



Rancho Grande

RESPECT, RECREATION, RECIPROCITY



VISION

The vision of Rancho Grande Baseball Camp is to reconnect young people with the land and its ancestral stewards, while offering a world-class baseball experience. We will introduce campers to Los Padres National Forest and to respectful, reciprocal living and interaction on the land, while providing superior baseball skills training and competition. This opportunity for joyful immersion in an unplugged, well planned, off-grid environment will benefit campers, coaches, the land, the greater Ojai community, and future generations.

THESE ARE THE VALUES THAT INFORM EVERYTHING WE DO
AT RANCHO GRANDE BASEBALL CAMP.



RESPECT

for the land—the place—
that sustains us.



RECREATION

remembering we're here to
play hard and have fun.



RECIPROCITY

giving something back for
everything we take.



STATS

GENERAL

- Location: Rose Valley, Los Padres National Forest
- Acreage: 200 spring-fed acres; three natural ponds
- Owner: Richard Murad, Beach City Baseball Academy
- Proposal: Eco-friendly baseball camp and permaculture site
- Proposed opening date: Spring 2018
- Architect: Shubin and Donaldson

PERMACULTURE

- Solar powered
- Aquifer recharging/watershed enhancing
- Organic, closed-loop food-production

RECREATION

- Week-long summer baseball camps for kids
- Tournament of Champions the last week of the summer

COMMUNITY

- Camps for special needs kids
- Free access for local youth teams
- Retreats, ceremonies, and other community gatherings

PROPOSAL

We are proposing to make Rancho Grande an off-grid, eco-friendly baseball camp at which young people will hone their baseball skills while delighting in and learning about their environment: the Los Padres National Forest. The proposed camp will create a world-class **recreational asset** for the people of Ojai and the world, which will include:

- Four Pony regulation “Bronco” fields for players 12 and under with a 220-foot center field (adjustable for younger kids)
- A pre-tournament warm-up area
- Batting cages
- A half-field for infield work and instruction.
- Well-maintained restrooms and snack stands
- Picnic grounds for parents to enjoy their own lunch or dinner while they watch the games.

WE HAVE ALREADY TAKEN STEPS TO ACHIEVE OUR VISION BY:

- Engaging a design team whose primary directive is land stewardship and youth inspiration
- Plans to rehabilitate the land, bringing back natural vegetation in areas that have been overgrazed
- Designing our site to demonstrate regenerative principles in the development of the land, its facilities, and its farming practices:
 - Off-grid photovoltaic electricity generation
 - Solar water heating
 - Water harvesting, re-use, and aquifer-recharging strategies designed to return a net gain to the aquifer
 - Low-flow/no-flow/compost toilets, as permitted
 - Graywater systems, rainwater harvesting



July 29, 2016

To Whom it May Concern,

I am writing this letter in support of Richard Murad and his project to evolve the Rancho Grande property on Rose Valley Road, a former cattle ranch that was overgrazed for many years, to a well balanced agroecosystem that enhances the local and regional ecology, contributes significantly to the local hydrology, and shares the land specifically with children, many of whom come from inner city environments.

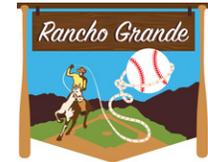
Mr. Murad has contracted our permaculture design team to help him design and develop the property in a manner that is regenerative and ethical in regards to the environmental impacts of his plans. His stewardship ethic for the land and how he plans to utilize it, is exemplary and a model for others who are in similar circumstances where they own property that is nested in a national forest environment.

If you have further questions about the permaculture related aspects of the property design, please feel free to contact me.

Sincerely,

Warren Brush
Principal Designer and Owner of True Nature Design
warrenbrush@mac.com

4620 Casitas Pass Road, Ventura, CA 93001 www.permaculturedesign.us



- Integrated on-site organic food production/waste cycling/ water management systems (animals eating scraps, fertilizing soil, producing vegetables, feeding animals and soil, etc.)
- Environmentally friendly holistic management of livestock
- Local sourcing of food and other goods we can't produce on-site.
- On-site refuse reduction strategies; re-use and recycling of all possible materials
- Drought-resistant grass infields; dirt outfields, living wind-



NED COLLETTI

My name is Ned Colletti. I have spent the last 35 years working in Major League Baseball as an executive and as a proponent for baseball and youth sports.

I began my career with the Chicago Cubs, followed by 11 years with the San Francisco Giants, most recently serving as the General Manager of the Los Angeles Dodgers (2005/2014) and as a Senior Advisor to the organization.

I have been a fan of baseball since I was a child. I have found that baseball teaches not only a particular sport but also many life lessons. As a player or executive, you learn teamwork, how to deal with failure and adversity and how to handle success. It takes time, effort and concentration to become a decent player. There is a process and a dedication that is part of the game—all positive traits.

I write this to offer my support to the Beach City Baseball Academy project. A few years ago, I read an article in a local publication about BCBA and how management dedicated time and its facility to assist special needs children with learning the game and being able to participate in the sport.

In these times, I found the heart of the group to be so refreshing. I called BCBA and attended a few of the sessions it offered. My experience with the staff has been nothing but positive and supportive to children and young adults. In my opinion, the more participants and opportunities there are for young people the better the chances of those young people becoming leaders and successful.



breaks and other strategies for reducing ballfield water needs

- Planting native trees to enhance the overall watershed ecology
- Preservation of dark skies (no night games or attendant stadium lights).
- Energy-efficient, sustainable building materials and use of passive solar design
- Limiting baseball camp to three months/year
- Restoring ponds and streams as part of our watershed stewardship planning
- Whole-systems thinking and transparency reflected in everything we do.

Inviting many subject-matter specialists to our team to assist in designing and developing an environmentally responsible camp, including the areas of:

- Archaeology
- Biology
- Fire
- Geology
- Paleontology
- Traffic
- Water

Nurturing the next generation of environmental stewards by:

Incorporating free time in our program for campers to swim, hike, horseback ride, gather under the stars, experience the night sky, and appreciate the natural world that sustains all human endeavor, including the game of baseball.

Unplugging kids from their devices for a week.

Consulting with representatives of the local Chumash and incorporating their input through games, ceremony, storytelling, artifacts, and artwork.

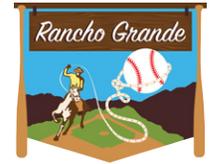


Demonstrating respect and reciprocity by making Rancho Grande available to the community for:

- Camps for special needs kids
- Retreats, ceremonies, and other community gatherings
- Benefiting the Rose Valley Community with
 - “Sheltering in place” in the event of emergency
 - Enhancing the watershed, reducing downstream erosion, and boosting biodiversity

Benefiting the Ojai community by:

- Creating a world-class recreational asset
- Offering Ojai Valley Little Leagues free access to our camp, plus free training and sponsorship of local teams
- Sponsoring a travel team made up of local players, enabling skilled young people to compete at the highest levels without having to pay for uniforms, coaching, or tournament fees
- Encouraging parents to stay/eat/recreate in Ojai while their athletes are at camp
- Minimizing traffic by scheduling weekly arrivals and departures at non-peak hours; providing shuttle service.
- Working with the community on larger environmental issues like the riparian zone along Hwy 33.
- Reaching out to other non-profits who share our commitment to enhancing environmental values among young people



July 27, 2016

To Whom It May Concern,

It is with great pleasure that I give the Beach City Baseball Academy my highest recommendation to continue to grow their program through a baseball camp and additional facilities in Rancho Grande. I have had the pleasure of working with Richard Murad and the Beach City Baseball Academy for the three years I was the head baseball coach at El Segundo High School. Richard and his staff were always very professional and supportive of our program. The Beach City Baseball Academy wants to teach young men how to be successful through baseball. The staff is a great group of people and always keep what is best for kids in the forefront of their thinking. Their vision for a baseball camp and complex in the Los Padres National Forest will be an amazing addition for youth baseball in Southern California and across the country.

I believe that the quality of a program starts with the passion and capability of the leader. Richard Murad has shown me over the years that he puts what is best for kids before anything in making his decisions. His passion for baseball has opened up doors for countless young men. He has offered a \$5000 scholarship each year to a local high school baseball player and graduating senior based on character and hard work. The Beach City Academy has an amazing special needs program that gives kids with disabilities a chance to play baseball which they may never have gotten elsewhere. On top of that Richard has been kind enough to open up his facilities to my players to use at all hours for no cost. Richard and the Beach City Baseball Academy has been a great partner in making baseball better in the community and available to everyone. He has helped me work through challenging times and has always kept a level head and acted responsibly.

I have no doubt that the new facility will be top of the line and will open up countless doors for youth through baseball. Richard Murad and the Beach City Baseball Academy will be great for the community and the large number of kids that will attend the camp. If you need any other information please feel free to reach out to me at any time. Thank you for your consideration and time.

Sincerely,

Steven Eno

Former El Segundo High School Head Baseball Coach 2013-2016

seno@mcdonogh.org

THE RANCHO GRANDE CODE

We will display our values prominently and reinforce them at every opportunity:

- Live each day with courage.
- Take pride in your work.
- Always finish what you start.
- Do what has to be done.
- Be tough but fair.
- When you make a promise, keep it.
- Ride for the brand, not yourself alone.
- Talk less and say more.
- Remember that some things aren't for sale.
- Earth care: Rebuild natural capital.
- People care: Look after self, kin, and community.
- Fair share: Take what you need and share the rest.

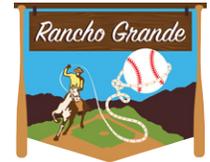
Commitment to Recreation

Baseball is at the core of Rancho Grande Baseball Camp's existence and we know baseball. The successful model we've established at Beach City Baseball Academy features a well-organized baseball school, camps and clinics. We also coach travel club teams for ages 9-18 and host an international baseball tournament every spring, attracting world-class teams such as the German National Team and our sister team, the Kitasuna Baseball Academy of Tokyo, winners of the 2015 Little League World Series in Williamsport, Pennsylvania.

Rancho Grande's baseball fields will be among the very best in the country, a great place to play ball.

Tournaments

- Select teams will be invited to compete at weeklong events throughout the summer.
- Winners from each weeklong tournament will be invited to play the Tournament of Champions the last week of the summer.
- During each weeklong tournament, kids will participate in the Trosky 5 Tool Agility Challenge, with prizes for winners.



- One player will be selected by the tournament administrator and awarded the 6th Tool Prize for Sportsmanship for demonstrating exceptional strength of character.

Community outreach

Here's what parents of Beach City Baseball Academy participants have said about us:

"My son Colin, who is 12, has been involved with BCBA since he was eight years old. In addition to baseball, he has learned the importance of giving back to the community. He regularly volunteers with the BCBA special needs clinic and absolutely loves it. He is always asking me when he can go back and volunteer more.



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July 22, 2016

To Whom It May Concern:

I am writing to express my support for Beach City Baseball Academy, a successful business in my district. As the state senator representing district 26, I named Beach City Baseball Academy our 2015 Business of the Year, because of its exceptional contributions to our community.

Beach City Baseball Academy provides high quality facilities, coaching, camps and programs for baseball training and education. Beyond their core business, they give back to our community in several charitable endeavors including: donating thousands of dollars to diverse local little leagues, providing scholarships for college baseball players who demonstrate strong character, and hosting baseball clinics for children with special needs.

The presence of Beach City Baseball Academy has benefitted our community and its expansion to a new site would certainly benefit the residents, economy and civic life of its new community.

Sincerely,

Senator, 26th District



"I have watched with pride (as a member) as BCBA has donated money and resources to their community, including making donations to Jackie Robinson's high school in Los Angeles when their fields were in disrepair, as well as donations to the El Segundo and Manhattan Beach Little League organizations, among others. There are other baseball programs closer to our home (we commute over an hour each way multiple times a week to go to practices), but we are committed to BCBA because of the example they are setting for our son, and because of the commitment they have made to help their community and especially kids in need.

"I hope you are fortunate enough to work with BCBA in your community, and I would be happy to speak with anyone to elaborate on any of the above."—Jon Kraft

"Since being with the Academy, my son has been a part of so many wonderful life-changing events, as well given the opportunity to host players from other countries, participate in various tournaments, volunteer his time helping

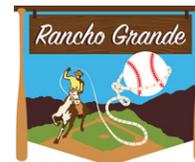
others, etc. By seeing all the good Beach City has done, he has learned the importance of giving back to the community. Beach City Baseball Academy has become our second home.

"We are very excited to hear they are expanding their facilities to other locations. Now more people will be able to experience for themselves the greatness of becoming part of an extraordinary and successful organization. We highly recommend Beach City Baseball Academy to any parents that want the BEST for their children."—Josie Rodriguez

"I feel so lucky that to have BCBA nearby as I am raising my son. I know that the parents in the Ventura/Ojai area will feel the same."—Jill Faulkner, single mom

"Through BCBA our family has had the opportunity to host children from both Germany and Japan in international baseball exchange

programs. My son has had the chance to volunteer on weekends with developmentally disabled children, helping to teach those children basic baseball skills and enabling my son to learn the importance of helping those less fortunate.



“My son, Joseph, has been attending Beach City Baseball Academy’s special needs clinic for the past year and we are so grateful that such a program exists! Joseph just started to love the game of baseball. The clinic has helped him gain a level of confidence on and off the field with each session he attends. It is giving him that bridge of social interactions that other typical kids take for granted. Baseball has helped him make a connection with his typical peers.”—Maria and Neil Glickman

“This past spring, my son, Stein Boisen, was a regular participant of the 1:1 Special Needs Baseball coaching sessions. This was his first season EVER playing baseball so we wanted to be the best we could be and practice batting, throwing, catching and being ‘one of the guys,’ hanging out and having fun while learning valuable skills.

“Honestly, this experience was one of the highlights of our year. We felt it was such an accepting, safe place where our kids could be

themselves, without being judged and discounted. The volunteers and Mr. Murad have shown such generosity in time, facility, and loyalty to our family, other families, and the community at large. I have no doubt they will do the same for players, family, and community in Ojai.”—Lori Brown Boisen

“BCBA’s generosity and commitment to the special needs community is unheard of. BCBA provides weekly private coaching sessions at no cost to children who have a wide range of developmental disabilities including autism and Down syndrome. More than 30 children participate regularly in the program. We know of no other public or private provider of services to the special needs community who offers regular on-going services at zero cost.

“Aside from teaching these children how to bat, catch, and throw competitively (which, in most cases, is no small feat because of the children’s motor skills issues),

BCBA’s coaches teach the boys and girls general life skills such as taking direction, focusing, practicing safety, and strategizing. The coaching that our son has received from BCBA has enabled him to play successfully for the past two years on a Pony League team with non-special needs boys. That has been gratifying, but even more gratifying has been seeing how his weekly coaching sessions have contributed to his social development outside of baseball.

“BCBA has briefed its special needs families on BCBA’s Rancho Grande Baseball Camp Project, and in particular, BCBA’s plans for special needs children at the Camp. We urge you to approve the project so that BCBA may continue with its mission of improving the development of all of the children that BCBA serves.”—Nolan and Kisu Lam

“My son Matthew has been a member of BCBA for three years and is the baseball player today because of the dedication and



commitment this facility has given him. Every coach at BCBA is 100% committed to each child. They demonstrate a sincere concern for the well-being of each child, whether they are there for a baseball lesson, team practice, or just to have fun. Beach City Baseball Academy teaches the game of baseball and how to play it with integrity.

“Richard Murad also gives scholarships to families where there is a financial need. He wants the very best for every child and continues to give back to the community. He is modest and generous, an incredible role model to all.

“As a single mother I can’t thank Beach City Baseball Academy enough. They have taught my son what it means to be on a team, play with integrity, and to respect all but fear none.”—Leslie Murphy

“BCBA and Dr. Richard Murad have been very generous to our schools. They are a major contributor to our fundraising efforts, offer up their location to hold fundraising activities, and provide hundreds of luxurious products for our swag bag.

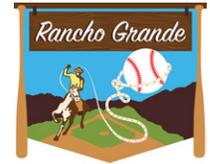
“One thing that I find most endearing about Dr. Murad and the BCBA program is their commitment to helping kids of all abilities. Their Special Needs Baseball program is such an important part of this community, changing the lives of children and families by providing a loving and safe place for kids to learn and play baseball.”—Michele Leach

“As a parent of a special needs child (10 year old son with Down Syndrome), BCBA has already gone above and beyond in providing free batting practice and a new fitness program for our kids. Services like this are very difficult to find, especially in developing specific

skills for baseball. Tomas has been on a typical little league team for four seasons now, and is thriving being in an Inclusive environment. The thought he could attend a baseball camp at your new camp is so exciting. This would allow him, and so many others, to be just like any other child in developing their love of baseball.”—Christine Parra

Government officials and other friends

“The Academy has brought much value to the community and enhanced many lives of families that have passed through its doors through scholarships, sponsorships, donations, international exchange programs and the special needs clinic.”—Greg Carpenter, El Segundo City Manager



Ojai friends

“Oh my goodness Richard, I am struck speechless! There are no words that can truly express our heartfelt gratitude for your amazing generosity and all it will do to benefit the youth of our community! Beach City (of Ojai!)’s generous donation is going to really help in making so many young players dreams of playing baseball happen, we cannot thank you enough. We look forward to welcoming you ‘home’ as this becomes your neighborhood & community as well! On a personal level as well I am very excited to become a part of Beach City Baseball in Ojai and have our off-season players take part in all you will have to offer.”
—Kim Maxwell, president Ojai Valley Little League



Bryan Scordamaglia
237 S. Lomita Avenue
Ojai, Ca 93023

July 20, 2016

To Whom It May Concern,

I am writing in support of the Beach City Baseball Academy's (BCBA) plan for Rancho Grande in Ojai's Rose Valley. As a current resident of Ojai and the parent of a former Beach City player, I am excited by Mr. Murad's decision to select a site in Rose Valley to build a world class baseball campus and strongly encourage the city of Ojai and the county of Ventura to support his plans. I believe the addition of the facility will be an economic benefit for the community while benefiting local players who lack access to quality facilities and skilled coaching.

My son, Benjamin, started with Beach City as a 6-year old participating in the after-school program. Much to our surprise, Ben attended nearly every day the program was offered (typically 4 days per week) and quickly fell in love with the sport. Ben's experience culminated last fall when he played on a competitive U-9 Pony team sponsored by BCBA. The quality of the facility, skilled coaching staff and fun and positive atmosphere all helped foster Ben's love for the sport for several years at BCBA. Mr. Murad's dedication to the sport and improving both the skills and attitude of players is evident across BCBA. Unlike other facilities where profit is the primary motivator, my years spent observing BCBA lead me to a different conclusion. For Mr. Murad and his staff, it seems the objective is to foster a love for the sport while instilling a positive attitude which serves the boys and girls well on field and, more importantly, in life. The BCBA t-shirts, each emblazoned with a positive baseball themed message, is the most overt sign of this objective. I would fully expect the motivation for Rancho Grande is consistent in this regard.

We are excited to have BCBA once again in our neighborhood. After spending one season in the Ojai Valley Little League, I believe the kids will benefit tremendously from the presence of Rancho Grande. To date Richard has already been extremely generous to the league and I would expect this to continue in the future as local players are welcomed to Rancho Grande and exposed to the quality coaching, facilities and the positive environment my son was fortunate to be a part of for 3 years. If you have any questions, please feel free to contact me at the above address or via phone at 310-428-1051.

Bryan Scordamaglia

