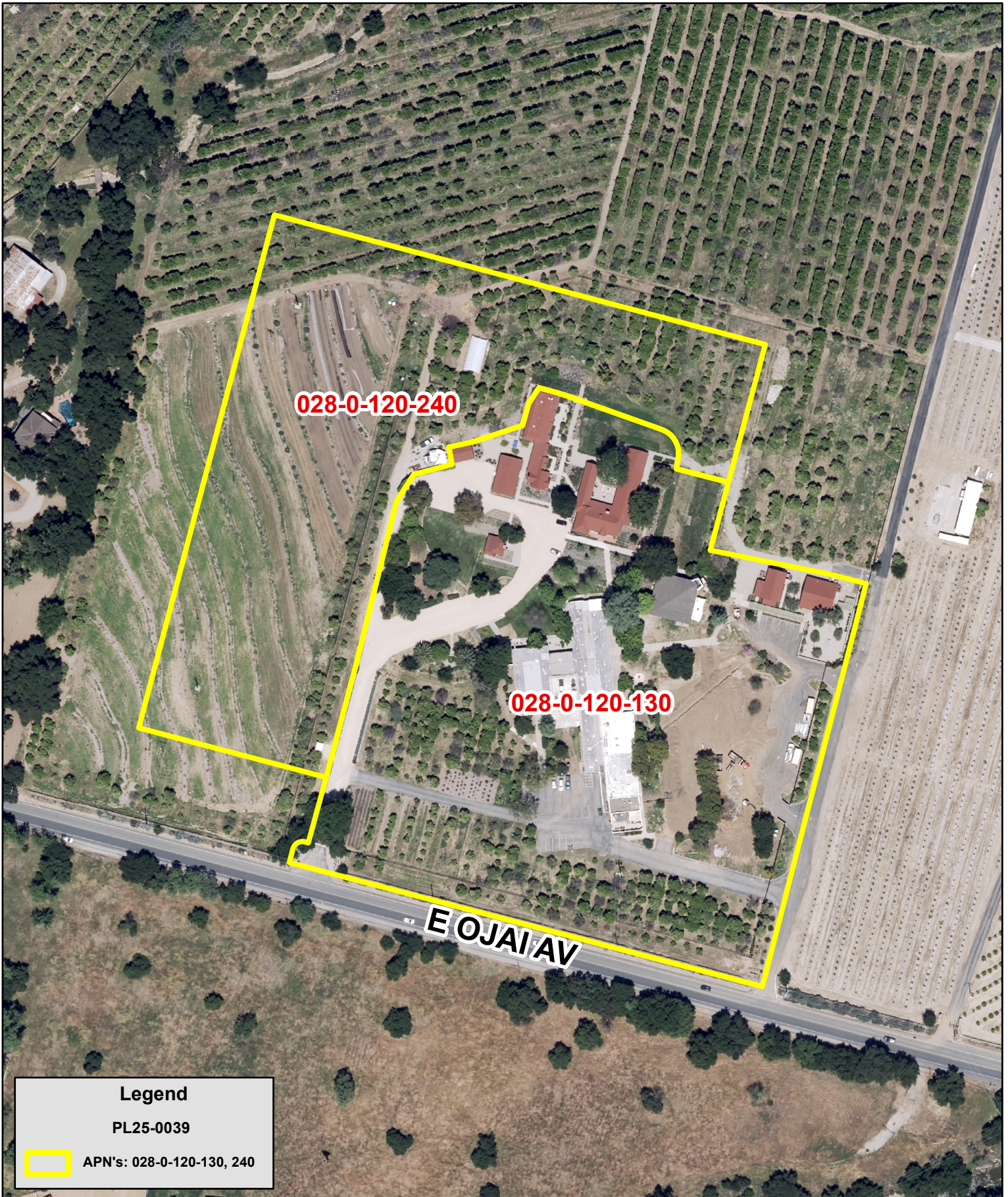


**County of Ventura**  
**Planning Commission Hearing**  
**264 E OJAI AVE**  
**OJAI CA 93023**  
**APN's: 028-0-0120-130, -240**  
**PL25-0039**  
**Location Map**

0 10,000 20,000 Feet


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**Legend**

PL25-0039

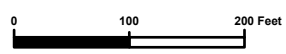
 APN's: 028-0-120-130, 240



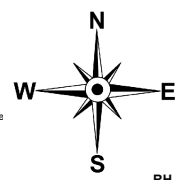
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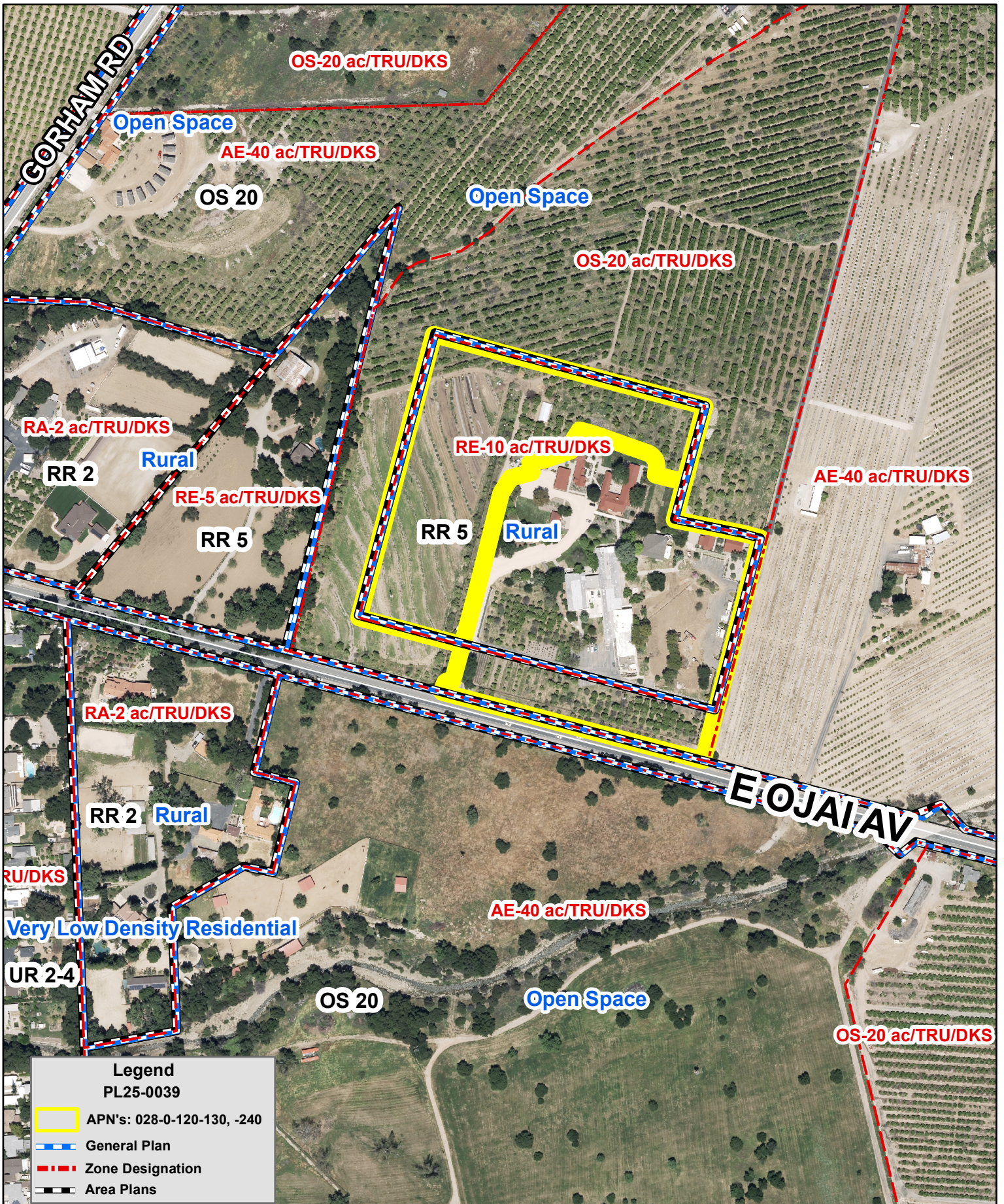


County of Ventura  
Planning Commission Hearing  
264 E. Ojai Av.  
Ojai CA. 93023  
APN's: 028-0-120-130, --240  
PL25-0039  
Aerial Photography



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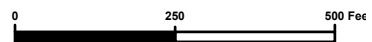




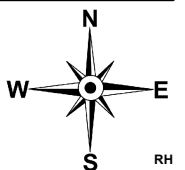
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County of Ventura  
 Planning Commission Hearing  
 264 E OJAI AVE  
 OJAI CA 93023  
 APN's: 028-0-0120-130, -240  
 PL25-0039  
 General Plan and Zoning Map



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## **Project Description**

The Applicant is requesting a Conditional Use Permit (CUP) for the operation of Camp Gilga that will combine a working farm with opportunities for the development of multiple creative art forms such as musical, audio, visual, film, written, culinary, technological, performing, marker arts and more.

Guests/campers will attend by selection or invitation only, for no more than 30 days at a time, and will find the camp facilities a tranquil, welcoming yet stimulating space to explore and create in an environment rich with cultural heritage and natural beauty. Campers will have opportunities to advance their creativity and ideas in thoughtfully designed spaces in community with other likeminded individuals.

Camp Gilga is not designed as a camp where structured or standardized programs and activities are offered. Rather, individual campers or groups of campers will collaborate on various art projects and/or programs as warranted.

Campers will be provided opportunities to explore the surrounding natural scenery with particular emphasis on wildflower viewing. There will also be swimming pools on site for recreation and leisure activities. Another leisure activity provided on site will be movie viewing. Movies will be projected onto a 25' by 19' tall art wall located in the central quad area, approximately 360 ft north of the southern property line at East Ojai Avenue (see site plan). The audio would be via individual wi-fi connected headsets so there would not be amplified sound. Campers will also be encouraged to expand their knowledge and experience in new fields of art, and utilize spaces to collaborate on projects, as well as assist the ongoing agricultural activities of the property's working farm within the boundaries of the CUP. Campers will be encouraged to learn about Gilga farming operations. Campers and staff will enjoy dinners made from on-site farmed food as well as local produce grown in the Ojai Valley.

The plan set submitted as part of this CUP application contains a vast amount of information about the proposed Camp Gilga. All of the structures not identified as overnight accommodations or farm support will be used by the campers in their creative/collaborative endeavors. Included in the set are floor plans and elevations for all of the proposed structures as well as a landscape plan and a proposed lighting plan. The proposed landscaping meets the County's Landscape Guidelines, and all proposed lighting is in accordance with the Ojai Dark Sky Ordinance standards.

Also included in our submittal is an Arborist Report. After identifying 49 protected trees within the CUP boundary, a site design was developed to minimize impacts in such a way that only 3 protected trees will need to be removed.

Water will continue to be supplied by Casitas Municipal Water District through an existing 3" water meter and sewer service will continue to be provided by the Ojai Valley Sanitation District. Both of these utilities will continue to provide service to the Camp Gilga as well

as SCE, So Cal Gas and Spectrum cable/internet services. A sewer availability letter and water will serve letter are included with the submitted materials.

Traffic to be generated by Camp Gilga will be substantially less than the traffic generated by the St Joseph's Retirement Center. All staff will live on-site, and the guests/campers will arrive via automobiles and attend by invitation only so their arrival and departure times can be controlled to occur during off peak traffic hours. We have included a scope of work prepared by TJW Traffic Engineers. The proposed camp use is shown to generate less than the daily and AM and PM peak hour volumes of the previous use as a retirement center, so the County concluded that no further traffic analysis is required.

A total of 85 parking spaces will be provided for Camp Gilga. 53 spaces (including 3 HC spaces) are provided for visitors/guests/campers. 19 spaces are provided for staff near the proposed staff housing, 5 parking spaces near the proposed production barn and 8 provided at the Gilga School back-of-house.

Although your application is complete for the purposes of filing and no additional information is required at this time, the County may request you to "clarify, amplify, correct or otherwise supplement the information required for the application" (Government Code, Section 65944). Failure to provide the additional information in a timely manner could delay the processing of your application and/or result in a recommendation for denial without prejudice by the Resource Management Agency, Planning Division.

## Project Information

<b>Owner</b>	2464 E. Ojai Ave. LLC
<b>Project Contact</b>	Lisa Woodburn - Jensen Design
<b>Project Address</b>	2464 E. Ojai Ave. Ojai, CA 93023
<b>Property Use - Existing</b>	Working Farm (Orchards) + Senior Living Facility
<b>Property Use - Proposed</b>	Working Farm (Orchards) + Arts Camp Use
<b>APN</b>	028-0-120-130, 028-0-120-240
<b>General Plan</b>	Ventura County General Plan - Rural
<b>Area Plan</b>	Ojai Valley Area Plan - RR (rural residential)
<b>Zone</b>	Mixed: RE 10-acre (rural exclusive) & OS-20
<b>Zone - Adjacent Properties</b>	North - OS 20 (same owner and part of combined Orchard Ranch) East - AE 40 South - AE 40 West - OS 20 (same owner and part of combined Orchard Ranch)
<b>Height Limitation</b>	25'-0" (35'-0" if side yard setback is at least 15')
<b>Gross Lot Area</b>	14.57 Acres (634,670 SF)
<b>Net Lot Area</b>	14.39 Acres*
	*Gross area less area of access easement in northwest corner of property.
<b>Gross Lot Area - RE-10 Zoning</b>	12.78 acres
<b>Gross Lot Area - OS-20 Zoning</b>	1.79 acres
<b>Setbacks</b>	Front: 20 feet from property line Side: 5 feet Rear: 15 feet
<b>Flood Zone:</b>	yes (Zone X) on NW portion of parcel
<b>High Fire Hazard:</b>	no
<b>Coastal Zone</b>	Non-Coastal
<b>Allowed Camp CUP Designation for RE-10 Zoning Acreage</b>	
Max Allowed Daytime Guests	12.78 acres x 20.48 = 261 guests
Max Allowed Overnight Guests	12.78 acres x 10.24 = 130 guests
Max Allowed Camp Activity Structures SF	26,100 SF
Max Allowed Overnight Accommodations SF	26,000 SF

#ID	Structure	Year Built / Status*	Use**	Building Coverage ***	Gross Building Area****	Camp Activity (CA) Area"	Overnight Guests**	Overnight Accommodation Area (OA)****
(1)	Castia	1927, 1957 / historic	CA / OA	502 SF	433 SF	378 SF	0	55 SF
(2)	Workshop	1927 / historic	CA / OA	1,337 SF	1,205 SF	1,135 SF	0	160 SF
(3)	Cabins & Pool Room	1927 / historic	CA / OA	3,542 SF	2,655 SF	551 SF	16	2,104 SF
(4)	Lodge	1927 / historic	CA / OA	4,830 SF	3,483 SF	2,040 SF	8	1,443 SF
(5)	Cottage	1915 / historic	CA / OA	1,032 SF	968 SF	867 SF	0	101 SF
(6)	Barn	1915 / historic	CA	1,473 SF	1,369 SF	1,369 SF	0	0 SF
(7)	Chapel / to become Music Studio	1981, 1998	CA / OA	2,925 SF	2,655 SF	2,655 SF	0	0 SF
(8)	Care Center / to become Gilga School	1960 / historic	Farm / CA / OA	17,469 SF	17,002 SF	8,068 SF	0	413 SF
<b>Total Existing Building Area to Remain</b>				<b>5.22%</b>	<b>26,288 SF</b>	<b>17,084 SF</b>	<b>24 Guests</b>	<b>4,186 SF</b>

#ID	Structure	Year Built / Status*	Use**	Building Coverage ***	Gross Building Area****	Camp Activity (CA) Area"	Overnight Guests**	Overnight Accommodation Area (OA)****
(7)	Chapel / Music Studio (Addition)	1981, 1998 / TBD	CA / OA	217 SF	217 SF	0 SF	0	217 SF
(9)	Wellness Pavilion	n/a	CA / OA	2,880 SF	2,880 SF	2,720 SF	0	160 SF
(10)	Arts Barn	n/a	CA / OA	4,038 SF	4,048 SF	3,933 SF	0	115 SF
(11)	Arts Pavilion	n/a	CA / OA	1,880 SF	1,880 SF	1,765 SF	0	115 SF
(12)	Orchard Duplex	n/a	CA	1,320 SF	839 SF	0 SF	4	839 SF
(13)	Orchard Single	n/a	OA	660 SF	412 SF	0 SF	2	412 SF
(14)	Orchard Single	n/a	OA	660 SF	412 SF	0 SF	2	412 SF
(15)	Orchard Duplex	n/a	OA	1,320 SF	839 SF	0 SF	4	839 SF
(16)	Orchard Single	n/a	OA	660 SF	412 SF	0 SF	2	412 SF
(17)	Orchard Single	n/a	OA	660 SF	412 SF	0 SF	2	412 SF
(18)	Orchard Duplex	n/a	OA	1,320 SF	839 SF	0 SF	4	839 SF
(19)	Orchard Single	n/a	OA	660 SF	412 SF	0 SF	2	421 SF
(20)	Orchard Single	n/a	OA	660 SF	412 SF	0 SF	2	421 SF
(21)	Cabin Village Duplex	n/a	OA	827 SF	619 SF	0 SF	4	619 SF
(22)	Cabin Village Split Duplex	n/a	OA	1,055 SF	787 SF	0 SF	4	787 SF
(23)	Cabin Village Split Duplex	n/a	OA	1,055 SF	787 SF	0 SF	4	787 SF
(24)	Cabin Village Duplex	n/a	OA	827 SF	619 SF	0 SF	4	619 SF
(25)	Cabin Village Duplex	n/a	OA	827 SF	619 SF	0 SF	4	619 SF
(26)	Cabin Village Duplex	n/a	OA	827 SF	619 SF	0 SF	4	619 SF
(27)	Cabin Village Duplex	n/a	OA	827 SF	619 SF	0 SF	4	619 SF
(28)	Cabin Village Duplex	n/a	OA	827 SF	619 SF	0 SF	4	619 SF
(29)	Cabin Village Duplex	n/a	OA	827 SF	619 SF	0 SF	4	619 SF
(30)	Cabin Village Duplex	n/a	OA	827 SF	619 SF	0 SF	4	619 SF
(31)	Cabin Village Duplex	n/a	OA	827 SF	619 SF	0 SF	4	619 SF
(32)	Cabin Village Split Duplex	n/a	OA	1,055 SF	787 SF	0 SF	4	787 SF
(33)	Cabin Village Duplex	n/a	OA	827 SF	619 SF	0 SF	4	619 SF
(34)	Cabin Village Duplex	n/a	OA	827 SF	619 SF	0 SF	4	619 SF
(35)	Cabin Village Duplex	n/a	OA	827 SF	619 SF	0 SF	4	619 SF
(36)	Staff Apartment Studio Duplex (director + manager)	n/a	SA	1,374 SF	913 SF	0 SF	0	0 SF
(37)	Staff Apartment Studio Duplex (caretaker in one unit)	n/a	SA/OA	1,374 SF	913 SF	0 SF	2 staff	448 SF
(38)	Staff Apartment Studio Duplex	n/a	OA	1,374 SF	913 SF	0 SF	3 staff	913 SF
(39)	Staff Apartment Studio Duplex	n/a	OA	1,374 SF	913 SF	0 SF	3 staff	913 SF
(40)	Staff Apartment Studio Duplex	n/a	OA	1,374 SF	913 SF	0 SF	3 staff	913 SF
(41)	Staff Apartment Studio Duplex	n/a	OA	1,374 SF	913 SF	0 SF	3 staff	913 SF
(42)	Staff Apartment Studio Duplex	n/a	OA	1,374 SF	913 SF	0 SF	3 staff	913 SF
(43)	Staff Apartment Studio Duplex	n/a	OA	1,374 SF	913 SF	0 SF	3 staff	913 SF
(44)	Garage	n/a	Farm	600 SF	600 SF	0 SF	0	0 SF
<b>Total New Building Area</b>				<b>6.56%</b>	<b>31,707 SF</b>	<b>8,418 SF</b>	<b>104 Guests</b>	<b>21,329 SF</b>
<b>Total Structures Coverage (% of total property area)</b>				<b>11.74%</b>			<b>incl. 20 staff staff</b>	
<b>Total Gross Floor Area (all structures)</b>					<b>57,995 SF</b>			
<b>Maximum Allowed Camp Activity Area (100 SF / Total Population Allowed On-Site)</b>						<b>26,100 SF</b>		
<b>Total Proposed Camp Activity Area</b>						<b>25,502 SF</b>		
<b>Maximum Allowed Overnight Guests</b>							<b>130 Guests</b>	
<b>Total Proposed Overnight Guests</b>							<b>128 Guests</b>	
<b>Maximum Overnight Accommodation (OA) Area Allowed (200 SF / Guest)</b>								<b>25,600 SF</b>
<b>Total Proposed Overnight Accommodation (OA) Area</b>								<b>25,515 SF</b>

\* Year built per historian report.  
 \*\* Use per VCZO Sec. 8105-S. CA = Camp Activity Area, OA = Overnight Accommodations (sleeping + restroom areas), Farm = Working Farm/Ranch Area, SA = Overnight Accommodations for three permanent staff (SA areas excluded from OA limits).  
 \*\*\* Building coverage equal to floor area of structure at lower level only. Building coverage areas include exterior walls and attached porches, whereas all other area totals exclude exterior wall thickness and attached unconditioned exterior areas (porches).  
 \*\*\*\* Gross Building Area equal to all interior area of a structure excluding exterior wall thickness.  
 \* Camp Activity Area = roofed structures used for camp activities - per VCZO Sec. 8107-17.4, where a structure is used for both camp and working ranch activities, one half the structure area shall be applied to the square footage limits for camps.  
 \*\*\* Overnight Guests indicate the expected occupancy per OA space. This includes guest spaces as well as staff accommodations beyond those for three positions (director, manager, caretaker) that are exempt from OA totals.  
 \*\*\*\* Overnight accommodation (OA) area includes guest accommodation areas for sleeping, restrooms and showers per Section 8107 - 17.4.1 of the County's NCZO (non-coastal zoning ordinance).  
 Excludes rooms for three permanent staff positions (director, manager, caretaker).

<b>Parking</b>	
Visitor/Guest Parking Lot @ Southeast - Uncovered	53 (incl. 3 HC)
Staff Housing Parking Lot	19
Staff Service Parking @ Arts Barn	5
Staff Service Parking at Gilga School back-of-house	8
<b>Total</b>	<b>85 (incl. 3 HC)</b>

**Site Coverage Statistics**  
 see Civil drawings

## Project Description

The project is a Conditional Use Permit (CUP) application for the operation of Camp Gilga that will combine a working farm with opportunities for the development of multiple creative art forms such as musical, audio, visual, film, written, culinary, technological, agricultural, performing, marker arts and more.

Guests/campers will attend by selection or invitation, for no more than 30 days at a time, and will find the camp facilities a tranquil, welcoming yet stimulating space to explore and create in an environment rich with cultural heritage and natural beauty. Campers will have opportunities to advance their creativity and ideas in thoughtfully designed spaces in community with other like minded individuals.

Campers will be provided opportunities to expand their knowledge and experience in new fields of art, and utilize spaces to collaborate on projects, as well as assist the ongoing agricultural activities of the property's working farm.

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<b>civil</b>	
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2	Preliminary Grading & Drainage Plan
3	Preliminary Grading & Drainage Plan
4	Preliminary Grading & Drainage Plan

# Camp Gilga CUP Major Modification

2464 E. Ojai Ave.  
Ojai, CA 93023



## Camp Gilga CUP Major Modification

2464 E. Ojai Ave  
Ojai, CA  
028-0-120-130  
028-0-120-240

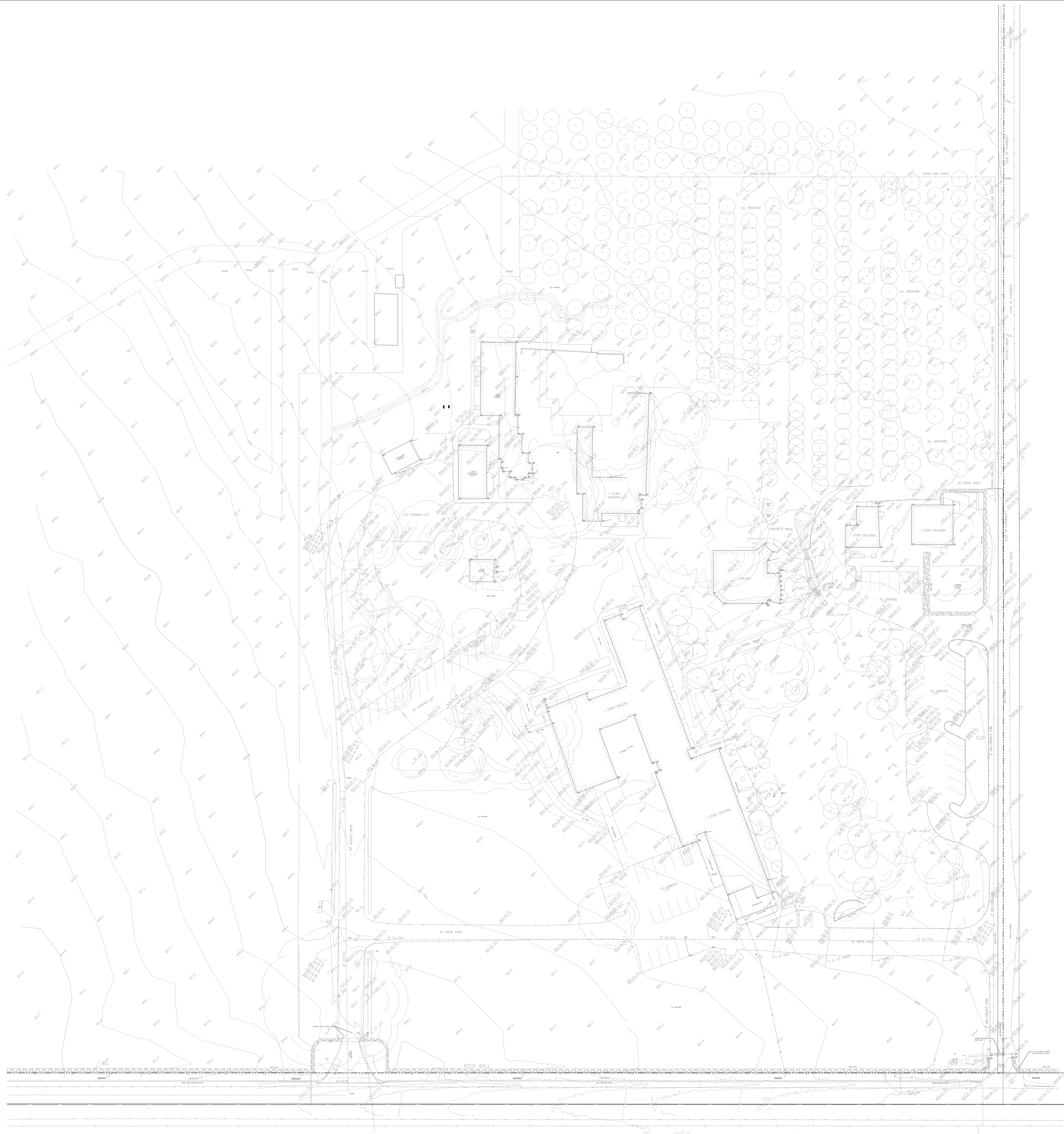
Revisions

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CONSTRUCTION

## Cover Sheet

Project Description  
Project Info

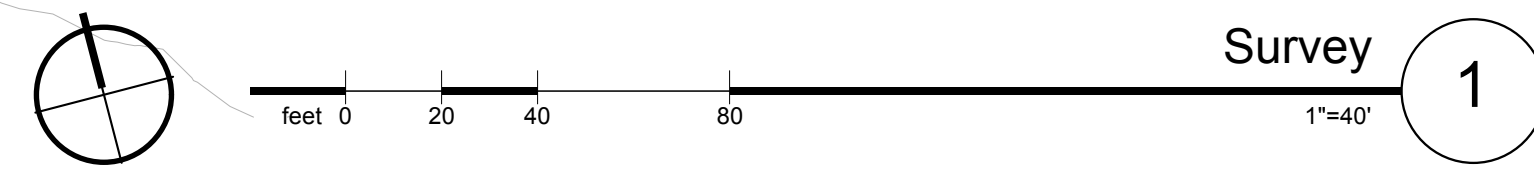


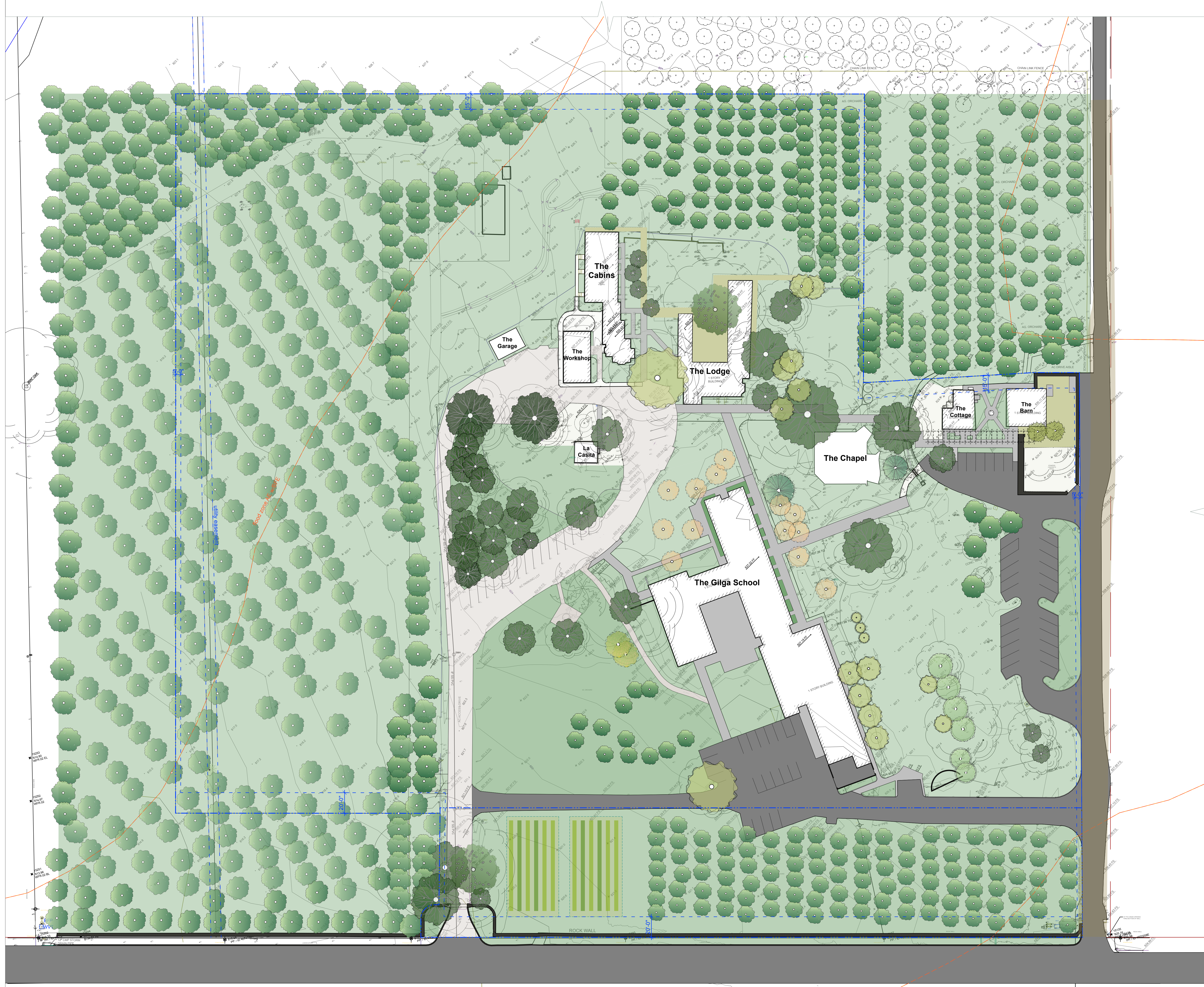
**Camp Gilga**  
**CUP Major**  
**Modification**

2464 E. Ojai Ave  
Ojai, CA  
028-0-120-130  
028-0-120-240

Revisions

Survey





- LEGEND: EXISTING SITE PLAN**
- property line
  - setback
  - (E) contour
  - (E) building footprint
  - (E) main vehicle access
  - (E) green area
  - (E) driveway
  - (E) concrete path
  - (E) gravel path / courtyard

**Camp Gilga**  
**CUP Major**  
**Modification**

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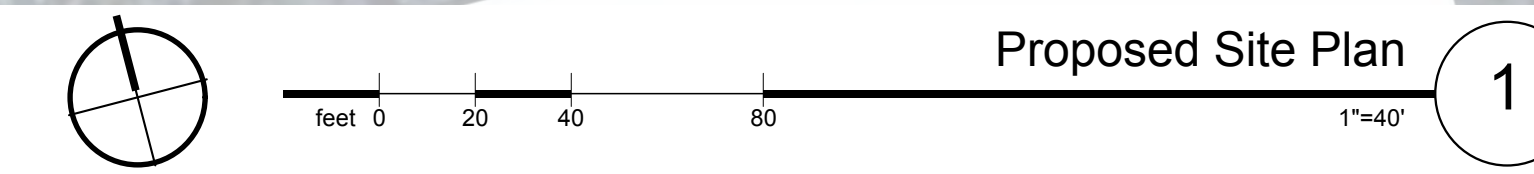
Revisions

**Existing Site Plan**



**LEGEND: PROPOSED SITE PLAN**

- property line
- setback
- asphalt main vehicle access
- chip seal granular paving over asphalt
- green area
- concrete / colored concrete
- decorative concrete
- gravel
- (E) protected tree to be demolished
- (E) tree to remain (REF. landscape plan for types)
- (N) trees (REF. landscape plan for types)
- (E) relocated water tank



**Camp Gilga**  
**CUP Major Modification**

2464 E. Ojai Ave  
Ojai, CA  
028-0-120-130  
028-0-120-240

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**Site Master Plan**

**A1.2**  
CUP Resubmittal 11.06.2025



**LEGEND: PRIMARY CAMP USE DESIGNATIONS BY BUILDING**

- property line
- setback
- camp activity spaces
- shared building: working ranch use & camp activities spaces
- overnight accommodations - guests
- overnight accommodations - staff
- main vehicle access
- service vehicle access
- green area
- concrete path
- gravel
- (E) protected tree to be demolished
- (E) tree to remain (REF. landscape plan for types)
- (N) trees (REF. landscape plan for types)
- (E) relocated water tank

**Camp Gilga**  
**CUP Major Modification**

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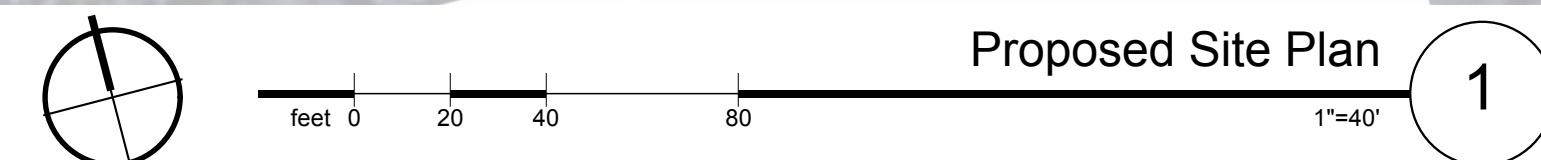
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**Camp Use Aeras Plan**

**A1.3**  
CUP Resubmittal 11.06.2025



Proposed Site Plan 1

**PROPOSED CUP BUILD-OUT PLAN  
BUILDING LEGEND:**

**Existing Structures to Remain**

- 1. Casita - see 6/A2.1
- 2. Workshop - see 3/A2.1
- 3. Cabins & Pool Room - see 2/A2.1
- 4. Lodge - see 1/A2.1
- 5. Cottage - see 5/A2.1
- 6. Barn - see 4/A2.1

**Existing Structures to be Renovated**

- 7. Chapel - now Music Studio - see 3&4/A2.2, 1&2/A3.1
- 8. Care Center - now Gilga School - see 1&2/A2.2, 1-5/A3.2

**New Structures**

- 9. Wellness Pavilion - see 1/A2.4, 3/A3.3
- 10. Arts Barn - see 1/A2.3, 1/A3.3
- 11. Arts Pavilion - see 2/A2.4, 2/A3.3
- 12. Orchard Duplex - see 4B/A2.3, 1/A3.4
- 13. Orchard Single - see 4A/A2.3, 2/A3.4
- 14. Orchard Duplex - see 4A/A2.3, 2/A3.4
- 15. Orchard Duplex - see 4B/A2.3, 1/A3.4
- 16. Orchard Single - see 4A/A2.3, 2/A3.4
- 17. Orchard Single - see 4A/A2.3, 2/A3.4
- 18. Orchard Duplex - see 4B/A2.3, 1/A3.4
- 19. Orchard Single - see 4A/A2.3, 2/A3.4
- 20. Orchard Single - see 4A/A2.3, 2/A3.4
- 21. Cabin Village Duplex - see 5/A2.3, 3/A3.4
- 22. Cabin Village Split Duplex - see 6/A2.3, 4/A3.4
- 23. Cabin Village Split Duplex - see 6/A2.3, 4/A3.4
- 24. Cabin Village Duplex - see 5/A2.3, 3/A3.4
- 25. Cabin Village Duplex - see 5/A2.3, 3/A3.4
- 26. Cabin Village Duplex - see 5/A2.3, 3/A3.4
- 27. Cabin Village Duplex - see 5/A2.3, 3/A3.4
- 28. Cabin Village Duplex - see 5/A2.3, 3/A3.4
- 29. Cabin Village Duplex - see 5/A2.3, 3/A3.4
- 30. Cabin Village Duplex - see 5/A2.3, 3/A3.4
- 31. Cabin Village Duplex - see 5/A2.3, 3/A3.4
- 32. Cabin Village Split Duplex - see 6/A2.3, 4/A3.4
- 33. Cabin Village Duplex - see 5/A2.3, 3/A3.4
- 34. Cabin Village Duplex - see 5/A2.3, 3/A3.4
- 35. Cabin Village Duplex - see 5/A2.3, 3/A3.4
- 36. Staff Apartment Studio Duplex - see 7/A2.3, 5/A3.4
- 37. Staff Apartment Studio Duplex - see 7/A2.3, 5/A3.4
- 38. Staff Apartment Studio Duplex - see 7/A2.3, 5/A3.4
- 39. Staff Apartment Studio Duplex - see 7/A2.3, 5/A3.4
- 40. Staff Apartment Studio Duplex - see 7/A2.3, 5/A3.4
- 41. Staff Apartment Studio Duplex - see 7/A2.3, 5/A3.4
- 42. Staff Apartment Studio Duplex - see 7/A2.3, 5/A3.4
- 43. Staff Apartment Studio Duplex - see 7/A2.3, 5/A3.4
- 44. Art Wall (25' wide x 19' high) - see 2/A2.3, 6/A3.4

**Existing Structures to be Relocated**

- 45. Farm Equipment Garage/Storage - see 7/A2.1



**Camp Gilga  
CUP Major  
Modification**

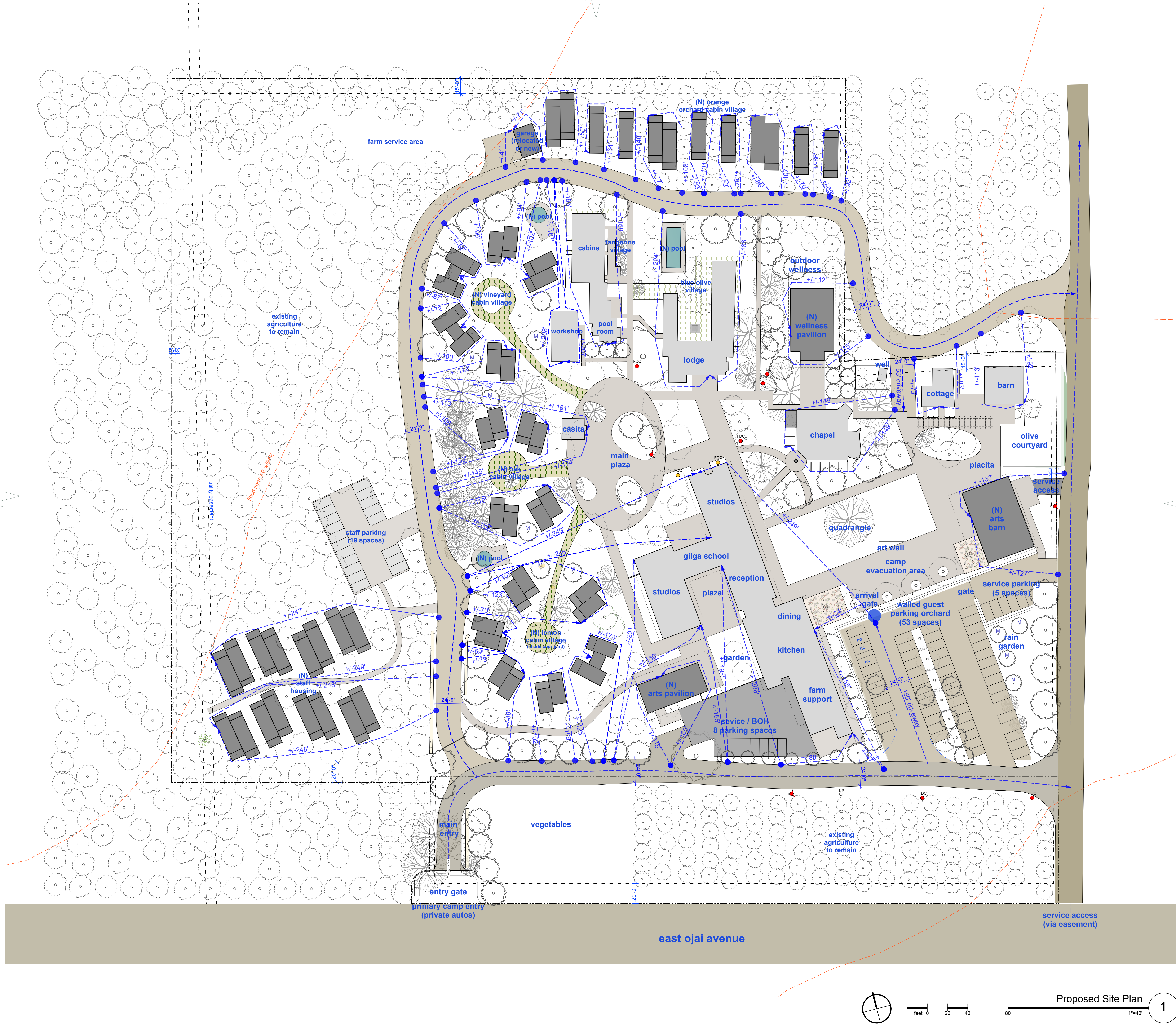
2464 E. Ojai Ave  
Ojai, CA  
028-0-120-130  
028-0-120-240

Revisions

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**Site Structures Plan**



**FIRE ACCESS NOTES:**

1. Apparatus Access Roads - Fire apparatus access roads shown on this plan shall comply with Public Road Standards, Ventura County Fire Apparatus Access Code: Ordinance 29, and Ventura County Fire Department Standard 501, whichever is most restrictive.
2. Access Road Width - the proposed access road width for the project is 24-foot minimum, with no on-street parking proposed.
3. Access Point(s) on Roads - Roads shall be provided such that any portion of the exterior walls, at grade level, of a building or structure, is not more than 150 feet from a road as measured by an approved route around the exterior of the building. Exception: The distance shall be permitted to be extended to 250 feet when the building is protected by an automatic fire sprinkler system in accordance with NFPA 13R/D and provided with an approved access walkway leading from the road to the exterior openings around the structure.  
  
Note: all existing and proposed buildings indicated on the site plan are to be provided with an approved automatic fire sprinkler system. For existing and proposed buildings where the travel distance around the structure is in excess of 150', the intent for the hardscape/landscape for this project (whose site is flat) is to have the exterior materials around the perimeters of the buildings be constructed with pathways or navigable gravel areas so as to provide an approved access walkway from the road to all exterior openings around the structure.
4. Vertical Clearance - All access roads/driveways shall have a minimum vertical clearance of 13 feet 6 inches (13' 6") clear.
5. Fire Hydrant(s) Required - Fire hydrant(s) shall be provided in accordance with the current adopted edition of the California Fire Code, Appendix C and adopted amendments. On-site fire hydrants shall be required as determined by the Fire District. See proposed civil plans.

**LEGEND: FIRE ACCESS PLAN**

- property line
- - - setback
- (E) building footprint to remain
- (N) building footprint
- - - - - fire access route
- 250' MAX. fire hose reach
- (E) fire hydrant to remain
- (E) fire department connection to remain
- (E) fire department connection to be relocated
- asphalt main vehicle access
- chip seal granular paving over asphalt
- concrete / colored concrete
- decorative concrete
- gravel

**Camp Gilga**  
**CUP Major Modification**

2464 E. Ojai Ave  
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028-0-120-130  
028-0-120-240

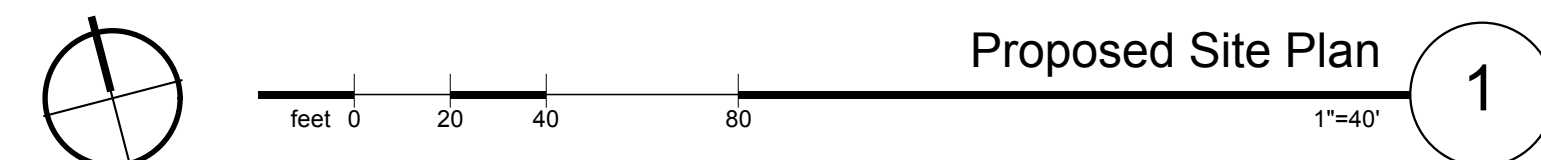
Revisions

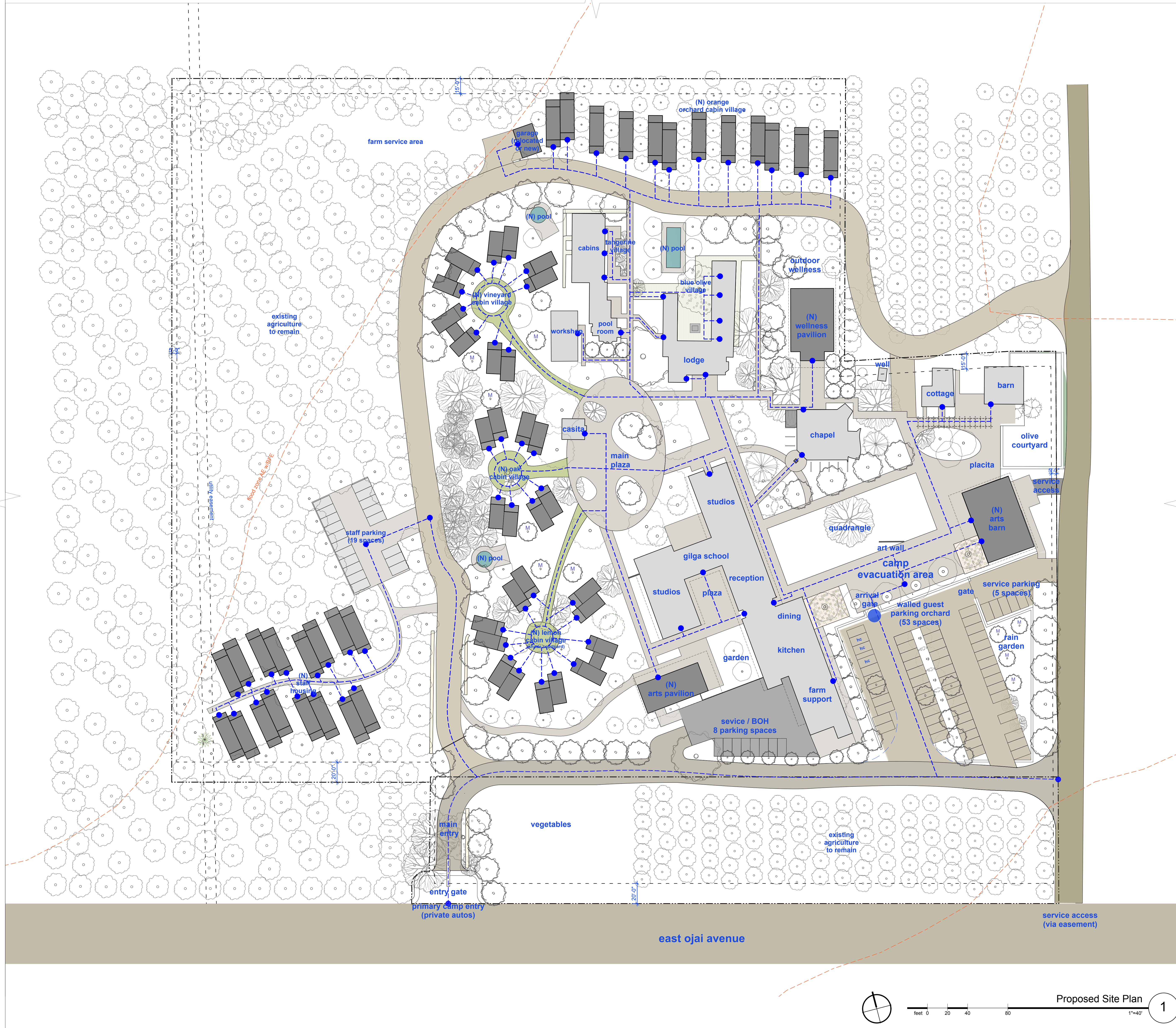
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NOT FOR CONSTRUCTION

**Fire Access Plan**

**A1.5**  
CUP Resubmittal 11.06.2025





**LEGEND: EVACUATION PLAN**

- property line
- - - setback
- ▒ (E) building footprint to remain
- (N) building footprint
- - - ● evacuation route
- ▒ asphalt main vehicle access
- ▒ chip seal granular paving over asphalt
- ▒ concrete / colored concrete
- ▒ decorative concrete
- ▒ gravel

**Camp Gilga**  
**CUP Major**  
**Modification**

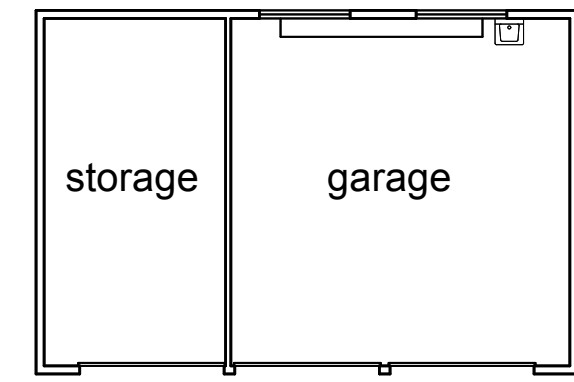
2464 E. Ojai Ave  
Ojai, CA  
028-0-120-130  
028-0-120-240

Revisions

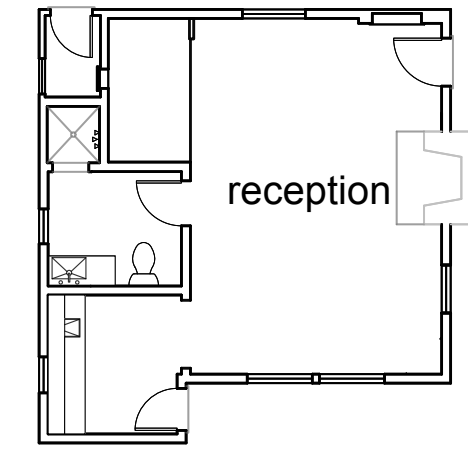
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CONSTRUCTION

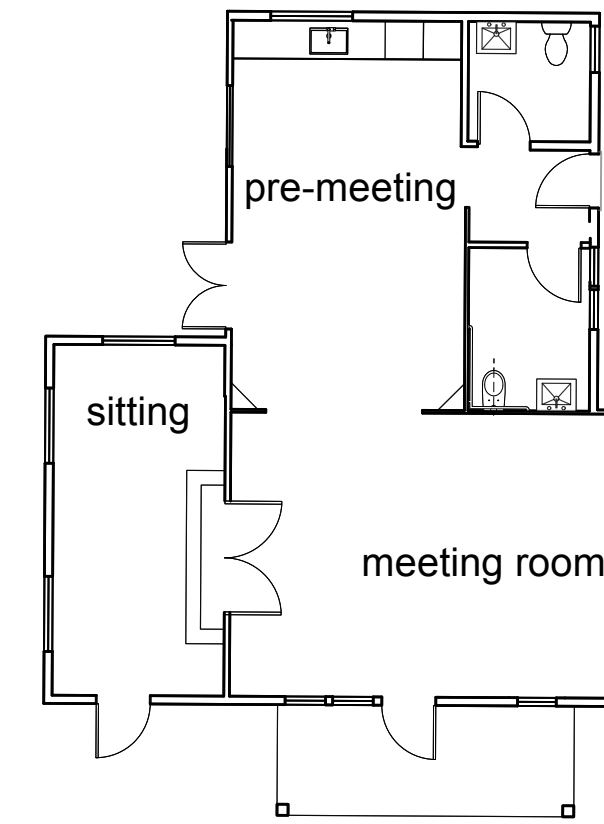
**Evacuation Plan**



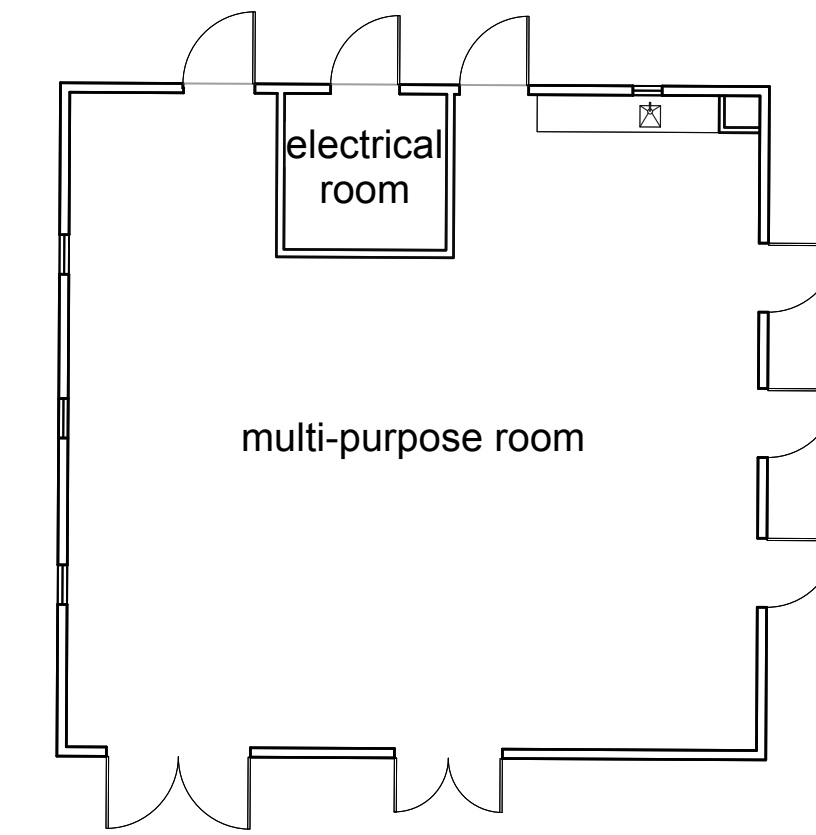
Existing Garage / Farm Equipment Storage 7  
feet 0 4 8 16 3/32" = 1"



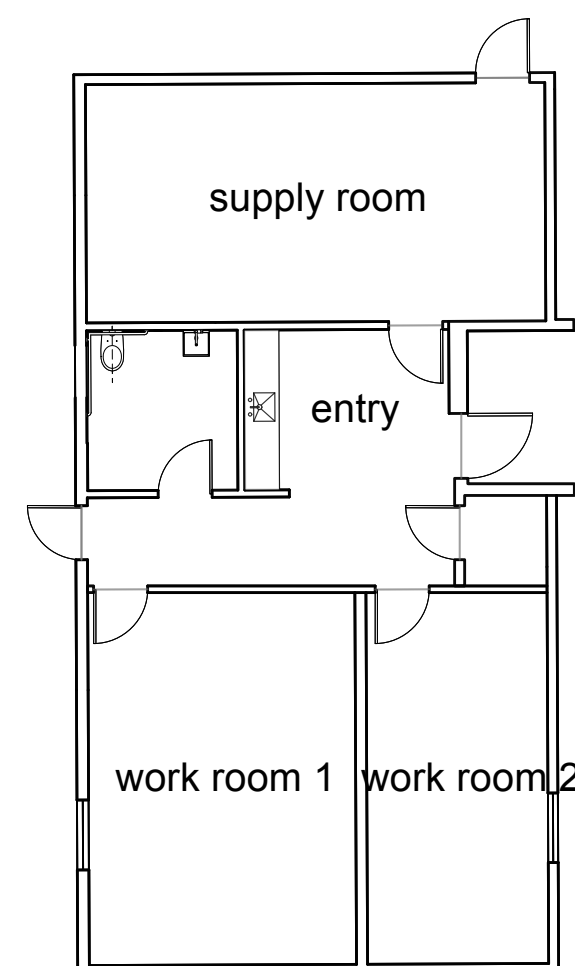
Existing Casita Building (no changes) 6  
feet 0 4 8 16 3/32" = 1"



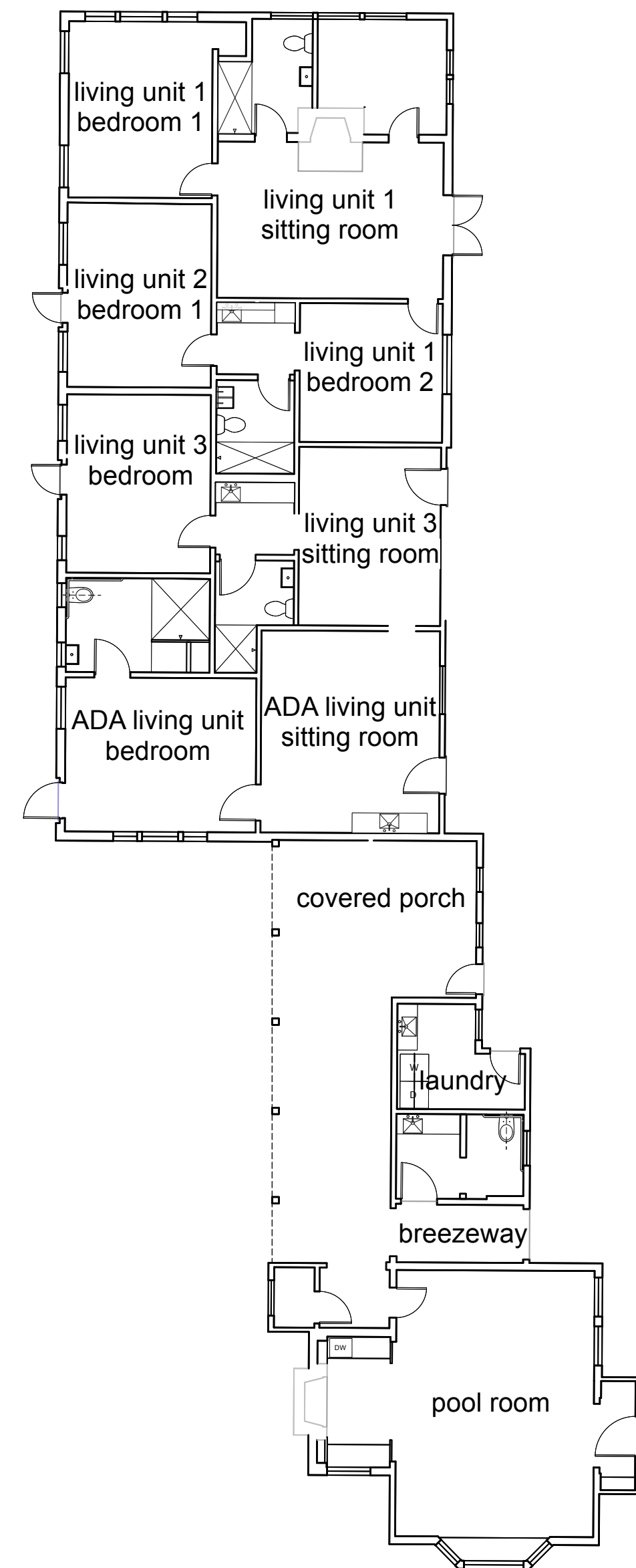
Existing Cottage Building (no changes) 5  
feet 0 4 8 16 3/32" = 1"



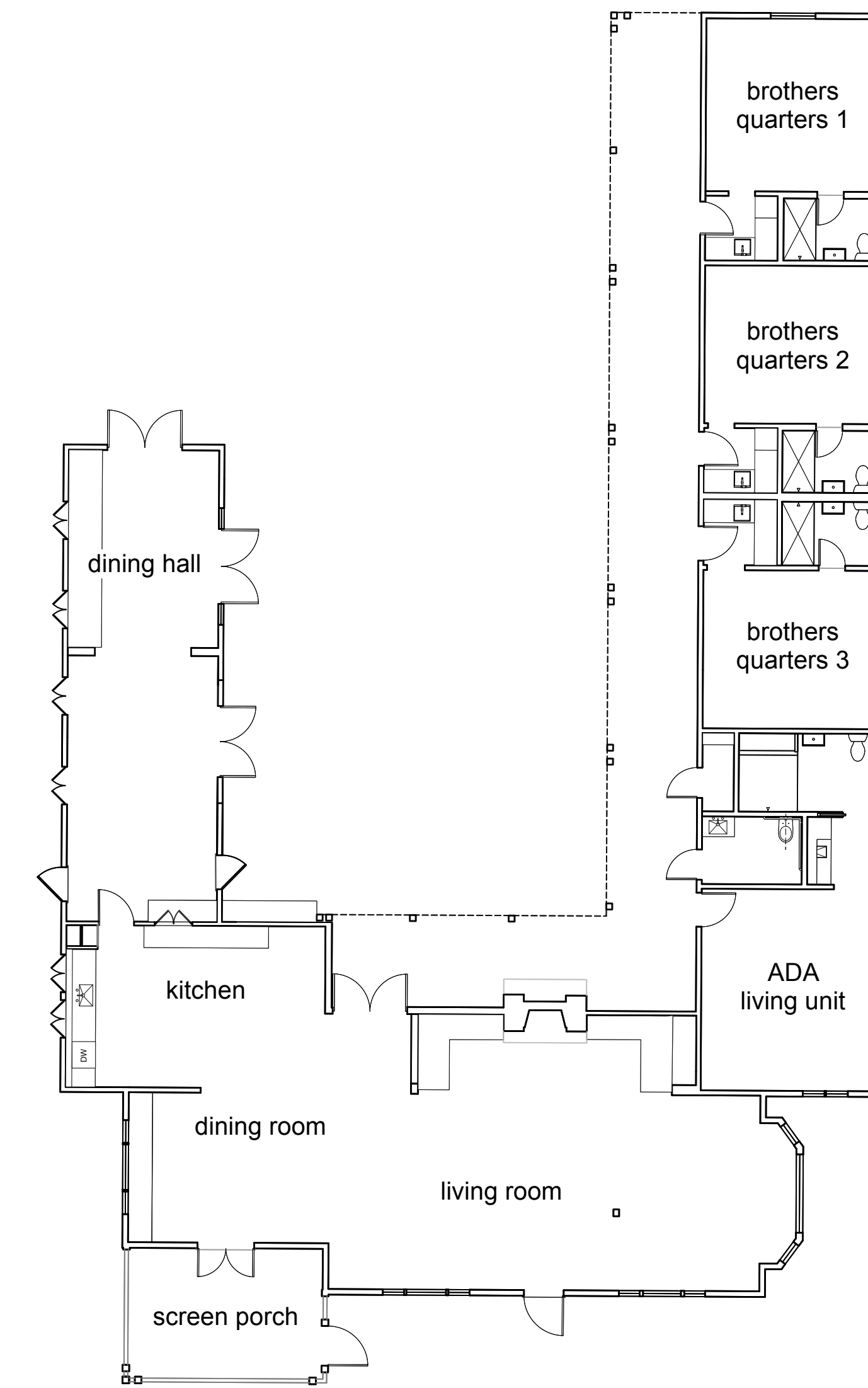
Existing Multi-Purpose Barn Building (no changes) 4  
feet 0 4 8 16 3/32" = 1"



Existing Workshop Building (no changes) 3  
feet 0 4 8 16 3/32" = 1"



Existing Cabins & Pool Room Building (no changes) 2  
feet 0 4 8 16 3/32" = 1"



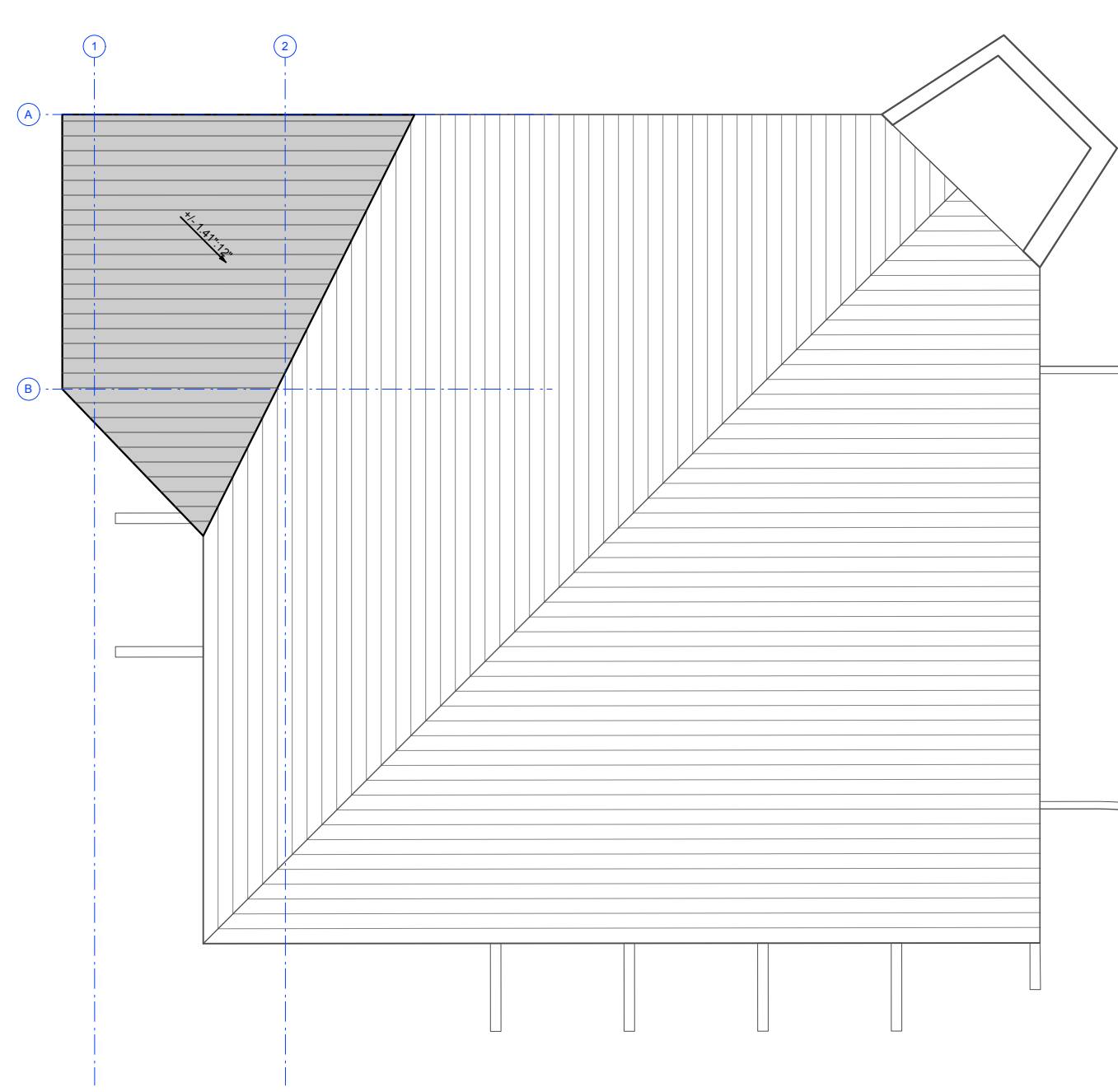
Existing Lodge Building (no changes) 1  
feet 0 4 8 16 3/32" = 1"

**Camp Gilga**

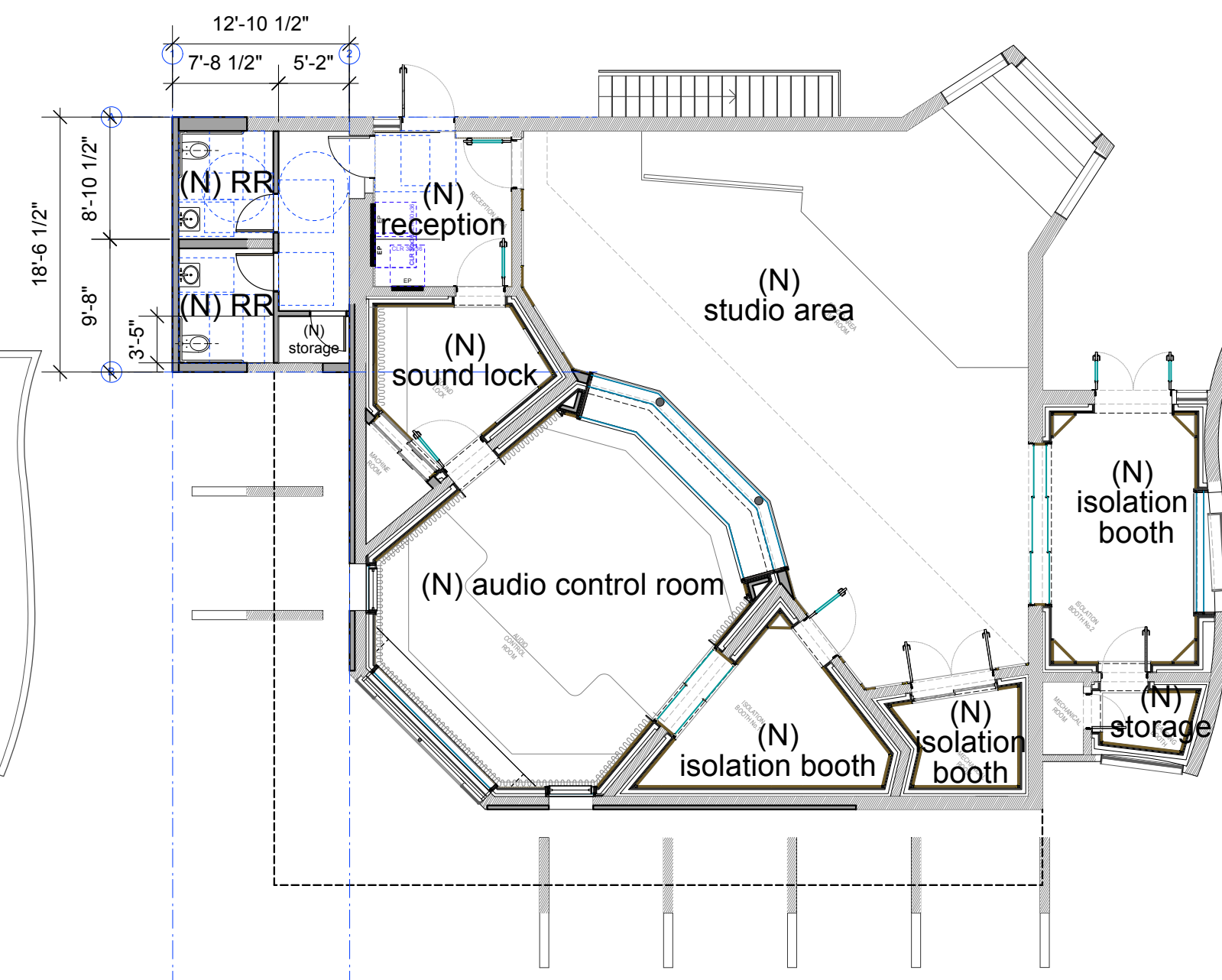
2464 E. Ojai Ave  
Ojai, CA  
028-0-120-130  
028-0-120-240  
(Jurisdiction Case Number)

Revisions

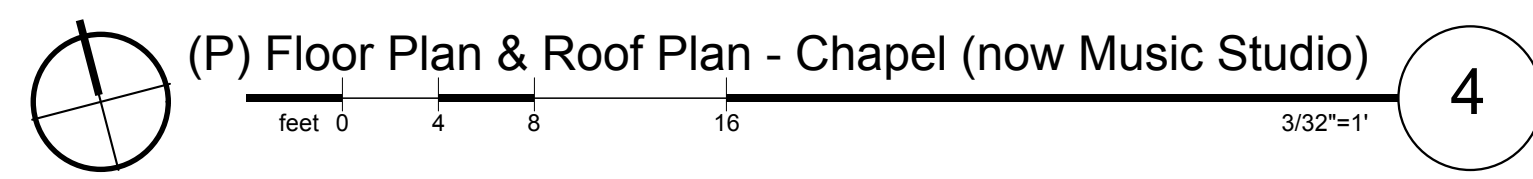
**(E) Buildings Plans**



**B: Roof Plan**



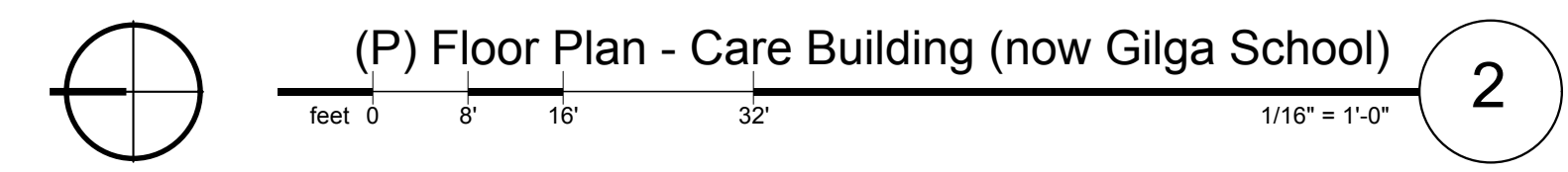
**A: Floor Plan - 2,873 GSF (217 SF addition)**



**(P) Floor Plan & Roof Plan - Chapel (now Music Studio) 4**

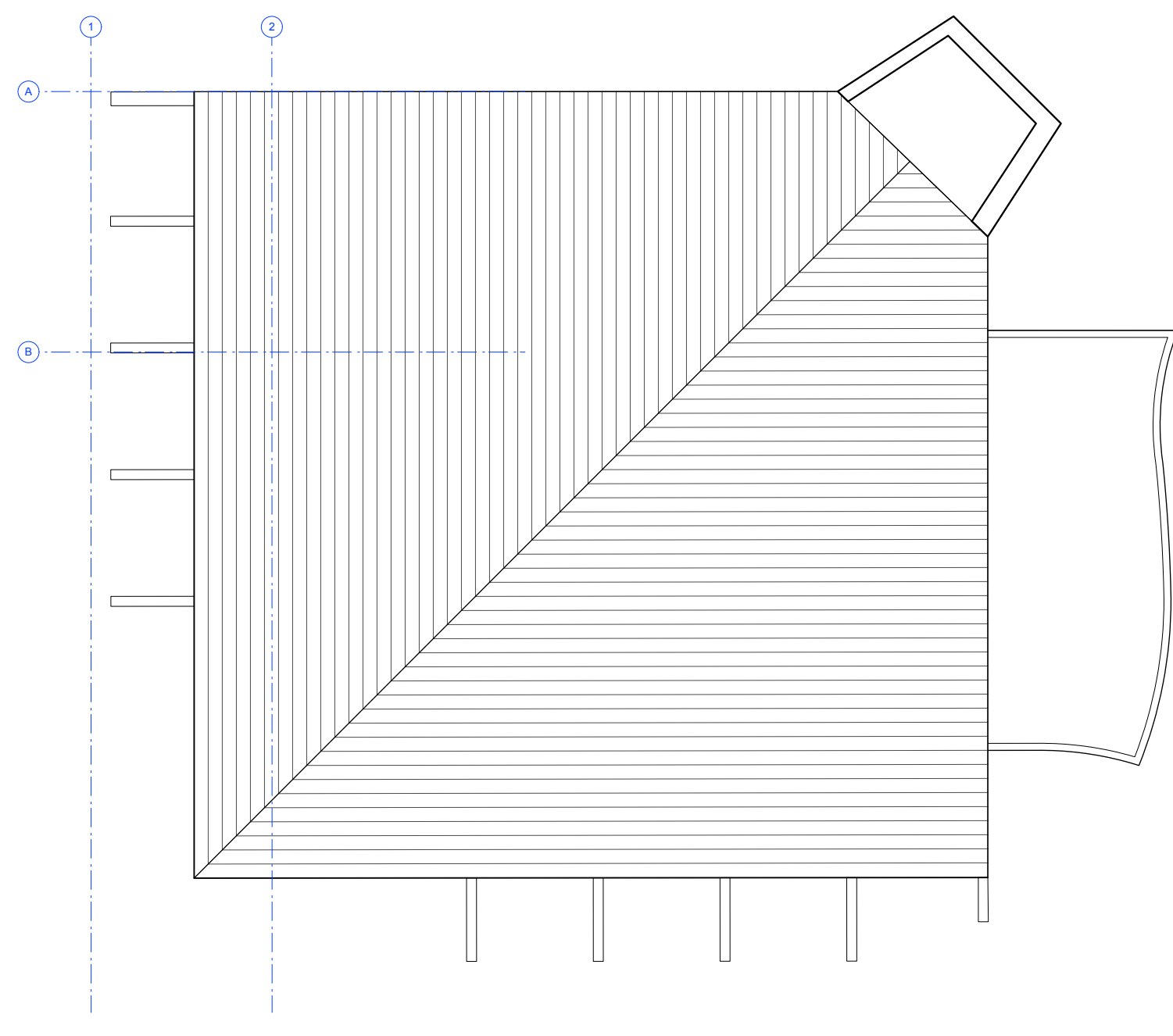
See 2/A3.1 for elevations

NOTE: This proposed floor plan matches the County of Ventura Planning Department approved Permit Adjustment submittal: PL-25-0016 dated May 22nd, 2025.

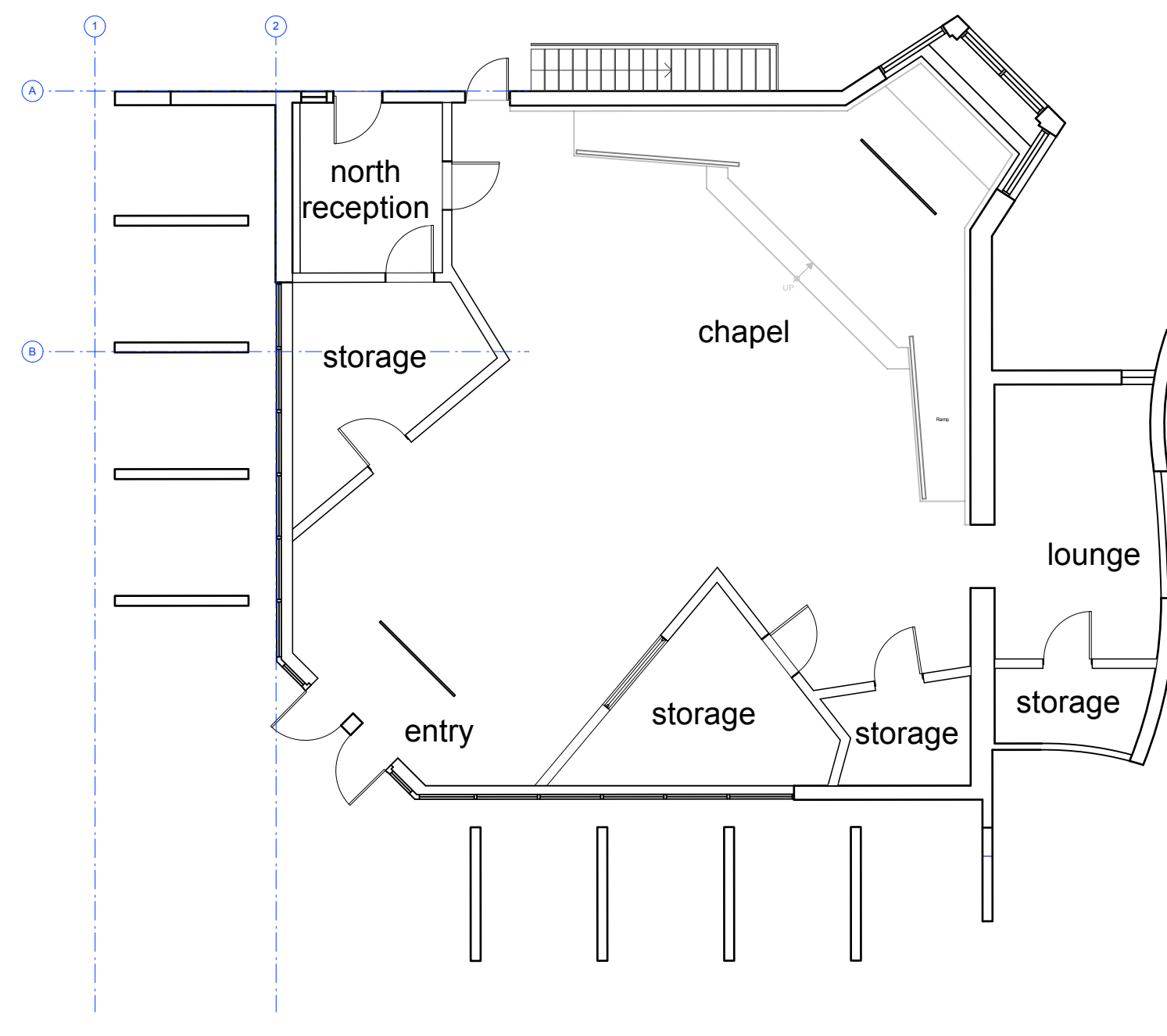


**(P) Floor Plan - Care Building (now Gilga School) 2**

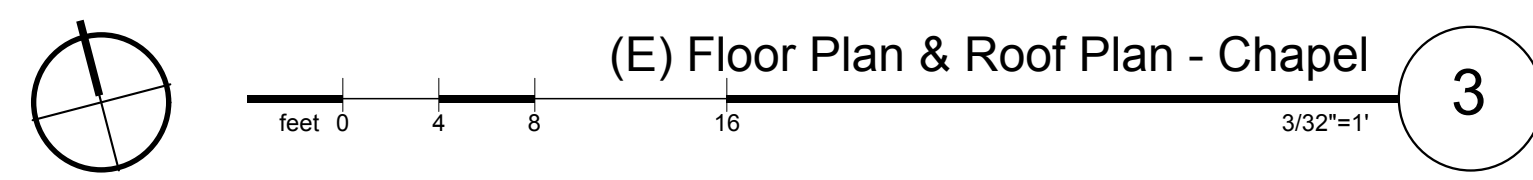
See 1-5/A3.2 for elevations



**B: Roof Plan**

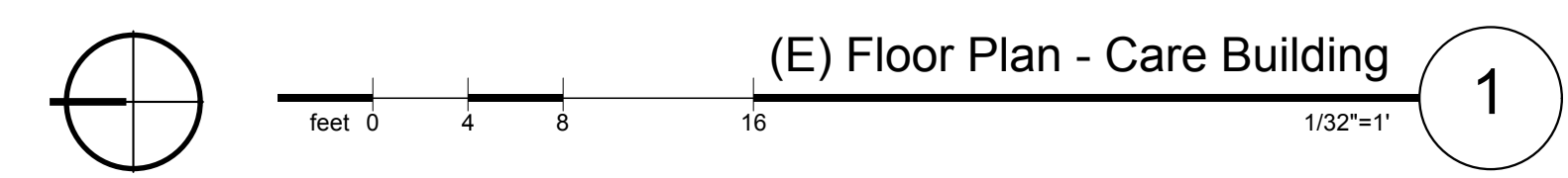
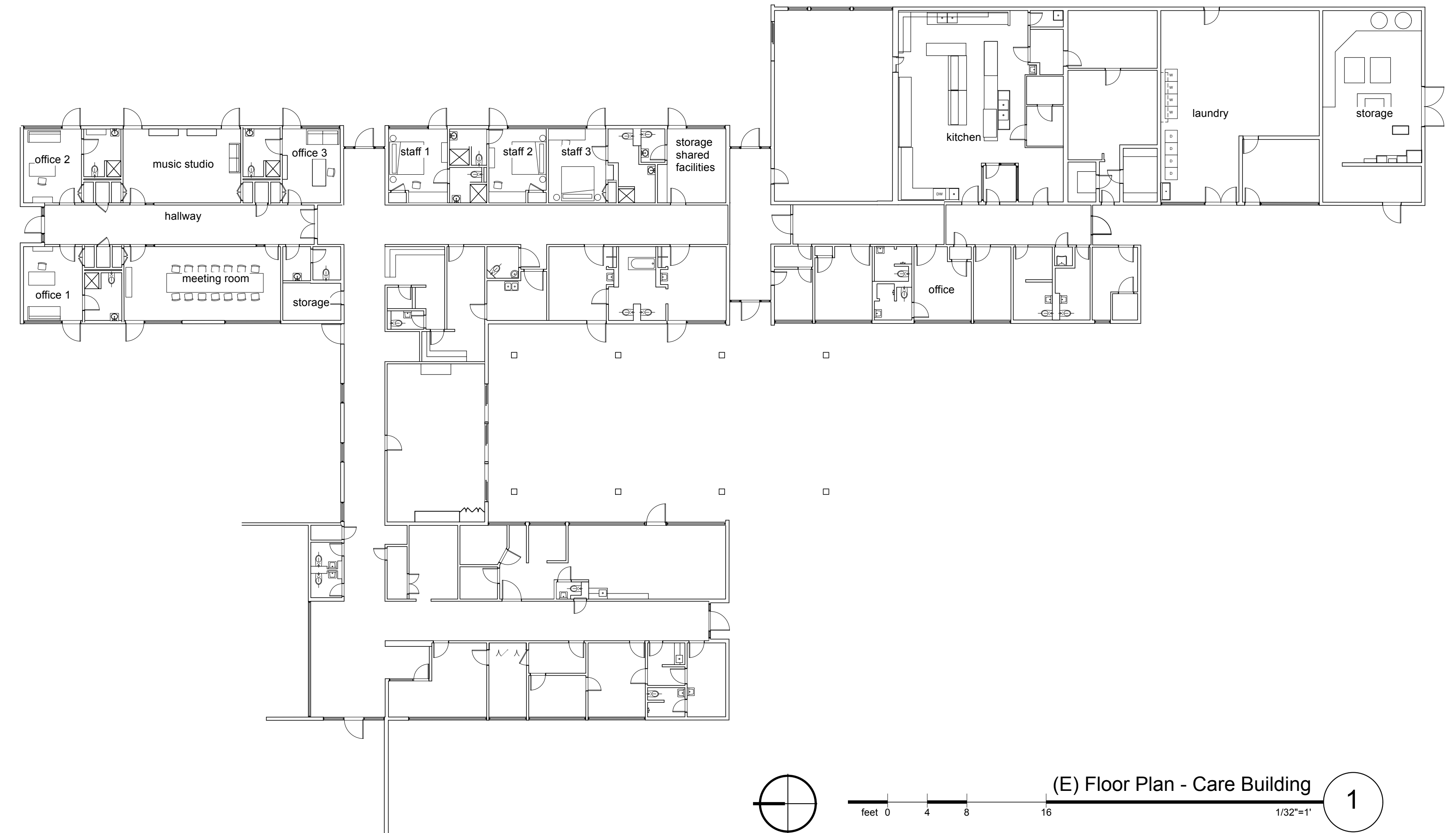


**A: Floor Plan - 2,656 GSF**



**(E) Floor Plan & Roof Plan - Chapel 3**

See 1/A3.1 for elevations



**(E) Floor Plan - Care Building 1**

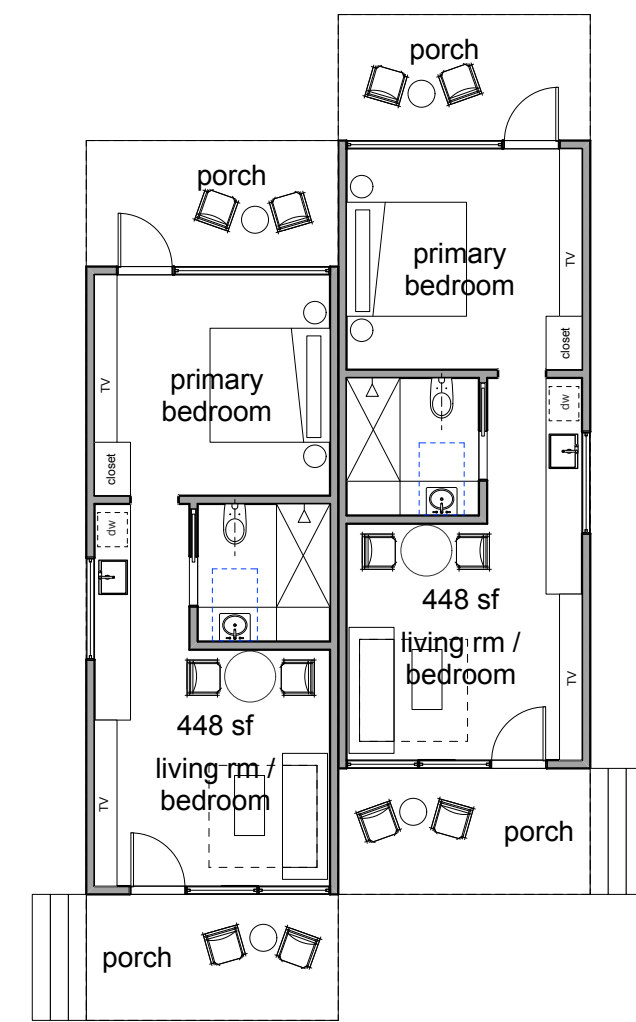
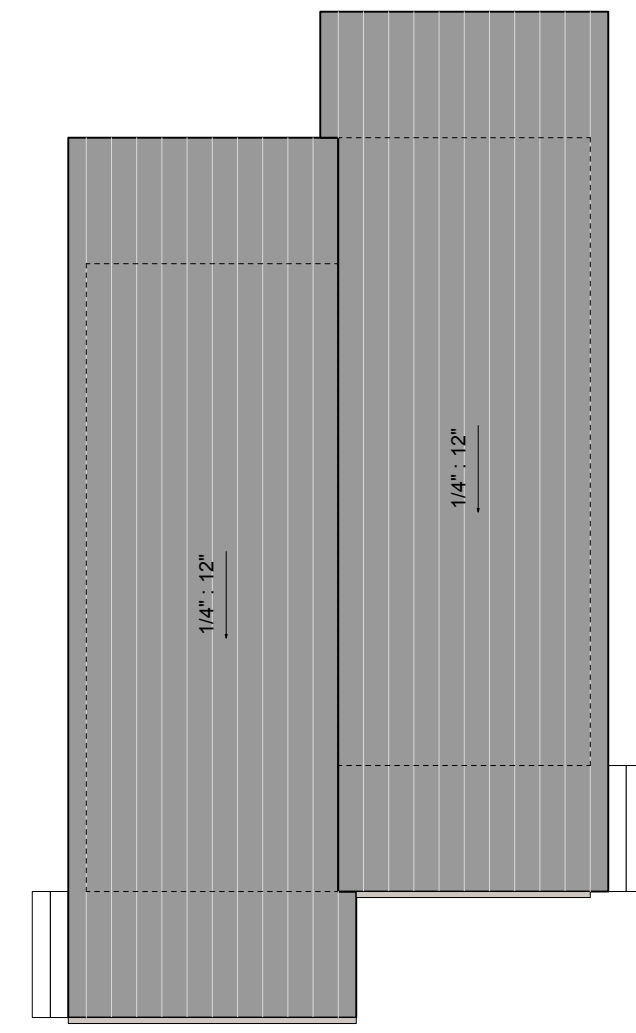
See 1-5/A3.2 for elevations

**Camp Gilga**

2464 E. Ojai Ave  
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028-0-120-130  
028-0-120-240  
(Jurisdiction Case Number)

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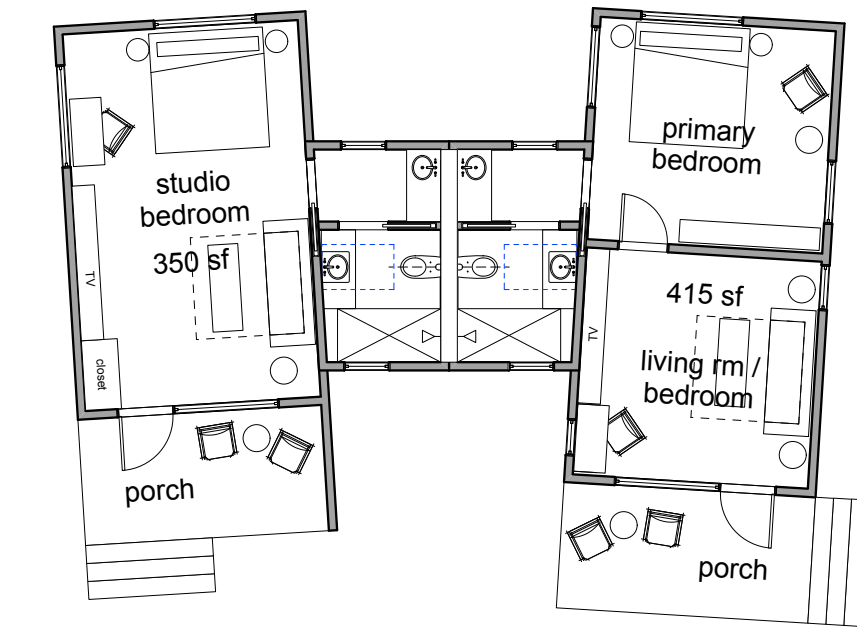
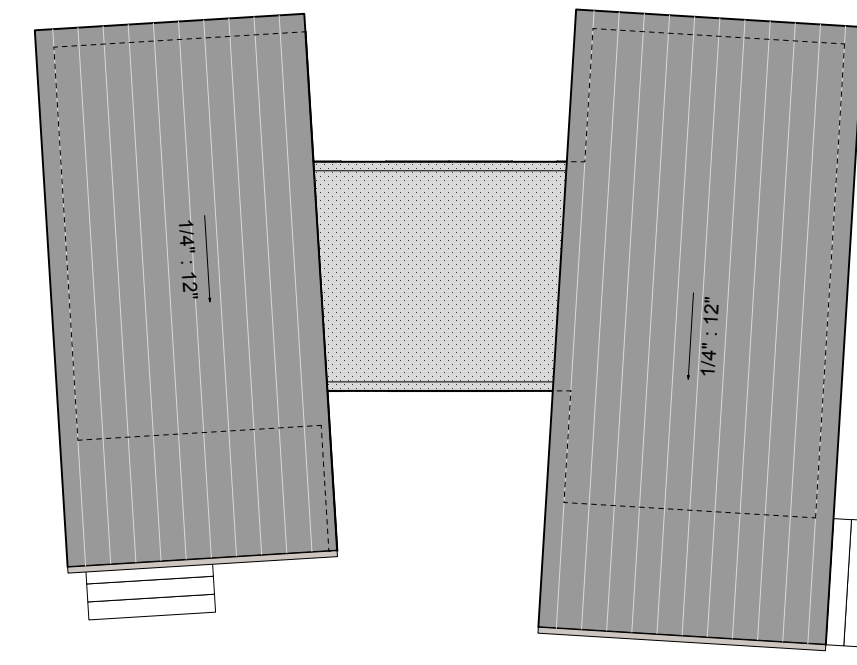
**Renovated Buildings**



**2-bedroom module**  
module size: 14' x 34'-10"  
front porch: 7' x 14'  
back porch: 7' x 14'

Staff Housing Studio Duplex **7**

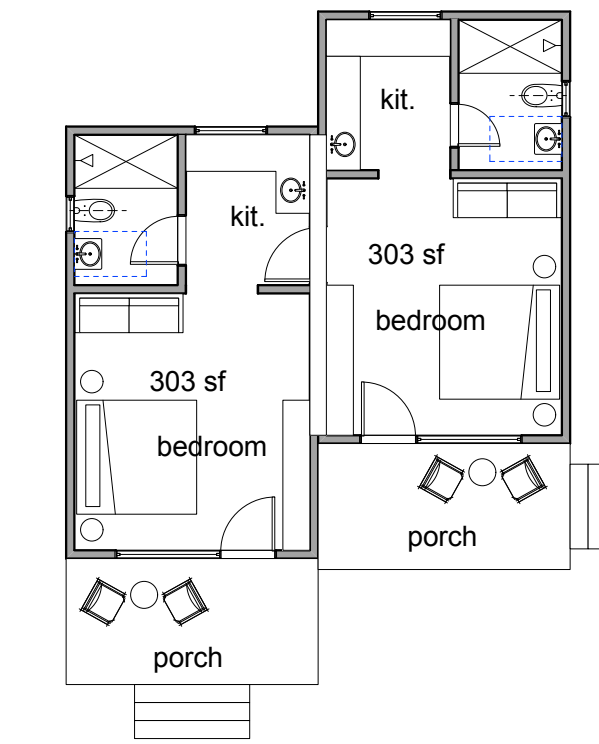
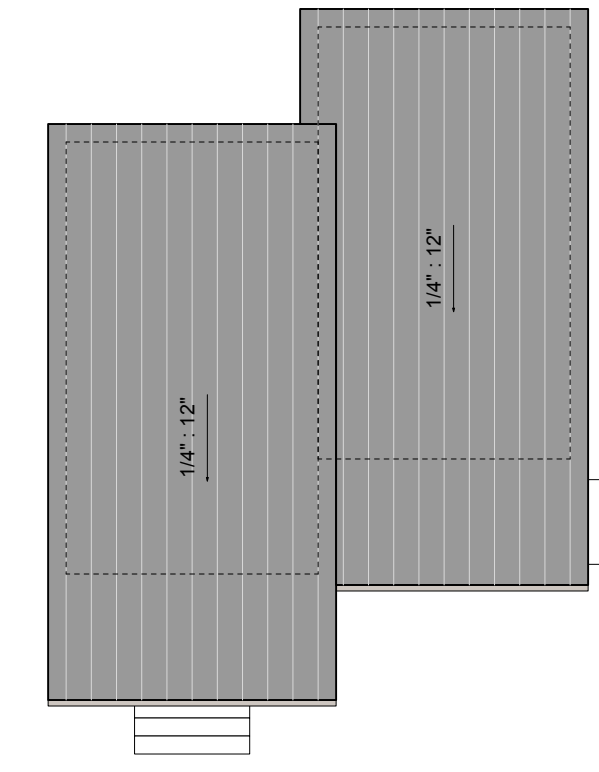
feet 0 4 8 16 3/32" = 1'  
See 5/A3.4 for elevations



**1 - 2 bedrooms module**  
module size: 14' x 21'-10"  
porch: 14' x 7'

Cabin Village Split Duplex **6**

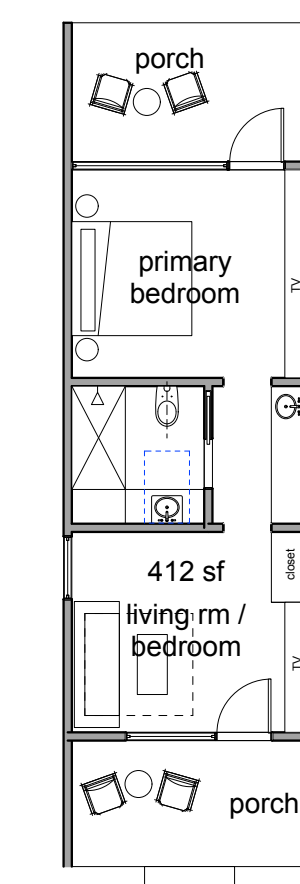
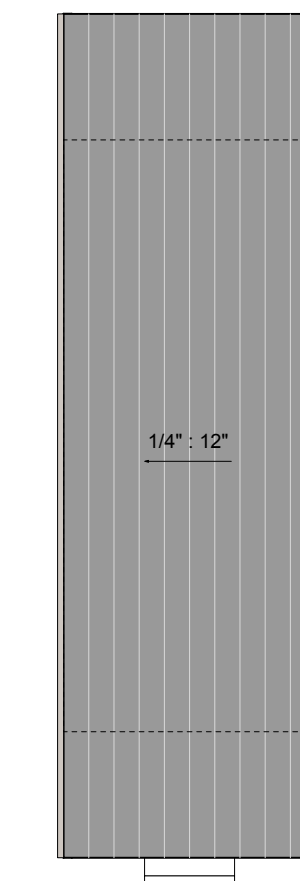
feet 0 4 8 16 3/32" = 1'  
See 4/A3.4 for elevations



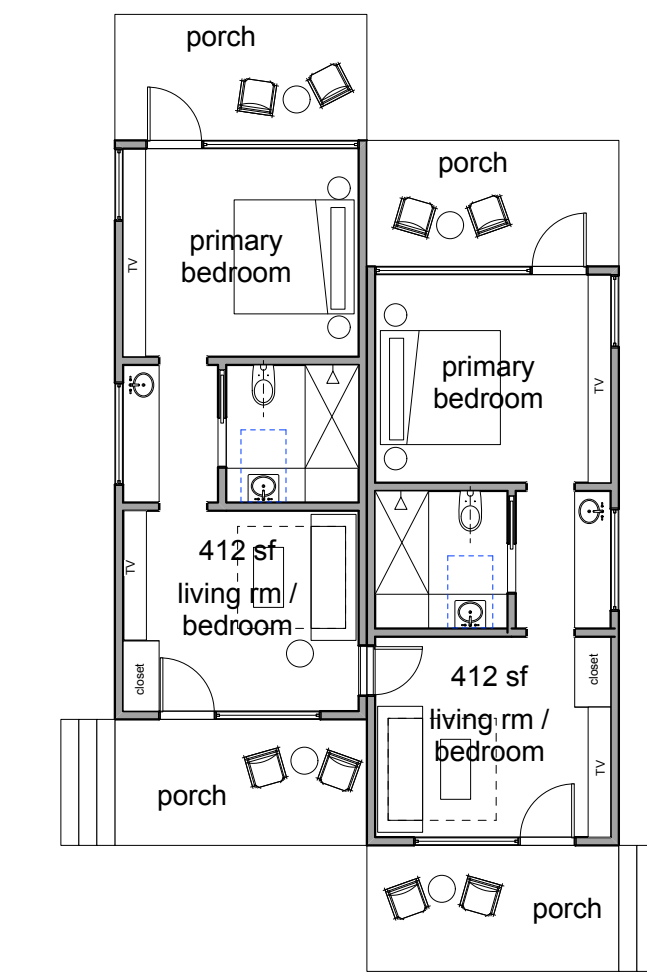
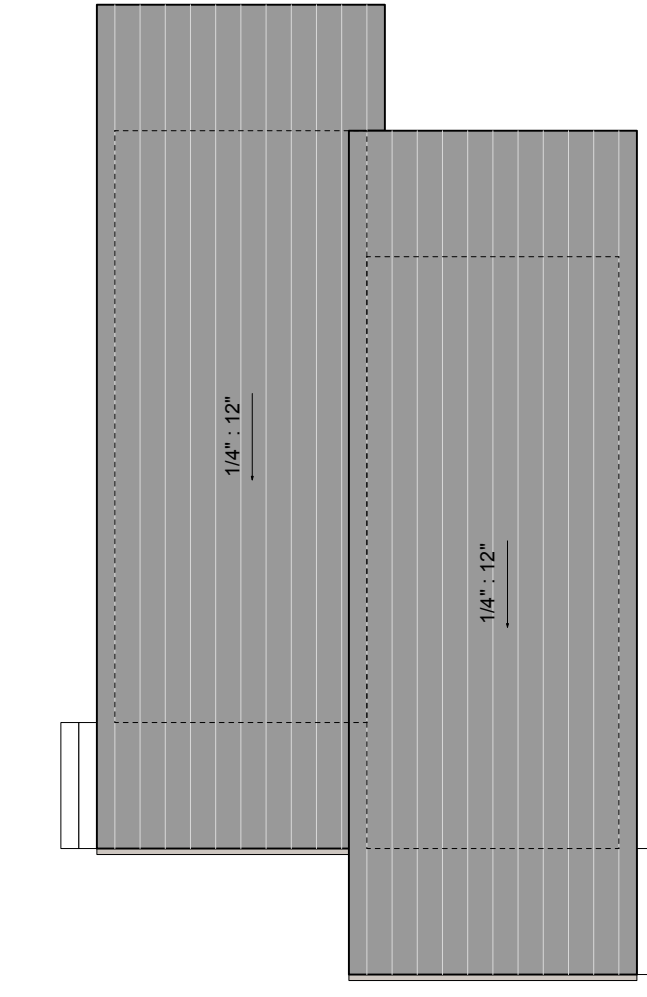
**1-bedroom module - joint unit**  
module size: 14' x 24'  
porch: 14' x 7'

Cabin Village Duplex **5**

feet 0 4 8 16 3/32" = 1'  
See 3/A3.4 for elevations



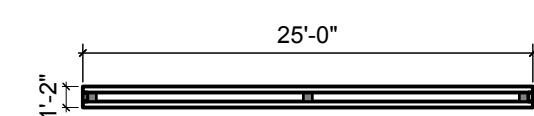
**A: 2 bedroom module - Single Unit**  
module size: 14' x 31'-8"  
front porch: 14' x 7'  
back porch: 14' x 7'



**B: - 2 bedroom module - Duplex Unit**  
module size: 14' x 31'-8"  
front porch: 14' x 7'  
back porch: 14' x 7'

Orchard Cabin Village Modules (Single / Duplex) **4**

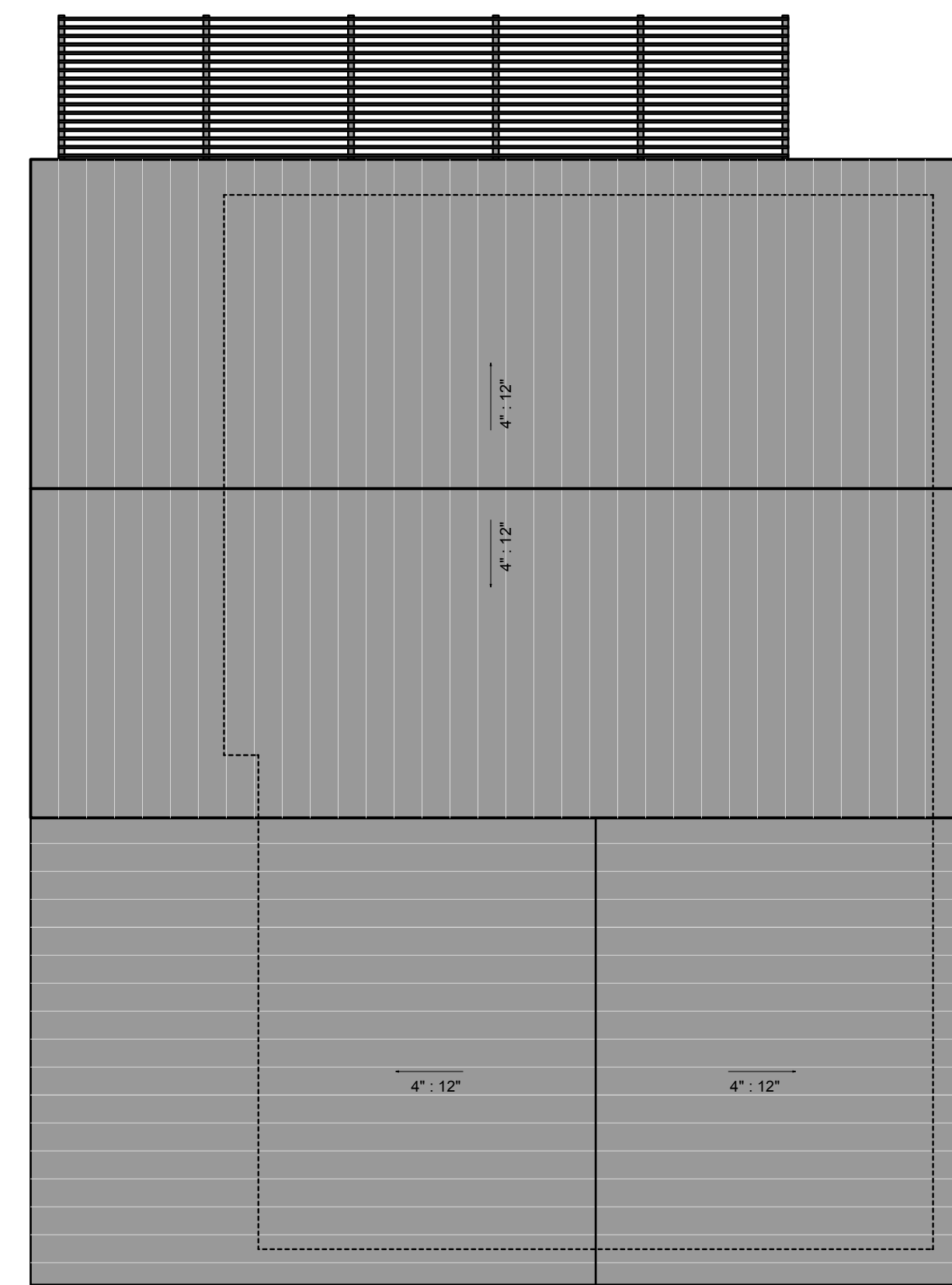
feet 0 4 8 16 3/32" = 1'  
See 1.2/A3.4 for elevations



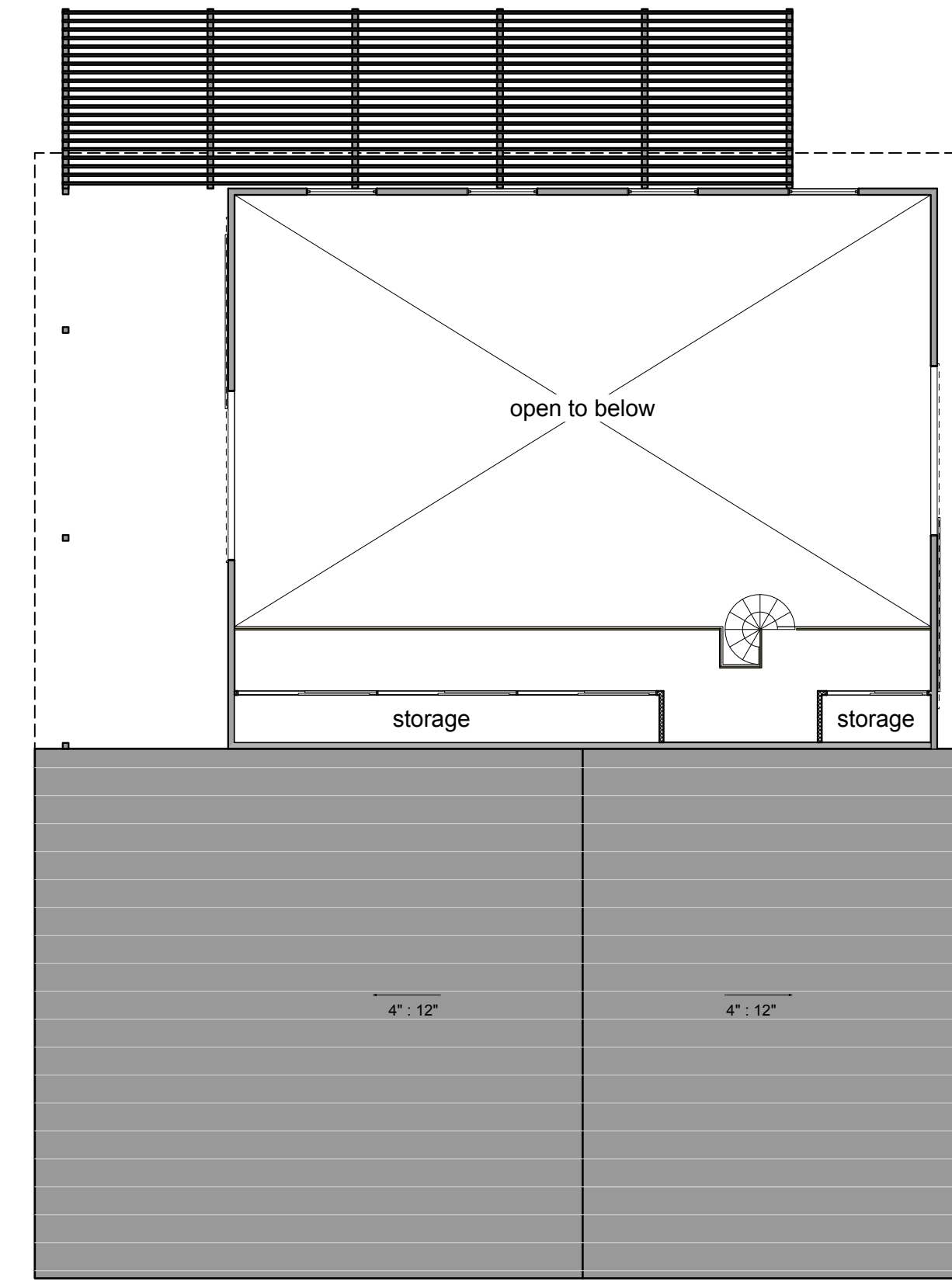
**A: Art Wall Plan**

(P) Plan & Elevations - Art Wall **2**

feet 0 4 8 16 3/32" = 1'  
See 6/A3.4 for elevation



**C: Arts Barn Roof Plan**



**B: Arts Barn Mezzanine Plan - 412 GSF**



**A: Arts Barn Floor Plan - 3,626 GSF**

(P) Floor Plan & Roof Plan - Arts Barn **1**

feet 0 4 8 16 3/32" = 1'  
See 1/A2.1 for elevations

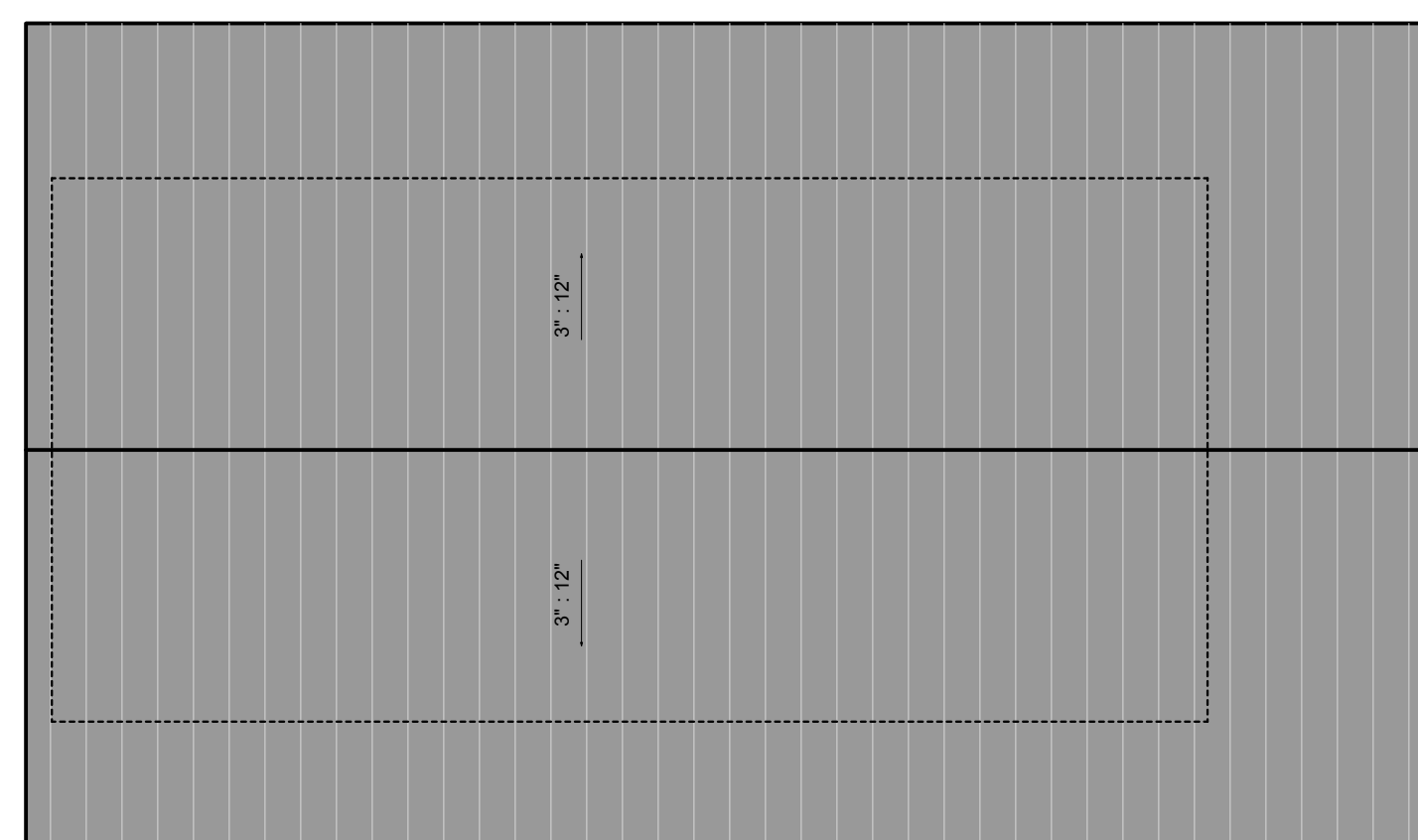
**Camp Gilga**

2464 E. Ojai Ave  
Ojai, CA  
028-0-120-130  
028-0-120-240  
(Jurisdiction Case Number)

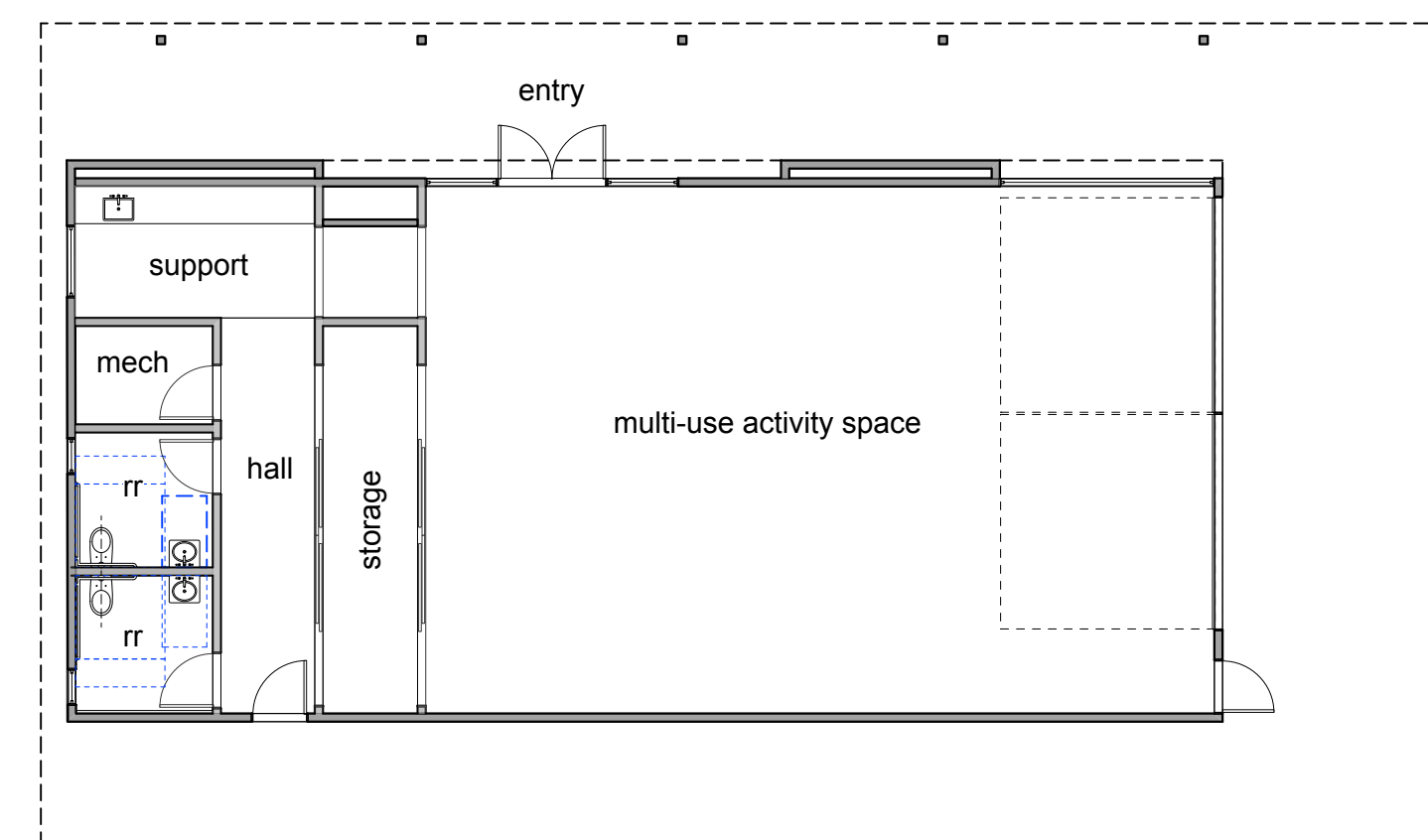
Revisions

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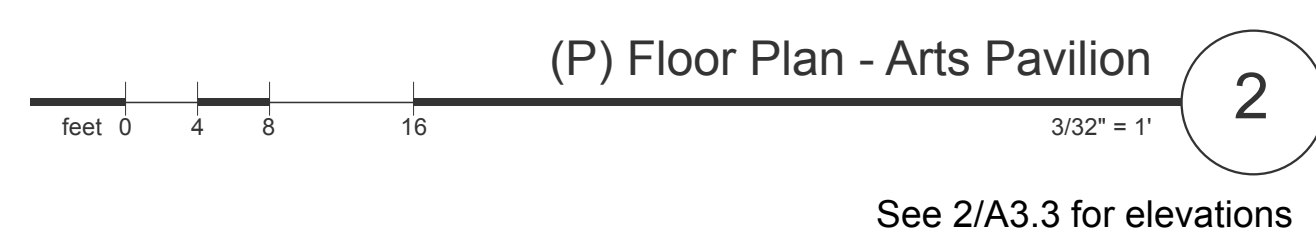
**(N) Building Plans**



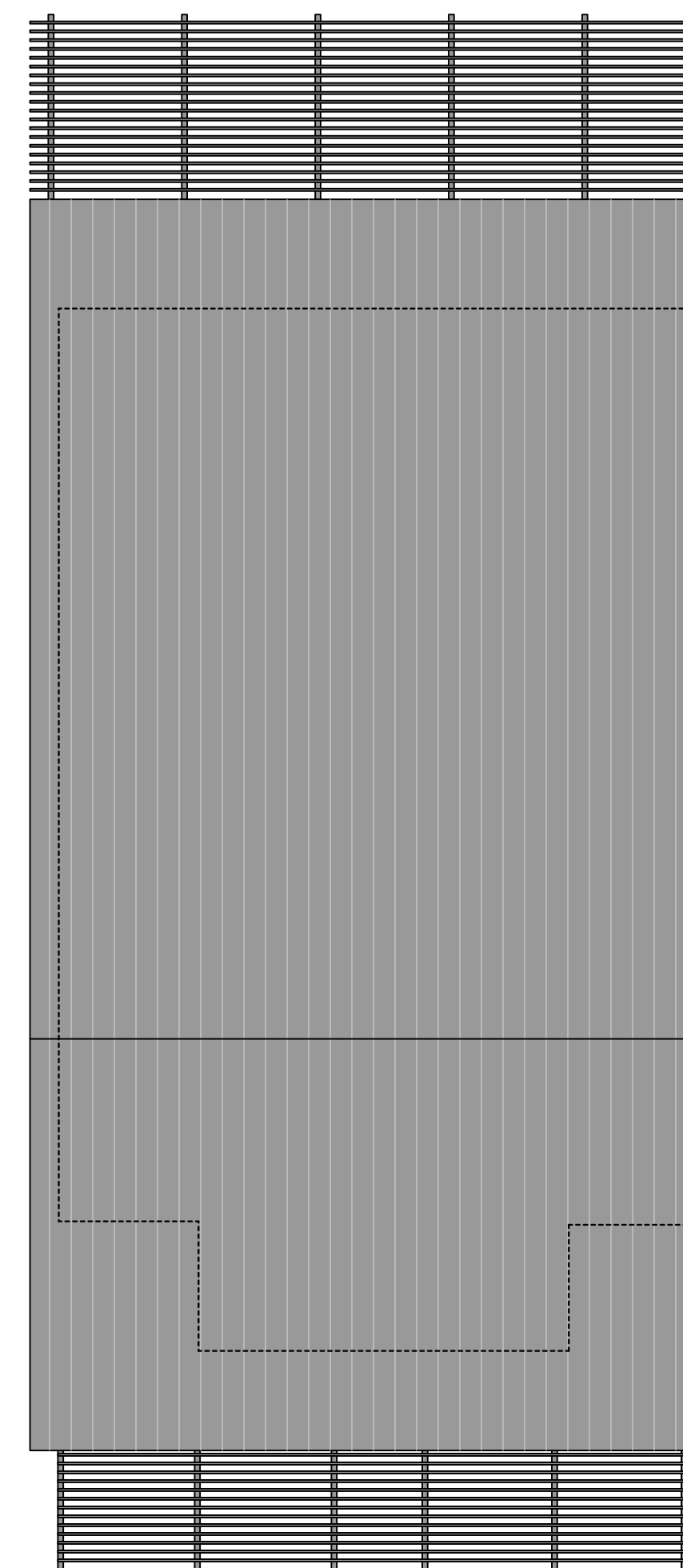
B: Arts Pavilion Roof Plan



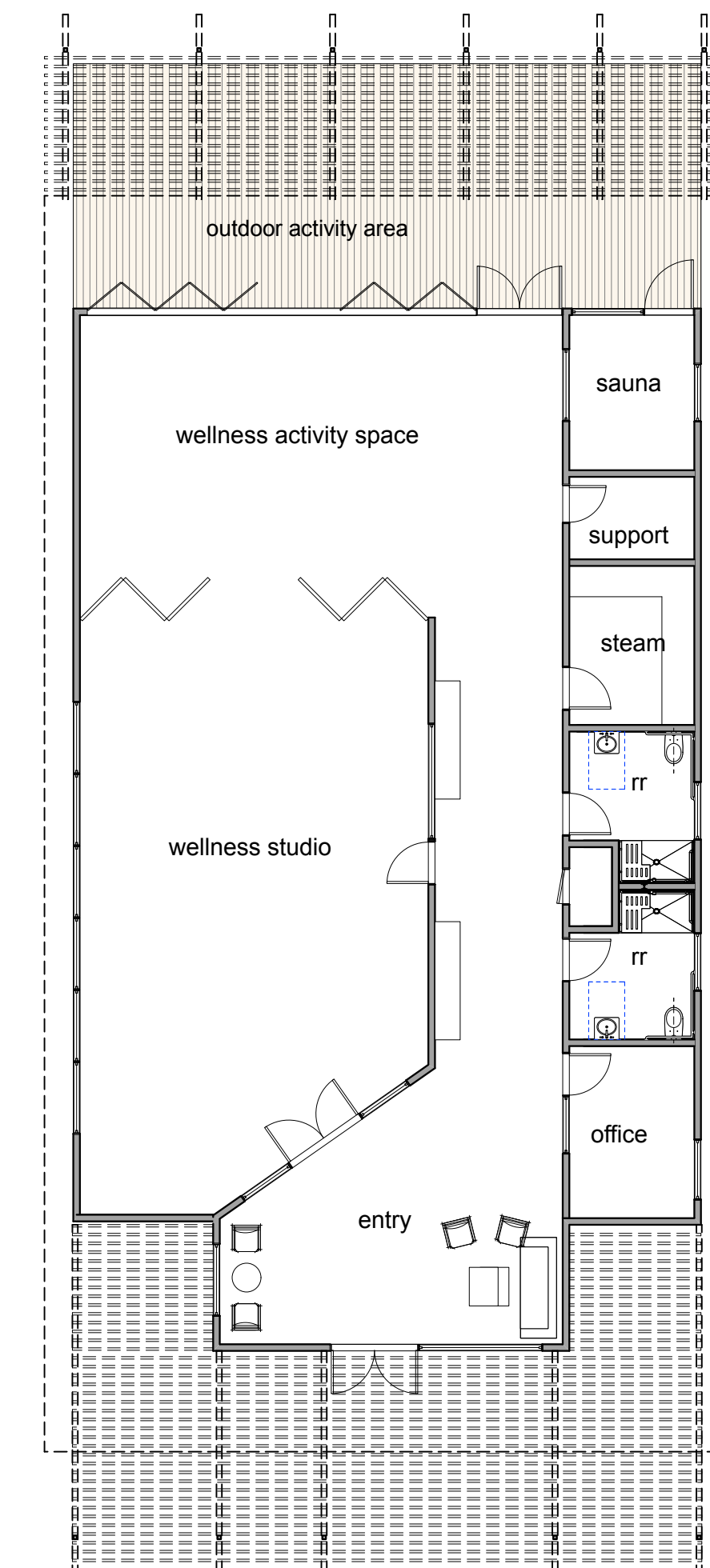
A: Arts Pavilion Floor Plan - 1,880 GSF



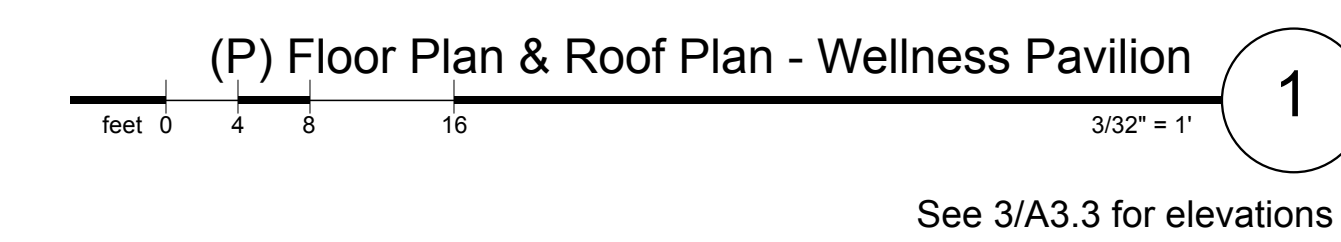
2



B: Wellness Pavilion Roof Plan



A: Wellness Pavilion Floor Plan - 2,880 GSF



1

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028-0-120-240  
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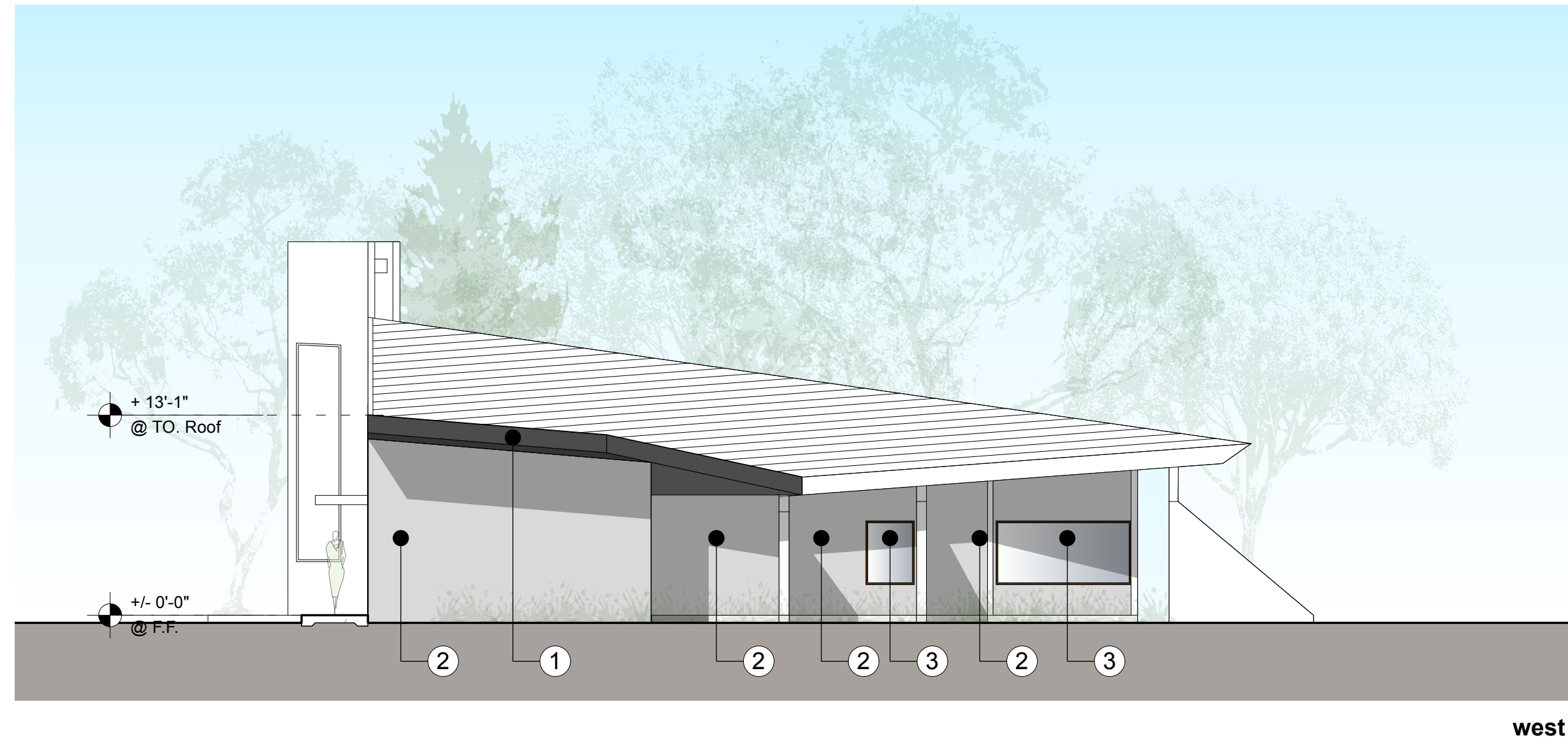
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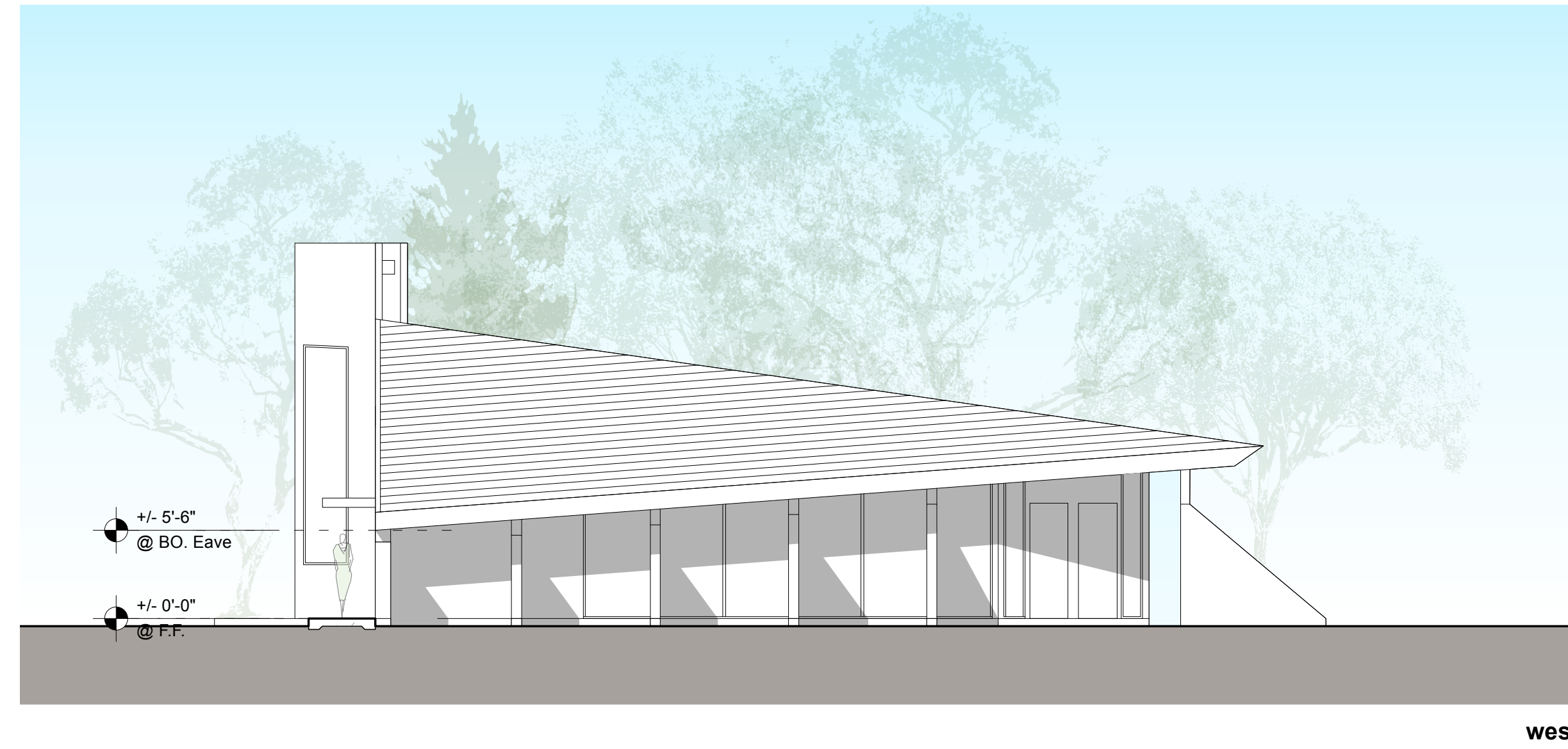
**(N) Building Plans**

**EXTERIOR FINISH SCHEDULE**

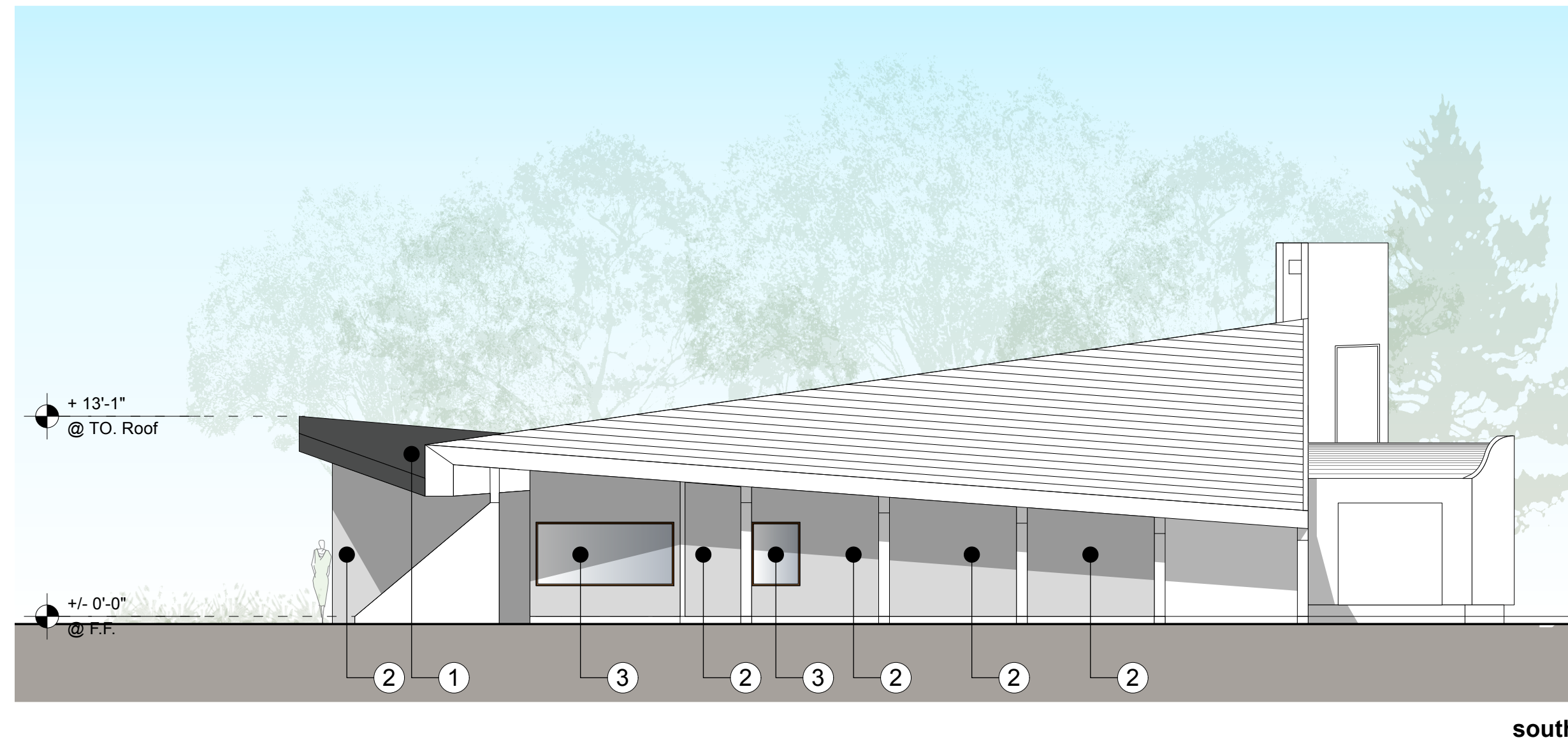
- 1 **New Roofing / Fascia**  
shingle roof to match existing roof, metal fascia to match existing fascia
- 2 **New Plaster Wall**  
material, texture + color to match existing walls
- 3 **New Windows and Doors**  
clear anodized aluminum frame, ultra-clear insulated glazed



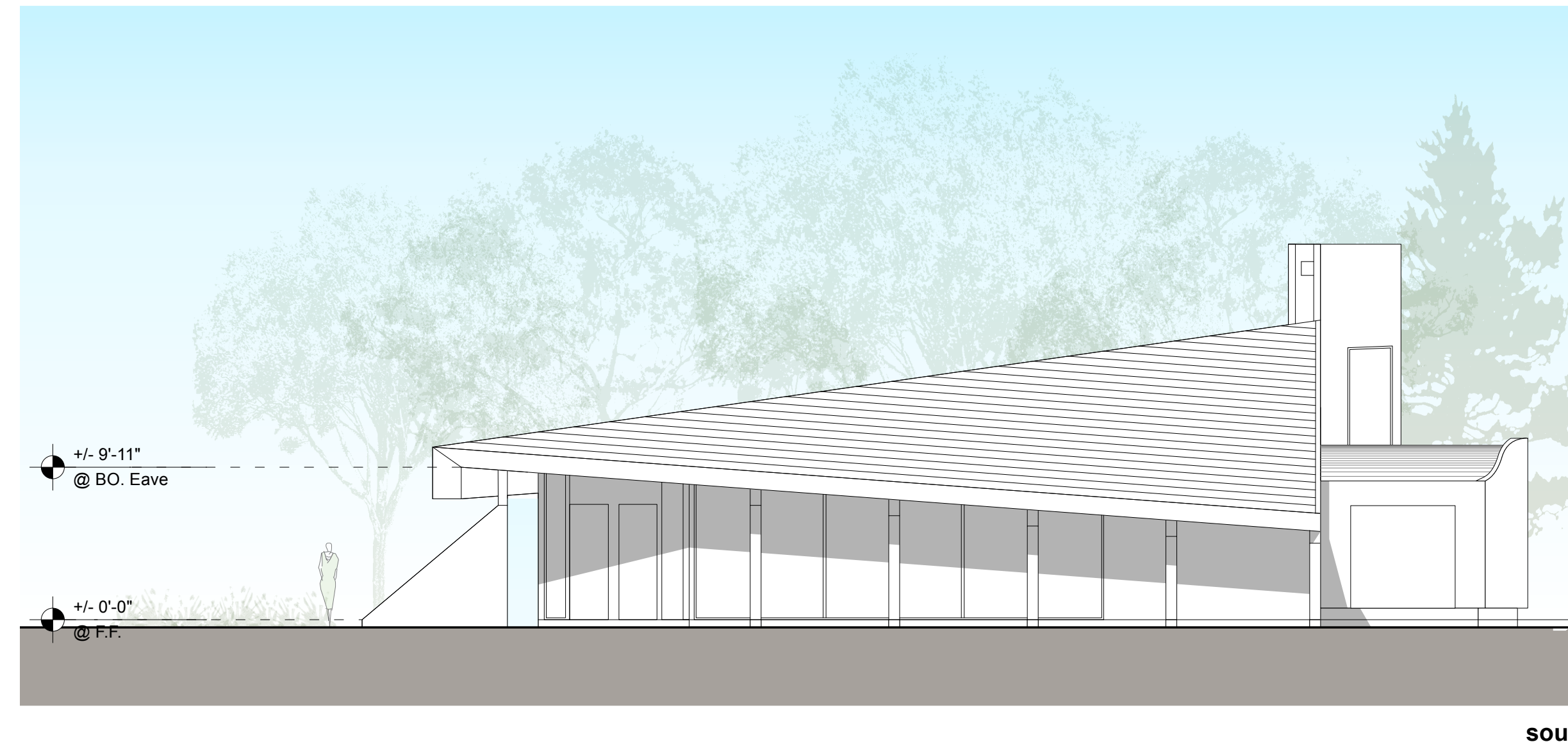
west



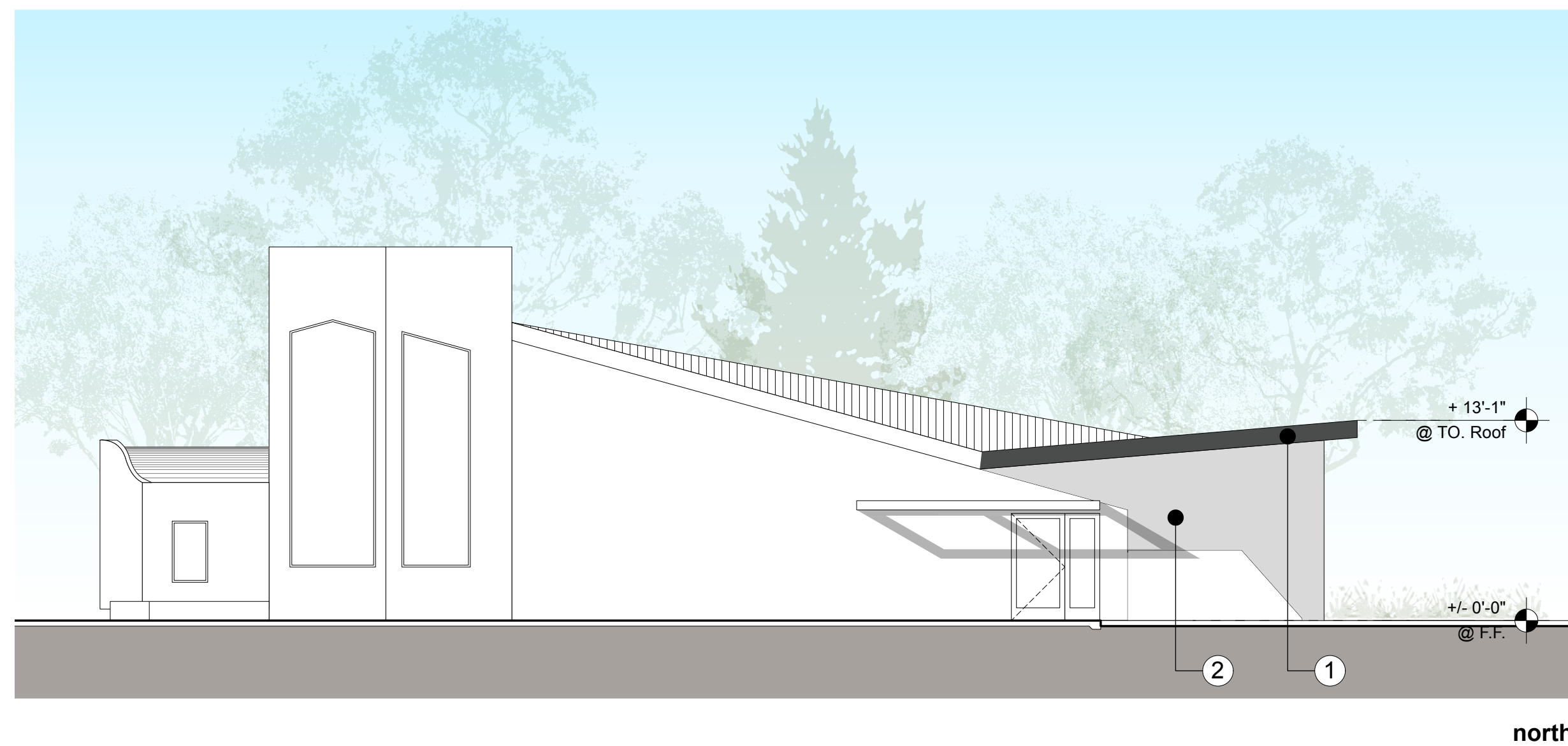
west



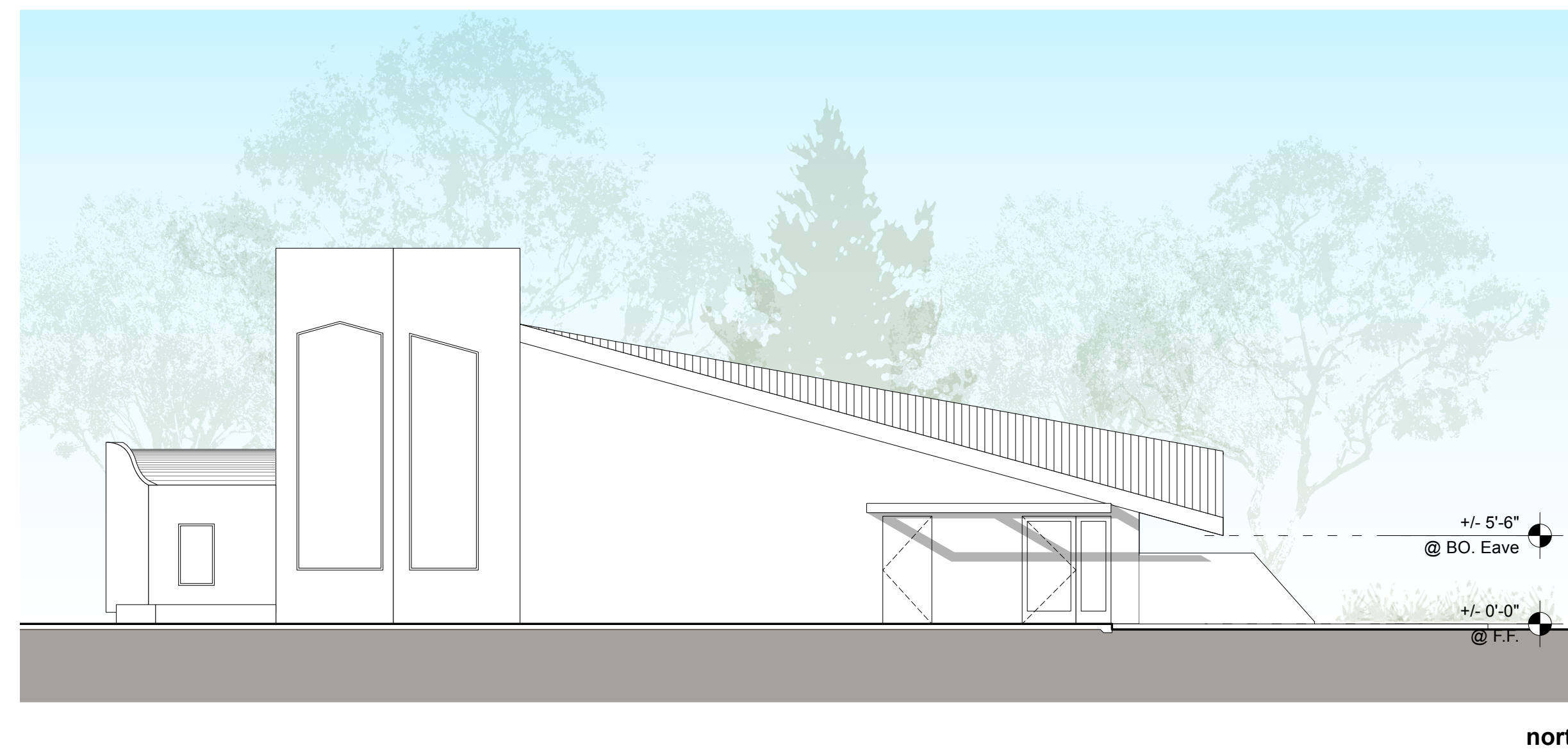
south



south



north



north

(P) Music Studio Elevations 2  
feet 0 4 8 16 1/8"=1"

NOTE: These proposed elevations match the County of Ventura Planning Department approved Permit Adjustment submittal: PL-25-0016 dated May 22nd, 2025.

(E) Chapel (now Music Studio) Elevations 1  
feet 0 4 8 16 1/8"=1"

**Camp Gilga**

2464 E. Ojai Ave  
Ojai, CA  
028-0-120-130  
028-0-120-240  
(Jurisdiction Case Number)

Revisions

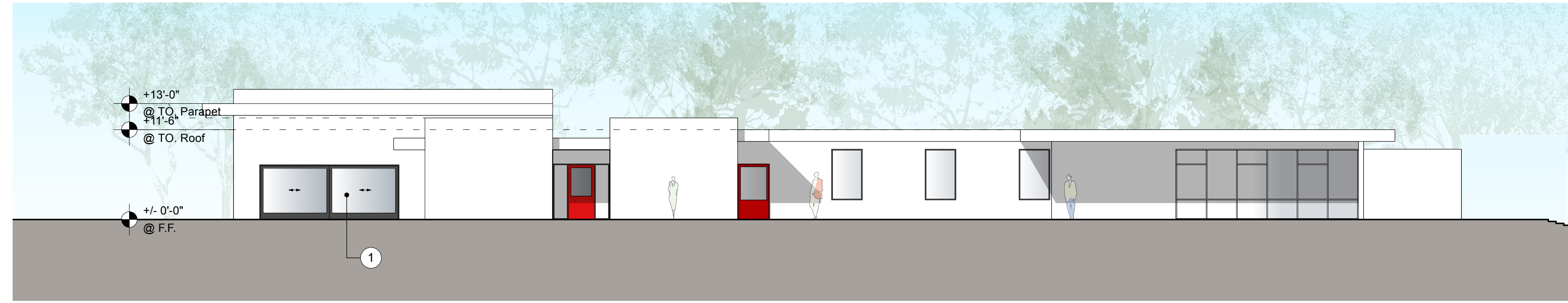
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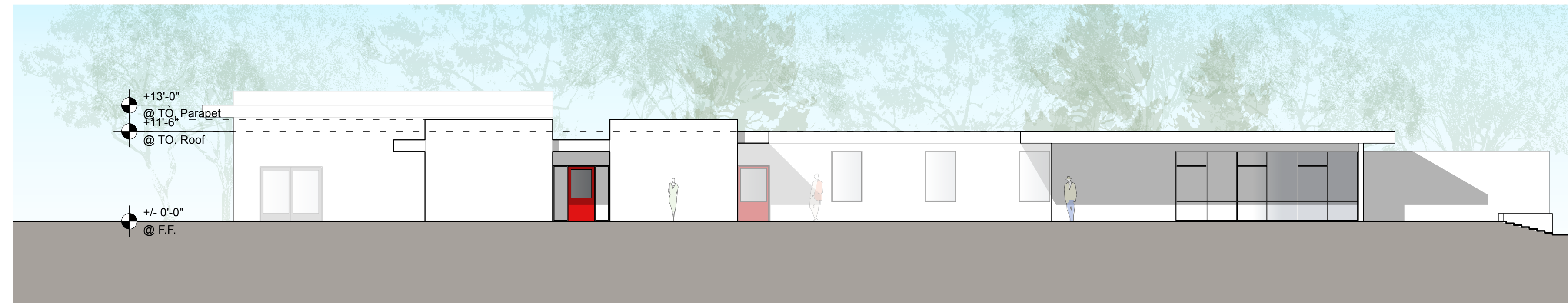
**Renovated Building**

**EXTERIOR FINISH SCHEDULE**

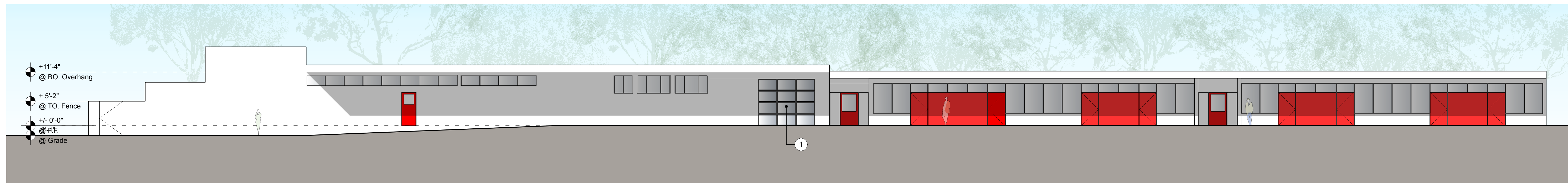
- 1 New Windows and Doors  
Clear anodized aluminum frames to match existing  
ultra-clear insulated glazed



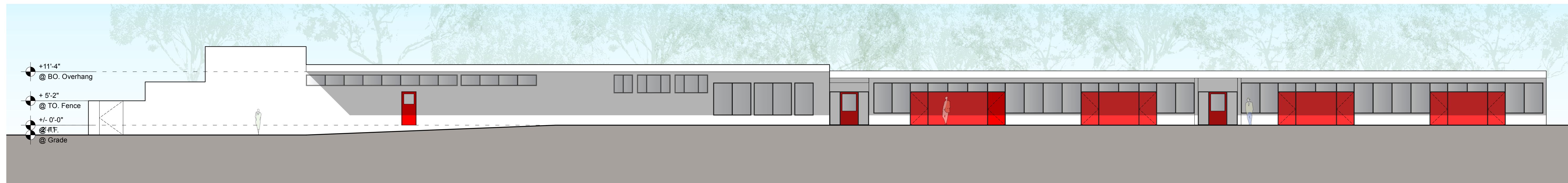
(P) Gilga School Elevation - North 6



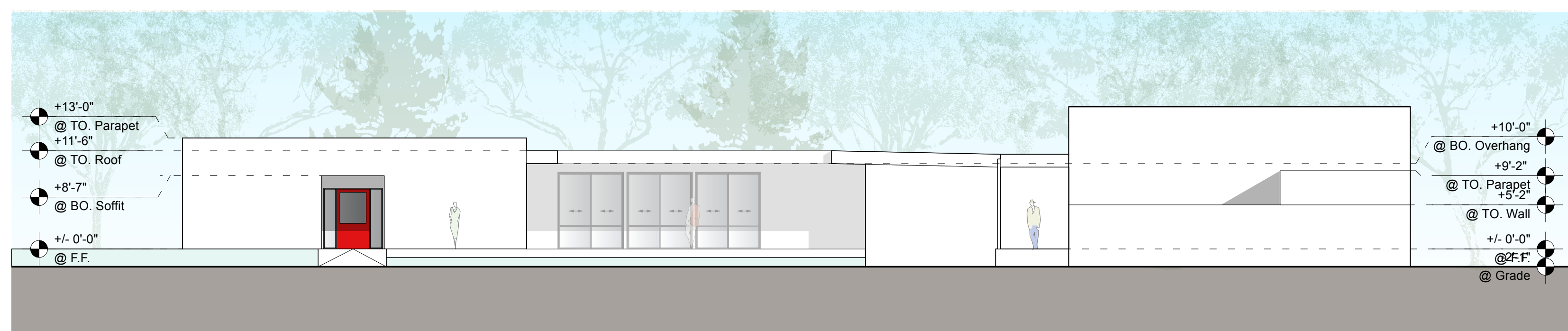
(E) Care Center (now Gilga School) Elevation - North 5



(P) Gilga School Elevation - East 4



(E) Care Center (now Gilga School) Elevation - East 3



(P) Gilga School Elevation - South 2



(E) Care Center (now Gilga School) Elevation - South 1

**Camp Gilga**

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Ojai, CA  
028-0-120-130  
028-0-120-240  
(Jurisdiction Case Number)

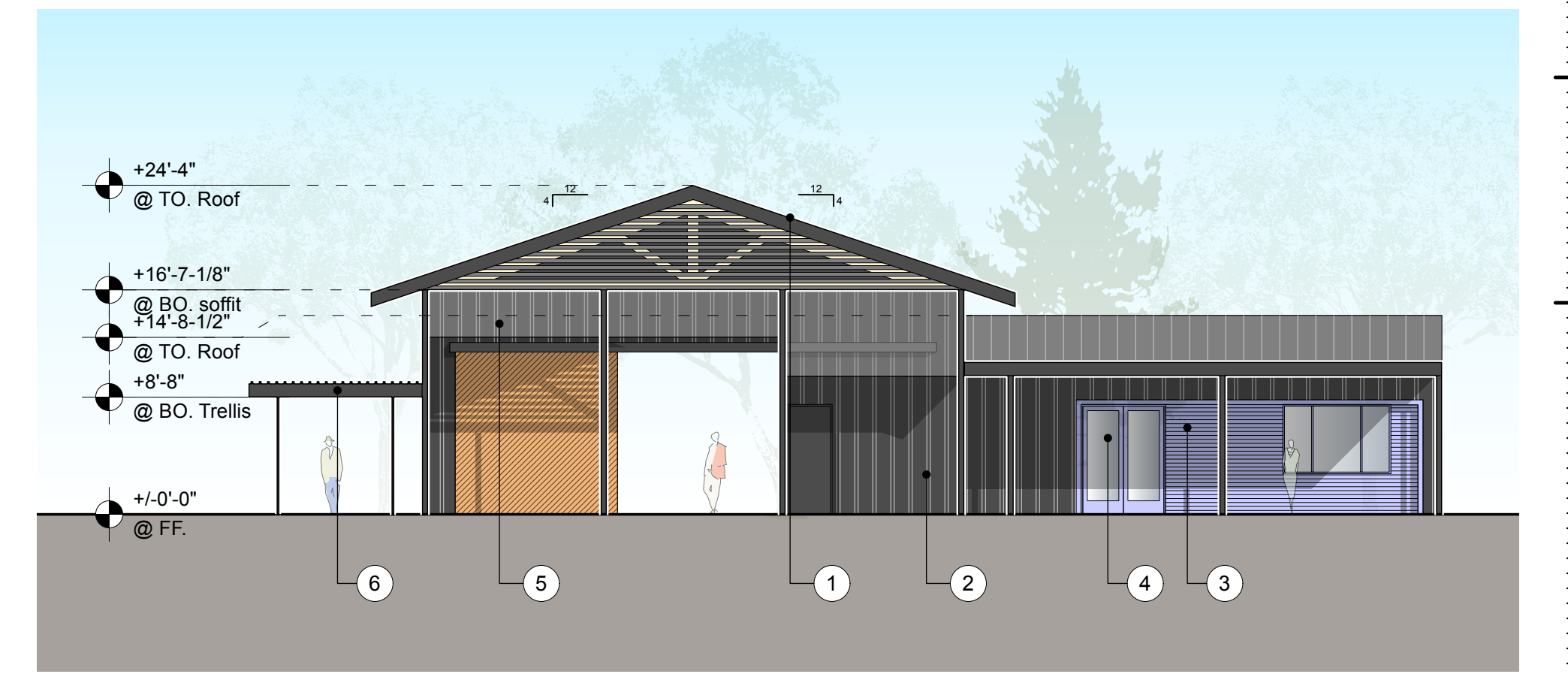
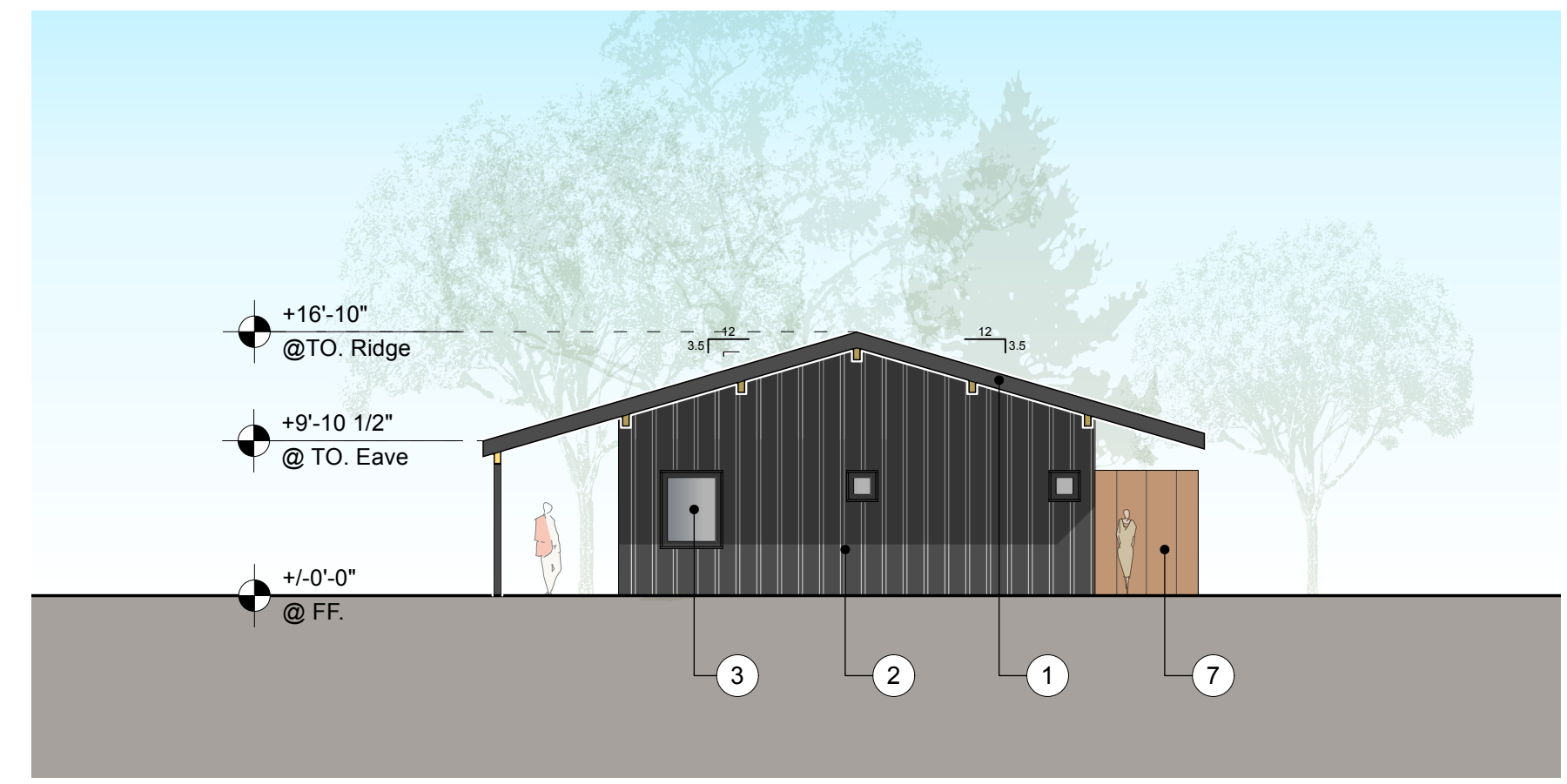
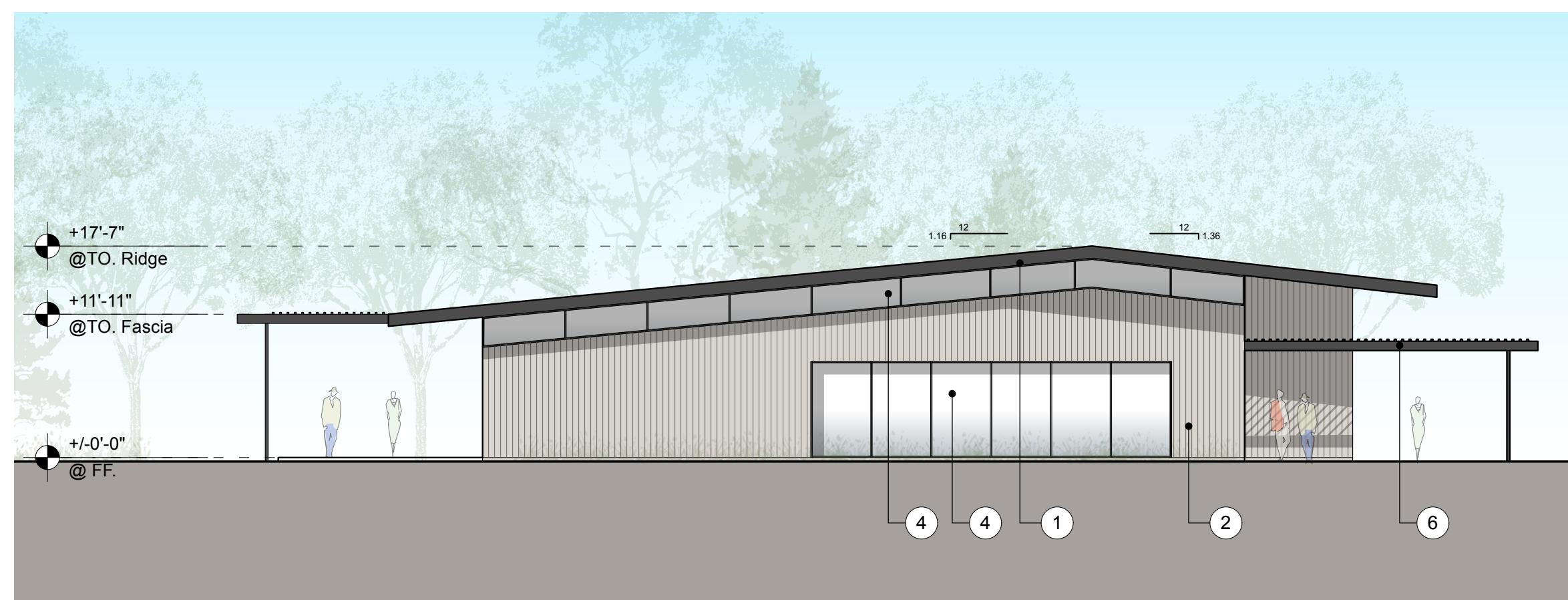
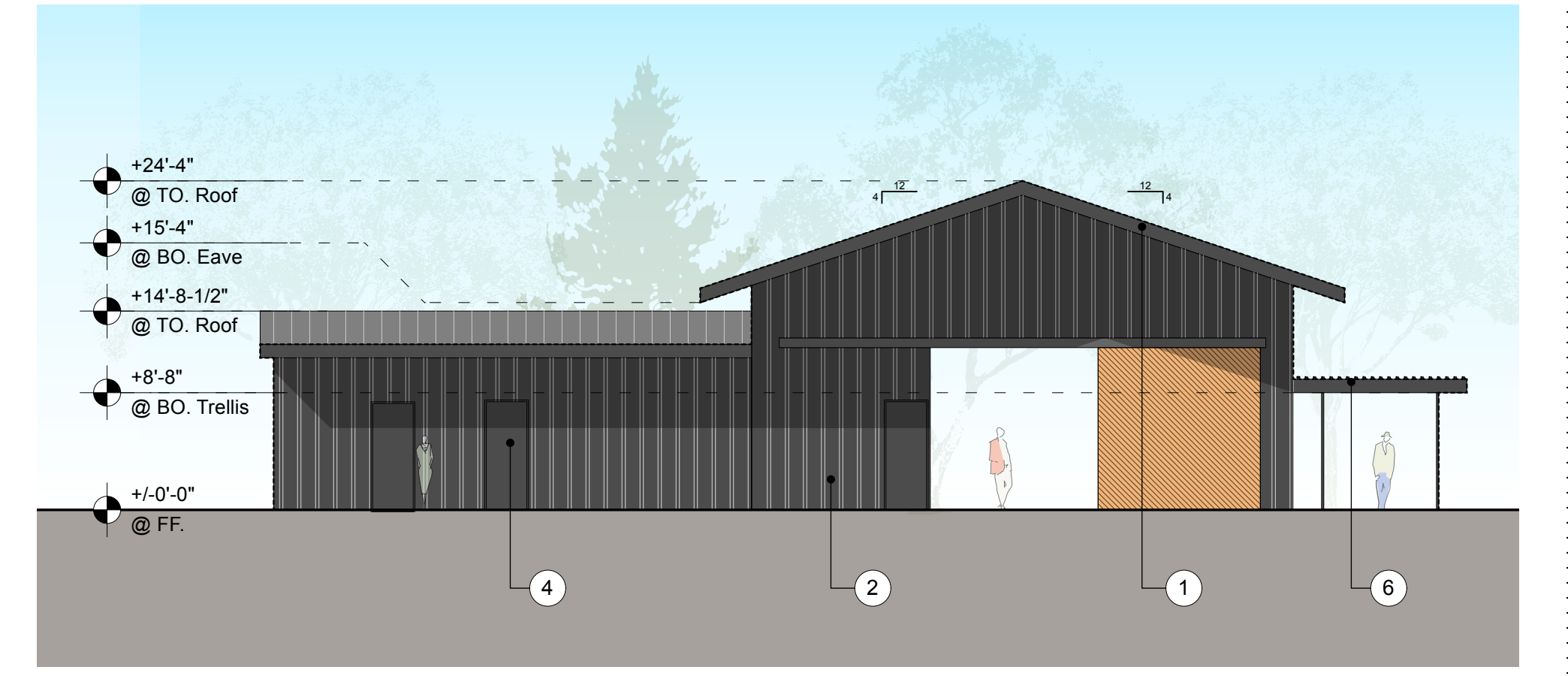
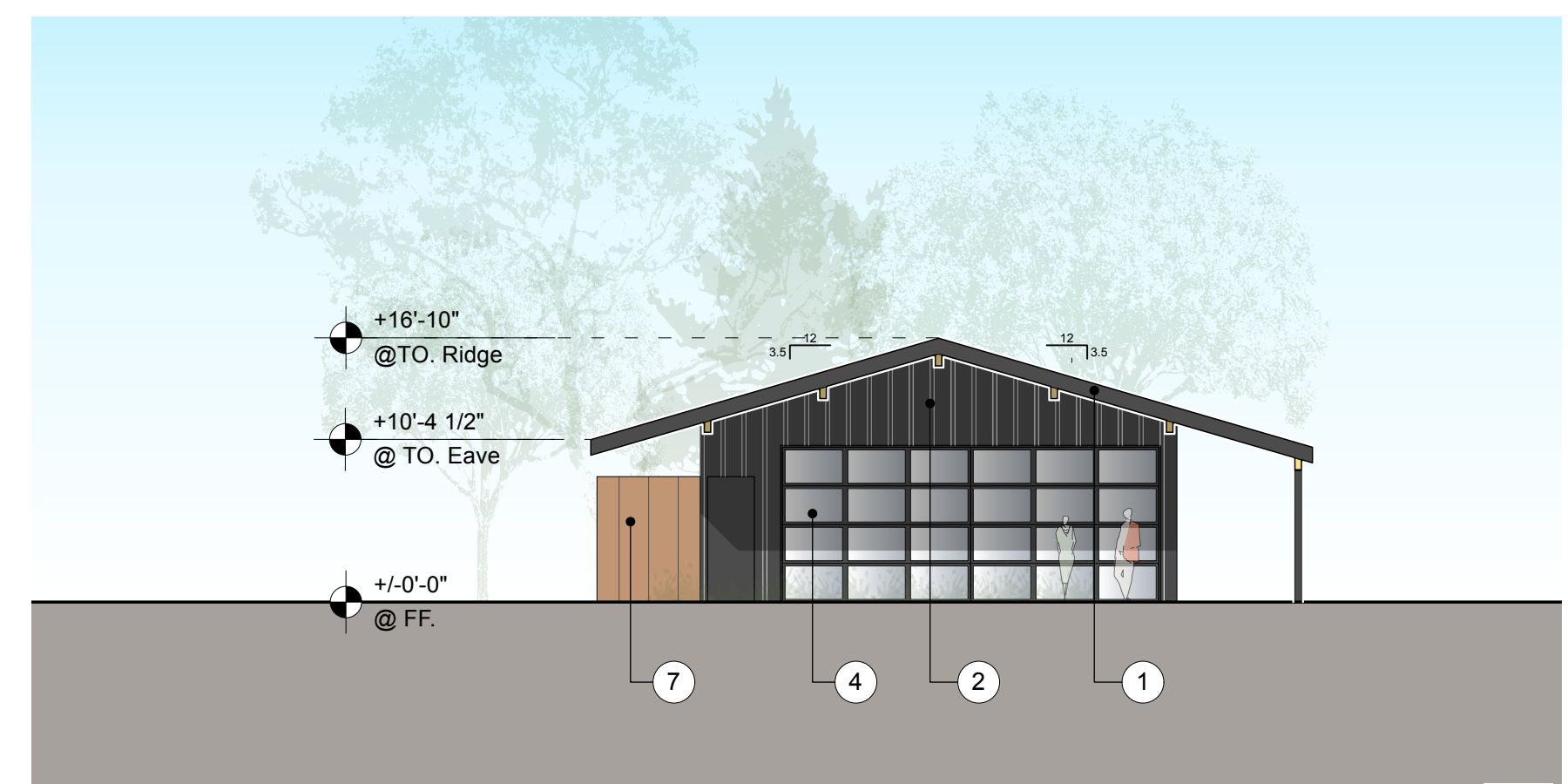
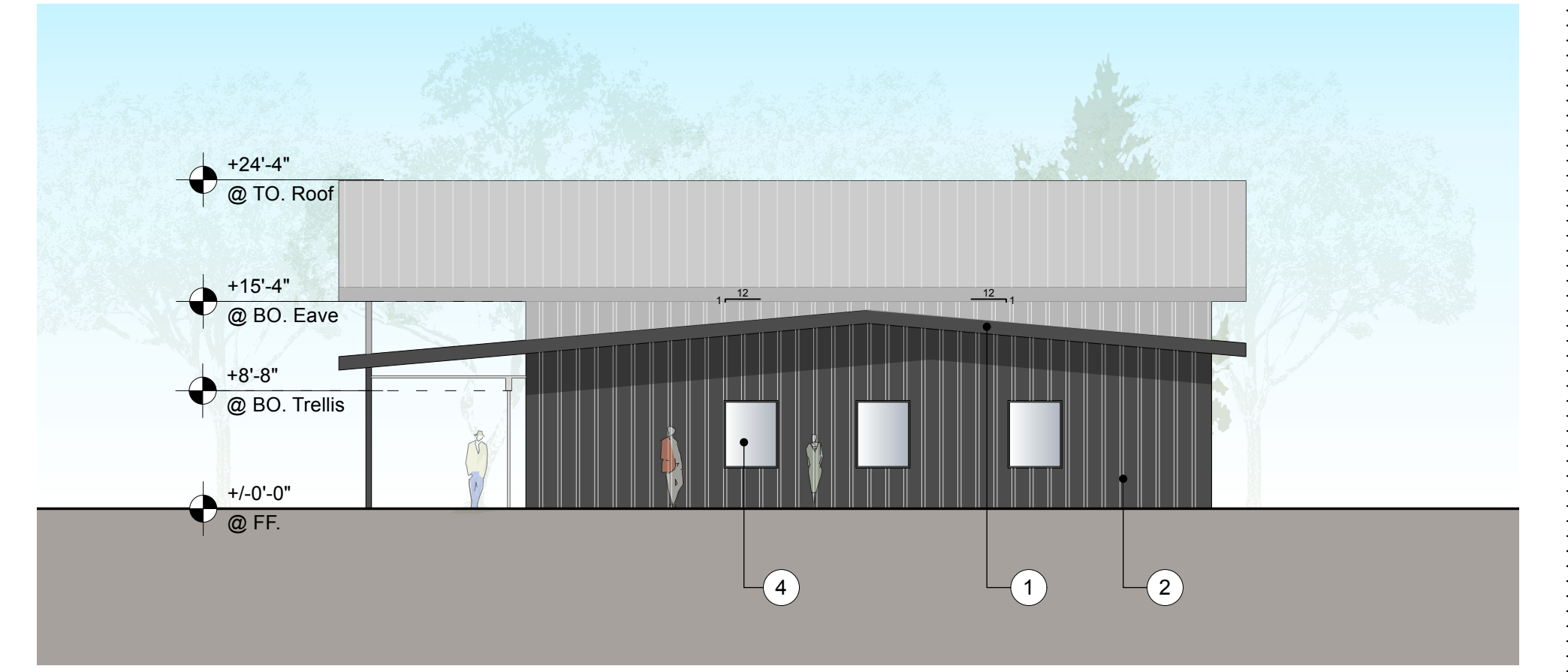
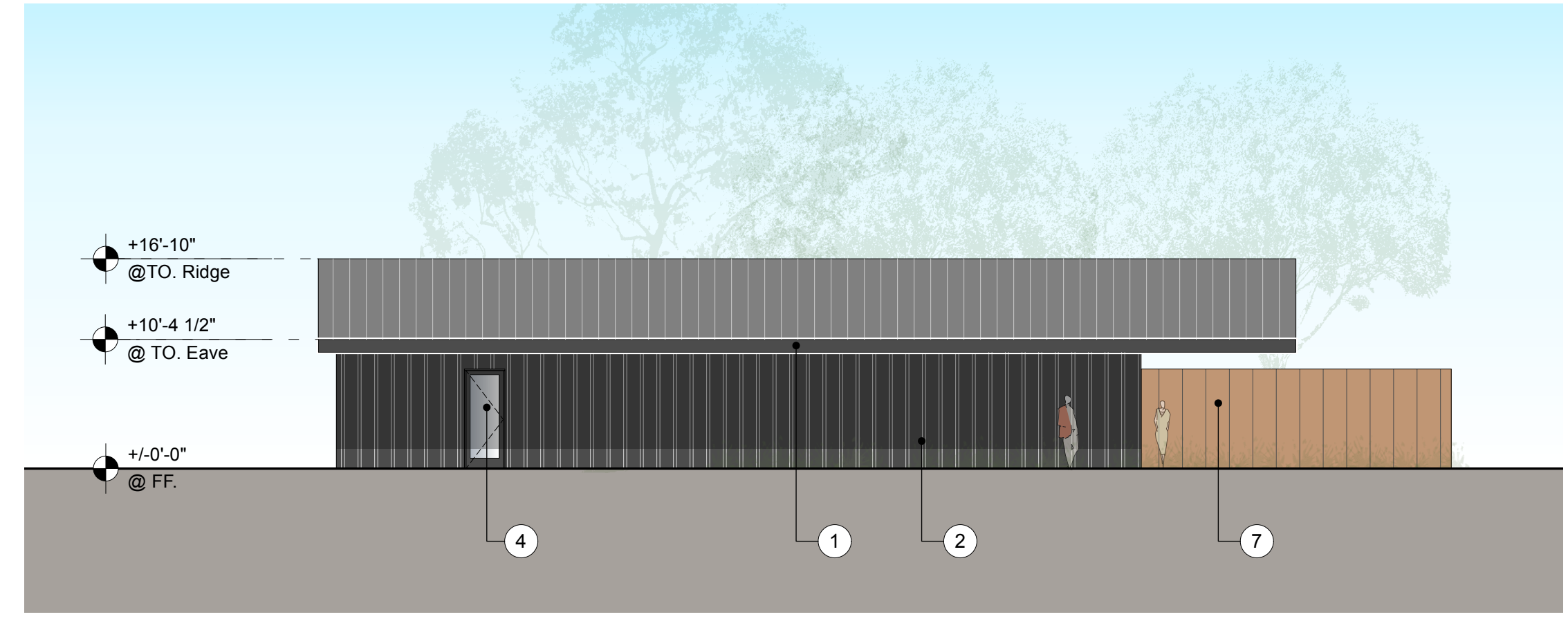
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**Renovated Building**

**EXTERIOR FINISH SCHEDULE**

- |   |   |
|---|---|
| 1 Roofing / Fascia<br>standing seam metal roof, metal fascia                          | 5 Exterior Roll-Down Sun Shades<br>commercial-grade exterior shade fabric, color TBD                    |
| 2 Siding<br>stained wood and/or metal panels<br>color TBD                             | 6 Metal Trellis<br>painted metal trellis, paint TBD   |
| 3 Decorative Wood Siding<br>stained wood T&G siding, stain color TBD                  | 7 Vine-Covered Steel Fencing<br>corten (weathering) steel fencing panels over<br>treated wood structure |
| 4 Windows and Doors<br>clear anodized aluminum frame,<br>ultra-clear insulated glazed |   |



(P) Wellness Pavilion Elevations 3  
feet 0 4 8 16 3/32" = 1"

(P) Arts Pavilion Elevations 2  
feet 0 4 8 16 3/32" = 1"

(P) Arts Barn Elevations 1  
feet 0 4 8 16 3/32" = 1"

**Camp Gilga**

2464 E. Ojai Ave  
Ojai, CA  
028-0-120-130  
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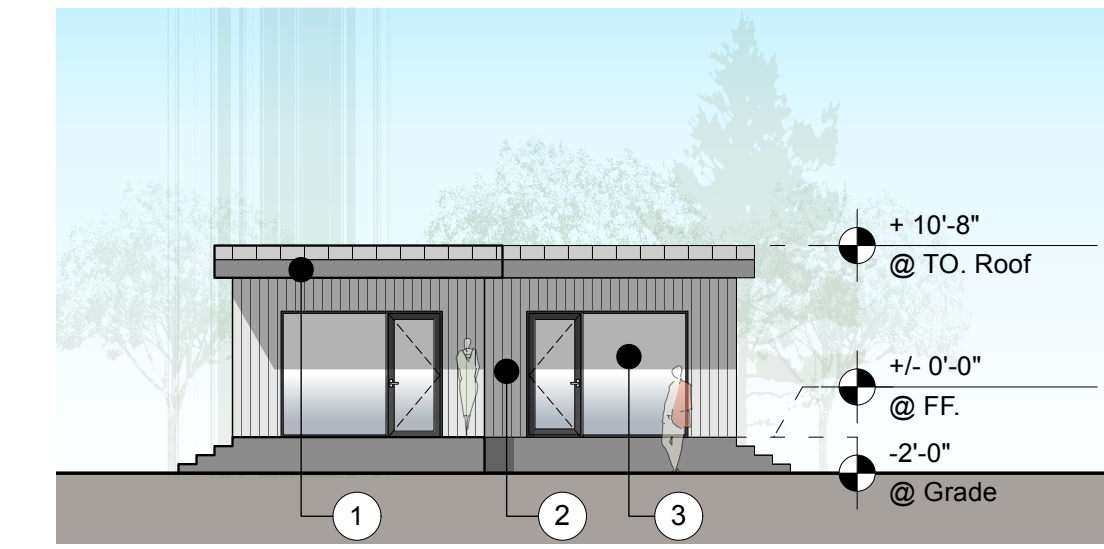
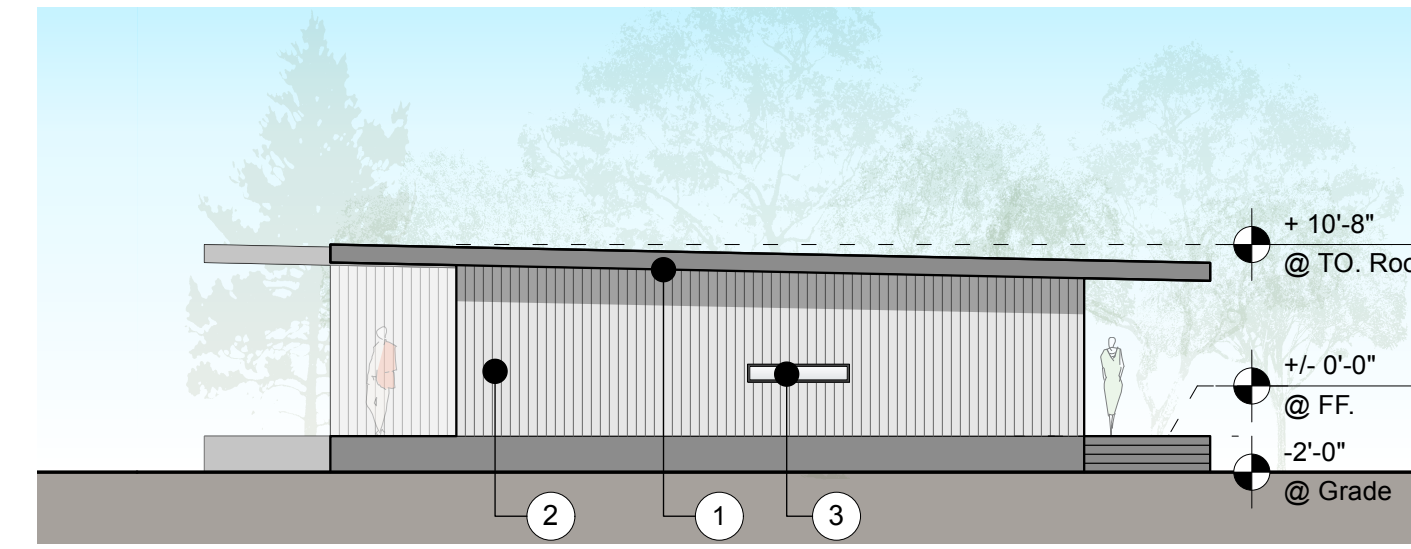
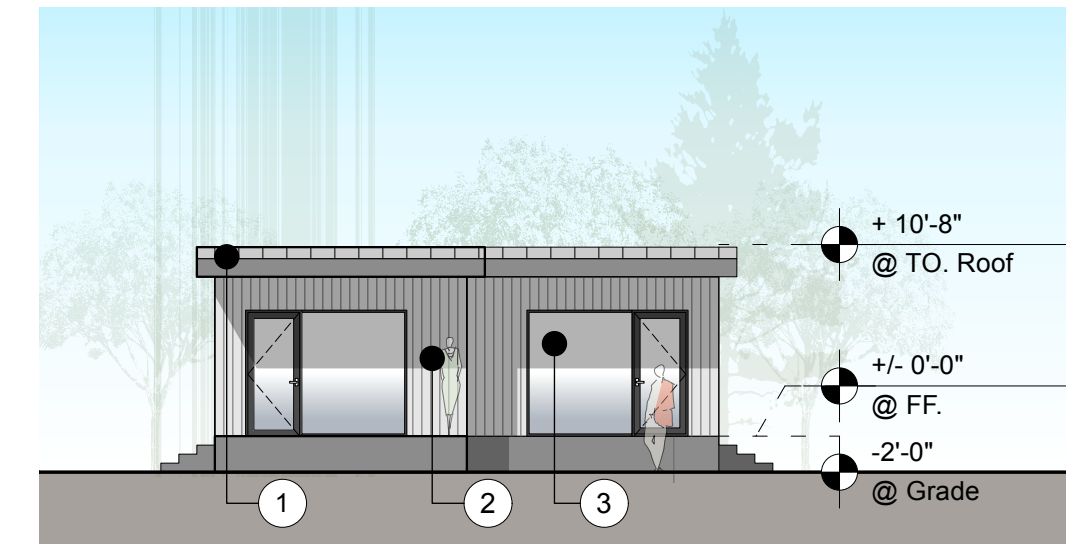
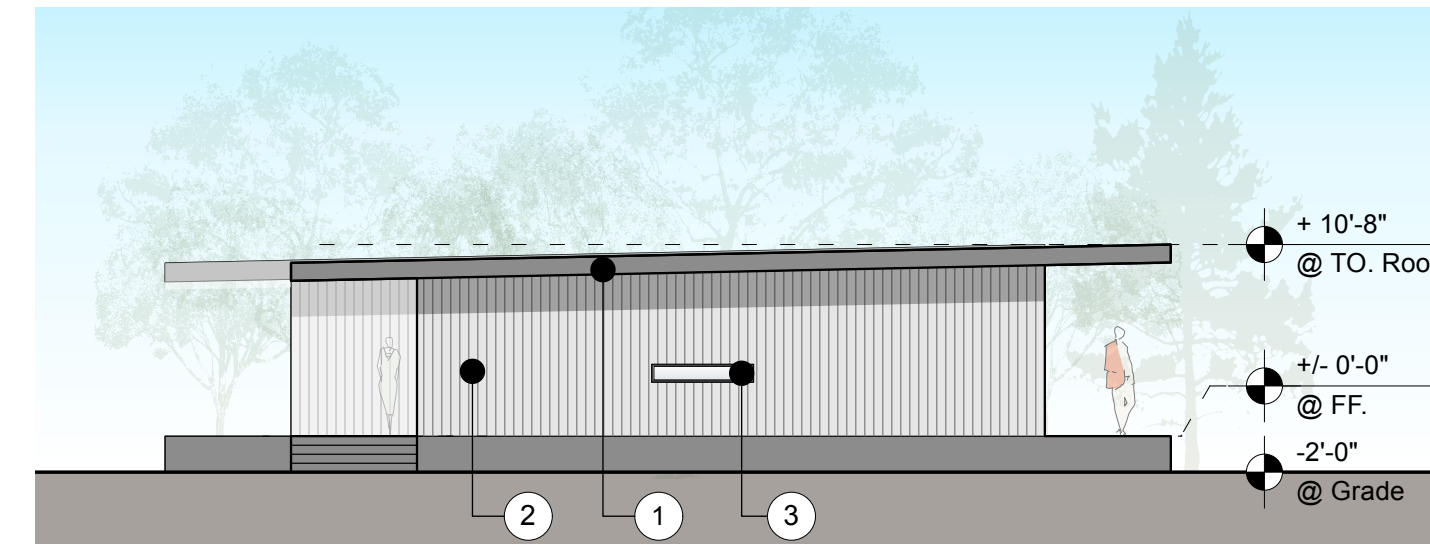
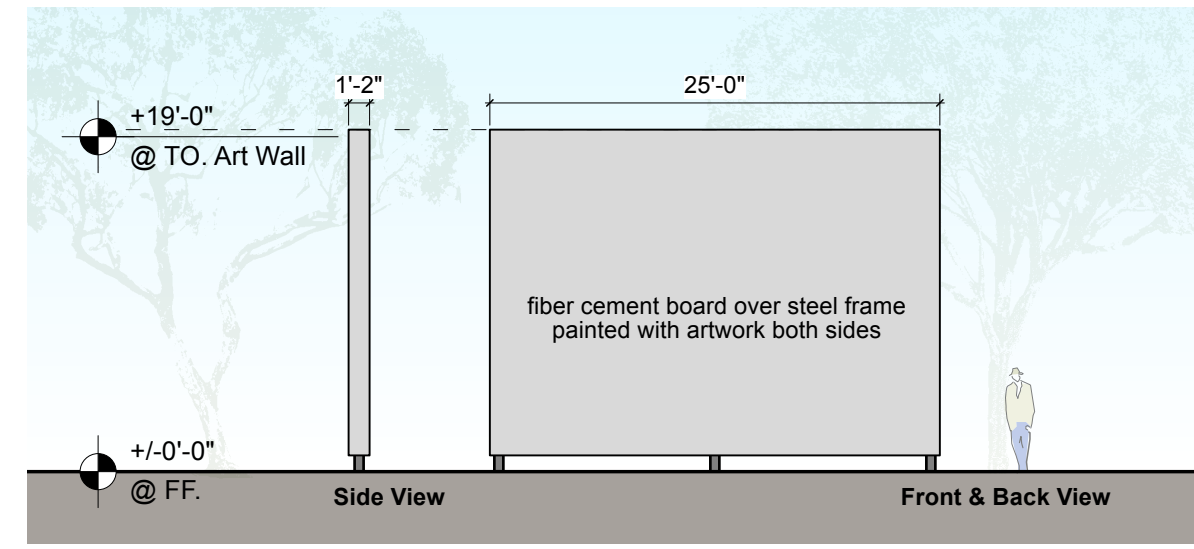
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**(N) Building Elevations**

**EXTERIOR FINISH SCHEDULE**

- 1 **Roofing / Fascia**  
metal roof, metal fascia
- 2 **Siding**  
stained wood siding and/or metal panels, color TBD
- 3 **Windows and Doors**  
clear anodized aluminum frame,  
ultra-clear insulated glazed

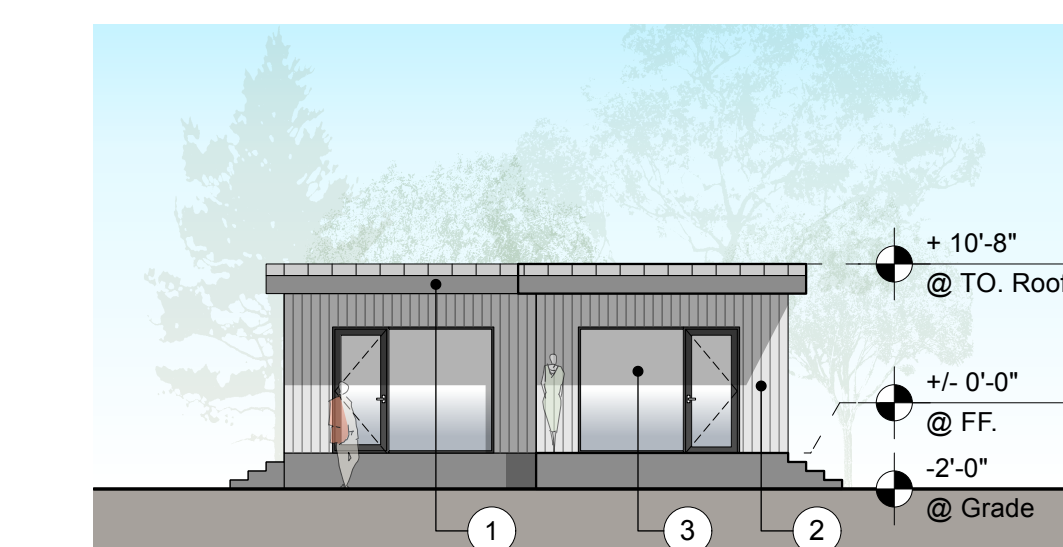
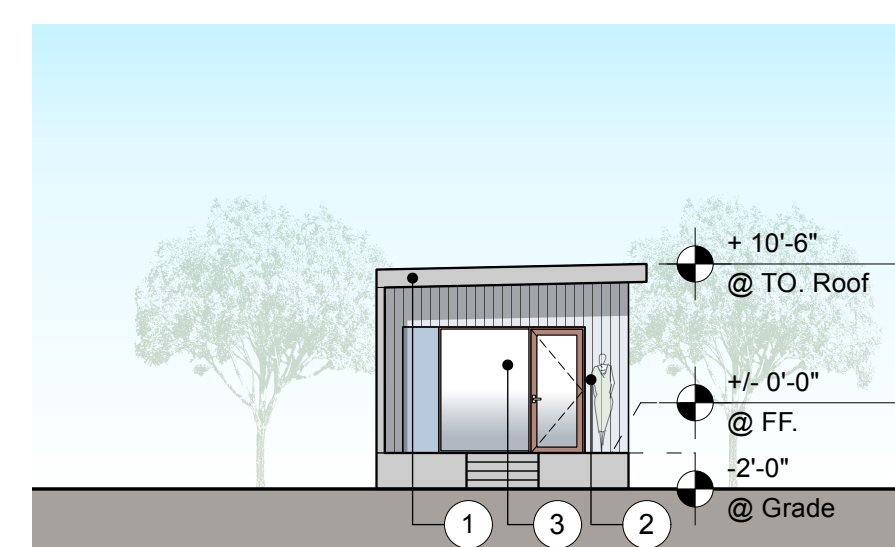
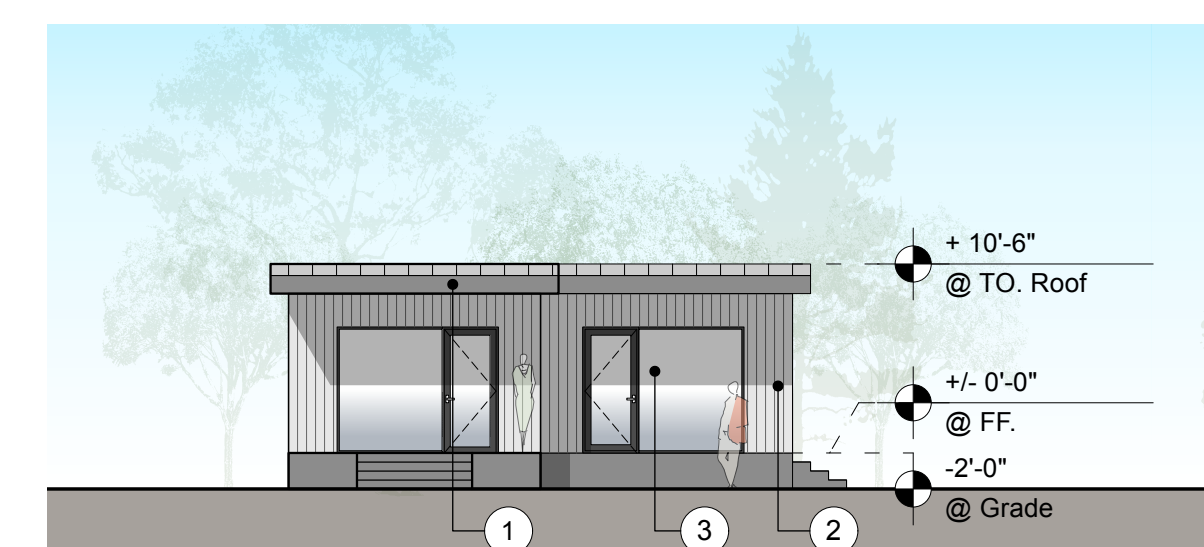
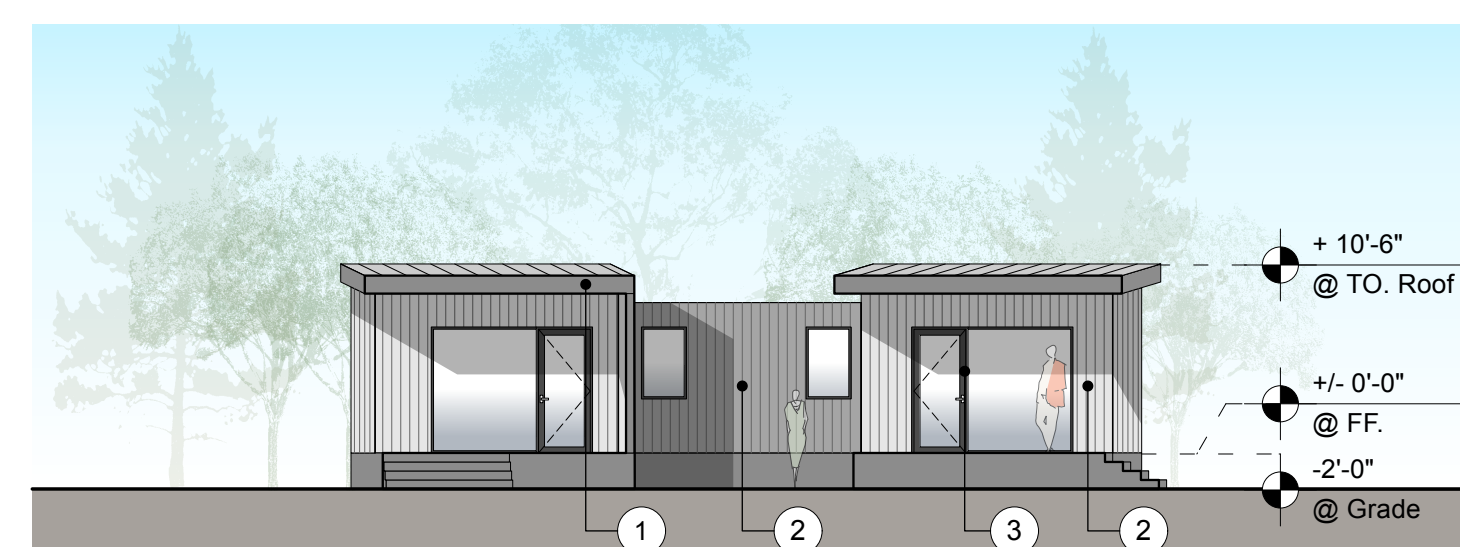
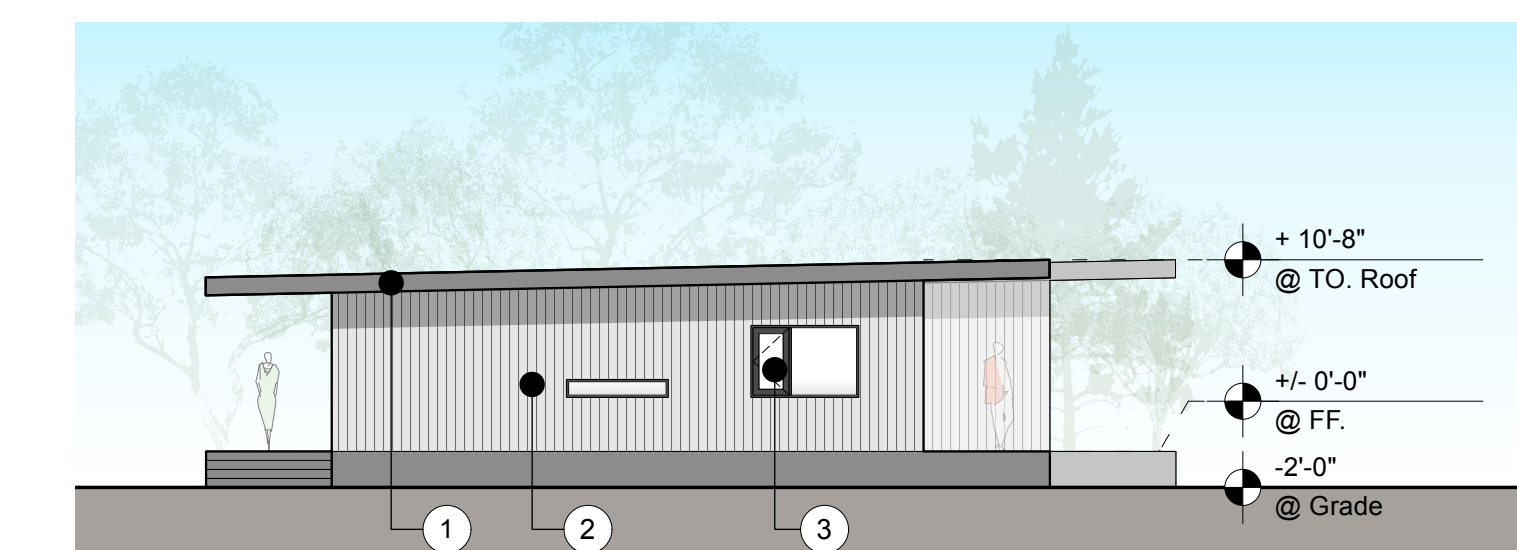
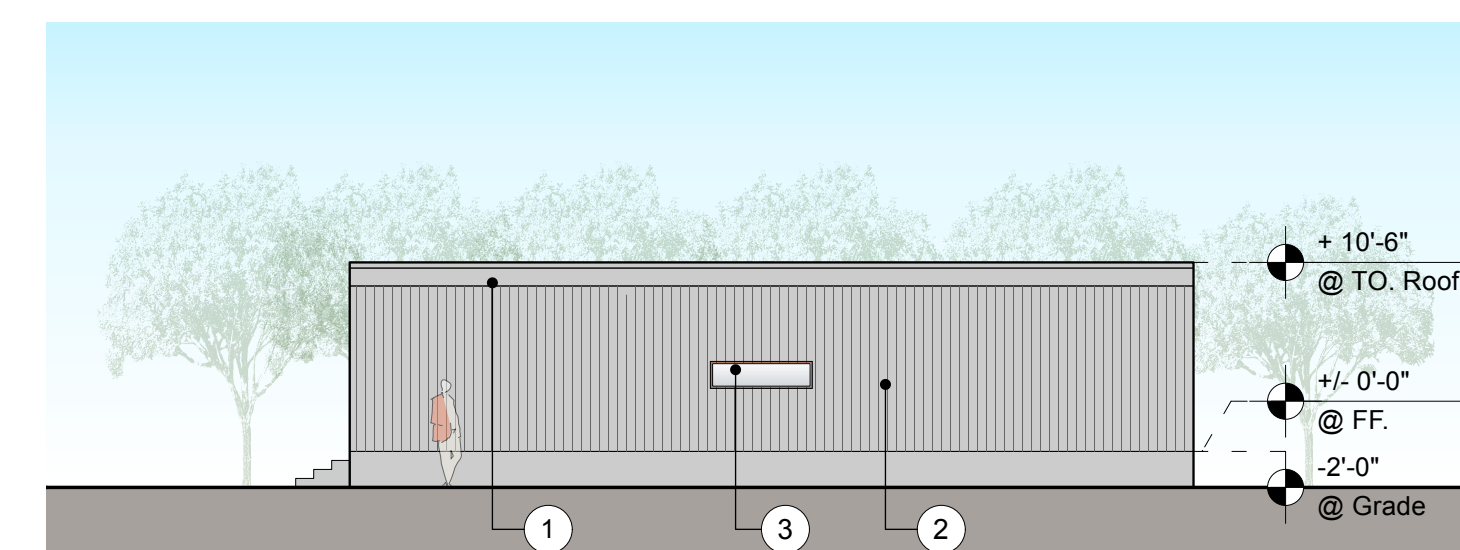
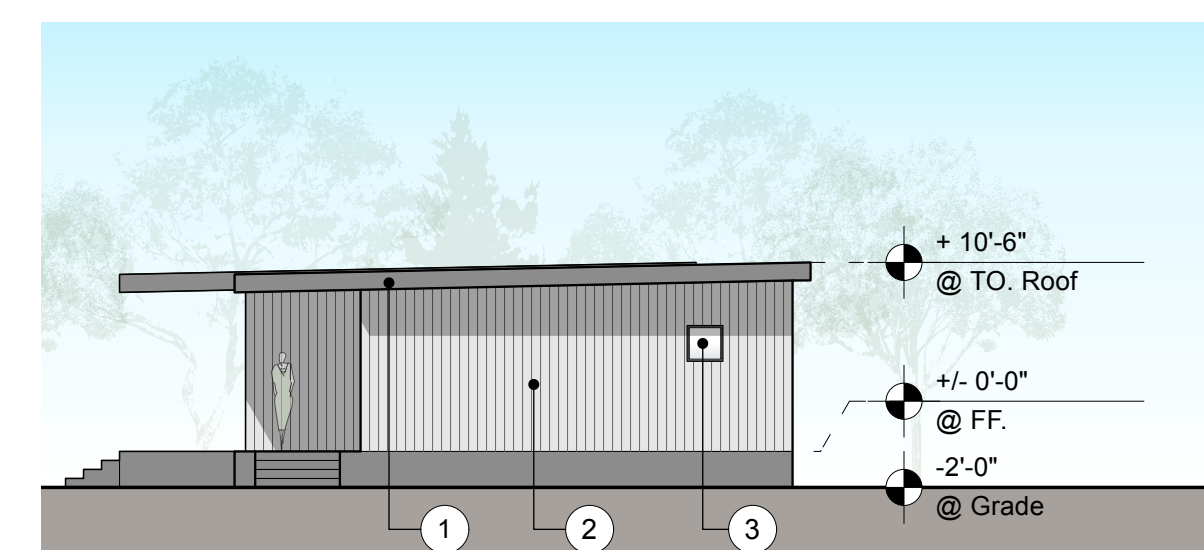
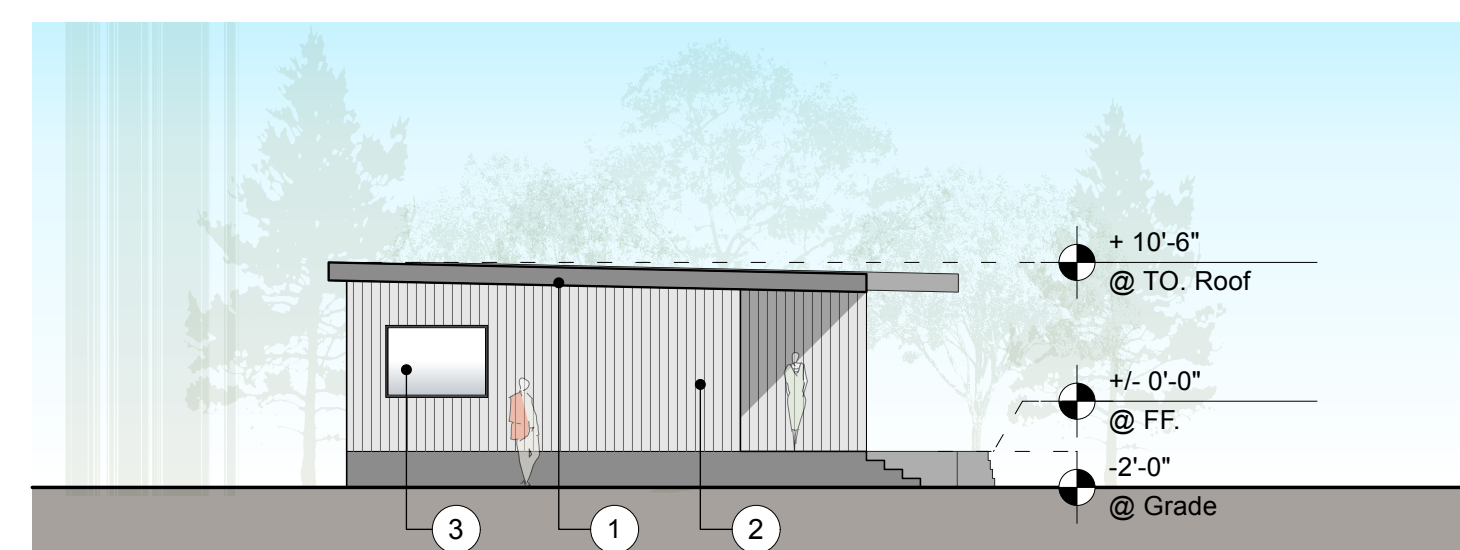
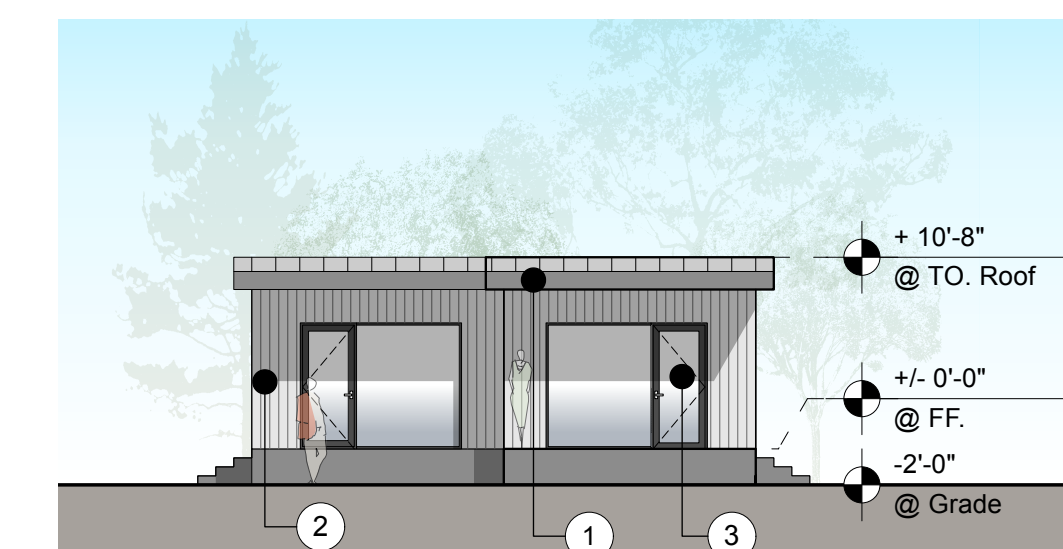
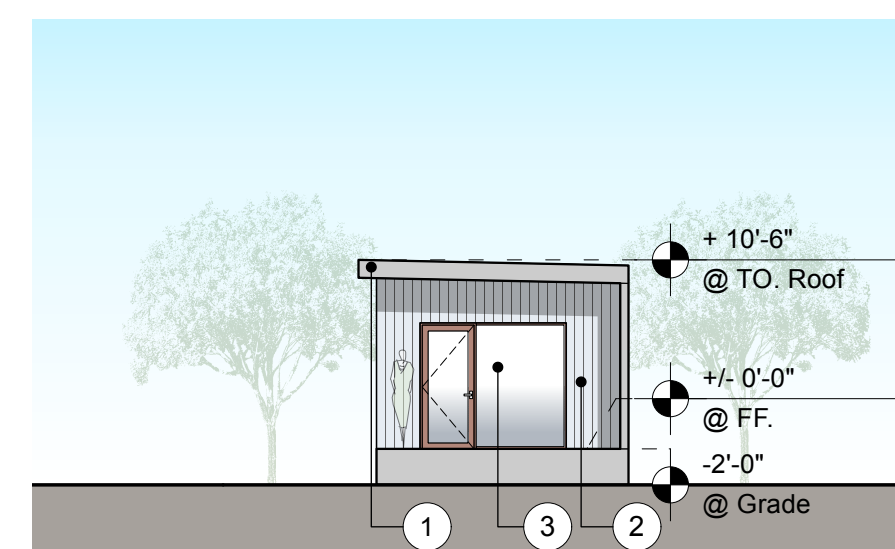
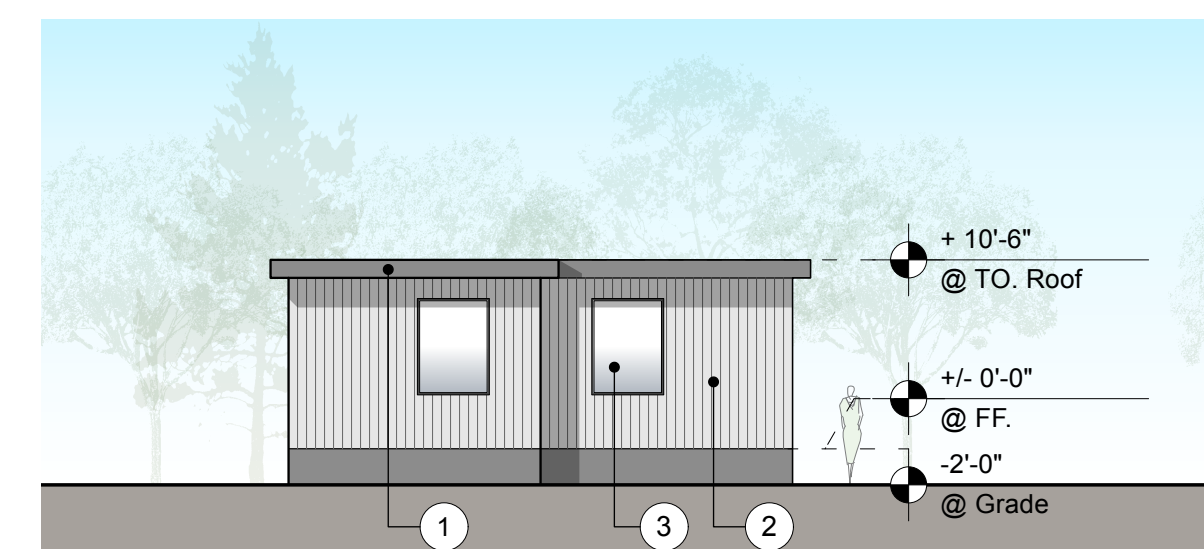
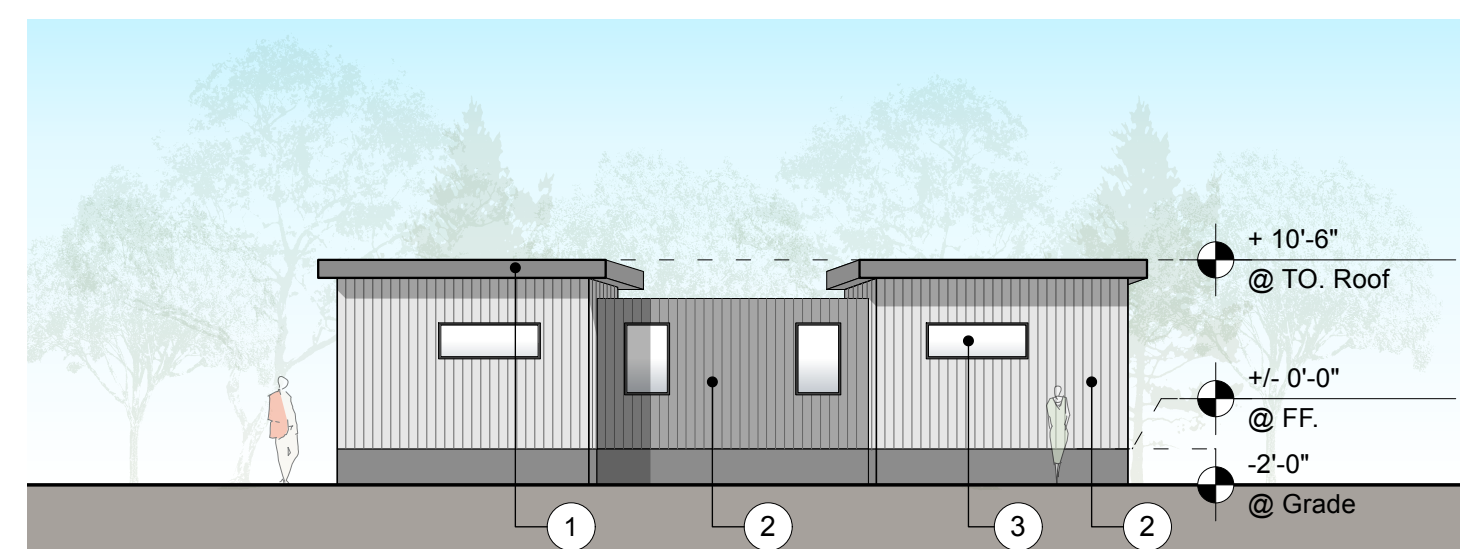
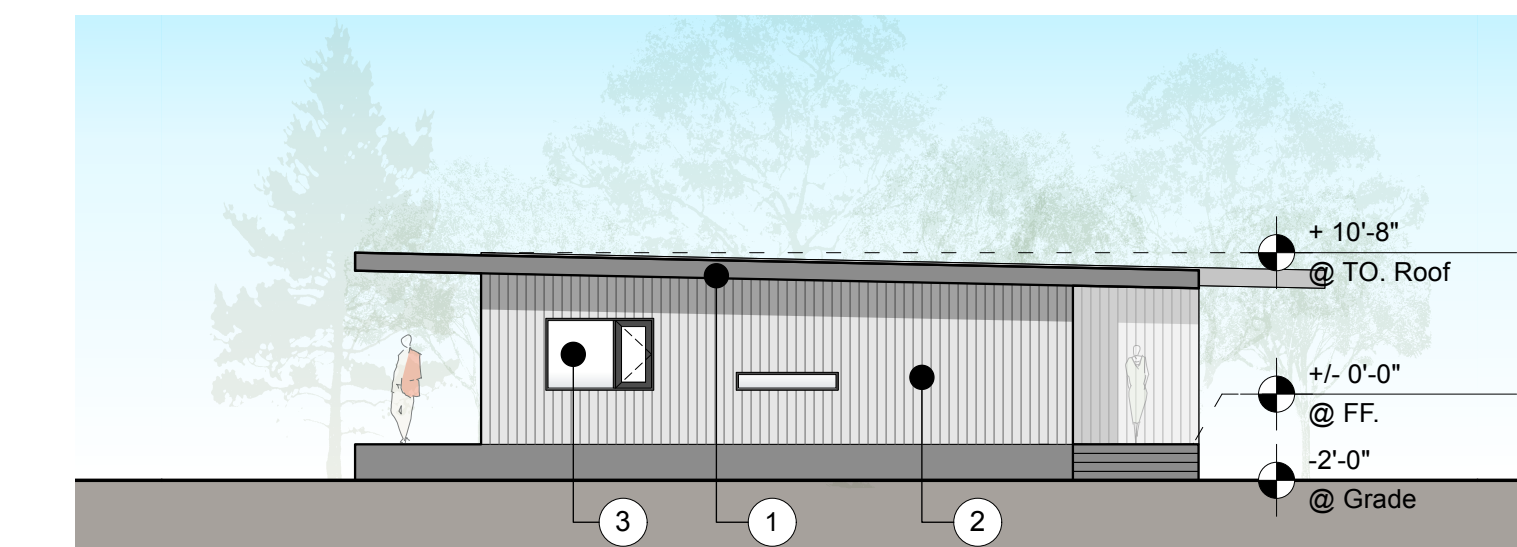
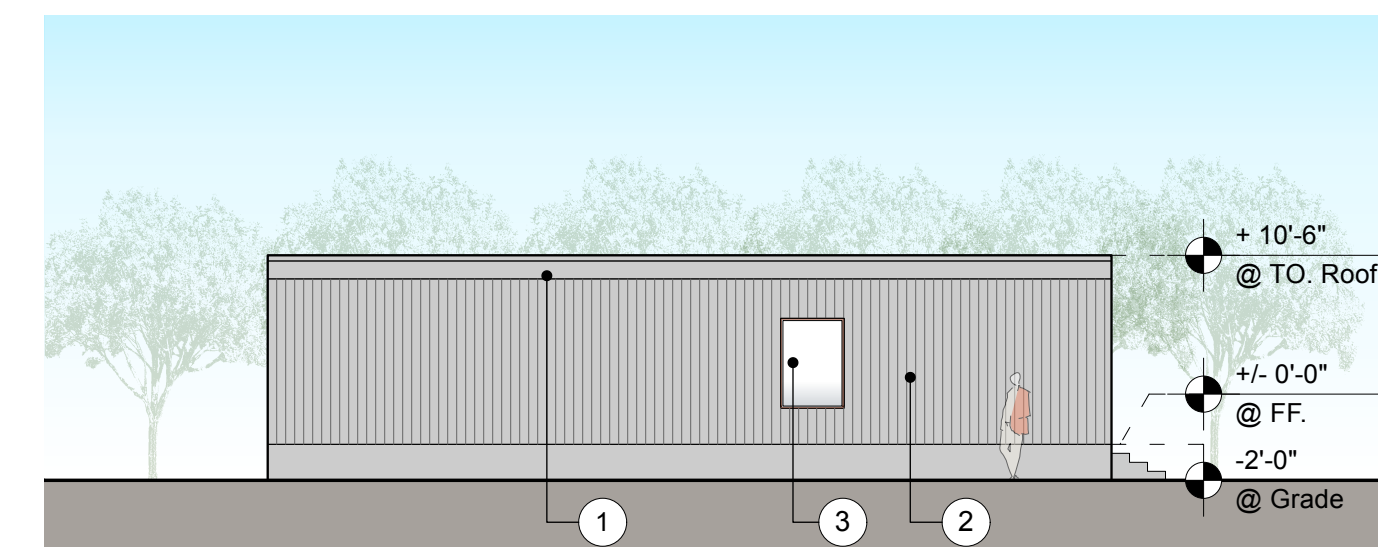
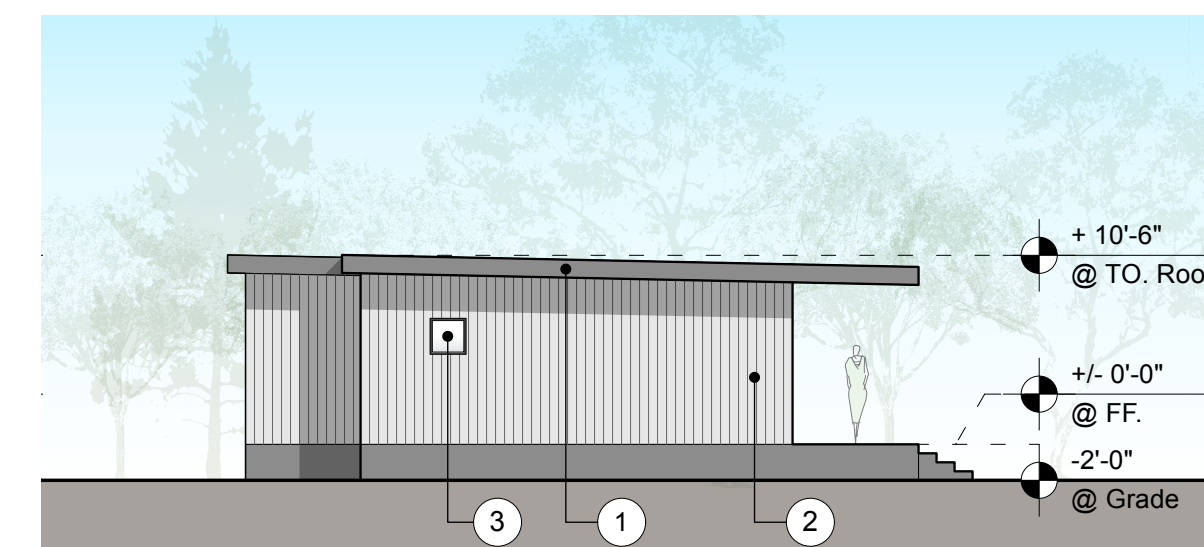
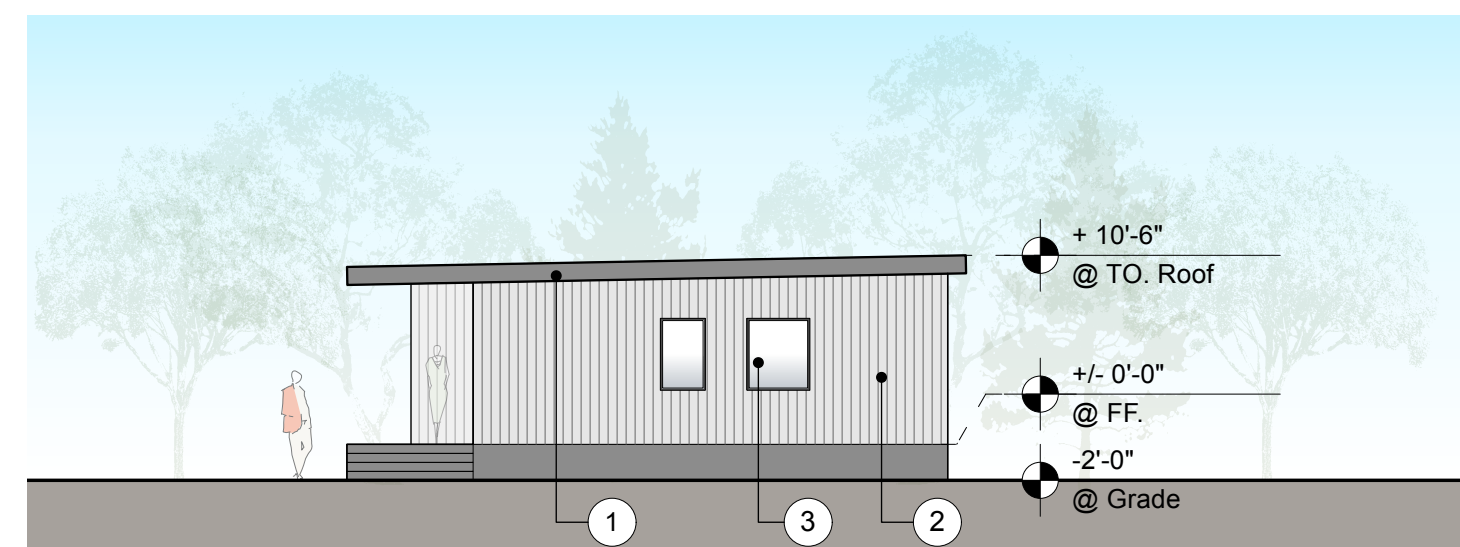


(P) Art Wall Elevations 6

feet 0 4 8 16 3/32" = 1"

(P) Staff Housing Studio Duplex 5

feet 0 8 16 32 1/16" = 1"



(P) Cabin Village Split Duplex 4

feet 0 4 8 16 3/32" = 1"

(P) Cabin Village Duplex 3

feet 0 4 8 16 3/32" = 1"

(P) Orchard Cabin Village Modules (Single) 2

feet 0 4 8 16 3/32" = 1"

(P) Orchard Cabin Village Modules (Duplex) 1

feet 0 4 8 16 3/32" = 1"

**Camp Gilga**

2464 E. Ojai Ave  
Ojai, CA  
028-0-120-130  
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**(N) Building Elevations**

**preliminary landscape planting design intent**

The camp landscape will use a combination of existing and new planting elements to:

- Reinforce a working ranch / orchard identity.
- Assist with site navigation and spatial orientation, with planting that reinforces iconic and memorable camp use areas and transition spaces.
- Enhance the camp micro-climate whereby the landscape will help create pleasant and comfortable indoor and outdoor spaces.
- Create a unique identity for the property, with beautiful landscapes of textures and colors that complement and enhance the surrounding uses and architecture.

**legend**

- property line
- - - setback

**existing tree legend**

- (E) coast live oak trees
- (E) valley oaks
- (E) cork oak (european)
- (E) flowering deciduous trees (such as tulip & jacaranda trees)
- (E) pepper trees
- (E) fruiting/orchard trees
- (E) palm tree
- (E) olive trees
- (E) california sycamore trees
- (E) pine trees
- (E) shamel ash trees
- (E) other trees

**new tree legend**

- (N) deciduous shade trees
- deciduous on south and west of structures for climate
- in courtyards for summer shade and winter sun
- (N) required tree removal mitigation trees - 10 total (3.5" DBH native or drought-tolerant tree)
- (N) evergreen trees
- (N) ornamental trees
- (N) flowering deciduous trees
- (N) fruiting/orchard trees

**proposed planting: native trees, shrubs, and perennials such as:**

Botanical Name	Common Name	Botanical Name	Common Name
<b>Trees</b>		<b>Perennials</b>	
<i>Asclepias californica</i>	California Buckeye	<i>Achillea</i> spp.	Yarrow
<i>Cercidium floratum</i>	Blue Palo Verde	<i>Encelia californica</i>	Coast Sunflower
<i>Cercis occidentalis</i>	Western Redbud	<i>Fragaria chiloensis</i>	Wild Strawberry
<i>Chilopsis linearis</i>	Desert Willow	<i>Helianthemum nummularium</i>	Sunrose
<i>Juglans californica</i>	California Black Walnut	<i>Heuchera</i> varieties	Coral Bells
<i>Quercus agrifolia</i>	Coast Live Oak	<i>Iris douglasiana</i>	Douglas Iris
<i>Quercus lobata</i>	Valley Oak	<i>Mimulus</i> species (Diplacus)	Monkey Flower
		<i>Muhlenbergia rigens</i>	Deer Grass
		<i>Panicum</i> species	Beard Tongue
		<i>Zauschneria californica</i>	California Fuchsia
<b>Shrubs</b>		<b>Shrubs</b>	
<i>Arctostaphylos</i> species	Manzanita	<i>Mahonia</i> spp.	Mahonia
<i>Calycanthus occidentalis</i>	Spice Bush	<i>Prunus bicifolia</i>	Hollyleaf Cherry
<i>Carpenteria californica</i>	Bush Anemone	<i>Rhamnus</i> spp.	Coffeeberry
<i>Ceanothus</i> species	Wild Lilac	<i>Rhus integrifolia</i>	Lemonade Berry
<i>Dendromecon</i> spp.	Bush Poppy	<i>Ribes</i> spp.	Currant
<i>Encelia californica</i>	California Sunflower	<i>Romneya coulteri</i>	Maitija Poppy
<i>Eriogonum giganteum</i>	St. Catherine's Lace	<i>Rosa</i> species	Rose
<i>Heteromeles arbutifolia</i>	Toyon	<i>Salvia</i> species	Sage

**additional existing and new plantings:**

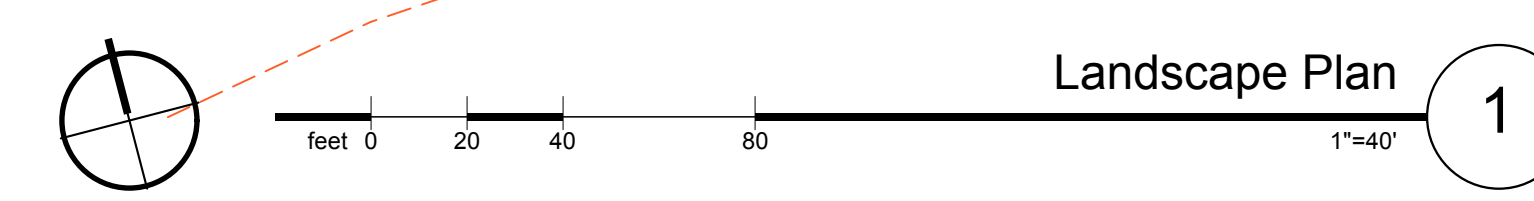
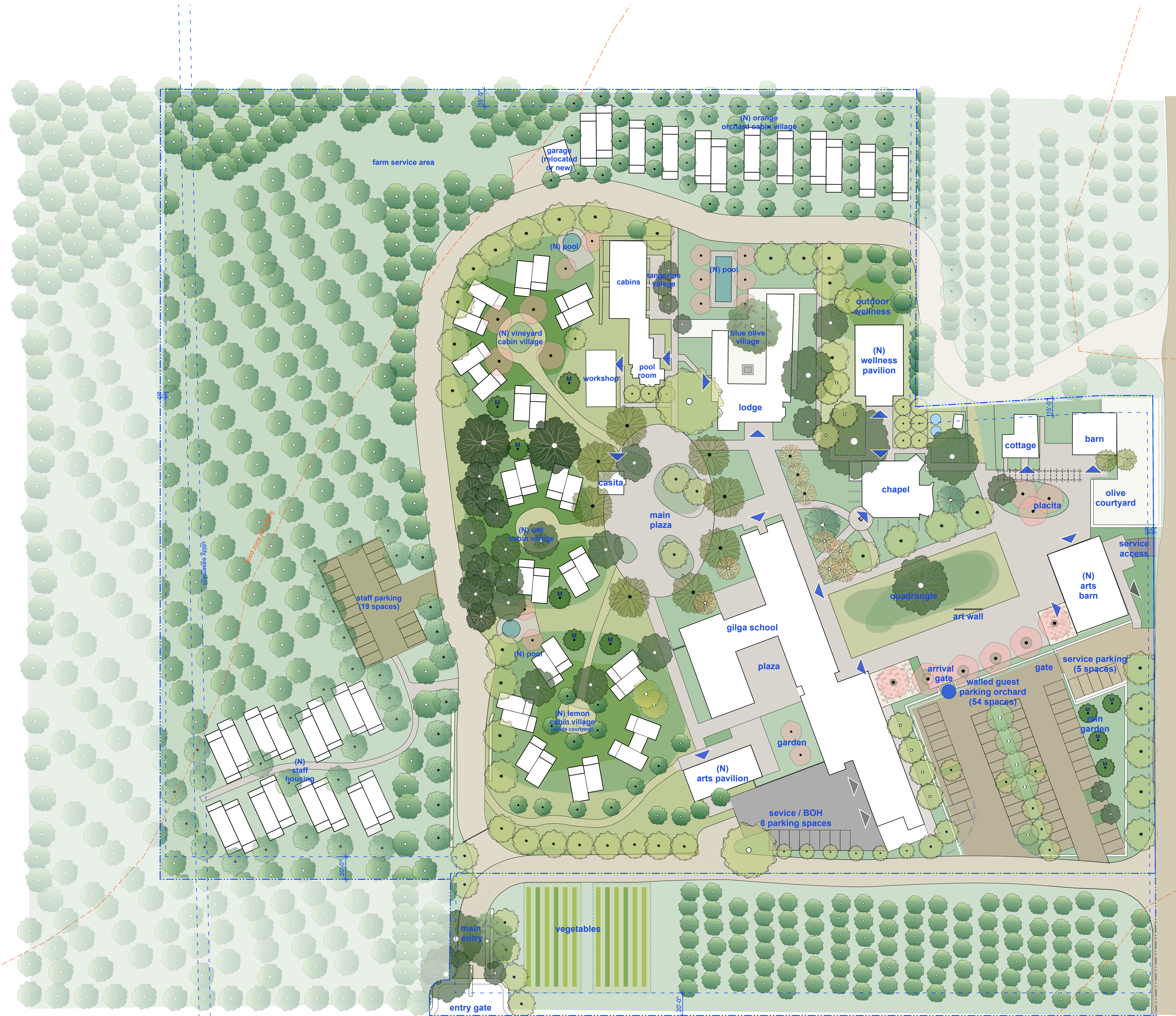
many existing on-site plants will remain and additional non-native, drought-tolerant non-invasive species will be planted as appropriate such as dwarf olives, grasses and lavender.

**irrigation system description**

A high efficiency, low water use and weather based irrigation system will be used. Proposed irrigation methods will include low precipitation spray and drip irrigation corresponding to plant water need

**material legend**

- colored concrete to match existing, adjacent walkways
- chip seal all-weather paving (service/fire vehicle access only)
- chip seal all-weather paving (main guest vehicular access)
- gravel
- landscape planting area
- (E) asphalt to remain - service area
- decorative colored concrete



**Camp Gilga**  
**CUP Major**  
**Modification**

2464 E. Ojai Ave  
Ojai, CA  
028-0-120-130  
028-0-120-240

**Revisions**



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NOT FOR CONSTRUCTION

**Landscape Plan**



**S surface mount light**

**P path light**




**T tree light**




**PL post light**




**R roof overhang light**




**Camp Gilga**  
**CUP Major**  
**Modification**

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NOT FOR  
CONSTRUCTION

**Site Lighting Plan**

**L1.2**  
CUP Resubmittal 11.06.2025



March 13, 2026

Ms. Lisa Woodburn  
1672 Donlon Street  
Ventura, CA 93003

Subject: Determination of Application Completeness  
Gilga Camp Conditional Use Permit  
Case No. PL25-0039  
2464 East Ojai Ave, Ojai, CA 93023  
Assessor's Parcel Numbers 028-0-120-130 and 028-0-120-240

Dear Ms. Woodburn:

Ventura County agencies reviewed your application as submitted on February 13, 2026, along with the additional application materials submitted on May 29, 2025, and November 7, 2025. The materials submitted to date are found to comprise a complete application as of March 13, 2026.

### **Draft Project Description**

Below is the draft project description that staff has generated from the information provided in the application package. Please review this draft project description and verify with staff that it is correct:

The Applicant is requesting a Conditional Use Permit (CUP) for the operation of Camp Gilga that will combine a working farm with opportunities for the development of multiple creative art forms such as musical, audio, visual, film, written, culinary, technological, performing, marker arts and more.

Guests/campers will attend by selection or invitation only, for no more than 30 days at a time, and will find the camp facilities a tranquil, welcoming yet stimulating space to explore and create in an environment rich with cultural heritage and natural beauty. Campers will have opportunities to advance their creativity and ideas in thoughtfully designed spaces in community with other likeminded individuals.

Camp Gilga is not designed as a camp where structured or standardized programs and activities are offered. Rather, individual campers or groups of campers will collaborate on various art projects and/or programs as warranted.

Campers will be provided opportunities to explore the surrounding natural scenery with particular emphasis on wildflower viewing. There will also be swimming pools on site for

recreation and leisure activities. Another leisure activity provided on site will be movie viewing. Movies will be projected onto a 25' by 19' tall art wall located in the central quad area, approximately 360 ft north of the southern property line at East Ojai Avenue (see site plan). The audio would be via individual wi-fi connected headsets so there would not be amplified sound. Campers will also be encouraged to expand their knowledge and experience in new fields of art, and utilize spaces to collaborate on projects, as well as assist the ongoing agricultural activities of the property's working farm within the boundaries of the CUP. Campers will be encouraged to learn about Gilga farming operations. Campers and staff will enjoy dinners made from on-site farmed food as well as local produce grown in the Ojai Valley.

The plan set submitted as part of this CUP application contains a vast amount of information about the proposed Camp Gilga. All of the structures not identified as overnight accommodations or farm support will be used by the campers in their creative/collaborative endeavors. Included in the set are floor plans and elevations for all of the proposed structures as well as a landscape plan and a proposed lighting plan. The proposed landscaping meets the County's Landscape Guidelines, and all proposed lighting is in accordance with the Ojai Dark Sky Ordinance standards.

Also included in our submittal is an Arborist Report. After identifying 49 protected trees within the CUP boundary, a site design was developed to minimize impacts in such a way that only 3 protected trees will need to be removed.

Water will continue to be supplied by Casitas Municipal Water District through an existing 3" water meter and sewer service will continue to be provided by the Ojai Valley Sanitation District. Both of these utilities will continue to provide service to the Camp Gilga as well as SCE, So Cal Gas and Spectrum cable/internet services. A sewer availability letter and water will serve letter are included with the submitted materials.

Traffic to be generated by Camp Gilga will be substantially less than the traffic generated by the St Joseph's Retirement Center. All staff will live on-site, and the guests/campers will arrive via automobiles and attend by invitation only so their arrival and departure times can be controlled to occur during off peak traffic hours. We have included a scope of work prepared by TJW Traffic Engineers. The proposed camp use is shown to generate less than the daily and AM and PM peak hour volumes of the previous use as a retirement center, so the County concluded that no further traffic analysis is required.

A total of 85 parking spaces will be provided for Camp Gilga. 53 spaces (including 3 HC spaces) are provided for visitors/guests/campers. 19 spaces are provided for staff near the proposed staff housing, 5 parking spaces near the proposed production barn and 8 provided at the Gilga School back-of-house.

Although your application is complete for the purposes of filing and no additional information is required at this time, the County may request you to "clarify, amplify, correct or otherwise supplement the information required for the application" (Government Code,

Section 65944). Failure to provide the additional information in a timely manner could delay the processing of your application and/or result in a recommendation for denial without prejudice by the Resource Management Agency, Planning Division.

### **Environmental Determination**

The next step in the permit process is for County staff to determine the appropriate type of environmental document for your project.

Pursuant to the CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, Section 15102), the County must make this determination by April 11, 2026 (i.e., within 30 days from the date of application completeness), unless you grant the County a 15-day extension.

The hearing for the project has not yet been scheduled. The case planner will notify you of the tentative hearing date once the hearing documents have been prepared.

If you have any questions about this letter, please contact me at Noe Torres or [Noe.Torres@venturacounty.gov](mailto:Noe.Torres@venturacounty.gov).

Sincerely,

*Noe Torres*

---

Noe Torres, Case Planner  
Residential Permits Section  
Ventura County Planning Division

c: 2464 E Ojai Ave LLC, 10960 Wilshire Blv # 1900, Los Angeles, CA 90024  
Case File

## CONDITIONS OF APPROVAL FOR DISCRETIONARY ENTITLEMENT CASE NO. PL25-0039

### RESOURCE MANAGEMENT AGENCY CONDITIONS

#### Environmental Health Division

##### 1. Commercial Swimming Pool Construction and Operation

**Purpose:** To ensure that public swimming pools are designed, constructed and operated in compliance with all applicable State and local Environmental Health Division (EHD) requirements, including California Health and Safety Code, California Code of Regulations Title 22, and California Code of Regulations Title 24, chapter 31B.

**Requirement:** The Permittee shall have a plan review and obtain a Permit to Operate from Ventura County EHD, Community Services Section for the swimming pool.

**Documentation:** Submit the required application and plans to Ventura County EHD, Community Services Section for swimming pool plan review and approval.

**Timing:** Prior to the issuance of building permits, the Permittee shall obtain a Permit to Construct Swimming Pool from Ventura County EHD, Community Services Section. Prior to operation of the swimming pool included in the project, the Permittee shall obtain a Permit to Operate a swimming pool from Ventura County EHD, Community Services Section.

**Monitoring:** Plan review and construction inspections, as well as routine site inspections to ensure ongoing compliance with regulations related to public swimming pools, shall be conducted by Ventura County EHD, Community Services staff

##### 2. Commercial/Retail Food Facilities- New Facility

**Purpose:** To ensure that food facilities are designed, constructed, and operated in compliance with all applicable State and local Environmental Health Division (EHD) requirements.

**Requirement:** The Permittee shall have a plan review and/or obtain a Permit to Operate from Ventura County EHD, Community Services Section for the food service operations.

**Documentation:** Submit the required applications and plans to Ventura County EHD, Community Services Section for food facility plan review and approval.

**Timing:** Prior to the issuance of building permits for any food facilities included in the project, the Permittee shall obtain a Permit to Construct a Food Facility from Ventura County EHD,

## CONDITIONS OF APPROVAL FOR DISCRETIONARY ENTITLEMENT CASE NO. PL25-0039

Community Services Section. Prior to operation of any food facilities included in the project, the Permittee shall obtain a Permit to Operate a Food Facility from Ventura County EHD, Community Services Section.

**Monitoring:** Plan review and construction inspections, as well as routine site inspections to ensure ongoing compliance with regulations related to food facilities, shall be conducted by Ventura County EHD, Community Services staff.

### 3. Hazardous Materials/Waste Management (General Notice)

**Purpose:** To ensure the storage, handling, and disposal of any potentially hazardous material complies with applicable State and local regulations.

**Requirement:** If hazardous materials above reporting thresholds (200 cubic feet gas, 55 gallons liquid, 500 pounds solid) are stored onsite, or any hazardous wastes are generated, additional permitting, monitoring, and reporting requirements would apply. Used batteries must be properly disposed of or recycled in accordance with state and local regulations. Additional information on the storage and handling requirements for hazardous materials and wastes may be found on the Ventura County Environmental Health Division/Certified Unified Program Agency website: <https://rma.venturacounty.gov/cupa>

**Monitoring:** When applicable, the Ventura County Environmental Health Division/Certified Unified Program Agency issues hazardous material and hazardous waste permits and conducts site inspections.

## PUBLIC WORKS AGENCY CONDITIONS

### Engineering Services Department

#### 4. 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 Land Development Services Division for review and approval. If a grading permit is required, a civil engineer registered in the State of California must prepare and submit the grading plans, geotechnical and hydrology reports as necessary, to Land Development Services Division for review and approval. The Permittee must post

## CONDITIONS OF APPROVAL FOR DISCRETIONARY ENTITLEMENT CASE NO. PL25-0039

sufficient surety in order to ensure proper completion of the proposed grading.

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

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

**Monitoring and Reporting:** Public Works Agency staff 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.

### 5. 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 civil engineer registered in the State of California, to the Public Works Agency's Land Development Services Division for review and approval.

**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. Detention facilities shall be provided such that proposed developed condition stormwater peak discharge rates do not exceed existing/pre-development conditions. The hydrologic and hydraulic calculations shall demonstrate that structure pads will be protected from flooding based on a 1% annual chance storm.

**Timing:** All documentation, as specified above, must be submitted for review by Public Works Agency prior to issuance of a Zoning Clearance for development.

**Monitoring and Reporting:** Public Works Agency staff will review drainage plans and

## CONDITIONS OF APPROVAL FOR DISCRETIONARY ENTITLEMENT CASE NO. PL25-0039

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.

### Integrated Waste Management Division

#### 6. Refuse, Organic Waste, and Recycling Requirement

**Purpose:** To ensure the project complies with Division 4, Chapter 7, Article 3 of the Ventura County Ordinance Code pertaining to the diversion of recyclables and organic waste materials generated by this project from local landfills through recycling, reuse, salvage, or compost.

**Requirement:** Ventura County Ordinance Code Division 4, Chapter 7, Article 3, Section 4770-4 requires the Permittee to work with a County-franchised solid waste hauler who will determine the level of service required to divert recyclables and organic waste 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/>.

**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 Ventura County Public Works Agency's Central Services Department, Integrated Waste Management Division (Central Services) 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 Central Services staff to perform a free, on-site, waste audit to verify recyclable materials and organic waste generated by their business are being diverted from the landfill.

#### 7. 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.

## CONDITIONS OF APPROVAL FOR DISCRETIONARY ENTITLEMENT CASE NO. PL25-0039

**Requirement:** The Permittee must submit a comprehensive recycling plan to Ventura County Public Works Agency, Central Services Department, Integrated Waste Management Division (Central Services) 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.

### 8. 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. 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 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

## CONDITIONS OF APPROVAL FOR DISCRETIONARY ENTITLEMENT CASE NO. PL25-0039

Division's issuance of final permit.

### 9. Collection and Loading Areas

**Purpose:** To ensure the project complies with Ventura County Ordinance Code (VCOC) Section 4774 et seq. VCOC Section 4774 pertains to readily accessible areas in newly constructed non-residential buildings, non-residential additions resulting in an increase of 30 percent or more in floor area, and Multi-Family Dwelling housing with 5 or more units that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at minimum) paper, corrugated cardboard, glass, plastics, organic waste and metals.

**Requirement:** The Permittee shall adhere to the County's Space Allocation Guidelines which include minimum space requirements for refuse, and recycling, and organic waste (inclusive of food waste and green waste) bins/carts and recommend aesthetic, gated, trash enclosures.

If the Permittee offers temporary events with food service for < 2,000 attendees, the Permittee must provide adequate refuse, recycling, and food waste collection containers on the premise. The Permittee must ensure all food waste, refuse, and recyclables are removed from the premise following each event.

**Documentation:** The Permittee shall submit a site plan to Ventura County Public Works Agency, Central Services Department, Integrated Waste Management Division (Central Services) indicating the location of enclosure(s) 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 a Zoning Clearance for Construction or Use Inauguration, the Permittee must submit a site plan to Ventura County Public Works Agency, Central Services Department for approval indicating the location of a trash enclosure or designated area on the property for refuse and recycling bins.

**Monitoring & Reporting:** Upon request, the Permittee shall allow Ventura County Public Works Agency, Central Services Department staff to verify an adequately sized enclosure area has been constructed on the premises.

### OTHER VENTURA COUNTY AGENCIES CONDITIONS

#### **Air Pollution Control District**

##### 10. complaint-driven for discharge of air pollutants

## CONDITIONS OF APPROVAL FOR DISCRETIONARY ENTITLEMENT CASE NO. PL25-0039

**Purpose:** To ensure that discharge of air contaminants (odor, dust, etc.) that may result from site operations are minimized to the greatest extent feasible.

**Requirement:** Permittee shall operate in accordance with the Rules and Regulations of the Ventura County Air Pollution Control District, with emphasis on Rule 51, Nuisance, stated below:

I.A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance or annoyance to any considerable number of persons or to the public or which endangers the comfort, repose, health or safety of any such persons or the public or which cause or have a natural tendency to cause injury or damage to business or property.

**Documentation:** No documentation is required for the purposes of this condition.

**Timing:** Throughout the life of the permit.

Reporting and **Monitoring:** Monitoring and enforcement of nuisance provision is enforceable by APCD on a complaint-driven basis.

### 11. dust control for construction

**Purpose:** To ensure that fugitive dust and particulate matter that may result from site preparation and construction 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:

I.The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized to prevent excessive amounts of dust;

II.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;

III.All trucks shall cover their loads as required by California Vehicle Code §23114.

IV.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

## CONDITIONS OF APPROVAL FOR DISCRETIONARY ENTITLEMENT CASE NO. PL25-0039

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.

V. Graded and/or excavated inactive areas of the construction site shall be monitored at least weekly for dust stabilization.

VI. Signs shall be posted onsite limiting construction traffic to 15 miles per hour or less.

VII. 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 construction phases of the project.

**Reporting and Monitoring:** Dust control is a standard condition on all Grading Permits issued by Public Works Agency and grading inspector shall perform periodic site inspections throughout the grading period. Monitoring and Enforcement of APCD Rule 55 is also conducted by APCD staff on a complaint-driven basis.

### 12. Reduce NOx from 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:

I. Construction equipment shall not have visible emissions greater than 20% opacity, as required by APCD Rule 50, Opacity.

II. 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.

III. 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.

IV. 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

## CONDITIONS OF APPROVAL FOR DISCRETIONARY ENTITLEMENT CASE NO. PL25-0039

diesel particulate matter exhaust emissions.

V. 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.

VI. All off-road construction equipment shall be rated a minimum of Tier 3 or Tier 4 Interim diesel rating.

The following are recommended measures for construction equipment and vehicles:

I. Diesel powered equipment should be replaced by electric equipment whenever feasible.

II. Maintain equipment engines in good condition and in proper tune as per manufacturer's specifications.

III. Lengthen the construction period during smog season (May through October), to minimize the number of vehicles and equipment operating at the same time.

IV. 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.

### 13. Asbestos for demos

**Purpose:** To minimize the release of asbestos containing material during activities involving demolition and/or renovation operations.

**Requirement:** Project demolition activities shall be operated in accordance with the Rules and Regulations of the Ventura County Air Pollution Control District, with emphasis on Rule 62.7,

## CONDITIONS OF APPROVAL FOR DISCRETIONARY ENTITLEMENT CASE NO. PL25-0039

Asbestos – Demolition and Renovation.

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

I. The applicant shall submit an AB3205 Form to APCD for approval. In addition, the contractor shall notify APCD 10 business days prior to the abatement commencement, if applicable, by submitting a Notification of Demolition or Renovation Form. Demolition and/or renovation activities shall be conducted in compliance with APCD Rule 62.7, Asbestos – Demolition and Renovation.

**Timing:** Prior to issuance of a demolition permit(s) by Building & Safety or the applicable jurisdiction agency.

**Reporting and Monitoring:** An AB3205 form must be submitted to and approved by APCD. Building & Safety Compliance Checklist includes AB3205 requirement prior to issuance of a demolition permit. The Notification of Demolition or Renovation Form must be submitted to APCD. Enforcement of notification requirements for both forms and compliance with the APCD Asbestos Rule will be enforced by APCD Asbestos Inspectors or on a complaint-driven basis.

### Others CONDITIONS

#### **Others**

14. The interior road does not meet VCFD apparatus access standards.

## County Stormwater Program Section Standard Conditions

[(Updated 2025)

It is noted that The Regional Phase 1 MS4 NPDES Permit No. CAS004004 (Order No. R4-2021-0105) was adopted in July 2021 and new programmatic requirements became effective as of May 12, 2025. The new requirements include updated new development post-construction stormwater treatment measure applicability and performance criteria.

### **PL25-0039**

#### **1. Mitigation Measure**

**Purpose:** To ensure runoff from new impervious surfaces does not contribute pollutants or degrade water quality of downstream surface waters resulting in further exceedances of water quality objectives contained in the Los Angeles Region Basin Plan and in the 2025 Ventura County Technical Guidance Manual for Stormwater Quality Control Measures (TGM).

**Requirement:** The Permittee shall prepare a post-construction stormwater management plan (PCSMP) to retain/treat runoff from the new impervious surface, a maintenance plan, and annual verification of ongoing maintenance.

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

- i. A drainage study or a water quality design report, prepared and stamped by a California-licensed civil engineer, that addresses the following items to meet the (TGM) requirements for post-construction control measure design, to the **maximum extent practicable**:
  - (1) Project location and site plan to scale;
  - (2) Project description, including indication of the purpose of the facility and if the project is new development or redevelopment, as defined by the TGM;
  - (3) Disturbed area for construction and site plan showing limits of the disturbed area;
  - (4) Site plan with amount in square feet or acres of existing and proposed impervious surface areas as defined by the TGM, to be created/added/replaced/remain with surface area legend and brief description of surfaces;
  - (5) PCSMP output from the applicable sections of the TGM Tool (available at: <https://onestoppermits.venturacounty.gov/departments/stormwater-program>); and
  - (6) Post-construction control measure sizing calculations (see Appendix C of TGM).
- ii. Site plan, prepared and stamped by a California-licensed civil engineer or land surveyor, that accurately delineates drainage areas, environmentally sensitive areas, open space preservation areas, legends for impervious surface areas and pervious surface areas, natural hydrologic features, locations of discharges, existing and proposed topography, potential pollutant areas, and the location and types of post-construction control measures. In addition, applicable post-construction control measure details and a drawing detail verifying that the installation of the PCSMP will meet performance criteria defined in the TGM, to the **maximum extent practicable**, prepared and stamped by a California-licensed civil engineer or architect.
- iii. A geotechnical study, of infiltration testing results or technical infeasibility analysis, as defined in the TGM, prepared and stamped by a California-licensed geotechnical engineer or geologist.

- iv. A maintenance plan (i.e., Exhibit C of the County’s “Covenant for Maintenance of Post-Construction Stormwater Management Control System” template, available at <https://www.onestoppermits.vcrma.org/departments/stormwater-program>) for the proposed PCSMP shall be prepared in accordance with Section 7 and Appendix D of the TGM. The plan shall at a minimum include the following:
  - (1) The location of each device;
  - (2) The maintenance processes and procedures necessary to provide for continued operation and optimum performance;
  - (3) A timeline for all maintenance activities; and
  - (4) Any technical information that may be applicable to ensure the proper functionality of the device(s).
- v. A maintenance agreement (i.e., the County’s “Covenant for Maintenance of Post-Construction Stormwater Management Control System”, template available at <https://www.onestoppermits.vcrma.org/departments/stormwater-program>) signed by the property owner, including a signed statement accepting responsibility for maintenance of the PCSMP control(s). The statement must include written verification that all PCSMP controls will be properly maintained. At a minimum, this statement shall include the following:
  - (1) Written conditions in the sales or lease agreement, which require the property owner or tenant to assume responsibility for the PCSMP control maintenance and annual inspection;
  - (2) Written text in project covenants, conditions, and restrictions (“CCRs”) to the applicable homeowner’s association; or
  - (3) Any other legally enforceable agreement or mechanism that assigns PCSMP maintenance responsibility.
- vi. A completed and signed Annual Maintenance Verification Report (i.e., Exhibit D of the County’s “Covenant for Maintenance of Post-Construction Stormwater Management Control System” template, available in the Surface Water Quality Section tab at <https://www.onestoppermits.vcrma.org/departments/stormwater-program>).

**Timing:** The above listed items (i, ii, iii, iv, and v) shall be submitted to the CSP for review and approval prior to issuance of approval for a zoning clearance for construction. In addition, the Annual Maintenance Verification Report (vi) shall be submitted to the CSP annually prior to September 15th after approval and/or sign-off for issuance of the certificate of occupancy.

**Monitoring and Reporting:** CSP staff will review the submitted materials to ensure the project does not contribute to exceedances of water quality objectives in downstream receiving waters. The maintenance plan shall be kept on-site for periodic review by CSP staff.

**Residual Impacts:** After implementation of Mitigation Measure, impacts to surface water quality objectives will be less than significant.

## **2. Stormwater Construction Program**

**Purpose:** To ensure compliance with the Los Angeles Regional Water Quality Control Board NPDES Municipal Stormwater Permit, No. CAS004004 (Permit), the proposed project will be subject to the construction requirements for surface water quality and storm water runoff, in accordance with Part VIII.G., “Construction Program”, of the Permit.

**Requirement:** The construction of the proposed project shall meet requirements contained in Part VIII.G., “Construction Program”, of the Permit through the inclusion of an effective combination of erosion and sediment control best management practices (BMPs) during all ground disturbing activities.

**Documentation:** The Permittee shall submit a completed SW Form (Minimum Best Management Practices for All Construction Sites; <https://www.onestoppermits.vcrma.org/departments/stormwater-program> or PWA.CountyStormwater.org) to the Public Works Agency - County Stormwater Program (CSP) for review.

**Timing:** The above listed item shall be submitted to the CSP for review prior to the issuance of a zoning clearance for construction.

**Monitoring and Reporting:** The CSP will review the submitted materials for consistency with the Permit. Building permit inspectors will conduct inspections during construction to ensure effective installation of the required BMPs.

### **3. State Stormwater Construction General Permit**

**Purpose:** To ensure compliance with all water quality provisions in NPDES General Permit for Stormwater 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 building permit inspectors.

**3/13/2026**

**PL25-0039**

APN: 028-0-120-130, 028-0-120-240

Address: 2464 E. Ojai Ave. Ojai

County Urban Area: No

The Applicant is requesting a Conditional Use Permit (CUP) for the operation of Camp Gilga that will combine a working farm with opportunities for the development of multiple creative art forms such as musical, audio, visual, film, written, culinary, technological, agricultural, performing, marker arts and more. Campers will be provided opportunities to expand their knowledge and experience in new fields of art, and utilize spaces to collaborate on projects, as well as assist the ongoing agricultural activities of the property's working farm. Besides the 12.78 acres included in the CUP boundary, there are over 20 acres of land in agriculture production on the adjacent OS zoned property. Campers will be encouraged to learn about and participate in the Gilga farming operations. Campers and staff will enjoy dinners made from on-site farmed food as well as local produce grown in the Ojai Valley. This project is outside the County Unincorporated Urban Infill Area and is creating over 1-acre of new Impervious Surface Area.

**Will the proposed project individually or cumulatively degrade the quality of surface water causing it to exceed water quality objectives as contained in Chapter 3 of the three Basin Plans?**

The proposed project will not individually or cumulatively degrade the quality of surface water causing it to exceed water quality objectives as contained in Chapter 3 of the Los Angeles Basin Plan as applicable for this area. Surface Water Quality is deemed Less than Significant (LS) because the proposed project is not expected to result in a violation of any surface water quality standards as defined in the Los Angeles Basin Plan.

**Will the proposed project directly or indirectly cause storm water quality to exceed water quality objectives or standards in the applicable MS4 Permit or any other NPDES Permits?**

The Applicant is requesting a Conditional Use Permit (CUP) for the operation of Camp Gilga that will combine a working farm with opportunities for the development of multiple creative art forms such as musical, audio, visual, film, written, culinary, technological, agricultural, performing, marker arts and more. Campers will be provided opportunities to expand their knowledge and experience in new fields of art, and utilize spaces to collaborate on projects, as well as assist the ongoing agricultural activities of the property's working farm. The project is located at 2464 E. Ojai Ave. Ojai (APNs 028-0-120-130, 028-0-120-240). Besides the 12.78

acres included in the CUP boundary, there are over 20 acres of land in agriculture production on the adjacent OS zoned property. Campers will be encouraged to learn about and participate in the Gilga farming operations. Campers and staff will enjoy dinners made from on-site farmed food as well as local produce grown in the Ojai Valley. This project is outside the County Unincorporated Urban Infill Area and is creating over 1-acre of new Impervious Surface Area.

The proposed project will not directly or indirectly cause stormwater quality to exceed water quality objectives or standards in the applicable MS4 Permit or any other NPDES Permits. To ensure compliance with the Los Angeles Regional Water Quality Control Board NPDES Municipal Stormwater Permit, No. CAS004004 (Permit), the proposed project will be subject to the construction requirements for surface water quality and storm water runoff, in accordance with Part VIII.G., "*Construction Program*", of the Permit. The construction of the proposed project shall meet requirements contained in Part VIII.G., "*Construction Program*", of the Permit through the inclusion of an effective combination of erosion and sediment control best management practices (BMPs) during all ground disturbing activities using the 2025 Technical Guidance Manual (TGM). The Permittee shall submit a completed SW Form (Minimum Best Management Practices for All Construction Sites) to the Public Works Agency - County Stormwater Program (CSP) for review. Additionally, the project is subject to coverage under the NPDES General Construction Permit (No. CAS000002).

As such, neither the individual project nor the cumulative threshold for significance would be exceeded and the project is expected to have a Less than Significant (LS) impact related to water quality objectives or standards in the applicable MS4 Permit or any other NPDES Permits.

**Will the proposed project be consistent with the applicable General Plan Goals and Policies for Item 2D of the Initial Study Assessment Guidelines?**

The proposed project is consistent with the applicable General Plan Goals and Policies for ISAG Item 2d.

[PROJECT DESCRIPTION](#)

## **2a. Water Resources – Groundwater Quantity**

### **QUESTION 1**

**1. Will the proposed project directly or indirectly decrease, either individually or cumulatively, the net quantity of groundwater in a groundwater basin that is overdrafted or create an overdrafted groundwater basin?**

No. The project is located at 2464 E. Ojai Avenue in Ojai, on Assessor's Parcel Number (APN) 0280120130, in the Ojai Valley Groundwater Basin, designated by Department of Water Resources (DWR) as a medium priority basin. The proposed project will include water offsets and water demand reductions that will result in no net increase in groundwater demand or extraction beyond previous uses on the site.

### **QUESTION 2**

**2. Will the proposed project in groundwater basins that are not overdrafted, or are not in hydrologic continuity with an overdrafted basin, result in net groundwater extraction that will individually or cumulatively cause overdrafted basin(s)?**

No. The proposed project will include water offsets and water demand reductions that will result in no net increase in groundwater demand or extraction beyond previous uses on the site. The project is located in the Ojai Valley Basin (Basin), designated by DWR as a medium priority basin. The Basin is not in hydraulic continuity with an overdrafted basin.

### **QUESTION 3**

**3. Will the proposed project in areas where the groundwater basin and/or hydrologic unit condition is not well known or documented and there is evidence of overdraft based upon declining water levels in a well or wells, propose any net increase in groundwater extraction from that groundwater basin and/or hydrologic unit?**

No. Although a basin study has not been published, and water level declines have been documented, the proposed project will include water offsets and water demand reductions that will result in no net increase in groundwater demand or extraction beyond previous uses on the site.

### **QUESTION 4**

**4. Will the proposed project, regardless of items 1-3 above, result in 1.0 acre-feet or less, of net annual increase in groundwater extraction?**

No. The proposed project will include water offsets and water demand reductions that will result in no net increase in groundwater demand or extraction beyond previous uses on the site.

## **QUESTION 5**

### **5. Will the proposed project be consistent with the applicable General Plan Goals and Policies for Item 2A of the Initial Study Assessment Guidelines?**

Yes, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 2A of the Initial Study Assessment Guidelines.

## **QUESTION 1**

### **1. Will the proposed project individually or cumulatively degrade the quality of groundwater and cause groundwater to exceed groundwater quality objectives set by the Basin Plan?**

No. The proposed project does not include activities that present potential impacts to groundwater quality.

## **QUESTION 2**

### **2. Will the proposed project cause the quality of groundwater to fail to meet the groundwater quality objectives set by the Basin Plan?**

No. The proposed project does not include activities or materials that present potential impacts to groundwater quality.

## **QUESTION 3**

### **3. Will the proposed project propose the use of groundwater in any capacity and be located within two miles of the boundary of a former or current test site for rocket engines?**

The proposed project does propose the use of groundwater, but it is not within two miles of the boundary of a former or current test site for rocket engines.

## **QUESTION 4**

### **4. Will the proposed project be consistent with the applicable General Plan Goals and Policies for Item 2B of the Initial Study Assessment Guidelines?**

Yes, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 2B of the Initial Study Assessment Guidelines.

## **2c. Water Resources – Surface Water Quantity**

## **QUESTION 1**

**1. Will the proposed project increase surface water consumptive use (demand), either individually or cumulatively, in a fully appropriated stream reach as designated by SWRCB or where unappropriated surface water is unavailable?**

No, surface water use or consumption is not included in the proposed project.

## **QUESTION 2**

**2. Will the proposed project increase surface water consumptive use (demand) including but not limited to diversion or dewatering downstream reaches, either individually or cumulatively, resulting in an adverse impact to one or more of the beneficial uses listed in the Basin Plan?**

No, surface water use or consumption is not included in the proposed project.

## **QUESTION 3**

**3. Will the proposed project be consistent with the applicable General Plan Goals and Policies for Item 2C of the Initial Study Assessment Guidelines?**

Yes, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 2B of the Initial Study Assessment Guidelines.

## **2d. Water Supply – Quantity**

**1. Will the proposed project have a permanent supply of water?**

Yes. The proposed project will be purchase water for potable uses from Casitas Municipal Water District. Non-potable water will be extracted from the onsite well identified with State Well Number (SWN) 04N22W05N01S.

**2. Will the proposed project either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable probable future projects, introduce physical development that would adversely affect the water supply - quantity of the hydrologic unit in which the project site is located?**

No. The proposed project will include water offsets and water demand reductions that will result in no net increase in groundwater demand or extraction beyond previous uses on the site.

**3. Will the proposed project be consistent with the applicable General Plan Goals and Policies for Item 2D of the Initial Study Assessment Guidelines?**

Yes, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 2D of the Initial Study Assessment Guidelines.

### **IMPORTANT NOTE**

**The following questions are from the 2025 ISAGs update.**

- 1. Would the project directly or indirectly decrease the net supply of groundwater in an overdrafted groundwater basin by one acre-foot or more per year?**

The project is not located in a groundwater basin designated by DWR as overdrafted.

- 2. Would the project result in net groundwater extraction in groundwater basins that are not overdrafted, and/or not hydrologically or hydrogeologically continuous with an overdrafted basin, that could cause the basin to become overdrafted?**

No. The proposed project will include water offsets and water demand reductions that will result in no net increase in groundwater demand or extraction beyond previous uses on the site.

- 3. Would the project result in a net increase in groundwater extraction of one acre-foot or more per year from groundwater basins, hydrologic units, and/or hydrogeologic units that are not well documented or show evidence of overdraft?**

No. Although a basin study has not been published, and water level declines have been documented, the proposed project will include water offsets and water demand reductions that will result in no net increase in groundwater demand or extraction beyond previous uses on the site.

- 4. Would the project degrade groundwater quality, causing it to exceed groundwater quality objectives set by the Basin Plans?**

No. The proposed project does not include activities or materials that present potential impacts to groundwater quality.

- 5. Would the project increase surface water consumptive use (demand) in a fully appropriated stream reach as designated by the SWRCB or where unappropriated surface water is unavailable, or by diverting or dewatering downstream reaches that would result in an adverse impact to one or more of the beneficial uses listed in the Basin Plans?**

No, surface water use or consumption is not included in the proposed project.

**MEMORANDUM**

**DATE:** June 3, 2025

**TO:** Kristina Boero, Case Planner  
County of Ventura

**FROM:** Yunsheng Su, PWA-WP Case Reviewer

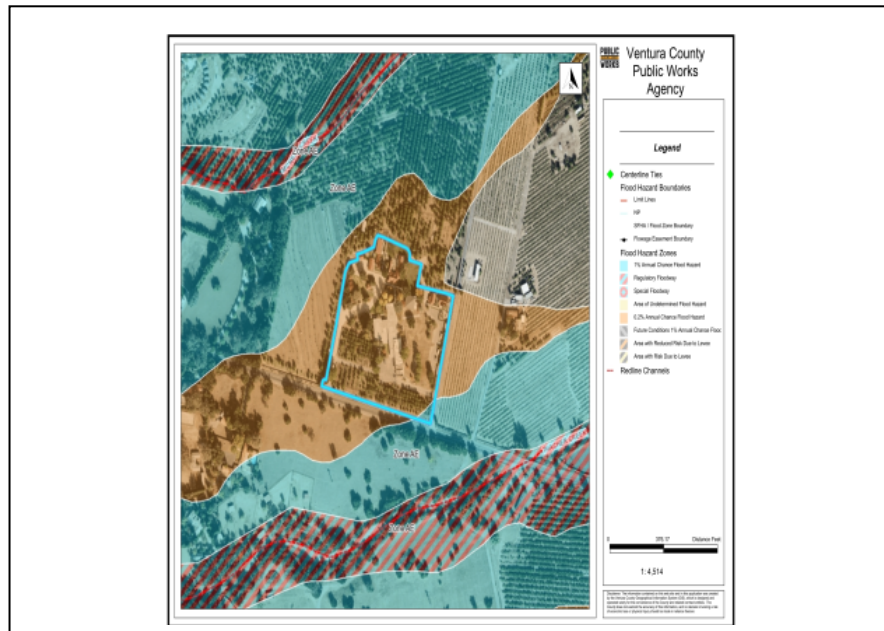
**SUBJECT:** PL25-0039 2464 E Ojai Av, Ojai, CA, 93023  
APN:028012013  
CEQA Review Comments and Conditions

Pursuant to your request dated 5/29/2025, this office has reviewed the submitted materials and provides the following comments.

**PROJECT LOCATION:**

2464 E Ojai Av, Ojai, CA, 93023

Location Map:



**PROJECT DESCRIPTION:**

The Applicant is requesting a Conditional Use Permit (CUP) for the operation of Camp Gilga that will combine a working farm with opportunities for the development of multiple creative art forms such as musical, audio, visual, film, written, culinary, technological, agricultural, performing, marker arts and more.

**APPLICATION COMPLETENESS:**

Complete - from our area of concern.

**ENVIRONMENTAL IMPACT ANALYSIS:**

**Item 31a. Flood Control Facilities/Watercourses – Ventura County Public Works Agency, Watershed Protection is deemed to be Less Than Significant.**

The proposed project is situated about 500 feet from the Thacher Creek, which is a WP jurisdictional redline channel. No new or modified direct stormwater drainage connections to this WP channel, activities within WP's easement, or activities over, under, or within the redline channel appear to be proposed or indicated on the applicant's submitted materials.

This proposed project would result in NO increase of impervious area within the subject property.

WP staff determines that the environmental impact is less than significant (LS) on redline channels under the jurisdiction of the Ventura County Public Works Agency - Watershed Protection.

**Item 17b. Hydraulic Hazards - FEMA is deemed to be Less Than Significant.**

A portion of the subject property is in a location identified by the Federal Emergency Management Agency (FEMA) as a Special Flood Hazard Area Zone AE. However, the proposed structure is in an area of moderate flood hazard Zone X shaded. This is evidenced on FEMA Digital Flood Insurance Rate Map No. 06111C0580F, effective date September 26, 2014. Therefore, a flood zone clearance and recordation of a notice of flood hazard are required by the Ventura County General Plan Policy HAZ-2.5. The proposed development with the condition described below is deemed to be Less Than Significant for Hydraulic Hazards - FEMA.

**WATERSHED PROTECTION COMMENTS:**

None.

**WATERSHED PROTECTION CONDITIONS:**

**Flood Zone Clearance**

**Purpose:** To comply with the Ventura County Floodplain Management Ordinance and Ventura County General Plan policies HAZ-2.1, HAZ-2.2, HAZ-2.3 and HAZ-2.5.

**Requirement:** The Applicant shall obtain a Flood Zone Clearance from the Ventura County Public Works Agency Floodplain Manager.

**Documentation:** A Flood Zone Clearance issued by the Public Works Agency Floodplain Manager.

**Timing:** The Flood Zone Clearance shall be obtained by the Applicant prior to obtaining a building permit.

**Monitoring and Reporting:** A copy of the approved Flood Zone Clearance shall be provided to the Building and Safety Department as well as maintained in the case file by the Public Works Agency.

**Notice of Flood Hazard Recorded on Property Title**

**Purpose:** To comply with the Ventura County General Plan Policy HAZ-2.5 to inform existing and future owners of the subject property that the site, in whole or in part, is currently mapped by the Federal Emergency Management Agency (FEMA) as being in a Special Flood Hazard Area.

**Requirement:** The Applicant shall, with the assistance of the Ventura County Public Works Agency Floodplain Manager, have recorded on the title of the subject property a Notice of Flood Hazard.

**Documentation:** A Notice of Flood Hazard deemed satisfactory to the Ventura County Public Works Agency Floodplain Manager.

**Timing:** The Notice of Flood Hazard shall be recorded on title of the subject property by the Applicant prior to issuance of a building permit or prior to ground disturbance if a building permit is not required.

**Monitoring and Reporting:** A copy of the recorded Notice of Flood Hazard shall be provided to the Building and Safety Department as well as maintained in the case file by the Public Works Agency.

If you have any questions, please feel free to contact me by email at [Yunsheng.Su@Ventura.Org](mailto:Yunsheng.Su@Ventura.Org) or by phone at 805-654-2005.

END OF TEXT.

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**VENTURA COUNTY  
AIR POLLUTION CONTROL DISTRICT**  
Memorandum

TO: Noe Torres, County Planner DATE: July 28, 2025

FROM: Nicole Collazo, Air Quality Specialist, Planning Division

SUBJECT: Request for Review of Revised PL25-0039

Air Pollution Control District (APCD) staff has reviewed the project application, which is a Major Modification to Conditional Use Permit (CUP) to change the previous use of a retirement center facility to a campground (Camp Gilga). Camp Gilga that will combine a working farm with opportunities for the development of multiple creative art forms such as musical, audio, visual, film, written, technological, agricultural, performing, marker arts and more. The project location is 2464 E. Ojai Avenue. The Lead Agency for the project is the County of Ventura.

In accordance with State CEQA Guidelines Section 15063(a) and (g), the Lead Agency shall prepare the Initial Study to determine if the project may have a significant effect on the environment and consult informally with all Responsible Agencies to obtain recommendations as to whether an EIR or Negative Declaration should be prepared. APCD, as Commenting Agency, or Responsible Agency for projects that require an APCD permit, submits this memo as recommendations to the Lead Agency to assist in their determinations. These recommendations are in accordance with the Ventura County Air Quality Assessment Guidelines, 2003, which was adopted by the Air Pollution Control Board, and state approved CEQA guidelines for environmental review on air quality and greenhouse gas impact sections.

The application is **COMPLETE** for the purposes of evaluating air quality-related impacts. The project's regional and local air quality and GHG impacts are **LESS THAN SIGNIFICANT**. Attached are APCD's responses to Section 1 (Air) and Section 24 (Greenhouse Gases) of the Ventura County Initial Study Assessment Guidelines for the subject project. The following statements support each finding in Section 1 and Section 24.

**ITEM 1(a): REGIONAL AIR QUALITY IMPACTS**

Regional air quality impacts include estimating ozone precursor emissions in the ambient air generated from a specific project, as Ventura County remains in a non-attainment status for the State 1-hr and 8-hr ambient air quality standards for ozone and the Federal 8-hr ambient air quality standard for ozone. Reactive organic compounds (ROC) and nitrogen oxides (NO<sub>x</sub>) are called

ozone precursors because they create ground-level ozone when reacted with sunlight; ground-level ozone is commonly known as smog. The major sources of NO<sub>x</sub> in Ventura County are motor vehicles and other combustion processes. The major sources of ROC in Ventura County are cleaning and coating operations, petroleum production, and solvent evaporation. Long-term exposure of ground-level ozone can cause shortness of breath, nasal congestion, coughing, eye irritation, sore throat, headache, chest discomfort, breathing pain, throat dryness, wheezing, fatigue, and nausea.

Based on information provided by the applicant, **regional air quality impacts will be less than significant at 0.47 lbs./day ROC and 0.38 lbs./day NO<sub>x</sub>**, less than the 5 lbs./day significance threshold for the Ojai Valley Growth Area. This estimate is conservative as it doesn't account for the negative trips that would result when the proposed trips are subtracted from baseline (-184 trips per day, according to traffic study). The model included the proposed 110 trips per day from proposed camp activities; however, it is still under the 5 lbs./day ROC or NO<sub>x</sub> threshold for regional air quality impacts (operational). The model also included the proposed cabins, duplex residential structures, and both wellness and arts pavilions (restrooms but no kitchens). A copy of the model is attached to this memo.

Construction emissions were also quantified using the same settings as above. Construction emissions are considered temporary and short-term and thus should not be included as part of the significance determination for regional air quality (AQAG, Section 5.2). However, these emissions should still be quantified for emission reduction measures and to reduce a nuisance violation potential. The construction emissions quantified resulted in 3.16 and 25.26 lbs./day for ROC and NO<sub>x</sub>, respectively. Because the emissions exceeded the recommended thresholds of 5 lbs./day ROC/NO<sub>x</sub>, emission reduction measures beyond complying with standard construction best management practices is proposed, such as requiring Tier 3 or Tier 4-Interim EPA certified diesel off-road construction equipment, supporting electrical construction equipment and alternative fuels when available.

### **ITEM 1(b): LOCAL AIR QUALITY IMPACTS**

Local air quality impacts for the review of discretionary projects may involve a qualitative analysis for project-generated emissions of dust, odors, carbon monoxide, and toxics, if applicable, that can affect the health and safety of any nearby sensitive receptors. Sensitive receptors are considered the young, the elderly, and those susceptible to respiratory diseases such as asthma and bronchitis. Sensitive receptors can be found in schools, playgrounds, hospitals, and elderly care facilities. Residential areas can also be considered sensitive receptors, as some residents may reside in their homes for long periods of time. Based on information provided by the applicant, **the subject project will generate less than significant local air quality impacts**. A brief discussion is followed.

## AQMP CONSISTENCY

The proposed project must address consistency with the AQMP if estimated operational emissions exceed 2 lbs./day or greater for ROC or NO<sub>x</sub>, as described in the *AQAG, Section 4.2*. The proposed project's operational emissions do not exceed 2 lbs./day for either ozone precursor, therefore, an AQMP consistency analysis is not required. **Therefore, the project would not conflict or obstruct with implementation of the most recent AQMP adopted (Initial Study Item Checklist C. Air Quality, Item 1) and would have a less than significant impact.**

## TOXICS

No CO hotspots are expected to occur as a result of the project because Ventura County reached attainment status with the CO ambient air quality standard in 2004. Further, according to the Study, the LOS at the studied intersections would remain the same as the future without project conditions, including cumulative projects in project buildout year. In addition, with over 80% of the CO in urban areas emitted by motor vehicles, and with stricter, cleaner emission standards to the mobile fleet, thereby further decreasing CO levels over time.

The project is proposing certain renovation activities that may trigger a demolition and potential exposure of asbestos to contractors and nearby sensitive receptors. Asbestos is considered a toxic air contaminant (TAC) with the potential to cause cancer. APCD recommends a condition of approval to ensure all renovation activities, including demolition, are in compliance with APCD Rule [62.7](#), *Asbestos- Demolition and Renovation*, which consists primarily of notification requirements and that any asbestos surveys are conducted by a state-certified contractor. This condition is located at the end of this memo.

## ODORS

The project is recreational in nature and has a low potential to generate odors in quantities as to be a nuisance to nearby land uses, as defined by APCD Rule 51, Nuisance and the California Health and Safety Code Section 41705. The site is located in a rural area. However, the project is located approximately 1,000 feet away from a residential neighborhood via Avenida de la Entrada. APCD recommends a standard condition of approval for nuisance, which is a complaint-driven APCD rule for odors, dust, etc. located at the end of this memo.

## DUST

The project has a low potential to generate dust due to most of the site roadways being paved. Construction operations, although temporary, may generate fugitive dust that may pose a public nuisance pursuant to the California Health and Safety Code 41705, or APCD Rule 51, *Nuisance*, and violation of Rule 55, *Fugitive Dust*. A condition of approval that is complaint-driven would be added to the permit to ensure that any fugitive dust potential during construction activities remains reduced.

**ITEM 24: GREENHOUSE GASES**

Neither APCD nor the County has adopted a threshold of significance applicable to Greenhouse Gas (GHG) emissions from projects subject to the County’s discretionary land use permitting authority. The County has, however, routinely applied a 10,000 metric tons carbon dioxide equivalent per year (MTCO<sub>2</sub>e/Yr) threshold of significance to industrial projects, in accordance with CEQA Guidelines Section 15064.4(a)(2). APCD has concurred with the County’s approach. APCD supports the application of this numeric threshold as stated in the GHG Threshold Report APCD published in 2011 at the request of the APCD Board, which concludes “Unless directed otherwise, District staff will continue to evaluate and develop suitable interim GHG threshold options for Ventura County with preference for GHG threshold consistency with the South Coast AQMD and the SCAG region”. The South Coast AQMD at the same time proposed an interim screening threshold of 3,000 MTCO<sub>2</sub>e/Yr for commercial/residential projects. Industrial projects or facilities are defined as stationary emission sources that have or are required to have an APCD Permit to Operate.

Based on information provided by the applicant, **greenhouse gas impacts will be less than significant**. The total GHG emissions are approximately **161.04 MT CO<sub>2</sub>e/Yr** (operational and construction amortized over 30 years). This is lower than the non-industrial threshold of 3,000 MT CO<sub>2</sub>e/Yr proposed by the adjacent air district. This estimate is conservative as it doesn’t account for the negative trips that would result when the proposed trips are subtracted from baseline (-184 trips per day, according to traffic study). The model included the proposed 110 trips per day from proposed camp activities; however, it is still under the 5 lbs./day ROC or NO<sub>x</sub> threshold for regional air quality impacts (operational). The model also included the proposed cabins, duplex residential structures, and both wellness and arts pavilions (restrooms but no kitchens). A copy of the air emission model report is attached.



**Conditions of Approval**

Below are recommended standard conditions of approval related to APCD and construction activities, should the project be approved.

**CONSTRUCTION- FUGITIVE DUST**

**Purpose:** To ensure that fugitive dust and particulate matter that may result from site preparation and construction 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:

- I. The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized to prevent excessive amounts of dust;
- II. 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;
- III. All trucks shall cover their loads as required by California Vehicle Code §23114.
- IV. 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.
- V. Graded and/or excavated inactive areas of the construction site shall be monitored at least weekly for dust stabilization.
- VI. Signs shall be posted onsite limiting construction traffic to 15 miles per hour or less.
- VII. 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 construction phases of the project.

**Reporting and Monitoring:** Dust control is a standard condition on all Grading Permits issued by Public Works Agency and grading inspector shall perform periodic site inspections throughout the grading period. Monitoring and Enforcement of APCD Rule 55 is also conducted by APCD staff on a complaint-driven basis.

## **CONSTRUCTION- OZONE PRECURSORS**

**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:

- I. Construction equipment shall not have visible emissions greater than 20% opacity, as required by APCD Rule 50, Opacity.

- II. 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.
- III. 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 NO<sub>x</sub> and diesel particulate matter exhaust emissions.
- IV. 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 NO<sub>x</sub> and diesel particulate matter exhaust emissions.
- V. 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.
- VI. All off-road construction equipment shall be rated a minimum of Tier 3 or Tier 4 Interim diesel rating.

The following are recommended measures for construction equipment and vehicles:

- I. Diesel powered equipment should be replaced by electric equipment whenever feasible.
- II. Maintain equipment engines in good condition and in proper tune as per manufacturer's specifications.
- III. Lengthen the construction period during smog season (May through October), to minimize the number of vehicles and equipment operating at the same time.
- IV. 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.

## **NUISANCE**

**Purpose:** To ensure that discharge of air contaminants (odor, dust, etc.) that may result from site operations are minimized to the greatest extent feasible.

**Requirement:** Permittee shall operate in accordance with the Rules and Regulations of the Ventura County Air Pollution Control District, with emphasis on Rule 51, Nuisance, stated below:

*I. A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance or annoyance to any considerable number of persons or to the public or which endangers the comfort, repose, health or safety of any such persons or the public or which cause or have a natural tendency to cause injury or damage to business or property.*

**Documentation:** No documentation is required for the purposes of this condition.

**Timing:** Throughout the life of the permit.

**Reporting and Monitoring:** Monitoring and enforcement of nuisance provision is enforceable by APCD on a complaint-driven basis.

## **DEMOLITION ACTIVITIES**

**Purpose:** To minimize the release of asbestos containing material during activities involving demolition and/or renovation operations.

**Requirement:** Project demolition activities shall be operated in accordance with the Rules and Regulations of the Ventura County Air Pollution Control District, with emphasis on Rule 62.7, *Asbestos – Demolition and Renovation*.

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

- I. The applicant shall submit an AB3205 Form to APCD for approval. In addition, the contractor shall notify APCD 10 business days prior to the abatement commencement, if applicable, by submitting a Notification of Demolition or Renovation Form. Demolition and/or renovation activities shall be conducted in compliance with APCD Rule 62.7, *Asbestos – Demolition and Renovation*.

**Timing:** Prior to issuance of a demolition permit(s) by Building & Safety or the applicable jurisdiction agency.

**Reporting and Monitoring:** An AB3205 form must be submitted to and approved by APCD. Building & Safety Compliance Checklist includes AB3205 requirement prior to issuance of a

demolition permit. The Notification of Demolition or Renovation Form must be submitted to APCD. Enforcement of notification requirements for both forms and compliance with the APCD Asbestos Rule will be enforced by APCD Asbestos Inspectors or on a complaint-driven basis.

Thank you for the opportunity to review this project. If you have any questions, you may reach me at [nicole@vcapcd.org](mailto:nicole@vcapcd.org).



County of Ventura  
Public Works Agency  
Roads & Transportation  
**MEMORANDUM**

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**DATE:** June 18, 2025

**TO:** RMA – Planning Division  
Attention: Noe Torres

**FROM:** PWA - Roads & Transportation *CMS*  
Jesus Banuelos, Engineer IV

**SUBJECT: APPLICATION COMPLETENESS**  
**PROJECT NO: PL25-0039**  
**Owner:** 2464 E Ojai Ave LLC  
**Applicant:** 2464 E Ojai Ave LLC  
**Agent:** Jensen Design and Survey  
Camp Gilga  
2464 E Ojai Ave  
028-0-120-130

Pursuant to your request, the Ventura County, Public Works Agency, Roads and Transportation Department (VCPWA-RT) has reviewed the subject application and has determined that the application is **COMPLETE** for our areas of responsibility.

Project Description:

The Applicant is requesting a Conditional Use Permit (CUP) for the operation of Camp Gilga that will combine a working farm with opportunities for the development of multiple creative art forms such as musical, audio, visual, film, written, culinary, technological, agricultural, performing, marker arts and more.

Campers will be provided opportunities to expand their knowledge and experience in new fields of art, and utilize spaces to collaborate on projects, as well as assist the ongoing agricultural activities of the property's working farm. Besides the 12.78 acres included in the CUP boundary, there are over 20 acres of land in agriculture production on the adjacent OS zoned property.

The Initial Study Checklist and responses to the Checklist are made part hereof. Our review is limited to the impacts this project may have on the County's Regional Road Network.

## INITIAL STUDY CHECKLIST

	<b><u>PROJECT IMPACT DEGREE OF EFFECT*</u></b>				<b><u>CUMULATIVE IMPACT DEGREE OF EFFECT*</u></b>			
	<b>N</b>	<b>LS</b>	<b>PSM</b>	<b>PS</b>	<b>N</b>	<b>LS</b>	<b>PSM</b>	<b>PS</b>
<b>27. TRANSPORTATION &amp; CIRCULATION</b>								
a. Public Roads and Highways:								
(1) VMT		X				X		
(2) Safety & Design of Roads		X				X		
b. Pedestrian/Bicycle Facilities:		X				X		

### DEGREE OF EFFECT:

N = No Impact

LS = Less Than Significant

PSM = Potentially Significant Impact Unless Mitigation Incorporated

PS = Potentially Significant Impact

\*Non-CEQA – General Plan and Area Plan consistency included in current ISAGs1

## **INITIAL STUDY DISCUSSION**

### **27a. Transportation & Circulation – Roads and Highways**

#### **(1) VMT Environmental Analysis:**

The project, as proposed, is a request for a CUP for the operation of a Camp, which will not create significant vehicular trips.

Therefore, adverse traffic impacts relating to Vehicle Miles Traveled (VMT) on County roads will be "Less Than Significant."

#### **(2) Safety & Design Environmental Analysis:**

The project, as proposed, is a request for a CUP for the operation of a Camp, which will not create significant vehicular trips.

Therefore, adverse impacts related to safety/design of County roads will be "Less Than Significant".

### **27b. Transportation & Circulation – Pedestrian/Bicycle Facilities**

#### **Environmental Analysis:**

The project, as proposed, is a request for a CUP for the operation of a Camp, which will not create significant vehicular or bicycle trips.

Therefore, the adverse impacts relating to the supplementary addition of pedestrians and bicycles into the area will be "Less Than Significant."

## **LAND DEVELOPMENT CONDITIONS OF APPROVAL**

### **1. TRAFFIC IMPACT MITIGATION FEE:**

**PURPOSE:** To address the cumulative adverse impacts of traffic on the Regional Road Network, TIMF Ordinance 4246 and County General Plan 2040 (GP) 4.1 CTM-1 require that the VCPWA-RT collect a Traffic Impact Mitigation Fee (TIMF).

**REQUIREMENT:** The applicant/permittee shall deposit with the VCPWA-RT a TIMF. The trip generation rate and TIMF will be calculated based on the applicant's information. The applicant/permittee may choose to submit additional information or provide a Traffic Study to supplement the information currently provided to establish the trip generation rate. The TIMF may be adjusted for inflation at the time of deposit in accordance with the latest version of the Engineering News Record Construction Cost Index. Based on the applicant's information:

- A. County TIMF:** The TIMF currently due to the County would be \$0. The County is currently not collecting a TIMF. Upon the County's renewal of the TIMF Ordinance, the applicant may be required to submit payment based on the proposed land use at the time of development.
- B. City TIMF:** The TIMF due to the City of Ojai shall be transferred to the City within 30 calendar days in accordance with the reciprocal traffic mitigation agreement between the City of Ojai and the County of Ventura. TIMF for the City of Ojai is Traffic District TD #1. The Final TIMF shall be calculated at time of fee collection by the County.

**DOCUMENTATION:** The applicant/permittee shall come to the VCPWA-RT counter, fill out the TIMF form, and pay the TIMF.

**TIMING:** This condition shall be met prior to the issuance of the Building Permit.

**MONITORING AND REPORTING:** The VCPWA-RT will review and approve the payment of the TIMF.



## MEMORANDUM

**DATE:** May 29, 2025

**TO:** Kristina Boero, Case Planner

**FROM:** Dillan Murray, Cultural Heritage Program Planner

**SUBJECT:** **Cultural Resources Completeness Letter – Case No. PL25-0039**  
2464 E Ojai Ave, Ojai, CA 93023  
Assessor's Parcel Numbers (APNs): 028-0-120-240 and 028-0-120-130

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### Project Description:

The Applicant is requesting a Conditional Use Permit (CUP) for the operation of Camp Gilga that will combine a working farm with opportunities for the development of multiple creative art forms such as musical, audio, visual, film, written, culinary, technological, agricultural, performing, marker arts and more.

Guests/campers will attend by selection or invitation only, for no more than 30 days at a time, and will find the camp facilities a tranquil, welcoming yet stimulating space to explore and create in an environment rich with cultural heritage and natural beauty. Campers will have opportunities to advance their creativity and ideas in thoughtfully designed spaces in community with other like minded individuals.

Campers will be provided opportunities to expand their knowledge and experience in new fields of art, and utilize spaces to collaborate on projects, as well as assist the ongoing agricultural activities of the property's working farm. Besides the 12.78 acres included in the CUP boundary, there are over 20 acres of land in agriculture production on the adjacent OS zoned property. Campers will be encouraged to learn about and participate in the Gilga farming operations. Campers and staff will enjoy dinners made from on-site farmed food as well as local produce grown in the Ojai Valley.

The plan set submitted as part of this CUP application contains a vast amount of information about the proposed Camp Gilga. All of the structures not identified as overnight accommodations or farm support will be used by the campers in their creative/collaborative endeavors. Included in the set are floor plans and elevations for all of the proposed structures as well as a landscape plan and a proposed lighting plan. The proposed landscaping meets the County's Landscape Guidelines and all proposed lighting is in accordance with the Ojai Dark Sky Ordinance standards.

After identifying 49 protected trees within the CUP boundary, a site design was developed to minimize impacts in such a way that only 3 protected trees will need to be removed.

Water will continue to be supplied by Casitas Municipal Water District and sewer service provided by the Ojai Valley Sanitation District. Both of these utilities will continue to provide service to the Camp Gilga as well as SCE, So Cal Gas and Spectrum cable/internet services.

Traffic to be generated by Camp Gilga will be substantially less than the traffic generated by the St Joseph's Retirement Center. All staff will live on-site and the guests/campers will attend by invitation only so their arrival and departure times can be controlled to occur during off peak traffic hours. We have included a study prepared by TJW Traffic Engineers. The proposed camp use is shown to generate less than the daily and AM and PM peak hour volumes of the previous use as a retirement center, so they concluded that no further traffic analysis is required.

A total of 85 parking spaces will be provided for Camp Gilga. 53 spaces (including 3 HC spaces) are provided for visitors/guests/campers. 19 spaces are provided for staff near the proposed staff housing, 5 parking spaces near the proposed production barn and 8 provided at the Gilga School back-of-house.

A Historic Resources Report was prepared by San Buenaventura Research Associates in 2022 for the purposes of analyzing potential impacts from proposed renovations to existing structures on the property. That report found the property to be ineligible for listing on the NNRHP or CRHR, but found it to be eligible for designation as a County of Ventura Landmark and Site of Merit. Since the current client representative team was not involved in 2022, we commissioned Envicom to peer review the San Buenaventura Research Associates report. Both reports are included in the application submittal. Please see the Documents tab for all relevant application items.

### **Completeness Determination:**

Cultural Heritage Board (CHB) staff is in receipt of the Historic Resources Report prepared by San Buenaventura Research Associates for the property and dated April 14, 2022, as well as the peer review prepared by Envicom Corporation and dated February 4, 2025. As determined in the Historic Resources Report and confirmed in the peer review, the subject property should be considered a historical resource for the purposes of environmental review under the California Environmental Quality Act (CEQA). Pursuant to General Plan Conservation and Open Space Element Program JJ, please note the following:

1) If the building or structure can be preserved on site, but remodeling, renovation or other alterations are required, this work shall be conducted in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

2) If a significant historic building or structure is proposed for major alteration or renovation, or to be moved and/or demolished, the County shall ensure that a qualified architectural historian thoroughly documents the building and associated landscape and setting. Documentation shall include still and video photography and a written documentary record/history of the building to the standards of the Historic American Building Survey or Historic American Engineering Record, including accurate scaled mapping, architectural descriptions, and scaled architectural plans, if available. The record shall be prepared in consultation with State Historic Preservation Officer and filed with the Office of Historic Preservation. The record shall be accompanied by a report containing site-specific history and appropriate contextual information. This information shall be

gathered through site specific and comparative archival research, and oral history collection as appropriate.

3) If preservation and reuse at the site are not feasible, the historical building shall be documented as described in item (2) and, when physically and financially feasible, be moved and preserved or reused.

4) If, in the opinion of the qualified architectural historian, the nature and significance of the building is such that its demolition or destruction cannot be fully mitigated through documentation, the County shall reconsider project plans in light of the high value of the resource, and implement more substantial modifications to the proposed project that would allow the structure to be preserved intact. These could include project redesign, relocation or abandonment. If no such measures are feasible, the historical building shall be documented as described in item (2).

### **Required Review:**

As part of the review of the project application, the Planning Division uses the Ventura County Initial Study Assessment Guidelines (ISAGs) in determining whether or not a discretionary project (individually or cumulatively with other projects) could have a significant effect on the environment.

Per the ISAGs, the project would be referred to the Ventura County Cultural Heritage Board (CHB) for review. The CHB's role as a CEQA project reviewer is: (1) to advise and provide comment to the Planning Division (who functions as the Lead Agency) on designated cultural heritage sites or those potentially eligible for designation; (2) where a site is determined to be a historical resource, to assess and advise the Planning Director whether a proposed project would have a substantial change on the significance of such cultural heritage sites or potential sites; and, (3) recommend to the Planning Director appropriate action in compliance with the ISAGs. The CHB shall identify feasible measures to mitigate significant adverse changes in the significance of a historical resource. The staff person responsible for administering the project shall ensure that any adopted measures to mitigate or avoid significant adverse changes are fully enforceable through permit conditions, agreements, or other measures.

### **Finding:**

The subject property is considered a historical resource. Accordingly, the matter would be referred to the CHB for review as outlined above. CHB staff will coordinate this review at a date and time determined appropriate with the case planner.

The CHB currently meets as needed on the second and fourth Mondays of the month. Following the meeting of the CHB, CHB staff will forward the results of the CHB's review to the case planner. The CHB, on some occasions, may require a site inspection and may take more than one meeting to deal with the project.