COUNTY of VENTURA

RESOURCE MANAGEMENT AGENCY
DAVE WARD
Planning Director

SUSAN CURTIS
Assistant Planning Director

NOTICE OF DETERMINATION

TO: ☒ **County Clerk**
County of Ventura
800 South Victoria Ave., L#1260
Ventura, CA 93009

☒ **Office of Planning and Research**
1440 Tenth Street, Room 121
Sacramento, CA 95814

FROM: **County of Ventura**
Resource Management Agency (RMA), Planning Division
800 South Victoria Ave., L#1740
Ventura, CA 93009

SUBJECT: Filing of a Notice of Determination in compliance with Section 21152 of the Public Resources Code.

PROJECT TITLE AND CASE NO.: American Jewish University – Camp Alonim Project, Case No. PL22-0032

APPLICANT: American Jewish University

APPLICANT ADDRESS: 15600 Mulholland Drive, Los Angeles, CA 90077

STATE CLEARINGHOUSE NO.: 2023110297

CONTACT PERSON: Michael Conger

TELEPHONE NO.: (805) 654-5038

PROJECT LOCATION: 1101 Peppertree Lane, Simi Valley – Nearest Cross-Streets: Tapo Canyon Road and Guardian Street (See the attached USGS map.)

PROJECT DESCRIPTION: Major Modification to Conditional Use Permit No. 1776 and a Discretionary Tree Permit 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, 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 the 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 would be extended indefinitely and would not have an expiration date.

This is to advise that on June 4, 2026, the County of Ventura, as the Lead Agency, approved the above-described project and has made the following determination regarding the project:

1. The project will not have a significant effect on the environment.

2. An Environmental Impact Report (EIR) was prepared and certified for this project pursuant to the provisions of CEQA.

3. Mitigation Measures were made conditions of the approval of the project.

4. A Mitigation Monitoring and Reporting Program was adopted.

5. Findings were made pursuant to Section 15091 of the CEQA Guidelines.

6. A Statement of Overriding Considerations was not adopted for this project.

The EIR and record of project approval may be examined at the County of Ventura, RMA, Planning Division, 800 South Victoria Avenue, L#1740, Ventura, CA 93009.

DATE FILED: June 16, 2026

Prepared by: Michael Conger

Approved by:



Iain Holt, AICP, Manager
Residential Permits Section

State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER:
56-06162026-111

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
COUNTY OF VENTURA RMA	MICHAEL.CONGER@VENTURACOUNTY.	06/16/2026

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
VENTURA	2026100006512

PROJECT TITLE

AMERICAN JEWISH UNIVERSITY CAMP ALONIM PROJECT CASE # PL22-0032

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
AMEICAN JEWISH UNIVERSITY	JFRIEDMAN@JEMSTREET.COM	(805) 338-1151

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
15600 MULHOLLAND DRIVE	LOS ANGELES	CA	90077

PROJECT APPLICANT *(Check appropriate box)*

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR)	$4,227.50	$ $4,227.50
☐ Mitigated/Negative Declaration (MND)(ND)	$3,043.75	$
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,437.25	$
☐ Exempt from fee		
☐ Notice of Exemption (attach)		
☐ CDFW No Effect Determination (attach)		
☐ Fee previously paid (attach previously issued cash receipt copy)		
☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$
☒ County documentary handling fee		$ $50.00
☐ Other		$

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other **TOTAL RECEIVED** $ $4,277.50

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X Yvonne Cabral	VENTURA COUNTY CLERK, YVONNE CABRAL, DEPUTY

POSTED
JUN 16, 2026

MICHELLE ASCENCION
Ventura County Clerk and Recorder
By: _____, Deputy

Filed in County Clerk's Office
Michelle Ascencion
Ventura County Clerk-Recorder

2026100006512

06/16/2026
10:45 AM
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Fees: $4277.50