Appendix A-1

Notice of Preparation

Notice of Preparation of an Environmental Impact Report and Notice of Public Scoping Meeting

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

American Jewish University – Camp Alonim Project

Case No. PL22-0032

The County of Ventura, Resource Management Agency, Planning Division is currently processing an application for a Major Modification to Conditional Use Permit No. 1776 for American Jewish University – Camp Alonim Project (hereafter referred to as "Proposed Project" or "Project"). The Planning Division conducted an initial review for the Proposed Project and determined that the Project (individually and/or cumulatively) may result in a significant effect on the environment. Therefore, an Environmental Impact Report (EIR) is required in accordance with the California Environmental Quality Act (CEQA). The purpose of this Notice of Preparation (NOP) is to call your attention to the Project and to request your assistance in identifying any issues that the Planning Division should address in the EIR. A description of the Proposed Project and instructions on how to provide comments on the scope of the EIR are presented below.

Project Location: The approximately 2,588-acre Project site is located at 1101 Peppertree Lane on Assessor Parcel Numbers (APNs) 685-0-051-040, -050, -140, -190, and -210. The Project site is situated along Meier Canyon Creek, immediately south of the City of Simi Valley. The Project site is currently developed with American Jewish University's Brandeis-Bardin Campus, which includes Camp Alonim, the Brandeis Collegiate Institute, and other associated assembly and event uses. Camp facilities are located within a 328-acre portion of the Project site. See attached Figures 1 and 2 for the location of the Project site.

Project Description: The Project Applicant requests a Major Modification to Conditional Use Permit No. 1776 and a Discretionary Tree Permit be granted to authorize development of additional facilities at Camp Alonim. Proposed facilities include the following:

- *Welcome Center:* a 4,460 sq. ft. building consisting of a lobby, staff lounge, offices, and meeting rooms;
- *Camper Cabins:* 13 camper cabins, each consisting of 1,930 sq. ft. with two bunkrooms and two bathrooms;
- *Head Counselor Cabins:* three cabins of 441 sq. ft. each;
- *Arts Pavilion:* a 2,307 sq. ft. open-air shade structure for arts and crafts activities;
- *Parking Lot:* a new 58-space parking lot adjacent to the Welcome Center; and
- *Landscaping:* landscaping improvements around the new structures.

Three housing trailers, two cottages, one cabin, and a garage would be demolished to accommodate the new development. The Project would also require the removal of 74 trees, 15 of which are protected. The protected trees to be removed include nine coast

live oaks, one sycamore, and five large ornamental trees that are classified as heritage trees. The heritage trees include four pepper trees and one eucalyptus tree. The Project would also encroach upon the protected zones of 67 trees, 42 of which are protected trees. These include 20 oaks, 18 sycamores, and four heritage-sized pepper trees.

The total allowed number of camp attendees would increase from 472 (400 for Camp Alonim, 72 for the Brandeis Collegiate Institute) to 572 (500 for Camp Alonim, 72 for the Brandeis Collegiate Institute). The allowable number of events, which are presently limited to 15 days per year on Saturdays and Sundays with up to 300 attendees, would increase to the following:

- up to 150 annual event days with attendance of up to 300 people;
- up to ten annual event days with attendance of up to 500 people; and
- up to six annual event days with attendance of up to 1,000 people.

There would be no change to the maximum number of camp staff, which would remain at 200.

Peppertree Lane, a private road, provides access to the camp. Peppertree Lane is the southern continuation of Tapo Canyon Road, a major thoroughfare in Simi Valley. Access would remain unchanged with the development of the Project. Water services are provided by the Brandeis-Bardin Mutual Water Company, which receives imported water through the Calleguas Municipal Water District. Wastewater is handled by the City of Simi Valley.

As part of this Major Modification, the Conditional Use Permit's scope will also be expanded to include authorization of all existing and proposed Brandeis-Bardin Mutual Water Company facilities.

The proposed project would also extend the life of the Conditional Use Permit for the camp and associated uses. Presently, the Conditional Use Permit is set to expire in 2042. As proposed, the permit expiration would be extended to 30 years beyond the approval date of the Minor Modification.

Environmental Topics to be Addressed in the EIR: Pursuant to Section 15063(a) of the CEQA Guidelines, no Initial Study has been or will be prepared because the Planning Division determined that an EIR is necessary for the Project to comply with CEQA. The EIR will address the potential environmental impacts associated with the Proposed Project. The EIR will consider the full range of environmental topics contemplated under CEQA and the CEQA Guidelines.

Planning Division staff have conducted a preliminary assessment of the Proposed Project and identified the following issue areas that will require detailed analysis in the EIR:

- Agricultural Resources – Soils
- Agricultural Resources – Land Use Incompatibility

- Air Quality
- Biological Resources
- Cultural Resources – Archaeological
- Cultural Resources – Historic
- Cultural Resources – Tribal
- Expansive Soils Hazards
- Fault Rupture Hazard
- Fire Hazards
- Fire Protection Services – Distance and Response
- Fire Protection Services – Personnel, Equipment, and Facilities
- Flood Control Facilities / Watercourses – Other Facilities
- Flood Control Facilities / Watercourses – Watershed Protection District
- Greenhouse Gases
- Ground Shaking Hazard
- Hazardous Materials / Waste – Materials
- Hazardous Materials / Waste – Waste
- Hydraulic Hazards – FEMA
- Hydraulic Hazards – Non-FEMA
- Landslide / Mudflow Hazard
- Law Enforcement / Emergency Services
- Liquefaction Hazards
- Noise and Vibration
- Paleontological Resources
- Public Health
- Recreation Facilities
- Scenic Resources
- Transportation and Circulation – Roads and Highways – Safety and Design of Private Access
- Transportation and Circulation – Roads and Highways – Safety and Design of Public Roads
- Transportation and Circulation – Vehicle Miles Travelled
- Utilities
- Waste Treatment and Disposal Facilities – Solid Waste Management
- Water Resources – Groundwater Quality
- Water Resources – Surface Water Quality
- Water Resources – Surface Water Quantity
- Water Supply – Fire Flow Requirements
- Water Supply – Quality
- Water Supply – Quantity
- Wildfire

The EIR will also analyze alternatives, cumulative impacts, growth-inducing impacts, and other issues required by CEQA. In addition, the EIR will expand on the environmental

topics addressed in CEQA and the CEQA Guidelines by addressing the full range of environmental topics contemplated in the County's 2011 Initial Study Assessment Guidelines which are available online at:
https://docs.vcrma.org/images/pdf/planning/ceqa/current_ISAG.pdf

30-Day NOP Public Comment Period: This NOP is available for a 30-day public comment period that is open from November 20, 2023 to December 20, 2023. The purpose of this notice is to call your attention to this Project and to request your assistance in identifying any issues that should be addressed by the Planning Division in the EIR. Comments on the scope of analysis of the EIR must be submitted in writing no later than 5:00 p.m. on December 20, 2023 to:

Ventura County Resource Management Agency, Planning Division
Attn.: Michael T. Conger AICP, Senior Planner
800 South Victoria Avenue, L# 1740
Ventura, California 93009-1740

Alternatively, you may email your comments to Michael T. Conger at Michael.Conger@ventura.org.

Para asistencia o información en español, llame al (805) 654 2805.

Scoping Meeting: The Planning Division will hold a scoping meeting on Tuesday, December 5, 2023 from 6:00 pm to 8:00 pm to inform the public and interested parties about the Proposed Project and solicit comments on the scope of environmental issues, mitigation measures, and range of reasonable alternatives to be addressed in the EIR. The scoping meeting will be held online using the Zoom platform. The Zoom meeting details are as follows:

Topic:	Scoping Meeting for the American Jewish University – Camp Alonim Project
Time:	December 5, 2023 6:00 PM
Join Meeting:	https://ventura-org-rma.zoom.us/j/83997856754
Meeting ID:	839 9785 6754
Passcode:	186206
Dial In:	(669) 444-9171 or (669) 900-9128

Servicios de Interpretación de Zoom Durante la Audiencia: Si desea escuchar y participar en español mediante video durante la audiencia, comuníquese al (805) 654 2805 por lo menos 48 horas antes de la audiencia programada.

Notice of Preparation: This NOP is posted at the following locations:

- Ventura County Resource Management Agency, Planning Division, 3rd Floor, Hall of Administration, 800 South Victoria Avenue, Ventura, California 93009;
- Ventura County Clerk-Recorder, Registrar of Voters, 1st Floor, Hall of Administration, 800 South Victoria Avenue, Ventura, California 93009; and
- Ventura County website at https://vcrma.org/en/camp-alonim-project.

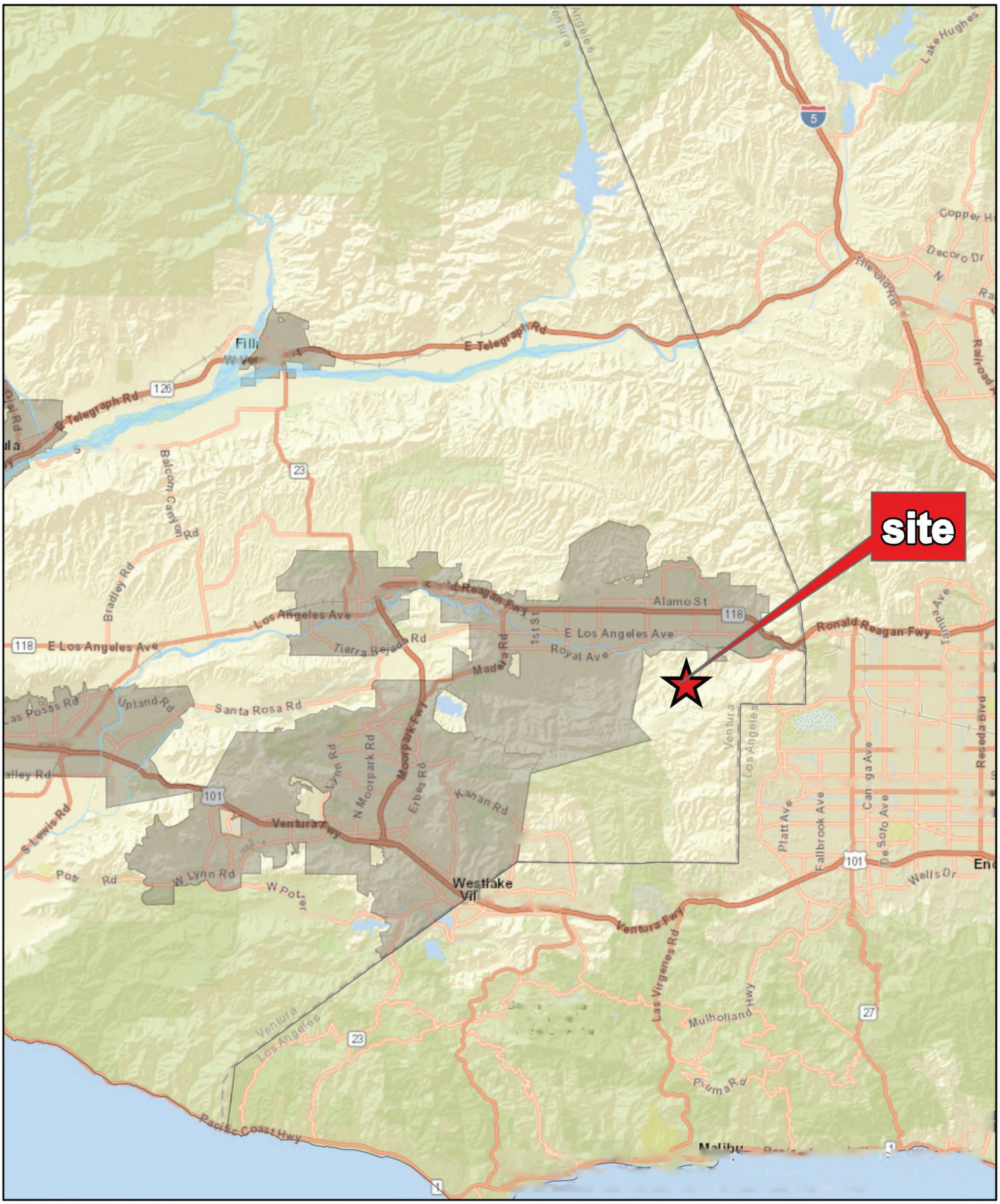
All interested persons are invited to provide input regarding the scope of the EIR for the Proposed Project. If you challenge the above-described action in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this Notice, or in written correspondence delivered to the County of Ventura at, or prior to, the Public Hearing. In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, call (805) 654-2805.

If you have questions on the contents of this notice, please contact Michael T. Conger AICP, Senior Planner at (805) 654-5038 or email at Michael.Conger@ventura.org.

Dave Ward, AICP, Planning Director

Attachments:

Figure 1: Regional Location Map
Figure 2: Project Vicinity
Figure 3: Project Site Plan



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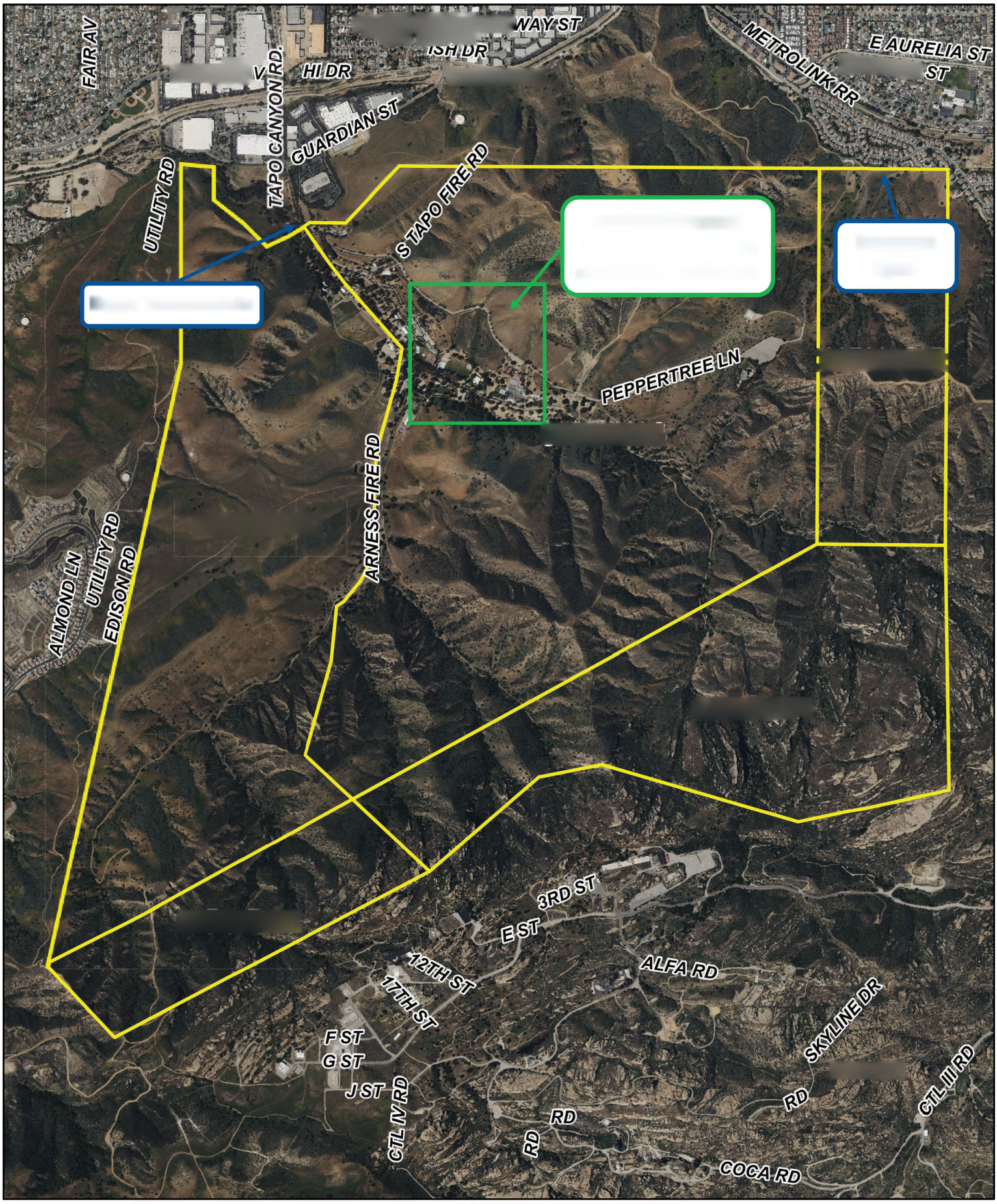
Disclaimer: This Map was created by the Ventura County Resource

public agencies. The County does no twarrant the accuracy of this mapand no decision involving a risk of economic loss or physical

RH



COUNTY of VENTURA

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Camp Alonim Project
1101 Pepper Tree Lane, Simi Valley

FIGURE 2

Project Vicinity

0 250 500 Feet

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 no twarrant the accuracy of this mapand no decision involving a risk of economic loss or physical injury should be made in reliance thereon.

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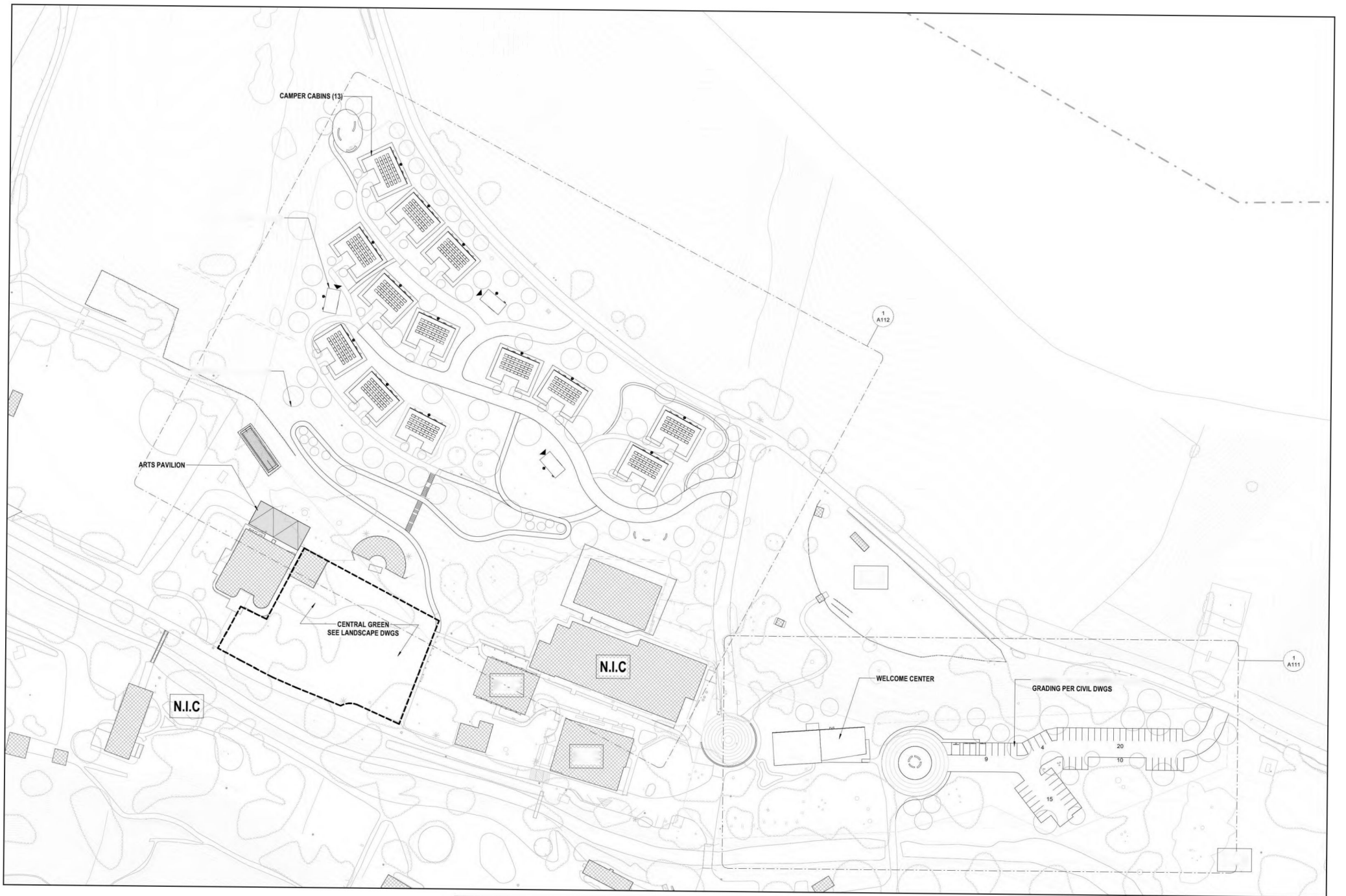

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FIGURE 3

Project Vicinity