Appendix J-2

Public Works Review of VMT Assessment

County of Ventura
Public Works Agency
Roads & Transportation
MEMORANDUM

DATE: May 15, 2025

TO: RMA - Planning Division
Attention: Michael Conger

FROM: Public Works Agency - Roads & Transportation CMS
Jesus Banuelos, PE

SUBJECT: **APPLICATION COMPLETENESS UPDATE**
PROJECT NO: **PL 22-0032 (CUP)**
Owner: AJU BBI Holdings LLC
Applicant: American Jewish University
Agent: Jonathan Friedman
Modification of CUP1776 for Camp Alonim
1101 Peppertree Lane, Simi Valley, CA 93063
APN 685-0-051-040

Pursuant to your request, the Ventura County Public Works Agency, Roads & Transportation (VCPWA-RT) has examined the Supplemental VMT Assessment dated January 24, 2025, for Camp Alonim. Our findings were that the project is still **COMPLETE** for our areas of responsibility. Our findings remain unchanged; please reference the memorandum dated February 14, 2025, for the previous findings.

The City of Simi Valley has exempted the development from a VMT Analysis because, per the City's VMT mapping, the project is below the City's VMT threshold.

The County's consultant, Fehr & Peers, does not think any Quantitative Model is appropriate for this project's VMT Analysis and recommends providing the Developer latitude to use a Qualitative Model. The Governor's Office of Planning and Research has identified in their Technical Advisory Manual that the Lead Agency has discretion to develop and adopt their respective "threshold of significance" and to utilize Qualitative Analyses when appropriate.

The County accepts Fehr & Peers recommendation to use a Qualitative Model and finds the project's VMT Analysis satisfactory. Based on data provided in the Supplemental VMT Assessment, the County believes the impact on the County Road system will be "Less than Significant". Increasing capacity nearest to the area greatest regional concentration for the project's patrons will result in shorter vehicle trips in place of longer ones; thus, reducing the VMT.