



Planning Director Staff Report – Hearing on June 24, 2021

County of Ventura • Resource Management Agency • Planning Division
800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • vcrma.org/divisions/plann

MONTESSORI SCHOOL OF OJAI MODIFIED CONDITIONAL USE PERMITCASE NO. PL17-0134

A. PROJECT INFORMATION

1. **Request:** The applicant requests that a modified Conditional Use Permit (CUP) be granted to authorize the continued operation an existing private elementary and middle school, an existing private preschool for infants and toddlers, and an existing childcare facility for an additional 30-year period. (Case No. PL17-0134)

CUP 4966 also authorizes accessory uses and structures. In addition, the CUP modification request includes approval of existing, small accessory structures (i.e., sheds and containers) which were constructed without permits. No new demolition, construction, or grading is proposed.

2. **Applicant/Property Owner:** Montessori School of Ojai, 806 W. Baldwin Road, Ojai, CA 93023
3. **Applicant's Representative:** Karleen Cole, Financial Assistant & Registrar, Montessori School of Ojai, 806 W. Baldwin Road, Ojai, CA 93023
4. **Decision-Making Authority:** Pursuant to the Ventura County Non-Coastal Zoning Ordinance (NCZO) (Section 8105-4), the Planning Director is the decision-maker for the requested Minor Modification to CUP 4966.
5. **Project Site Size, Location, and Parcel Number:** The project site is located on the 10-acre parcel owned by the Montessori School of Ojai at 806 Baldwin Road, near the intersection of Baldwin Road and Los Encinos Road, near the community Mira Monte, in the unincorporated area of Ventura County. The Tax Assessor's Parcel Number (APN) for the subject property is 032-0-010-030.

Access to the school facility is provided by a driveway connected to Baldwin Road and by an easement across an adjacent parcel (APN 032-0-010-040) located along the eastern boundary of the subject property (Exhibit 2).

6. Project Site Land Use and Zoning Designations (Exhibit 2):

- a. Countywide General Plan Land Use Map Designation: Rural

- b. Ojai Valley Area Plan Land Use Map Designation: Rural Residential 5 to 10-acre minimum parcel size
- c. Zoning Designation: RE-5 ac/TRU/DKS/HCWC (Rural Exclusive, five-acre minimum parcel size/Temporary Rental Unit Overlay Zone/Dark Sky Overlay Zone/Habitat Connectivity and Wildlife Corridors Overlay Zone)

7. Adjacent Zoning and Land Uses/Development (Exhibit 2):

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	RE-2 ac/TRU/DKS/HCWC (Rural Exclusive, two acre minimum lot size)	Residential
East	R1-20,000 sq. ft./TRU/DKS/HCWC (Single Family Residential, 20,000 sq. ft. minimum parcel size) OS-40 ac/TRU/DKS/HCWC (Open Space, 40 acre minimum parcel size)	Access road Residential
South	OS-40 ac/TRU/DKS/HCWC OS-40 ac/TRU/DKS/HCWC/CWPA (Temporary Rental Unit Overlay Zone/Dark Sky Overlay Zone/Habitat Connectivity and Wildlife Corridors Overlay Zone/Critical Wildlife Passage Areas)	Agriculture, Open Space
West	RE-2 ac/TRU/DKS/HCWC	Residential

8. History: In 1982, the Montessori School of Ojai entered into a lease agreement with the Ventura Unified School District (which owned the property at that time) to use the existing school buildings and site as a private school and childcare facility. Prior to 1982, the school site and buildings had been used as a public elementary school for many years as the Santa Ana Elementary School.

A Notice of Violation (Case No. 92-325) was issued by the County in 1996 to the Ventura County Unified School District (i.e. the landowner) because the former Santa Ana School had been converted into a private school and childcare center without a CUP in violation of the Ventura County NCZO. This violation was abated in 1997 when the County Planning Commission granted CUP 4966 to authorize the operation of the subject private school and childcare facility. The Montessori School of Ojai subsequently purchased the property and school from Ventura Unified School District. Since 1997, the County has approved a new school structure (a yurt), a new manufactured caretaker dwelling, and various accessory structures on the project site. A 10-year extension of the permit term was also granted to authorize operations to continue until 2017.

9. Project Description:

The applicant requests that a CUP be granted to authorize the continued operation of an existing private elementary and middle school, an existing private preschool for infants and toddlers, and an existing childcare facility for an additional 30-year period ending in 2047.

The subject facility would continue to provide educational and childcare services for a maximum of 140 students. The maximum number of faculty and staff members employed at this facility would remain at 35.

The existing uses and activities proposed to continue are listed in the following table:

Continuing uses and activities

#	Description
1	Educational instruction
2	Education-related student activities such as talent performances, playground use, athletics, gardening, musical practice (indoors), animal (pet) keeping, parent-teacher and other conferences
3	Childcare for enrolled students only
4	Food service for students, faculty and staff
5	School administrative functions such as school board meetings, site security, facility maintenance, teacher training and curriculum preparation
6	School-related events such as Parent Night, Family Picnic, birthday parties, etc.
7	Fundraising events held on the site that include one outdoor Jog-a-thon event per calendar year, one outdoor Day-in-the-Country event per calendar year, and two indoor Book Fairs per calendar year.
8	Non-commercial composting of organic material for onsite use.
9	After school use by community organizations of the athletic fields for youth sports.
10	Use of an onsite mobile home as a residence for a full-time caretaker.
11	Other ancillary uses determined by the Planning Director to be within the scope of the authorized operations at the subject facility.

In addition to the ongoing activities listed about, the school facility would continue to host up to four community events per calendar year. Such events would continue to be authorized based on the following criteria.

- a) Description of typical Community Activities:
 - i. Organizations whose location, office, and membership are in the Ojai Valley;
 - ii. Organizations that are open to the public;
 - iii. Other organizations as approved on a case-by-case basis by the Planning Director; and
 - iv. Excludes outdoor musical events (i.e., concerts, music festivals, and the like), uses that are not of a civic nature (i.e., individuals and

private clubs), and uses that exceed Ventura County General Plan noise policies.

- b) Community Activities with an anticipated attendance in excess of 50 persons, or where outdoor music or entertainment is being proposed, shall be subject to the following:
 - i. Advance approval from the Planning Director;
 - ii. Traffic control officer(s) services, if required by the Planning Director; and
 - iii. The Permittee shall provide all adjacent landowners and adjacent residents with written notice at least 60 calendar days in advance of the scheduled date for each approved Community Activity. Said notice shall describe the Community Activity, the date and beginning/end times, the anticipated number of participants, and the type of outdoor music or entertainment, if applicable.

The existing structures on the project site are depicted on the project plans (Exhibit 3) and would continue to be used as part of the school and childcare facility. The requested permit would also validate (legalize) numerous small accessory structures built without the benefit of County approvals or permits. These structures are listed in the table below.

Existing, Small Unpermitted Accessory Structures to Be Legalized

Structure	Square Feet	Building Coverage
Shed A	120	120 sq. ft. counts towards building coverage
Barn B	68	68 sq. ft. counts towards building coverage
Barn C	88	88 sq. ft. counts towards building coverage
Barn E	120	120 sq. ft. counts towards building coverage
Shed F	32	32 sq. ft. counts towards building coverage
Shed G	75	75 sq. ft. counts towards building coverage
Shed H	27	27 sq. ft. counts towards building coverage
Shed/Barn Structure I	240	240 sq. ft. counts towards building coverage
Container #3	208	208 sq. ft. counts towards building coverage
Container #4	128	128 sq. ft. counts towards building coverage
Shed adjacent to Office #5	72	72 sq. ft. counts towards building coverage
Greenhouse	210	210 sq. ft. counts towards building coverage
Shed L	60	60 sq. ft. counts towards building coverage
TOTAL BUILDING COVERAGE OF EXISTING, SMALL UNAPPROVED ACCESSORY STRUCTURES		1,448 sq. ft.

No new grading, land clearing or new construction is proposed. Water would continue to be supplied to the facility by the Ventura River Water District. Sewer service would continue to be provided by the Ojai Valley Sanitary District.

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE

Pursuant to CEQA (Public Resources Code Section 21000 et seq.) and the CEQA Guidelines (Title 14, California Code of Regulations, Division 6, Chapter 3, Section 15000 et seq.), the proposed project is subject to environmental review.

The State Legislature through the Secretary for Resources has found that certain classes of projects are exempt from CEQA environmental impact review because they do not have a significant effect on the environment. These projects are declared to be categorically exempt from the requirement for the preparation of environmental impact documents. The decision makers for CUP 4966 and all subsequent CUP modifications determined the project to be categorically exempt from CEQA based on Section 15301 (Existing Facilities), Section 15303 (New Construction of Small Structures) or Section 15061(b)(3) (No possibility of significant effect) of the CEQA Guidelines. The request for a modified CUP to authorize the continued operation of the existing school and childcare facilities and to legalize existing, small unpermitted accessory structures can be found exempt from environmental review pursuant to Section 15301 (Existing Facilities) and Section 15311 (Accessory Structures) of the CEQA Guidelines. No exceptions listed under Section 15300.2 apply to the subject facility that would disallow these exemptions.

Based on the above discussion, staff recommends that the decision-maker find the proposed project exempt from environmental review pursuant to Section 15301 and Section 15311 of the CEQA Guidelines.

C. CONSISTENCY WITH THE GENERAL PLAN

The 2040 Ventura County General Plan *Goals, Policies and Programs* (2020, page 1-1) states:

All area plans, specific plans subdivision, public works projects, and zoning decisions must be consistent with the direction provided in the County's General Plan.

Furthermore, the Ventura County NCZO (§ 8111-1.2.1.1.a) states that in order to be approved, a project must be found consistent with all applicable policies of the Ventura County General Plan.

Evaluated below is the consistency of the proposed project with the applicable policies of the General Plan *Goals, Policies and Programs*.

LU-6.1 Agricultural Buffers *The County shall require non-agricultural land uses adjacent to agricultural uses to incorporate adequate buffers (e.g., fences, setbacks) to limit conflicts with adjoining agricultural operations.*

The existing private school facility is adjacent to lands designated as Open Space that are, in part, used for agricultural purposes. No substantial changes are proposed in the existing facility that would adversely affect or be in conflict with nearby agricultural uses. The Montessori School and childcare facility have operated without major conflicts with neighboring uses since CUP 4966 was granted in 1997.

Based on the above discussion, the proposed project is consistent with this policy.

LU-16.1 Community Character and Quality of Life *The County shall encourage discretionary development to be designed to maintain the distinctive character of unincorporated communities, to ensure adequate provision of public facilities and services, and to be compatible with neighboring uses.*

The ongoing presence and operation of the existing school and childcare facility would not result in any new effect on public views from Baldwin Road or any other public viewpoint. No new effect on community character would result from the project as no new physical changes in the existing facilities are proposed.

Adequate public services (water, sewer, road access) would continue to be available to serve the subject facility.

Based on the above discussion, the proposed project is consistent with this policy.

PFS-1.7 Public Facilities, Services, and Infrastructure Availability *The County shall only approve discretionary development in locations where adequate public facilities, services, and infrastructure are available and functional, under physical construction, or will be available prior to occupancy.*

Adequate access and public services would continue to be available to serve the subject facility. Water would continue to be provided by the Ventura River Water District. Sewer service would continue to be provided by the Ojai Valley Sanitary District. The VCFPD has adequate fire emergency access to the school. In addition, the Montessori School is located within three miles from two full-time fire stations.

Based on the above discussion, the proposed project is consistent with this policy.

PFS-12.3 Adequate Water Supply, Access, and Response Times for Firefighting Purposes *The County shall prohibit discretionary development in areas that lack and cannot provide adequate water supplies, access, and response times for firefighting purposes.*

HAZ-1.1 Fire Prevention Design and Practices *The County shall continue to require development to incorporate design measures that enhance fire protection in areas of high fire risk. This shall include but is not limited to incorporation of fire-resistant structural design, use of fire-resistant landscaping, and fuel modification around the perimeter of structures.*

Two on-site driveways that connect the school site to Baldwin Road/SR 150 provide adequate access for firefighting purposes. Water service would continue to be provided by Ventura River Water District in a manner that meets the fire flow standards of the VCFPD. The project site is located within 3 miles from two full-time fire stations. On an annual basis the VCFPD enforces a requirement that brush must be cleared within 100 feet of all applicable school-related structures.

In addition, the Fire Safety Compliance Unit of the VCFPD Fire Prevention Bureau conducts annual fire safety inspections of Montessori School during its Annual School Campaign. In 2020 Montessori School passed its fire safety inspection conducted by the Fire Safety Compliance Unit. Before use inauguration of the 30-year modified CUP, Montessori must pass its 2021 annual inspections. The Fire Safety Compliance Unit intends to conduct its next fire safety inspection of Montessori sometime in mid 2021.

The VCFPD reviewed and approved the design of the subject facility at the time it was permitted in 1996. No changes in the approved design are proposed. Should any new construction be requested in the future, the design of such construction would be subject to VCFPD fire safety standards and County permits/approvals.

Based on the above discussion, the proposed project is consistent with these policies.

WR-1.11 Adequate Water for Discretionary Development: *The County shall require all discretionary development to demonstrate an adequate long-term supply of water.*

Water service would continue to be provided by Ventura River Water District (VRWD). The County considers a connection to the VRWD to constitute an adequate long-term source of water.

Based on the above discussion, the proposed project is consistent with this policy.

WR-1.12 Water Quality Protection for Discretionary Development: *The County shall evaluate the potential for discretionary development to cause deposition and discharge of sediment, debris, waste and other pollutants into surface runoff, drainage systems, surface water bodies, and groundwater. The County shall require discretionary development to minimize potential deposition and discharge through point source*

controls, storm water treatment, runoff reduction measures, best management practices, and low impact development.

The Ventura County Watershed Protection District – Groundwater Resources Section (Groundwater Resources) reviewed the proposed project and the applicant's animal Manure Management Plan. Groundwater Resources determined that the plan is adequate to prevent adverse impacts on groundwater quality. Given that domestic wastewater is discharged to the Ojai Valley Sanitary District public sewer system, no impact on groundwater quality is anticipated.

Based on the above discussion, the proposed project is consistent with this policy.

D. CONSISTENCY WITH THE OJAI VALLEY AREA PLAN

The Ventura County NCZO (Section 8111-1.2.1.1.a) states that in order to be approved, a project must be found consistent with all applicable policies of the Ventura County General Plan. The Ojai Valley Area Plan (OVAP) is part of the General Plan, and the project site is located within the OVAP boundaries.

Evaluated below is the consistency of the proposed project with the applicable policies of the OVAP.

Ojai Valley Area Plan Biological Resources Policies 1.4.2-1: *A biological field reconnaissance report detailing the composition of species at the site, the presence of rare, threatened, endangered or candidate plant or animal species, significant wetlands, locally important plant communities, and suitable mitigation measures shall be prepared by the County's biological consultant as part of the environmental assessment of all discretionary development permits involving earth movement or construction on previously undeveloped land where the natural vegetation still exists.*

Ojai Valley Area Plan Biological Resources Policies 1.4.2-3: *Discretionary development shall be located to avoid loss or damage to Protected Trees as defined in the County's Tree Protection Ordinance. Removal of Protected Trees shall only occur after review of the necessity of such removal, and in accordance with the provisions of the County's Tree Protection Ordinance.*

The subject property has been utilized as either a public school or as a private school (Montessori School of Ojai) for more than 40 years. Existing school buildings and numerous existing school-related accessory structures are located on this level lot. According to the Resource Management Agency - Geographic Information System (RMA GIS), no critical habitat or wetlands are located within the boundary of the subject property. Planning staff conducted a site visit and observed landscaping shrubs and garden plants. Staff did not identify any natural

shrubs or chaparral on the property. The subject 10-acre lot contains numerous natural oak trees.

The proposed project does not involve earth movement (grading or land clearing). The project includes the legalization of several existing, relatively small, unpermitted accessory structures. No oak trees appear to have been removed or altered for the installation of the existing unpermitted accessory structures. After reviewing photographs of the existing unpermitted accessory structures and their locations, Planning's arborist concluded that no adverse impacts to protected oak trees had occurred and were not likely to occur in the future from the installation of these existing structures.

The lot is located within the County's Habitat Connectivity and Wildlife Corridors Overlay Zone. Existing outdoor lighting on the lot would be subject to the standards and requirements of Section 8109-4.8.2 – Outdoor Lighting of the Habitat Connectivity and Wildlife Corridors Overlay and Zone. The remaining standards, requirements, and procedures of the Habitat Connectivity and Wildlife Corridors Overlay Zone do not apply because the proposed project does not include any proposal for new wildlife impermeable fencing, vegetation modification, or construction of new structures.

Based on the above discussion, the CUP modification request is consistent with these policies.

OV-17.1 Community Compatibility: *The County shall require all discretionary development projects to be reviewed and conditioned to ensure that they are compatible with their surroundings, are of high quality and good design, are consistent with the character of the Ojai Valley, and are beneficial to the community as a whole.*

The proposed project is comprised of the continued operation of an existing private school and childcare facility. No new changes in the physical facilities or the ongoing operations are proposed. The existing structures cover approximately four percent of the 10-acre lot which contains several small farm animals, open grassy areas, and numerous oak trees. The rural character of the project site is consistent with the surrounding rural residential area. No new construction, new grading, or new alterations of existing buildings is proposed. This school facility is consistent in character with surrounding uses and has proven to be compatible with the surrounding neighborhood over the last 20 years of operation.

Based on the above discussion, the proposed project is consistent with this policy.

OV-20.1 Ventura River Valley Municipal Advisory Council (VRVMAC) Authority: *The Ventura River Valley Municipal Advisory Council (VRVMAC) or successor group shall continue to be the Board of Supervisors' recognized public review group for all*

projects which fall within its review boundaries. All applications for discretionary development and all environmental documents for projects which would affect the Ojai Valley shall be reviewed by the VRVMAC or successor group.

The proposed project involves the continued operation of an existing private school and childcare facility. No new physical changes in the existing buildings or ancillary facilities are proposed. Thus, no new development would occur on the subject property. On August 27, 2019 Planning staff presented the proposed project to the Executive Officer of the Ojai Valley Municipal Advisory Council for review. The Executive Officer determined that review of the proposed project by Ojai Valley Municipal Advisory Council was not required. This determination was re-affirmed on May 25, 2021.

Based on the above discussion, the proposed project is consistent with this policy.

OV-22.2 Evaluation of Level of Service (LOS) Impacts based on Land Use Changes: *The County shall evaluate Area Plan land use designation changes, zone changes, and discretionary development for individual and cumulative impacts on existing and future roads, with special emphasis on the following:*

- a. Whether they would cause existing roads within the Regional Road Network or Local Road Network that are currently functioning at an acceptable Level of Service (LOS) to function below an acceptable LOS;*
- b. Whether they would worsen traffic conditions on existing roads within the Regional Road Network that are currently functioning below an acceptable LOS; and*
- c. Whether they could cause future roads planned for addition to the Regional Road Network or the Local Road Network to function below an acceptable LOS.*

The hours of facility operation, the maximum number of students enrolled, and the maximum number of faculty and staff members employed at the subject facility are not proposed to change.

Given the continuation of the existing operation with no increase in students, employees or operating hours, no new effect on traffic congestion on area roadways would result from project implementation. No new Peak Hour Trips would be generated.

Based on the above discussion, the proposed project is consistent with this policy.

OV-24.1 Adequate Public Facilities and Services: *The County shall require discretionary development to demonstrate that there are adequate public facilities and services available to serve the needs of the proposed development.*

Water, road access, sewage disposal and all other necessary services are available to the project site and would continue to serve the existing facility.

Based on the above discussion, the proposed project is consistent with this policy.

OV-34.1 Compliance with Fire Protection District and Sheriff's Department Requirements: *The County shall require discretionary development to comply with the requirements of the Fire Protection District and Sheriff's Department by providing adequate access for fire, law enforcement, emergency equipment and personnel, and evacuation.*

OV-35.1 Adequate Water for Firefighting: *The County shall require adequate water supplies and delivery system for firefighting purposes to serve any discretionary development in accordance with the standards of the Fire Protection District (VCFPD).*

As mentioned above, existing driveways provide adequate access for emergency vehicles to the Montessori School. Water would continue to be provided to the project site by the Ventura River Water District in a manner that meets the fire flow standards of the VCFPD. The VCFPD Fire Prevention Bureau conducts annual fire safety inspections to ensure the existing on-site structures are not a fire hazard.

Based on the above discussion, the proposed project is consistent with these policies.

OV-41.1 Scenic Views and Vistas from Public Roads or Publicly-owned Land: *The County shall prohibit discretionary development/grading which will significantly degrade or destroy a scenic view or vista from public roads or publicly-owned land, unless the development/grading is a public project, or a private project for which there is a substantial public benefit, and overriding considerations are adopted by the decision-making body.*

The proposed project is comprised of the continued operation of an existing private school and childcare facility. No new changes in the physical facilities or the ongoing operations are proposed. The 10-acre lot contains several small farm animals, open grassy areas, and numerous oak trees. The rural character of the project site is consistent with the surrounding rural residential area. Thus, no new effect on public views would result from project implementation.

Based on the above discussion, the proposed project is consistent with this policy.

E. ZONING ORDINANCE COMPLIANCE

The proposed project is subject to the requirements of the Ventura County NCZO.

Pursuant to the Ventura County NCZO (Section 8105-4), the proposed use is allowed in the RE-5 ac zone district with the granting of a CUP. Upon the granting of the requested modified CUP, the Permittee would be in compliance with this requirement.

The proposed project includes the use of buildings and structures that are subject to the development standards of the Ventura County NCZO (Section 8106-1.1). Table 1 lists the applicable development standards and a description of whether the proposed project is designed in conformance with these standards.

Table 1 – Development Standards Consistency Analysis

Type of Requirement	Zoning Ordinance Requirement	In conformance?
Minimum Lot Area (Gross)	5 acres	Yes
Maximum Percentage of Building Coverage	25%	Yes
Front Setback	20 feet	Yes
Side Setback	5 feet	Yes
Rear Setback	15 feet	Yes
Maximum Building Height	25 feet for principal structures. 15 feet for accessory structures*. *Pursuant to NCZO Section. 8106-7.4 (Accessory Structures), "Provided that an accessory structure is set back 20 feet from all property lines, it may exceed 15 feet in height, but it shall not exceed the maximum allowed height of the principal structure unless a discretionary permit is issued pursuant to Article 5."	Yes

The proposed project is located within the Habitat Connectivity and Wildlife Corridor Overlay Zone, the Dark Sky Overlay Zone, and the Temporary Rental Units Overlay Zone. As mentioned above, existing outdoor lighting on the lot would be subject to the standards and requirements of Section 8109-4.8.2 – Outdoor Lighting of the Habitat Connectivity and Wildlife Corridors Overlay Zone. The remaining standards, requirements, and procedures of the Habitat Connectivity and Wildlife Corridors Overlay Zone do not apply because no new wildlife impermeable fencing, vegetation modification, or construction of new structures is proposed. Section 8109-4.7.2 – Existing Lighting of the Dark Sky Overlay Zone includes requirements similar to those of Section 8109-4.8.2 – Outdoor Lighting which are applicable to the proposed project. As the applicant does not propose new lighting fixtures, no other standards or requirements of the Dark Sky Overlay Zone apply. Also, the requirements of the Temporary Rental Units Overlay Zone do not apply because no new temporary rental units or other additional housing is proposed.

F. CUP FINDINGS AND SUPPORTING EVIDENCE

The Planning Director must make certain findings in order to grant a modified CUP pursuant to Section 8111-1.2.1.1 of the Ventura County NCZO. The ability to make the required findings is evaluated below.

- 1. The proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code [Section 8111-1.2.1.1.a].**

Based on the information and analysis presented in Sections C, D, and E of this staff report, the finding that the proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code can be made.

- 2. The proposed development is compatible with the character of surrounding, legally established development [Section 8111-1.2.1.1.b].**

The project site is developed with an existing private school facility and existing accessory structures. The project site is located adjacent to residential land uses to the east, rural residential land uses to the north and west, and a larger Open Space parcel to the south. The existing structures cover approximately four percent of the 10-acre lot which contains several small farm animal pens, open grassy areas, and numerous oak trees. The rural character of the project site is consistent with the surrounding rural residential area. No new construction, new grading, or new alterations of existing buildings is proposed.

Based on the above discussion, this finding can be made.

- 3. The proposed development would not be obnoxious or harmful, or impair the utility of neighboring property or uses [Section 8111-1.2.1.1.c].**

The project would not result in significant adverse impacts to neighboring uses. No new construction or grading is proposed. Implementation of the recommended Conditions of Approval (Exhibit 4) would ensure that the proposed project remains compatible with the neighboring residential, rural residential, and Open Space uses. These conditions regulate project noise, on-site traffic control, parking, existing outdoor lighting, and fire safety. Environmental Health Division (EHD) imposed a condition (Exhibit 4, Condition 29) to ensure that storage and disposal of animal wastes would be done in a manner that would not create or promote potential breeding and/or harborage of vectors of disease, such as flies, mosquitoes, and rodents. In regard to the small scale, on-site noncommercial compost operation, the EHD is authorized to perform inspections to verify that the composting facility operates in conformance with State law and local requirements. Another condition (Exhibit 4, Condition 23) is designed to protect

existing oak trees. Therefore, this use would not be obnoxious, harmful or impair the utility of neighboring property or uses.

Based on the above discussion, this finding can be made.

4. The proposed development would not be detrimental to the public interest, health, safety, convenience, or welfare [Section 8111-1.2.1.1.d].

The project would not result in significant adverse impacts related to noise, water quality, traffic control, public health, or biological resources. Adequate fire suppression resources are available to continue to serve the subject private school and childcare facility. No aspect of the proposed continued operation of the subject facility has been identified that would be detrimental to the public interest, health, safety, convenience, or welfare.

Based on the above discussion, this finding can be made.

5. The proposed development, if allowed by a Conditional Use Permit, is compatible with existing and potential land uses in the general area where the development is to be located [Section 8111-1.2.1.1.e].

The rural character of the project site and school facility is consistent with the surrounding uses. No new construction, grading, or alteration of existing buildings is proposed. Given the full development of the nearby residentially-zoned properties and the adjacent Open Space land use designation to the south of the project site, a change in land use in the vicinity of the project is not foreseeable at this time. The subject facility is expected to remain compatible with the existing and potential land uses in the general area.

Based on the above discussion, this finding can be made.

6. The proposed development will occur on a legal lot [Section 8111-1.2.1.1f].

After conducting research into the records of the County Surveyor, the Planning Division determined on June 27, 1996 that the subject property (APN 032-0-010-030) was legally created by conveyance (deed recorded July 2, 1956 in Book 1420, Page 120 of Official Records) prior to regulation by the Subdivision Map Act or local subdivision ordinance. Thus, the subject property constitutes a legal lot.

Based on the above discussion above, this finding can be made.

7. The proposed development is approved in accordance with the California Environmental Quality Act and all other applicable laws.

As indicated in Section B of this staff report and the entirety of the record for the subject application, the proposed project has been reviewed in accordance with CEQA and other applicable laws. The Planning Division has made the determination that the project is exempt from CEQA environmental review per Sections 15301 and 15311 of the CEQA Guidelines.

Based on the above discussion, this finding can be made.

8. Development within any overlay zone having specific development standards must comply with such standards [Section 8111-1.2.1.4 and Article 9].

As discussed above, the existing outdoor lighting requirements of the Habitat Connectivity and Wildlife Corridor Overlay Zone and the Dark Sky Overlay Zone apply to the proposed project. All outdoor project lighting must comply with the applicable standards and requirements. No other overlay zone standards apply to the proposed project.

Based on the above discussion, this finding can be made.

G. PLANNING DIRECTOR HEARING NOTICE, PUBLIC COMMENTS, AND JURISDICTIONAL COMMENTS

The Planning Division provided public notice regarding the Planning Director hearing in accordance with the Government Code (Section 65091) and Ventura County NCZO (Section 8111-3.1). On June 10, 2021, the Planning Division mailed notice to owners of property within 300 feet of the property on which the project site is located. On June 11, 2021, the Planning Division placed a legal ad in the *Ojai Valley News*. Also, on June 14, 2021, the Planning Division placed a legal ad in the *Ventura County Star*.

The subject private school and childcare facility is located within the boundary of the area within which discretionary projects may be reviewed by the Ojai Valley Municipal Advisory Council (OVMAC). As mentioned above, the Executive Officer for the OVMAC determined the review of the proposed project by Ojai Valley Municipal Advisory Council was not necessary.

The project site is located within the City of Ojai's Area of Interest. Therefore, on June 1, 2021, the Planning Division notified the City of Ojai of the proposed project and requested the City of Ojai to submit any comments that the City might have on the proposed project.

H. RECOMMENDED ACTIONS

Based upon the analysis and information provided above, Planning Division Staff recommends that the Planning Director take the following actions:

1. **CERTIFY** that the Planning Director has reviewed and considered this staff report and all exhibits thereto, and has considered all comments received during the public comment process;
2. **FIND** that this project is categorically exempt from CEQA pursuant to Sections 15301 and 15311 of the CEQA Guidelines.
3. **MAKE** the required findings to grant a modified CUP pursuant to Section 8111-1.2.1.1 of the Ventura County NCZO, based on the substantial evidence presented in Section F of this staff report and the entire record;
4. **GRANT** modified CUP Case No. PL17-0134, subject to the Conditions of Approval (Exhibit 4).
5. **SPECIFY** that the Clerk of the Planning Division is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

The decision of the Planning Director is final unless appealed to the Planning Commission within 10 calendar days after the permit has been granted, conditionally granted, or denied (or on the following workday if the 10th day falls on a weekend or holiday). Any aggrieved person may file an appeal of the decision with the Planning Division. The Planning Division shall then set a hearing date before the Planning Commission to review the matter at the earliest convenient date.

If you have any questions concerning the information presented above, please contact Charles Anthony at (805) 654-3683 or Charles.Anthony@ventura.org.

Prepared by:



Charles Anthony, Case Planner
Commercial and Industrial Permits
Ventura County Planning Division

Reviewed by:



Mindy Fogg, Manager
Commercial and Industrial Permits
Ventura County Planning Division

EXHIBITS

- Exhibit 2 Maps (*Location, Aerial, and General Plan and Zoning Designation*)
- Exhibit 3 Site Plans
- Exhibit 4 Conditions of Approval



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



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map created on 05-26-2021

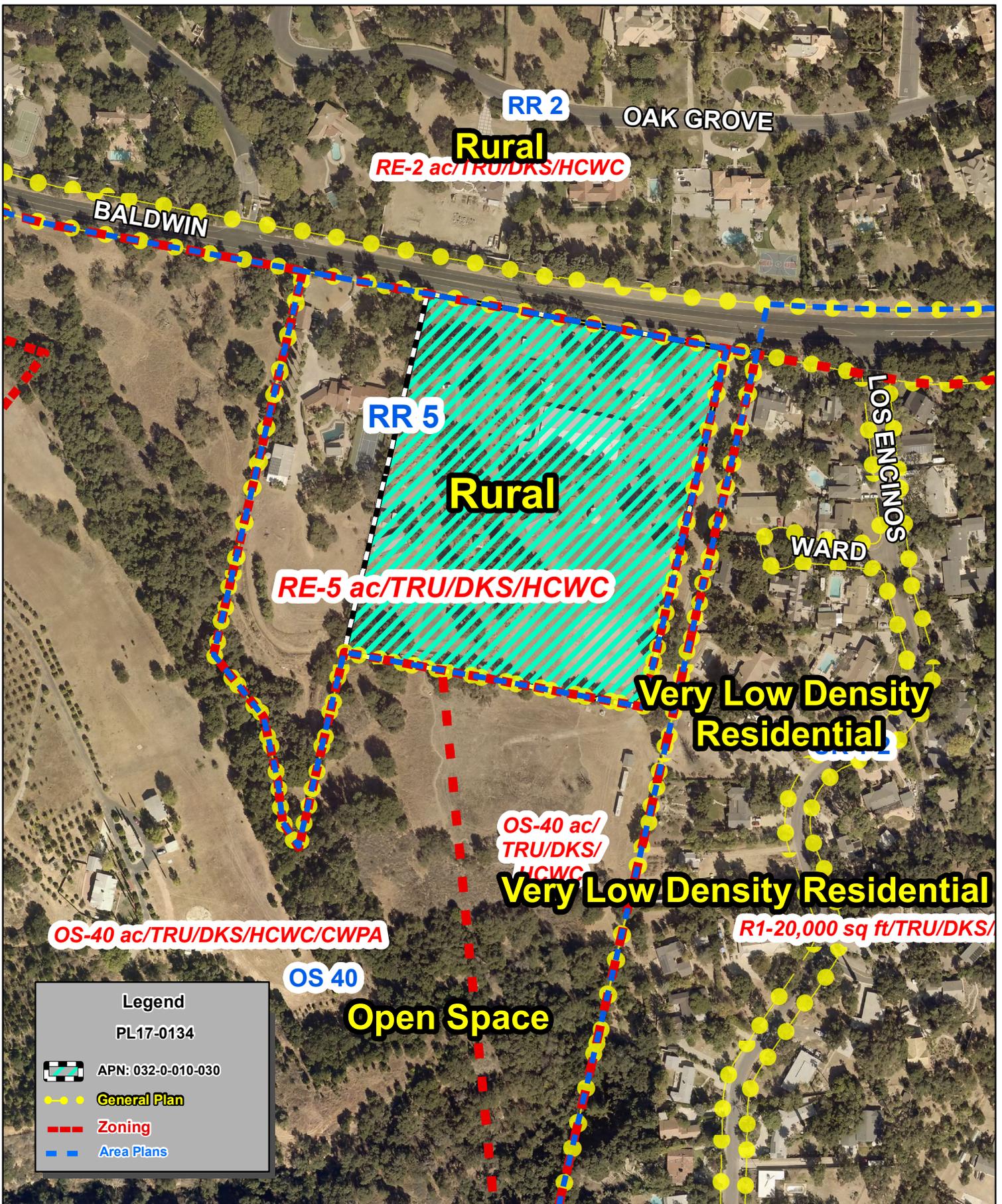


County of Ventura
Planning Director Hearing
Case No. PL17-0134
Exhibit 2 - Maps



Disclaimer: This Map was created by the Ventura County Resource Management Agency, Mapping Services - GIS which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map nor does it involve a risk of economic loss or physical injury should be made in reliance thereon.

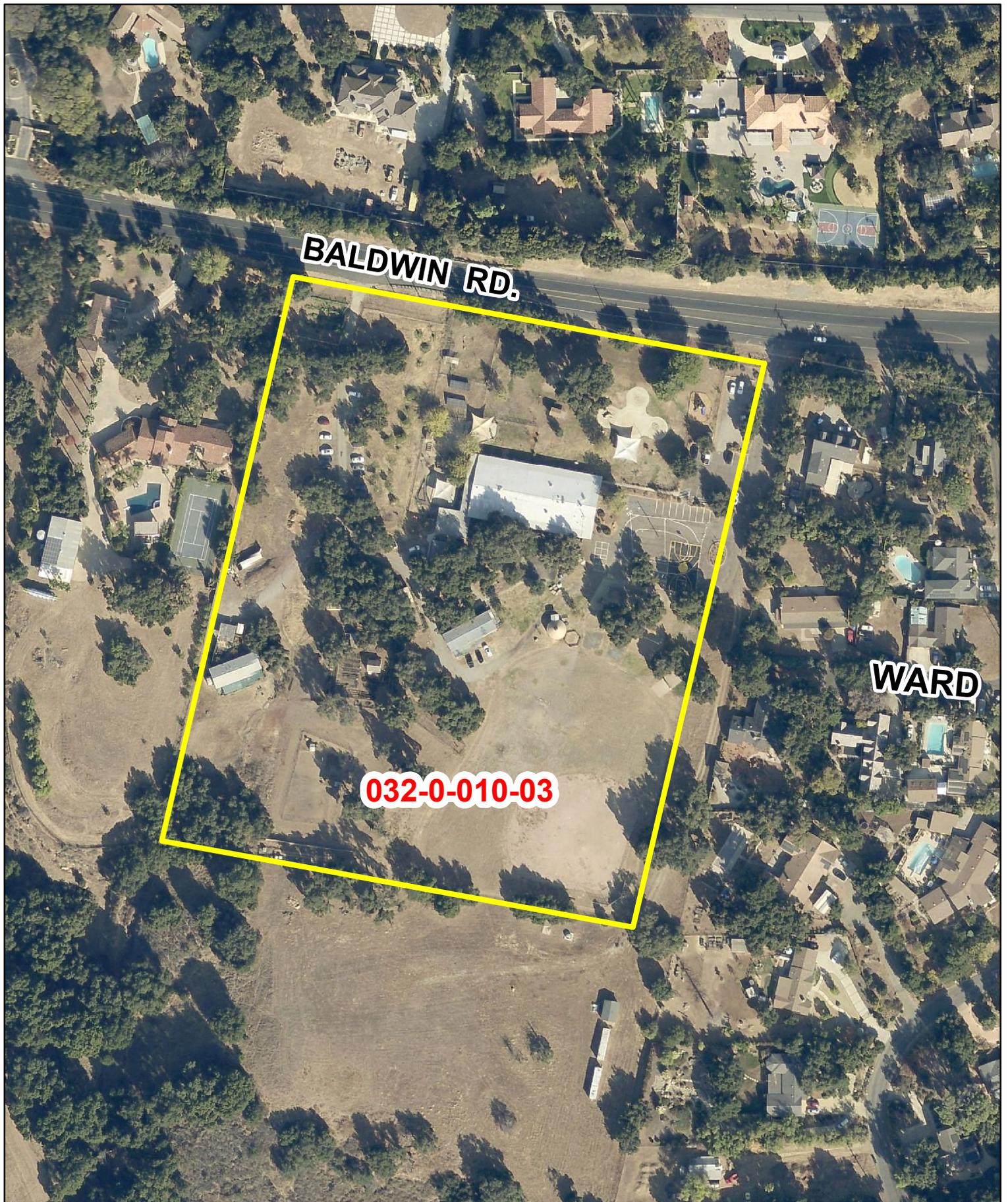




Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
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County of Ventura
Planning Director Hearing
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Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
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County of Ventura
Planning Director Hearing
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LEGAL DESCRIPTION:

Ventura Unified School District which acquired title as Mill Union School District of Ventura County, California grants to Montessori School Of Ojai, a California public benefit nonprofit corporation per Document No. 2001-0181929 of Official Records, County of Ventura, State of California.

Parcel 1:

That portion of Tract B, Rancho Santa Ana, in the County of Ventura, State of California, according to the Map recorded in Book 3, Page 22 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in the centerline of that certain 60 foot strip of land, locally known as and called Baldwin Road, as described in the deed to Ventura County recorded September 5, 1930 in Book 285, Page 416 of Official Records, distant along said centerline North 80°53'30" West 60 feet from the Northwesterly corner of the land described in the deed to Hickey Brothers Company, recorded June 5, 1928 in Book 205, Page 395 of Official Records; thence along said centerline,

1st: North 80°53'30" West 600 feet; thence parallel with the Westerly line of said land of Hickey Brothers Company,

2nd: South 11°45' West 756 feet; thence parallel with said centerline,

3rd: South 80°53'30" East 600 feet to the intersection with a line which is parallel with the Westerly line of said land of Hickey Brothers Company and passes through said point of beginning; thence along said last mentioned parallel line,

4th: North 11°45' East 756 feet to the point of beginning.

Parcel 2:

A non-exclusive easement and right of way for all the purposes of a private street or road over that portion of Tract B, Rancho Santa Ana, in the County of Ventura, State of California, according to the Map thereof recorded in Book 3, Page 32 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in the Southerly boundary line of Baldwin Road, a public road, 60 feet in width, said point being at the intersection of said Southerly line with the Easterly line of the parcel of land conveyed to said Mill Union School District by deed recorded in Book 1420, Page 120 of Official Records of said Ventura County; thence,

1st: Southwestwardly along the Easterly line of said parcel of land to the Southeastly corner thereof; thence,

2nd: Southeastwardly, at right angles, a distance of 60 feet, more or less, to a point in the Westerly boundary line of Los Encinos Tract as per Map recorded in the Office of the County Recorder of said Ventura County in Book 14, Page 82, et seq., Miscellaneous Records of said Ventura County; thence,

3rd: Northeastwardly along the Westerly boundary line of said Los Encinos Tract to the said Southerly line of Baldwin Road; thence,

4th: Northwesterly along the said Southerly line of said Baldwin Road to the point of beginning.

APN 032-0-010-030

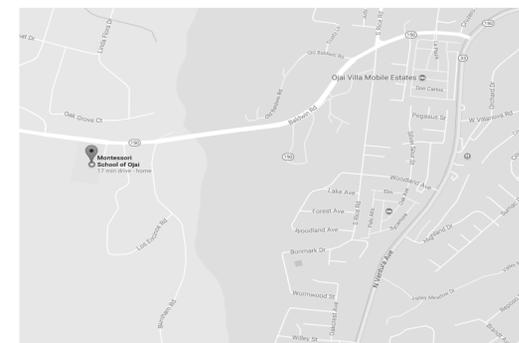
Building #	Use	SF (gross)
#1	Classroom	8,675
#2	Restrooms	676
#3	Classrooms	345
#4	Storage Garage	209
#5	Offices	1,500
#6	Caretakers dwelling	1,416
#7	Yurt	490

Accessory Structures

- Shed A: Storage for playground equipment. 10' x 12'
- Barn B: Barn for animals 8' x 8.5'
- Barn C: Barn for animals. 7'4" x 12'
- Shed D: Storage for playground equipment. 8' x 10'
- Barn E: Barn for tortoises. Barn size is 10' x 12'
- Shed F: Storage for animal feed. 4' x 8' with a height of 4'
- Shed G: Storage for caretaker's personal items. 7'6" x 10'
- Shed H: Storage for animal feed. 4'6" x 6'0"
- Shed I: Barn for miniature horses. 12' x 20'
- Shed J: Proposed shed for tools and equipment. This was approved August 15, 2008 with Permit Adjustment LU08-0066. It has not been constructed but is in our long-range plans. 20' x 25'

- Storage Trailer K: Storage. 549 sq. ft.
- Shed L: Storage for garden tools and supplies. 6' x 10'
- Shed M: Storage for extra classroom supplies. 7'8" x 10'

- Metal Containers
- #1: Storage container. 8' x 40'
- #2: Storage container. 8' x 40'
- #3: Storage of extra classroom supplies. Porta-Stor 26x8x8.5
- #4: Storage for caretaker's personal items. 8' x 16'



VICINITY MAP

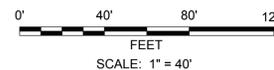


County of Ventura
 Planning Director Hearing
 Case No. PL17-0134
 Exhibit 3 - Site Plans

SITE PLAN

SCALE: 1" = 40'

BASIS OF BEARINGS: 19 RS 88
 VERTICAL DATUM: NAVD 88, FEET
 BENCHMARK: VENTURA COUNTY 23-324 1992
 ELEVATION = 600.914 FEET
 CONTOUR INTERVAL = 1 FOOT



MONTESSORI SCHOOL OF OJAI
 806 WEST BALDWIN ROAD
 OJAI, CALIFORNIA
 APN 032-0-010-030

SHEET	SP-1
DATE	12/07/19
DRAWING NO.	
MONTESSORI	

Exhibit 4

Conditions of Approval for **MONTESSORI SCHOOL OF OJAI** CONDITIONAL USE PERMIT (CUP) Case No. PL17-0134 APN 032-0-010-030

The subject facility shall be maintained and operated in conformance with the following conditions of approval and approved project plans. Any change in the project must be reviewed by the County Planning Division for conformance with the terms of this permit. A change in the project may require a modification of this permit and additional environmental review in accordance with CEQA. A project change implemented without County approval may constitute a violation of this permit and applicable law.

RESOURCE MANAGEMENT AGENCY (RMA)

Planning Division Conditions

1. Project Description:

This permit authorizes the continued operation an existing private elementary and middle school, an existing private preschool for infants and toddlers, and an existing childcare facility for an additional 30-year period ending on December 31, 2047.

The subject facility will provide educational and childcare services for a maximum of 140 students. The maximum number of faculty and staff members employed at this facility will be 35.

The existing uses and activities authorized to continue are listed in the following table:

Continuing uses and activities

#	Description
1	Educational instruction
2	Education-related student activities such as talent performances, playground use, athletics, gardening, musical practice (indoors), animal (pet) keeping, parent-teacher and other conferences
3	Childcare for enrolled students only
4	Food service for students, faculty and staff

5	School administrative functions such as school board meetings, site security, facility maintenance, teacher training and curriculum preparation
6	School-related events such as Parent Night, Family Picnic, birthday parties, etc.
7	Fundraising events held on the site that include one outdoor Jog-a-thon event per calendar year, one outdoor Day-in-the-Country event per calendar year, and two indoor Book Fairs per calendar year.
8	Non-commercial composting of organic material for onsite use.
9	After school use by community organizations of the athletic fields for youth sports practice. (<i>Formal league play is not authorized.</i>)
10	Use of an onsite mobile home as a residence for a full-time caretaker and family.
11	Other ancillary uses determined by the Planning Director to be within the scope of the authorized operations at the subject facility.

In addition to the ongoing activities listed about, the school facility would continue to host up to four community events per calendar year. Such events would continue to be authorized based on the following criteria.

- a) Description of authorized Community Activities:
 - i. Organizations whose location, office, and membership are in the Ojai Valley;
 - ii. Organizations that are open to the public;
 - iii. Other organizations as approved on a case-by-case basis by the Planning Director; and
 - iv. Excludes outdoor musical events (i.e., concerts, music festivals, and the like), uses that are not of a civic nature (i.e., individuals and private clubs), and uses that generate noise that exceeds the acceptable noise standards established in the Ventura County General Plan.

- b) Community Activities with an anticipated attendance in excess of 50 persons, or where outdoor music or entertainment is being proposed, shall be subject to the following:
 - i. Advance approval from the Planning Director;
 - ii. Traffic control officer(s) services, if required by the Planning Director; and
 - iii. The Permittee shall provide all adjacent landowners and adjacent residents with written notice at least 60 calendar days in advance of the scheduled date for each approved Community Activity. Said notice shall describe the Community Activity, the date and beginning/end times, the anticipated number of participants, and the type of outdoor music or entertainment, if applicable.

The existing structures on the project site are depicted on the approved project plans (Condition No. 34) and would continue to be used as part of the school and childcare facility. The requested permit would also validate (legalize) numerous small accessory structures built without the benefit of County approvals or permits. These structures are listed in the table below.

Existing, Small Unpermitted Accessory Structures to Be Legalized

Structure	Square Feet	Building Coverage	Building & Safety Permit(s) Required?
Shed A	120	120 sq. ft. counts towards building coverage	No
Barn B	68	68 sq. ft. counts towards building coverage	No
Barn C	88	88 sq. ft. counts towards building coverage	No
Barn E	120	120 sq. ft. counts towards building coverage	Yes
Shed F	32	32 sq. ft. counts towards building coverage	No
Shed G	75	75 sq. ft. counts towards building coverage	No
Shed H	27	27 sq. ft. counts towards building coverage	No
Shed/Barn Structure I	240	240 sq. ft. counts towards building coverage	Yes
Container #3	208	208 sq. ft. counts towards building coverage	No
Container #4	128	128 sq. ft. counts towards building coverage	No
Shed adjacent to Office #5	72	72 sq. ft. counts towards building coverage	No
Greenhouse	210	210 sq. ft. counts towards building coverage	Yes
Shed L	60	60 sq. ft. counts towards building coverage	Yes
TOTAL BUILDNG COVERAGE OF EXISTING, SMALL UNAPPROVED ACCESSORY STRUCTURES		1,448 sq. ft.	

Structure	Square Feet	Building Coverage	Building & Safety Permit(s) Required?
-----------	-------------	-------------------	---------------------------------------

No grading, land clearing or new construction is proposed. Water will continue to be supplied to the facility by the Ventura River Water District. Sewer service will continue to be provided by the Ojai Valley Sanitary District.

2. Acceptance of Conditions and Schedule of Enforcement Responses: The Permittee’s acceptance of this CUP and/or commencement of construction and/or operations under this CUP shall be deemed to be acceptance by the Permittee of all conditions of this CUP. Failure to abide by and faithfully comply with any conditions for the granting of this CUP shall constitute grounds for the implementation of enforcement procedures as provided in the *Ventura County Non-Coastal Zoning Ordinance* (2010, Article 14), which include, but are not limited to, the following actions:

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

It is the Permittee’s or the Permittee’s successors-in-interest’s responsibility to be aware of, and to comply with, the CUP conditions and the rules and regulations of all jurisdictions having authority over the uses described herein.

3. Time Limits:

a. Use Inauguration:

- (1) The decision on this CUP becomes effective upon the expiration of the decision’s appeal period, or when any appeals filed regarding the decision on this CUP are resolved. After the decision on this CUP becomes effective, the Permittee must obtain a Zoning Clearance for Use Inauguration in order to effectuate this permit and inaugurate the uses specified in Condition No. 1 (Project Description).

- (2) This CUP shall expire and become null and void if the Zoning Clearance for Use Inauguration has not been issued within one year [(see the *Ventura County Non-Coastal Zoning Ordinance* (2010, 8111-4.7) from the granting of this CUP. The Planning Director may grant a one-year extension of the deadline to obtain the Zoning Clearance for Use Inauguration if the Permittee can demonstrate to the satisfaction of the Planning Director that the Permittee has made a diligent effort to inaugurate the permitted land use, and the Permittee has requested the extension in writing prior to the one-year expiration date.
 - (3) Prior to the issuance of the Zoning Clearance for Use Inauguration, all fees and charges billed to that date by any County agency, as well as all fines, penalties, and sureties, must be paid in full. After issuance of the Zoning Clearance for Use Inauguration, any final billed processing fees must be paid within 30 days of the billing date or this CUP is subject to revocation.
 - b. Operations Period: The authority granted by this CUP will expire on December 31, 2047. Failure of the County to provide additional notification to the Permittee of the expiration date shall not constitute grounds for continuance of the use authorized by this CUP after the expiration date. The Planning Director may extend the effective period of this CUP, provided that:
 - (1) The Permittee files an application for a modification to this CUP prior to the expiration date. If the Permittee submits an appropriate modification application prior to the expiration date, this CUP may continue in force until action is taken on the modification, and on any appeals.
 - (2) The Permittee can demonstrate that the Permittee has continuously complied with all conditions of this CUP.
 - c. Upon expiration of this permit, or abandonment of the use, the premises shall be restored by the permittee to the conditions existing prior to the granting of the permit, or converted to a use which is allowed in the subject zone and authorized by any required permit.
4. CUP Modification: Prior to undertaking any operational or construction-related activity which is not expressly described in these conditions or applicable exhibits, the Permittee shall contact the Planning Director to determine if the activity requires a modification of this CUP. The Planning Director may, at the Planning Director's discretion, require that the Permittee file a written and/or mapped description of the proposed activity prior to rendering a decision on whether a CUP

modification is required. If a CUP modification is required, the modification shall be subject to:

- a. The permit approval standards set forth in the Ventura County Ordinance Code in effect at the time the modification application is acted on by the Planning Director; and,
 - b. Environmental review, as required pursuant to the California Environmental Quality Act (CEQA; California Public Resources Code, §21000-21178) and the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, §15000-15387), as amended from time to time.
5. Notice of CUP Requirements and Retention of CUP Conditions On-Site: Unless otherwise required by the Planning Director, the Owner(s) of record, the contractors, and all other parties and vendors regularly dealing with the daily operation of the proposed activities shall be informed, in writing, by the Permittee of the pertinent conditions of this CUP. A current set of CUP conditions and exhibits shall be retained at the site; the CUP conditions and exhibits shall be provided on-site prior to issuance of a Zoning Clearance for Use Inauguration and shall be maintained onsite until expiration of this CUP.
6. Recorded Notice of Land Use Entitlement

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

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

Documentation: Recorded “Notice of Land Use Entitlement” form and conditions of this CUP.

Timing: The Permittee shall record the “Notice of Land use Entitlement” form and conditions of this CUP prior to issuance of a Zoning Clearance for Use Inauguration.

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

7. Condition Compliance, Enforcement, and Other Responsibilities:

a. Cost Responsibilities: The Permittee shall bear the full costs of all staff time, materials costs, or consultant costs associated with the approval of studies, generation of studies or reports, on-going permit compliance, and monitoring programs by establishing a revolving compliance account as described below in Condition 7.b. Specifically, the Permittee shall bear the full costs of the following:

- (1) Condition Compliance, which is defined herein to include, but is not limited to, the staff time, materials costs, or consultant costs associated with the approval of studies, generation of studies or reports, ongoing permit condition compliance review, and CEQA Mitigation Monitoring/other monitoring programs; and,
- (2) Monitoring and enforcement costs, and any related fines or penalties assessed pursuant to the provisions of the Ventura County Ordinance Code, as it may be amended (Condition 7.b. and 7.c., below).

b. Pursuant to the requirements of CUP 4966, the Resource Management Agency created Condition Compliance Case No. CC06-0077 to cover the costs associated with condition compliance review, monitoring, and enforcement activities, and any duly-imposed civil administrative penalties, regarding CUP 4966. The Planning Division will continue to use Condition Compliance Case No. CC06-0077 to cover the costs associated with condition compliance review, monitoring, and enforcement activities described in subsection 7.a (above), and any duly-imposed civil administrative penalties regarding this CUP.

If necessary, within 10 calendar days of the effective date of the final decision approving this CUP, the Permittee shall submit a new, updated, and completed reimbursement agreement for Condition Compliance Case No. CC06-0077, in a form provided by the Planning Division, obligating the Permittee to pay all condition compliance review, monitoring, and enforcement costs, and any civil administrative penalties, subject to the Permittee's right to challenge all such charges and penalties prior to payment.

c. Billing Process: The Permittee shall pay all Planning Division invoices within 30 days of receipt thereof. Failure to timely pay an invoice shall subject the Permittee to late fees and charges set forth in the Planning Division Fee Schedule, and shall be grounds for suspension, modification, or revocation of this CUP. The Permittee shall have the right to challenge any charge or penalty prior to payment.

8. Defense and Indemnity:

- a. As a condition of issuance and use of this CUP, including adjustment, modification, or renewal of this CUP, the Permittee agrees to:
 - (1) Defend, at the Permittee's sole expense, any action brought against the County by a third party challenging either its decision to issue this CUP or the manner in which the County is interpreting or enforcing the conditions of this CUP; and,
 - (2) Indemnify the County against any settlements, awards, or judgments, including attorney's fees, arising out of, or resulting from, any such action. Upon demand from the County, the Permittee shall reimburse the County for any court costs and/or attorney's fees which the County may be required by a court to pay as a result of any such action the Permittee defended or had control of the defense of the suit. The County may, at its sole discretion, participate in the defense of any such action, but such participation shall not relieve the Permittee of the Permittee's obligations under this condition.
- b. Neither the issuance of this CUP nor compliance with the conditions thereof shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property, nor shall the issuance of this CUP serve to impose any liability upon the County of Ventura, its officers, or employees for injury or damage to persons or property.
- c. Except with respect to the County's sole negligence or intentional misconduct, the Permittee shall indemnify, defend, and hold harmless the County, its officers, agents, and employees from any and all claims, demands, costs, and expenses, including attorney's fees, judgments, or liabilities arising out of the construction, maintenance, or operations described in Condition No. 1 (Project Description), as it may be subsequently modified pursuant to the conditions of this CUP.

9. Invalidation of Condition(s): If any of the conditions or limitations of this CUP are held to be invalid, that holding shall not invalidate any of the remaining conditions or limitations set forth. In the event that any condition contained herein is determined to be in conflict with any other condition contained herein, then where principles of law do not provide to the contrary, the conditions most protective of public health and safety and natural environmental resources shall prevail to the extent feasible, as determined by the Planning Director.

In the event that any condition imposing a fee, exaction, dedication, or other mitigation measure is challenged by the project sponsors in an action filed in a court of law, or threatened to be filed therein, which action is brought in the time period provided for by the Code of Civil Procedures (§1094.6), or other applicable law, this CUP shall be allowed to continue in force until the expiration of the limitation period applicable to such action, or until final resolution of such action, provided the Permittee has, in the interim, fully complied with the fee, exaction, dedication, or other mitigation measure being challenged.

If any condition is invalidated by a court of law, and said invalidation would change the findings and/or the mitigation measures associated with the approval of this CUP, the project may be reviewed, at the discretion of the Planning Director, by the Planning Commission and substitute feasible conditions/mitigation measures may be imposed to adequately address the subject matter of the invalidated condition. The determination of adequacy shall be made by the Planning Commission. If the Planning Commission cannot identify substitute feasible conditions/mitigation measures to replace the invalidated condition, and cannot identify overriding considerations for the significant impacts that are not mitigated to a level of insignificance as a result of the invalidation of the condition, then this CUP may be revoked.

10. Consultant Review of Information and Consultant Work: The County and all other permitting agencies shall have the option of referring any and all special studies that may be required by these conditions to an independent and qualified consultant for review and evaluation of issues beyond the expertise or manpower of County staff.

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

The Permittee may hire private consultants to conduct work required by the County, provided the consultant and the proposed scope-of-work are acceptable to the County. However, the County retains the right to hire its own consultants to evaluate any work undertaken by the operator or consultants under the contract to the operator.

11. Relationship of CUP Conditions, Laws and Other Permits: The design, maintenance, and operation of the CUP area and facilities thereon shall comply with all applicable requirements and enactments of Federal, State, and County authorities, as amended, and all such requirements and enactments shall by

reference become conditions of this CUP. In the event of conflicts between various requirements, the more restrictive requirements shall apply. In the event that any CUP condition contained herein is determined to be in conflict with any other CUP condition contained herein, then where principles of law do not provide to the contrary, the CUP condition most protective of public health and safety and environmental resources shall prevail to the extent feasible, as determined by the Planning Director.

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

12. Days and Hours of Operation

Purpose: In order to ensure the operation of the private school and childcare facility remains compatible with other land uses in the vicinity, it is necessary to limit the days and hours of operation of the approved uses.

Requirement: The timing of various activities associated with the subject facility shall be limited as described in the following table. The Permittee shall post the hours of operation in an obvious location that can be seen by students, faculty, staff and vendors. The signage must be made of weatherproof and permanent material and comply with *Ventura County Non-Coastal Zoning Ordinance* (Article 10) standards.

ACTIVITY	AUTHORIZED DAYS	HOURS OF OPERATION
Classroom Instruction, School Performances, and Other School Related Activities	Mon - Fri	7:00 a.m. to 3:00 p.m.
Indoor Band Practice for School Students	Mon - Fri	8:00 a.m. to 6:00 p.m.
Teacher Training or Instruction Preparation	Mon - Fri	3:00 p.m. to 9:00 p.m.
Day Care	Mon - Fri	7:00 a.m. to 8:00 a.m., and 1:00 p.m. to 6:00 p.m.

Conditions for CUP Case No. PL17-0134**Date of Public Hearing:** June 24 , 2021**Date of Approval:** TBD**Montessori School of Ojai****Permittee:** Montessori School of Ojai**Location:** 806 Baldwin Road

Page 11 of 22

Traffic Related to Deliveries, Visits by Prospective Parents, Arrival and Departure of Part-Time Staff, Other Miscellaneous	Mon - Fri	8:45 a.m. to 3:00 p.m.
On-Site Fund Raising Events	Mon - Fri	Jog-a-thon (one day per calendar year) 8:00 a.m. to 2:45 p.m.
	Sat	Day-in-the-Country (one day per calendar year) 8:00 a.m. to 6:30 p.m.
	Mon - Fri	Book Fairs (two per calendar year, each being a week-long) 8:00 a.m. to 5:30 p.m.
Parent-Teach and/or Other Conferences	Mon - Fri	During a 2week period each calendar year: 8:00 a.m. to 8:30 p.m.
School Board Meetings	Mon - Fri	Up to 3 meetings per calendar year: 8:00 a.m. to 10:00 p.m.
Use of the School Facilities for "Community Activities " (refer to Condition 1 – Project Description)	Sat & Sun	Limited to 4 days per calendar year 8:00 a.m. to 6:30 p.m.
Non-School Related After-School Use of the Athletic Field, including Little League, Softball and/or Soccer	Mon - Fri	2:45 p.m. until sunset or to 6:30 p.m., whichever occurs earliest.*

* For the purposes of this condition, the "official" time for sunset shall be that published in a local newspaper of general circulation.

Except for when a meeting of the School Board is in progress, the main entrance gate shall be locked after 9:00pm and not re-opened until the onset of the next school day.

Documentation: The Permittee shall provide the Planning Division with photographic documentation that the hours of operation have been posted as required pursuant to this condition.

Timing: The Permittee shall post the hours of operation prior to the issuance of Zoning Clearance for Use Inauguration and the Permittee shall maintain the posted hours of operation for the life of the permit.

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

13. Contact Person: Prior to the issuance of the Zoning Clearance for Use Inauguration, the Permittee shall provide the Planning Director with the contact information (e.g., name and/or position title, address, phone number, mailing and email addresses, and business and cell phone numbers) of the Permittee's field agent and other representatives who receive all orders, notices, and communications regarding matters of condition and code compliance at the CUP site. There always shall be a contact person designated by the Permittee. If deemed necessary by the Planning Director, one contact person shall be available via telecommunication, 24 hours a day, to respond to complaints by citizens and the County. If the address or phone number of the Permittee's agent should change, or the responsibility is assigned to another person or position, the Permittee shall provide the Planning Director with the new information within three calendar days.
14. Resolution of Complaints: The following process shall be used to resolve complaints related to the project:
 - a. The Permittee shall post the phone number for the designated Contact Person as identified pursuant to Condition No. 13 in a visible location on the site. The Contact Person shall be available via telephone on a 24-hour basis. Persons with concerns about an event as it is occurring may directly contact the Contact Person.
 - b. If a written complaint is received by the County, Planning staff will contact the Permittee's Contact Person or the Permittee to request information regarding the alleged violation.
 - c. If, following a complaint investigation, a violation of Ventura County Code or a condition of this permit is confirmed, enforcement actions pursuant to Section 8114-3 of the *Non-Coastal Zoning Ordinance* will be initiated.
15. Correspondence from Other Agencies and Jurisdictions: Copies of all correspondence, reports, or information related to land use and environmental issues covered by this CUP which are received by the Permittee from, or sent by the Permittee to, other State or local jurisdictions or agencies shall be provided to the Planning Division within five calendar days of their receipt/issuance.
16. Site Maintenance: The CUP area shall be maintained in a neat and orderly manner so as not to create any hazardous condition, or unsightly conditions which are visible from outside the CUP area on surrounding properties or from any public right-of-way. All equipment and facilities not explicitly permitted in Condition No. 1 (Project Description) shall be removed from the site prior to the issuance of a Use Inauguration Zoning Clearance. Only equipment, materials, and structures which comply with Condition No. 1 (Project Description), or are authorized by any

subsequent amendments to this CUP, shall be stored on the property during the life of this CUP.

17. Parking Requirements

- a. Parking areas shall be designed and maintained at all times for safe, convenient, and easy use by vehicles and pedestrians in accordance with Article 8 of the Zoning Ordinance.
- b. A minimum of 35 parking spaces shall be provided as shown on the approved project plans (Condition of Approval 34).
- c. Three paved handicapped parking spaces and associated ramps shall be provided to serve the facility. One of these spaces shall be located adjacent to the school administrative office.
- d. No portion of a parking space shall be located within ten (10) feet of a driveway entrance or exit.
- e. One-lane curb cuts and driveways shall be a minimum of 16 feet wide, and two-lane curb cuts and driveways shall be a minimum of 25 feet wide.
- f. Parking spaces shall be surfaced and maintained with asphalt or concrete, and shall include striping, wheel blocks, or curbs in parking areas adjacent to landscaped areas.
- g. Loading ramps, docks, etc. shall be clearly marked.
- h. During authorized fund-raising events, conferences, and “Community Activities”, the Permittee shall provide for overflow parking on the paved playground area, soccer field or baseball field, except for those areas used as part of the subject event. In all cases, no parking is authorized within 100 feet of the western boundary of the subject property.
- i. At the discretion of the Planning Director, the Permittee may be required to provide a traffic control officer to be stationed at the school’s entrance during the beginning of any authorized Community Activity. The traffic control officer shall direct all traffic onto the school site and discourage persons from parking along State Highway 150.
- j. The Permittee shall post “No Parking” signs along the easternmost fence that parallels the access driveway, as determined adequate by the Planning Director.

18. Change of Ownership: At least 10 calendar days prior to the effective date of the change of property ownership, or of lessee(s) or operator(s) of the permitted uses, there shall be filed, as an initial notice with the Planning Director, the new name(s), address(es), telephone/FAX number(s), and email addresses of the new owner(s), lessee(s), operator(s) of the permitted uses, and the company officer(s). A final statement that a transfer of ownership has occurred shall be provided to the Planning Director within 15 calendar days of the transfer. The statement shall include the following:

- (a) Any changes in name(s), address(es), telephone/FAX number(s), and email addresses of the new owner(s), lessee(s), operator(s) of the permitted uses, and company officer(s) from the initial notice;
- (b) A letter from the new property owner(s), lessee(s), and/or operator(s) of the permitted uses acknowledging and agreeing to comply with all conditions of this CUP; and,
- (c) The effective date and time of the transfer.

19. Sign Plan:

Prior to the issuance of a Zoning Clearance for Use Inauguration, two copies of a Sign Plan shall be submitted to the Planning Division for review and approval by the Planning Director. The Sign Plan shall comply with Chapter 1, Article 10 of the Ventura County Ordinance Code and applicable Area Plan. The Sign Plan shall include the proposed size, colors, materials, and lighting details. The Permittee shall bear the total cost of such review and approval. All elements of the Sign Plan shall be installed according to the Sign Plan, and inspected and approved prior to issuance of a Zoning Clearance for Use Inauguration.

Note: This condition was satisfied at the time CUP 4996 was granted in 1997. Any changes in site signage must be in conformance with this condition.

20. Business License: Prior to the issuance of a Zoning Clearance for Use Inauguration, the Permittee shall demonstrate to the satisfaction of the Planning Director that the Permittee has a temporary or permanent Ventura County Business License Tax Certificate or is exempt from such requirements. The Permittee shall maintain a current Tax Certificate and prominently display it at the place of business until this CUP expires.

21. Bathroom Facilities:

An adequate number of restrooms or portable toilet facilities shall be open and available for use during all authorized activities on the project site.

22. Landscape Requirements:

The Permittee shall install new landscaping in the future as may be determined necessary by the Planning Director in order to screen portions of the subject facility from offsite land uses. If new landscaping is determined to be necessary, the Permittee shall submit landscape and irrigation plans to the Planning Division for review and approval. The landscaping plan shall be designed consistent with the natural character of the area. Upon Plan approval, the landscaping shall be installed by the Permittee and subject to inspection by County staff. The Permittee shall be responsible for the County costs for plan review and inspection.

Note: Additional landscaping has not been required since CUP 4966 was granted in 1997. This condition is intended to ensure future compatibility with nearby uses.

23. Tree Protection

The Permittee shall comply with the provisions of the County of Ventura Tree Protection Ordinance (TPO). Prior to the removal or alteration of any tree subject to the TPO, the Permittee shall obtain a tree permit from the Planning Division. The Permittee shall avoid grading or other construction activity within the drip lines of ordinance-protected trees. Tree replacement shall be in accordance with the provisions of the TPO.

24. Noise Generation

The authorized land uses shall be conducted without exceeding the noise limits established in the Ventura County General Plan. In response to sufficient public complaints, the Planning Director may require that monitoring or ambient and project-related noise be measured. If observed project-related noise is found to exceed applicable General Plan limits, the Permittee shall immediately modify onsite activities or implement noise control measures to reduce noise levels to meet County standards. The County may process a permit modification to ensure that noise remains within acceptable limits. The process for obtaining waivers of noise limits from nearby landowners specified in the *Ventura County Non-Coastal Zoning Ordinance* is applicable to the operation of the subject facility.

25. Refuse disposal areas

Trash disposal areas shall be screened from public view with a six-foot tall solid wall or fence designed and constructed in accordance with the County's Space Allocation for Recycling and Refuse Collection guidelines.

26. Animal keeping:

Animal keeping on the site shall be limited to a level that is determined by the Planning Director to be subordinate and ancillary to the educational purposes of the private school. In no case, shall the number of animals (or “animal units”) exceed that allowed on the subject property in accordance with Section 8107-2 of the *Ventura County Non-Coastal Zoning Ordinance*.

27. Outdoor Lighting

Purpose: To ensure existing outdoor lighting is compatible with adjacent uses and is provided in compliance with Section 8109-4.8.2 – Outdoor Lighting of the Habitat Connectivity and Wildlife Corridors Overlay Zone of the *Ventura County Non-Coastal Zoning Ordinance*. Also, to ensure any new, future lighting fixtures comply with Section 8109-4.8.2.

Requirements: Light standards shall not be located within property line setback areas. All light fixtures shall be fully shielded and directed downward to minimize the spillage of light onto adjacent properties. Also, nighttime lighting of the athletic fields is prohibited.

In addition, all existing outdoor lighting on the subject property that does not comply with any standard or requirement of Section 8109-4.8.2 (Outdoor Lighting) of the *Ventura County Non-Coastal Zoning Ordinance* may remain in use until at least May 18, 2022 subject to the following applicable requirements of Section 8109-4.8.2.4.a.:

- i. Luminaires that have adjustable mountings with the ability to be redirected shall be directed downward, to the extent feasible, to reduce glare and light trespass onto adjacent undeveloped areas; and
- ii. Lighting shall be turned off at 10:00 p.m. or when people are no longer present in exterior areas being illuminated, whichever occurs latest, and shall remain turned off until sunrise, except for essential luminaires which may remain on if used to illuminate circulation areas such as walkways and driveways or building entrances, or if used for safety or security lighting, pursuant to the requirements of Sec. 8109-4.8.2.4.b(5).

Except for outdoor lighting that is exempt pursuant to Section 8109-4.8.2.2, existing outdoor lighting shall be required to be modified or replaced, if necessary, so that the lighting and use thereof conforms to the applicable standards and requirements of Section 8109-4.8.2, with the replacement lighting to be phased in within a reasonable time period after May 18, 2022.

Furthermore, any new, future outdoor lighting fixtures shall comply with Section 8109-4.8.2 as applicable.

Documentation: If existing outdoor lighting does not comply with Section 8109-4.8.2.4.b – Standards and Requirements, all necessary documentation shall be provided to Planning staff to demonstrate that compliance has been achieved by time limits provided in the Timing section of this condition (below).

Timing: Within a reasonable time period after May 18, 2022 if compliance with Section 8109-4.8.2.4.b – Standards and Requirements for existing outdoor lighting has not been achieved.

Monitoring and Reporting: The County Building Inspector and/or Planning Division staff has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition consistent with the requirements of § 8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

28. Required Final Building Permits

Purpose: Required final building permits (structural, electrical, plumbing, or other) were not obtained for the specific existing unpermitted structures identified in Condition No. 1 (Project Description) and below in the Requirement section of this condition. The necessary final building permits are required for any approved existing structures without final building permits in accordance with Ventura County Building Code Section 105.1. – Permits Required.

Requirement: The required final building permits (structural, electrical, plumbing, or other) must be obtained from the Ventura County Resource Management Agency – Building & Safety Division (Building & Safety Division) for the following existing structures:

- Barn E (120 sq. ft.—Final electrical permit(s) and any other final permit(s) required by the Building & Safety Division.
- Shed/Barn I (240 sq. ft.)—Final building permit and any other final permit(s) required by the Building & Safety Division.
- Shed L with overhang (60 sq. ft.)—Final electrical and/or plumbing permit(s) and any other permits(s) required by the Building & Safety Division.
- Greenhouse (210 sq. ft.)—Final building permit and any other permit(s) required by the Building & Safety Division.

Documentation: Copies of the final building permits (structural, electrical, plumbing, or other) from the Building & Safety Division shall be provided to Planning Division staff to confirm that the necessary final building permits have

been obtained for the specific existing structures identified in the Requirement section above.

Timing: The Permittee must obtain the required final building permit(s) (structural, electrical, plumbing, or other) for the specific existing structures identified in the Requirement section above within one year of the issuance of the Zoning Clearance for Use Inauguration.

Monitoring and Reporting: Approval, installation verification, monitoring activities, and enforcement activities shall occur according to § 8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*. The Planning Division shall maintain copies of the documentation in the Project file and has the authority to conduct site inspections to ensure that the Permittee maintains all approved structures in accordance with the requirements of this condition and with the requirements of § 8114-3 of the *Non-Coastal Zoning Ordinance*.

Environmental Health Division (EHD) Conditions

29. General Vector Control – Animal Waste and Mosquito Breeding

Purpose: To ensure site does not contribute to the harborage and/or breeding of potential vectors of disease or create a public nuisance.

Requirement: The storage, handling and disposal of animal wastes shall be in a manner that will not create or promote potential breeding and/or harborage of vectors of disease, such as flies, mosquitoes, and rodents. Ensure animal waste is stored properly and removed as often as needed to prevent fly breeding. Manage standing water onsite, including any stormwater management structures, so it will not create mosquito breeding sources.

Documentation: None required.

Timing: The Permittee shall maintain the Project site so as not to contribute to the harborage and/or breeding of potential vectors of disease, nor the creation of a public nuisance throughout the life of the Project.

Monitoring: Ventura County EHD staff will receive and respond to vector related complaints at the site. The Division will maintain a record of vector related complaints reported to the Division.

30. Solid Waste – Excluded Activities (Small-scale Composting / Vermicomposting onsite)

Purpose: To comply with California Code of Regulations Title 14 (14 CCR) and

Ventura County Ordinance Code section 4700 et. sec.

Requirement: Permittee shall operate the excluded composting activities within the limitations described in 14 CCR, section 17855 et. sec., or submit an Enforcement Agency Notification to conduct a compostable materials operation to Ventura County Environmental Health Division Local Enforcement Agency (LEA).

Documentation: None required.

Timing: Through the term of the CUP.

Monitoring: The LEA shall respond to any complaints related to the composting or vermicomposting activities. The LEA may perform inspections to verify that the activities are being conducted in a manner that qualifies as an "excluded activity".

31. Commercial/Retail Food Facilities – Existing Facility

Purpose: To ensure that food facilities are designed, constructed and operated in compliance with all applicable State and local EHD requirements.

Requirement: The Permittee shall remain in compliance with all applicable codes and regulations related to the construction and operation of a food facility.

Documentation: The Permittee shall submit a complete application to EHD for a Permit to Operate a food facility. The Permittee shall maintain an active Permit to Operate from Ventura County EHD, Community Services Section for the food service operations.

Timing: The Permittee shall comply with the terms of the Permit to Operate during the effective period of the CUP.

Monitoring: Routine site inspections to ensure ongoing compliance with regulations related to food facilities, shall be conducted by Ventura County EHD, Community Services staff.

OTHER VENTURA COUNTY AGENCIES

Ventura County Fire Protection District (VCFPD) conditions

32. Fire Safety Inspection

Prior to the issuance of the Zoning Clearance for Use Inauguration, the Permittee shall obtain an updated fire safety inspection and clearance from the VCFPD.

33. Fire Protection Standards

The authorized facility shall be designed, constructed and operated in accordance with the following Ventura County Fire Protection District standards:

Access Road Width: Where one-way traffic and off-street parking occurs, a 20-foot street width shall be provided.

Construction Access: Prior to combustible construction, an all-weather access road / driveway suitable for use by a 20-ton Fire District vehicle shall be installed.

Turning Radius: The access road shall be of sufficient width to allow for a 40 foot outside turning radius at all turns in the road.

Vertical Clearance: All access roads / driveways shall have a minimum vertical clearance of 13 feet 6 inches (13' 6').

Turnarounds: Approved turnaround areas for fire apparatus shall be provided when dead-end Fire Department access roads / driveways exceed 150 feet. Turnaround areas shall not exceed a 5% cross slope in any direction and shall be located within 150 feet of the end of the access road / driveway. Turnaround areas shall not be used for parking and shall be kept free of obstructions at all times. Turnaround areas shall be posted as Fire Lanes in accordance with Fire District Fire Lane Standards.

Address Numbers (Commercial, Industrial): Building address numbers, a minimum of 6 inches (6") high, shall be installed prior to occupancy, shall be of contrasting color to the background, and shall be readily visible at night. Brass or gold-plated numbers shall not be used. Where structures are set back more than 150 feet from the street, larger numbers will be required so that they are distinguishable from the street. In the event a structure(s) is not visible from the street, the address number(s) shall be posted adjacent to the driveway entrance on an elevated post. individual unit numbers shall be a minimum of 4 inches in height and shall be posted at the front and rear entrance to each unit. Additional address directional signs may be required at common building entrances and stairways.

Fire Hydrant Plan: Prior to construction, the applicant shall submit plans to the Fire District for placement of fire hydrants. On plans, show existing hydrants within 300 feet of the development. indicate the type of hydrant, number and size of outlets.

Fire Flow Verification: Prior to obtaining a building the applicant shall provide to the Fire District, verification from the water purveyor that the purveyor can provide the required fire flow of 1500 gallons per minute at 20 psi for a minimum 4-hour duration.

Conditions for CUP Case No. PL17-0134
Date of Public Hearing: June 24 , 2021
Date of Approval: TBD

Montessori School of Ojai
Permittee: Montessori School of Ojai
Location: 806 Baldwin Road
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Alternate Water Supply: If the water purveyor certifies that the system cannot provide the required fire flow and duration and approves the use of a private water system, or there is no water purveyor, automatic fire sprinklers shall be installed in all buildings hereafter constructed and adequate water storage for fire protection shall be provided prior to construction in accordance with Fire District standards.

Note: The terms of this condition of approval are satisfied at the time of the granting of modified CUP Case No. PL17-0134.

APPROVED SITE PLANS

34. Approved Project Plans

The project plans reproduced below and identified as Exhibit 3 of the Planning Director staff report for the June 24, 2021 public hearing depict the authorized structures on the subject property.

Conditions for CUP Case No. PL17-0134
 Date of Public Hearing: June 24, 2021
 Date of Approval: TBD

Montessori School of Ojai
 Permittee: Montessori School of Ojai
 Location: 806 Baldwin Road
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BASIS OF BEARINGS: 1983 NAD 83
 VERTICAL DATUM: NAVD 83 FEET
 BENCHMARK: VENTURA COUNTY 23-224-1982
 ELEVATION: +802.24 FEET
 CONTOUR INTERVAL: 1 FOOT



MONTESSORI SCHOOL OF OJAI
 806 WEST BALDWIN ROAD
 OJAI, CALIFORNIA
 APN 032-0-010-030

DATE	12/07/19
BY	MONTESSORI