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LEAD AGENCY

County of Ventura Resource Management Agency

LEAD AGENCY EMAIL

noe.torres@ventura.org

DATE

COUNTY/STATE AGENCY OF FILING

Ventura

DOCUMENT NUMBER

PROJECT TITLE

Camp Hess Kramer Conditional Use Permit Case No. PL21-0051

PROJECT APPLICANT NAME

Doug Lynn

PROJECT APPLICANT EMAIL

doug@wbtcamps.org

PHONE NUMBER

(213) 8352141

PROJECT APPLICANT ADDRESS

3663 Wilshire Boulevard

CITY

Los Angeles

STATE

CA

ZIP CODE

90010

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency

☐ School District

☐ Other Special District

☐ State Agency

☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)

\$4,123.50

\$

0.00

☒ Mitigated/Negative Declaration (MND)(ND)

\$2,968.75

\$

2,968.75

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,401.75

\$

0.00

☐ 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

\$

0.00

☒ County documentary handling fee

\$

50.00

☐ Other

\$

PAYMENT METHOD:

☐ Cash

☐ Credit

☐ Check

☐ Other

TOTAL RECEIVED

\$

3,018.75

SIGNATURE

X *Noe Torres*

AGENCY OF FILING PRINTED NAME AND TITLE

Noe Torres, Associate Planner, County of Ventura

FILED

MAY 09 2025

DATE: MAY 09 2025
MICHELLE ASCENCION
Ventura County Clerk-Recorder
By: Kristi Hamlet, Deputy

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MAY 09 2025

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Ventura County Clerk and Recorder

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NOTICE OF DETERMINATION

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

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

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

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

PROJECT TITLE AND CASE NO.: Camp Hess Kramer Conditional Use Permit Case No. PL21-0051

APPLICANT: Doug Lynn, Executive Director, Camp Hess Kramer and Gindling Hilltop Camp, c/o Wilshire Boulevard Temple Camps, 3663 Wilshire Boulevard, Los Angeles, CA 90010

APPLICANT ADDRESS: Doug Lynn, Executive Director, Camp Hess Kramer and Gindling Hilltop Camp, c/o Wilshire Boulevard Temple Camps, 3663 Wilshire Boulevard, Los Angeles, CA 90010

STATE CLEARINGHOUSE NO.: 2024110821

CONTACT PERSON: Ginger C. Andersen, Brownstein Hyatt Farber Schreck, LLP

TELEPHONE NO.: 805-260-8392

PROJECT LOCATION: The project site is located at 11495 and 11677 Pacific Coast Highway, near the intersection of the Pacific Coast Highway and Yerba Buena Road, in the south coast of unincorporated Ventura County. The Tax Assessor's parcel numbers for the parcels that constitute the project site are 700-0-070-450, 700-0-060-310, 700-0-060-140, 700-0-060-260.

PROJECT DESCRIPTION: The applicant requests a Major Modification, Case No. PL21-0051, to Conditional Use Permit, LU10-0069, to authorize the phased reconstruction and

continued operation of a Jewish recreational camp known as "Camp Hess Kramer." The request includes replacement, restoration, and reconstruction of damaged and destroyed buildings, vehicle and pedestrian bridges, and outdoor activity areas. Walkways and trails, water, and wastewater infrastructure, electrical, communication systems, storm drainage facilities and lighting will also be repaired, replaced, or constructed. Segments of Little Sycamore Creek will be stabilized, restored, and enhanced to improve overall functionality and protect infrastructure. The Camp will continue to offer a variety of activities including, but not limited to, archery, basketball, climbing, ropes, soccer, tennis, swimming, hiking, arts and crafts, dancing and singing, and worship. The camp is private, and no daily public use is offered. However, Camp Hess Kramer is available by reservation and lease to private groups for camping from August through June, when the summer camp is not in session. Use of Camp Hess Kramer by Ventura County non-profit organizations will be strongly encouraged.

Camp Uses and Population¹

Overnight Accommodations

The maximum overnight population is 557 guests and staff. Overnight guests and camp staff will sleep in cabins and buildings within three dedicated areas of the camp: Lower Camp, Middle Camp, and Upper Camp (aka Gindling Hilltop). A Low-Impact Campground² site that includes seven portable wooden platform structures and a campfire pit would be located in the northeast corner of APN 700-0-060-260. Guests and camp staff hike to the Low-Impact Campground platforms. Portable toilets, supplies and camping equipment will be packed in and packed out, including all trash.

Daily Population

During the summer camp session, the maximum total daytime population is 657 guests and staff (557 guests and staff associated with overnight population plus 100 daytime visitors). On up to six occasions during the summer camp session, the daily maximum population may go as high as 1,113, inclusive of guests, staff, and visitors.

Third-Party Events

Camp Hess Kramer has historically operated with third-party events as recognized by their current CUP, Case No. LU-10-0069. A maximum of 60 third-party outdoor events are permitted to occur outside the summer camp sessions (August through June), Monday through Sunday from 10:00 a.m. to 12:30 a.m. with lights out and guests and

¹ Ventura County Coastal Zoning Ordinance (CZO) Sec. 8175-5.4.2.2 (Overnight) and CZO Sec. 8175-5.4.3.2 (Daily) Population Limits in the CRE Zone.

² CZO Article 2 Definitions, Campground, Low-Impact: "A campground consisting of camping sites that do not significantly alter the physical setting nor disturb the overall function of the surrounding ecosystem. Low-impact camping sites are used for carry-in, carry out tent camping accessed by foot and have no access roads, no permanent structures, a few or no support facilities or services (e.g., picnic areas, trash removal, restrooms)."

vendors off the outdoor areas of the property by 1:00 a.m. Some guests will remain on the property after 1:00 a.m. in overnight accommodations. Third-party events would be limited to a maximum of 557 people. Third-party events would occur throughout the camp, while amplified sound will be limited to designated areas as depicted on plan sheet G2.11-G2.14 (Exhibit 3, Attachment B-3). Camp Hess Kramer will provide all rentals (e.g., tables, chairs, linens, dishes, and silverware), food, and beverages for the third-party events.

Lower, Middle, and Upper Camps

The three distinct camp areas consist of Lower Camp, Middle Camp and Upper Camp (Gindling Hilltop), as described in detail below. Given the size of the project reconstruction, full buildout is anticipated to take between 5 and 25+ years as funding allows. Generally, construction efforts would initially focus on Lower Camp (Phase 1) and Middle Camp (Phase 2), with Upper Camp (Phase 3) construction anticipated to be the last element to be completed.

(1) Camp Hess Kramer (Lower Camp) – approximately 17 acres zoned CRE20ac/M

Camp Hess Kramer (Lower Camp) is located within APN 700-0-070-450. Seven structures remain; 4 structures comprise what is called “The Browns,” one is known as the Conference Center, one is Irmas Hall, and one is an existing restroom building. The Browns will be demolished, and the Conference Center will be remodeled. The following buildings will be demolished:

Table 1 Buildings to be Demolished		
Building No. ³	Use	Area (Square Feet)
The Browns [Building Nos. 9 through 13]	Camp Office, Infirmary, Storeroom, and Guest Rooms 41 through 45	6,509
Irmas Hall (Dining Hall) [Building Nos. 7 and 8]	Overnight Accommodations (First Floor) Dining Hall, Kitchen, Restrooms (Second Floor)	11,574
	Total	18,083

The proposed uses and sizes of the buildings, structures, and areas for Lower Camp, are as follows:

Table 2 Camp Hess Kramer Lower Camp Building Table

³ Exhibit 3- Attachment B-3, Seigel & Strain Project Plans, General Sheets G1.01 identify the corresponding Building Numbers.

Building No.	Use	Gross Floor Area (Square Feet) ⁴
0.N	Parking/Tennis Courts	15,757
1.N	Entrance Booth	50
2.N	Reception/Infirmary/Residence	7,899
3.N	Program Space	5,695
4.N	Program Space	2,657
6.E	Overnight Accommodations	15,106
7.E	Program Space/Staff Housing	14,457
13.N	Dining Hall/Administration	21,113
14.N	Program Space/Executive Housing	10,045
16.E	Restroom	420
17.N	Arts and Crafts	2,044
18.N	Program Space	8,629
19.N	Pool Pump Equipment/Pool Restroom	3,760
Shed O	Storage	120
Shed Q	Storage	120
Shed R	Storage	120
Shed T	Storage	120
Shed V	Storage	120
Shed W	Storage	120
TOTAL:		108,352

(2) Camp Hess Kramer (Middle Camp) – approximately 11 acres zoned CRE Camp

Camp Hess Kramer (Middle Camp) is located within APN 700-0-060-310.

The proposed uses and sizes of structures for Middle Camp are as follows:

Table 3 Camp Hess Kramer Middle Camp Building Table		
Building No.	Use	Gross Floor Area (Square Feet) ⁴
20.N	Overnight Accommodations	2,959
21.N	Overnight Accommodations	2,723
22.N	Overnight Accommodations	2,723
23.N	Overnight Accommodations	2,723
24.N	Overnight Accommodations	2,723
25.N	Overnight Accommodations	2,800
26.N	Overnight Accommodations	2,747
27.N	Overnight Accommodations	2,747
28.N	Overnight Accommodations	1,520
29.N	Overnight Accommodations	1,584

⁴ CZO Article 2, Definitions, Gross Floor Area: The area included within the surrounding exterior walls of all floors or levels of a building, exclusive of unenclosed shafts and courtyards, or, if the structure lacks walls, the area of all floors or levels included under the roofed/covered area of a structure.

30.N	Overnight Accommodations	1,584
31.N	Overnight Accommodations	1,584
32.N	Overnight Accommodations	1,524
33.N	Overnight Accommodations	1,524
34.N	Overnight Accommodations	1,524
35.N	Overnight Accommodations	1,524
36.N	Overnight Accommodations	2,747
37.N	Overnight Accommodations - Staff	3,445
38.N	Overnight Accommodations - Staff	3,445
39.N	Overnight Accommodations - Staff	4,635
41.N	Maintenance	2,304
Shed F	Domestic Water Pump	100
Shed G	Water Pump	100
Shed H	Yerba Buena Water Company Storage	80
Shed I	Fire Pump Shed	100

Total: 51,469

(3) Gindling Hilltop Camp (Upper Camp) – approximately 26 acres zoned CRE Gindling Hilltop

Gindling Hilltop (Upper Camp) is located within APN 700-0-060-140.

The proposed uses and sizes of structures for Upper Camp are as follows:

Table 4 Camp Hess Kramer Upper Camp Building Table			
Building No.	Use	Gross Floor Area (Square Feet)	Maximum Floor Area allowed per VCFPD⁵
43.N	Staff Residence	3,766	3,142
45.N	Dining Pavilion	10,507	8,162
46.N	Arts and Crafts	799	554
47.N	Pool/Shower/Recreation	2,089	1,333
48.N	Pool Pump	161	161
49.N	Administration	1,538	845
50.N	Overnight Accommodations	1,303	1,127
51.N	Overnight Accommodations	1,303	1,127
52.N	Overnight Accommodations	1,303	1,127
53.N	Overnight Accommodations	1,303	1,127

⁵ VCFPD Fire Prevention Policy 204, Sec. 1.6.4 Floor Area, Gross. The floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, ramps, closets, the thickness of interior walls, columns, or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts.

54.N	Overnight Accommodations	1,303	1,127
55.N	Overnight Accommodations	1,303	1,127
56.N	Overnight Accommodations	1,303	1,127
57.N	Overnight Accommodations - Staff	1,303	1,127
58.N	Overnight Accommodations - Caretaker	1,303	1,127
Shed A	Storage	336	336
Shed B	Storage	480	480
Shed C	Storage	400	400
Shed D	Storage	112	112
Shed E	Storage	120	120
Shed E1	Storage	120	120
Total:		32,115	25,908

Recreational Areas

Recreational amenities/uses and their location are as follows:

Amenities	Location
Tennis Courts	Building No. 0.N: Parking on the first floor and two tennis courts on the second floor.
Gil Fitch Field	Baseball, soccer and miscellaneous outdoor gatherings, and overflow parking for temporary outdoor events as needed.
Archery	West of Little Sycamore Creek
Volleyball	West of Little Sycamore Creek
Basketball Courts	West of Little Sycamore Creek
Culinary Garden	East of Little Sycamore Creek and south of building 4.N.
Breuer Lawn/Picnic Area/Terraced Seating Area	East of Little Sycamore Creek
Outdoor Recreation Meadow	East of Little Sycamore Creek
Nursery/Leadership Grove	West of Little Sycamore Creek and south of Building 18.N.
Climbing and Ropes Course	East of Little Sycamore Creek
Amphitheater and Plaza	West of Little Sycamore Creek and south of building 19.N
Pool	West of Little Sycamore Creek

15-foot Climbing Wall/Platform	East of Little Sycamore Creek and north of building 19.N
15-Foot Climbing Platform/Informal gathering/seating	East of Little Sycamore Creek and north of the pool.
Outdoor Chapel	East of Little Sycamore Creek and east of building 20.N
Outdoor Assembly and Flag Poles	West of Little Sycamore Creek
Flexible Gathering Space	West of Little Sycamore Creek and east of 25.N./C.8
Outdoor Patio Space	West of Little Sycamore Creek and east of Building 39.N.
Basketball Court	Central Location
Tennis Courts	
Sports Field	
Amphitheater	
Picnic Area	
Confidence building area	
Prayer area	

Trails

Hiking, walking, outdoor education, wildlife viewing, and transportation of supplies, camping equipment, and portable toilet(s) are permitted by the Camp only on existing trails and fire break trails (Exhibit 3- Attachment B-3, Sheet G2.10).

Vehicular Access, Bridges and Road Upgrades

Vehicular access into the camp is via PCH to Yerba Buena Road. Buses and vehicles will enter the camp via Gate 1. This main entry will be widened to approximately 30 feet followed by a new 130-foot-long driveway and bus turn-around. Gate 2, east of the Dining Hall/Administration (Building 13.N), will be dedicated for service vehicles, vendors, and secondary access.

The "Gate 3" entrance will continue to be used to access Gildred Hall (Building 14.N) which primarily serves as executive housing for employees. The "Gate 4" entrance will continue to be used for ancillary access to Middle and Upper Camps and adjacent properties.

The access road to Lower and Middle Camp will be widened to 20 feet per Fire Department and Building code requirements. Where designated and allowed, segments of access roads are reduced in width or designated to accommodate and protect existing mature healthy trees.

One existing vehicular bridge (8V)⁶ and one existing at-grade crossing (10-A-V, for limited access to existing Yerba Buena Water Company infrastructure) will remain in place. Vehicle bridge (2-V) will be replaced with a 14-foot-wide bridge, and vehicle bridges (4-V and 6-V) will be replaced and widened to 20 feet. Three pedestrian bridges will be replaced (1-P, 7-P (replaced with 3-P), 9-P) and one new pedestrian bridge (5-P) will be constructed.

Parking

A total of 48 parking spaces are required.⁷ Parking is consolidated to a new parking structure (Building 0.N) located at Lower Camp west of Gate 1. The parking structure will provide 44 spaces and 4 spaces will be located east of the Dining Hall (Building 13.N).

Temporary overflow parking areas for special events will be located at Gil Fitch Field, the Volleyball Courts, west of the Arts & Crafts area (Building 17.N) and north of the Executive Residence (Building 14.N). No overflow parking will be located at Middle Camp. Once Phase 2 of the project is complete, additional overflow parking will be provided at Upper Camp. All temporary parking will be in developed areas of Camp and outside of any fire lanes.

Designated loading parking areas are also provided around camp for accessible guest drop-off use.

Drainage and Stormwater

Eight storm drains will be constructed along the creek (Exhibit 3 - Attachment B-6). A range of water quality treatment measures to meet post-construction stormwater requirements will also be constructed and include infiltration basins. These water quality treatment measures are depicted on project plans and labeled as (INF-1), infiltration trenches (INF-2), bioretention (INF-3), permeable pavement (INF-5), bioretention with underdrain (BIO-1), planter boxes (BIO-2), vegetated swales (BIO-3), and vegetated filter strips (BIO-4)(Attachment B-6).

Utilities

There are five existing Southern California Edison (SCE) electric meters at the facility. Two service meters will be replaced and enlarged, two services will be consolidated into one service, and one service will remain as is. Electricity would be installed underground to the extent feasible. Propane will also serve Camp's needs. At creek crossings, utilities would be attached to the new bridge deck. To supply backup power during power outages, propane- or diesel-powered generators will be utilized east of 7.E Irmas Hall.

⁶ Attachment B-3, Seigel & Strain Project Plans General Sheets G2.01-G2.05; numbers in parentheses indicate bridge locations.

⁷ On July 3, 2014, the Planning Commission approved Case No. LU10-0069, Camp Hess Kramer's Conditional Use Permit and Variance; the variance allowed a reduction in the required number of parking spaces to 48.

Lighting

All outdoor lighting shall comply with the outdoor lighting standards in the Ventura County Coastal Zoning Ordinance. The project will be subject to approval of a final lighting plan pursuant to Mitigation Measure (MM) BIO-19. Outdoor lighting includes but is not limited to luminaires affixed to structures, installed along driveways, walkways, and parking areas, and security lighting. Temporary lights will also be used.

Estimated Earthwork (Grading)

Estimated earthwork at Lower Camp for structural development, road expansion, bridges, stormwater, and creek restoration will include 27,700 cubic yards (CY) of cut and 13,200 CY of fill.

Estimated earthwork at Middle Camp for structural development, road expansion, bridges, stormwater, and creek restoration will include 16,800 CY of cut and 19,700 CY of fill.

Estimated earthwork at Upper Camp for structural development will be approximately 2,100 CY within the existing building footprints. (Attachment B-6)

Water

The Yerba Buena Water Company will continue to provide water for the Camp as provided in Will Server Letter dated October 29, 202.

Wastewater

Lower and Middle Camps will continue to utilize the existing sewer collection/conveyance system and the existing advanced Onsite Wastewater Treatment System (OWTS) for treatment and disposal (Exhibit 5 -Attachment C-1).

Lower Camp will include 4-inch sewer lateral extensions from the proposed buildings to the existing sewer collection/conveyance system. Approximately 440 linear feet (LF) of existing sewer lateral will be removed or abandoned in place and approximately 990 LF of proposed 4-inch Polyvinyl Chloride (PVC) Standard Dimension Ratio (SDR) 35 gravity sewer lateral would be constructed. Approximately 230 LF of existing sewer main will be removed or abandoned in place and approximately 220 LF of proposed 6-inch PVC SDR 35 gravity sewer main would be constructed. Fats-Oils-and-Grease Interceptors from the new kitchen facilities will be installed prior to discharging into the existing conveyance system. Two (2) 4-foot diameter sewer manholes would be constructed.

Middle Camp will include 4-inch sewer lateral extensions from the buildings to the existing sewer collection/conveyance system. Approximately 285 LF of existing sewer lateral will be removed or abandoned in place and approximately 1,288 LF of proposed 4-inch PVC

SDR 35 gravity sewer lateral would be constructed. Approximately 402 LF of existing sewer main will be removed or abandoned in place and approximately 1,255 LF of proposed with a 6-inch PVC SDR 35 gravity sewer main would be constructed and extended to collect the wastewater from Building 39.N (also referred to as Scout's Grove). Four (4) 4-foot diameter sewer manholes would be constructed.

The reconstruction of bridge 2V and replacement of bridges 4V and 6V will require replacement and re-routing of the sewer force mains. Approximately 365 LF of proposed 3-inch High Density Polyethylene (HDPE) Iron Pipe Size (IPS) Diameter (DR) 11 sewer force main would be constructed. The existing sewer lift stations at the bridge crossings will remain in the same locations. The equipment inside each lift station would be replaced.

Wastewater service for Upper Camp will continue to occur via private onsite wastewater systems (e.g. septic systems). Each system is composed of septic tanks and associated leach fields. Proposed buildings will be connected to the OWTS by 4-inch sewer lateral extensions.

In Lower Camp and Middle Camp the existing irrigation system which utilizes potable water will be supplemented with tertiary treated wastewater effluent from the existing advanced OWTS south of Gil Fitch Field. The proposed recycled water system includes a pump within the dosing tank to supply a new 3-inch purple PVC Schedule 80 recycled water main line that will extend approximately 1,300 LF from the OWTS to the new vehicular bridge in Lower Camp. The recycled water main will supply tertiary treated recycled water at an average rate of 4,000 gallons per day to irrigate landscaping in the Lower Camp.

Little Sycamore Creek Restoration

A Geomorphic Conditions Update (Exhibit 5- Attachment D) and Basis of Design for Little Sycamore Creek, Camp Hess Kramer dated April 2021 Environmental Science Associates (ESA) and accompanying Creek Restoration Plans (Exhibit 5 - Attachment E, Plan Sheets R-1 through R-8) describe and depict the proposed creek restoration activities. These activities, for restoration of Little Sycamore Creek, would occur over a 2.87-acre area and include the removal of approximately 1.5 acres of existing vegetation to complete the 4,329 LF of restoration work. Creek restoration activities would involve: 1) excavating approximately 11,137 CY of flood-deposited sediment and debris to reestablish and widen the channel, lay back banks and create floodplain features; 2) placing and reusing excavated material at designated locations for other purposes on the site; 3) constructing in-stream channel grade control structures based on natural boulder analogs; and 4) bank reconstruction including installation of biotechnical stabilization measures (i.e. vegetated soil lifts, vegetated rock slope, and willow brush mats); and 5) revegetation of disturbed slopes and steepened banks.

Existing structures, ad hoc construction debris and other deleterious materials encountered within the creek channel would be removed. Existing structures and

materials include approximately 200 linear feet of failed retaining wall (multiple sections), concrete and asphalt rubble, buried fire and flood damaged materials, and old tires (used as creek bank revetment). In addition, miscellaneous abandoned storm drains and drain inlets would also be removed from the creek.

The graded creek banks would be laid back to more stable profiles ranging from 2:1 to 6:1 (horizontal:vertical) slopes, except where space limitations require a steeper slope. Depending on site specific conditions, the creek banks will be stabilized using a mix of biotechnical bank stabilization measures during construction, erosion control fabric and seeding and revegetation with native trees and plants. Bank stabilization measures will be analyzed and confirmed based on hydraulic conditions and geomorphic setting. Biotechnical bank stabilization measures would be employed in areas where banks are 2:1 or steeper and in bank reconstruction areas. In areas where toe scour and/or active erosion has been identified selective grading will be combined with vegetated rock riprap protection in lower bank zones to protect against future erosion and bank failure. In many segments of the channel the vegetated rock riprap will replace existing and failing bank protection (grouted rock walls, tire revetments, etc.) that are not functioning as intended and do not provide habitat value.

Creek restoration will require equipment to access the channel to effectively complete the sediment removal, channel and bank grading and construction of channel and bank stabilization structures. Construction equipment includes tracked excavators, small bulldozers, rubber-tired loaders, and dump trucks. A temporary dewatering and water control plan will be implemented to support in-channel construction activities when water is present. An estimated 8,436 willow and cottonwood cuttings are anticipated to be planted as part of the creek restoration efforts.

ESHA Impacts⁸

Compensatory Mitigation Ratios will be provided to be consistent with CZO Section 8178-2.10.6

Baseline ESHA mitigation ratios⁹ are based on the type of ESHA being removed or degraded:

- 2:1 Baseline Ratio: Coastal sage scrub or chaparral, except when occupied by federal or state endangered or threatened species.
- 4:1 Baseline Ratio: Wetland, estuary, lagoon, or lakes.
- 3:1 Baseline Ratio: All other ESHA types, including wet environments not listed above, and habitat occupied by federal, or state endangered or threatened species.

The following tables define the impacts and required mitigation:

⁸ ISBA (Attachment F); ESHA impacts describe where buildings, structures, grading, concrete, asphalt, and paths, extend into new areas previously undisturbed, including fuel modification.

⁹ CZO Sec. 8178-2.10.6 – Compensatory Mitigation Ratios.

Table 6**ESHA and Sensitive Plant Communities- New Permanent Impacts to Previously Undisturbed Areas**

	Impacts in acres	Required Mitigation in acres
Fuel Modification	2.299	6.897 (3:1)
Building, Structures and Grading	0.235	0.705 (3:1)
Concrete, Asphalt and Pathways	0.224	0.672 (3:1)
Total	2.758	8.274

Table 7**ESHA and Sensitive Plant Communities – New Temporary Impacts to Previously Undisturbed Areas**

	Impact in acres	Required Mitigation in acres
Habitat and Creek Restoration	4.52	4.52 (1:1)
Building, Structures and Grading	0.388	0.388 (1:1)
Utilities	0.116	0.116 (1:1)
Total	5.026	5.026

Table 8**Sensitive Plant Communities – Impacts within Baseline Footprint (IS Table 4-8)**

	Impact in acres	Required Mitigation in acres ¹⁰
Fuel Modification	8.492	Not Applicable
Building, Structures and Grading	2.491	Not Applicable
Utilities	0.052	Not Applicable
Concrete, Asphalt and Pathways	2.447	Not Applicable
Total	13.482	0

Table 9**Little Sycamore Creek: Permanent Impacts to Waters and Wetlands (IS Table 4-9)¹¹**

¹⁰ The acreages of direct impacts to disturbed sensitive Plant Communities within the baseline footprint, or previously developed and disturbed areas of the camp. Mitigation is not required for direct impacts to the disturbed sensitive plant communities within the baseline footprint.

¹¹ Impacts associated with vegetated rock riprap, wingwalls for storm drain outlets, and grade control structures within Little Sycamore Creek.

	Impacts in acres	Required Mitigation in acres ¹²
USACE Non-Wetland Waters of the United States – Grading/Structures/ Utilities/ Fuel Modification	0.03	To be calculated at 3:1 or 4:1 as applicable pursuant to §8178-2.10.6(a) subject to upward adjustment pursuant to §8178-2.10.6.(b)(2)
RWQCB Waters of the State - Grading/Structures/ Utilities/ Fuel Modification	0.05+	To be calculated at 3:1 or 4:1 as applicable pursuant to §8178-2.10.6(a) subject to upward adjustment pursuant to §8178-2.10.6.(b)(2)
CDFW Jurisdictional Waters and Habitat - Grading/Structures/ Utilities/ Fuel Modification	0.22+	To be calculated at 3:1 or 4:1 as applicable pursuant to §8178-2.10.6(a) subject to upward adjustment pursuant to §8178-2.10.6.(b)(2)
CCC Single-Parameter Wetlands - Grading/Structures/ Utilities/ Fuel Modification	0.21	To be calculated at 3:1 or 4:1 as applicable pursuant to §8178-2.10.6(a) subject to upward adjustment pursuant to §8178-2.10.6.(b)(2)

Table 10

Little Sycamore Creek: Temporary Impacts to Waters and Wetlands (ISBA Table 4-10)

	Impacts in acres	Required Mitigation in acres
USACE Non-Wetland Waters of the United States – Habitat and Creek Restoration	0.82	To be calculated at 3:1 or 4:1 as applicable pursuant to §8178-2.10.6(a) subject to upward adjustment pursuant to §8178-2.10.6.(b)(2)
USACE Non-Wetland Waters of the United States- Grading/Structures/Utilities	0.12	To be calculated at 3:1 or 4:1 as applicable pursuant to §8178-2.10.6(a) subject to upward adjustment pursuant to §8178-2.10.6.(b)(2)
RWQCB Waters of the State- Habitat and Creek Restoration	1.29	To be calculated at 3:1 or 4:1 as applicable pursuant to §8178-2.10.6(a) subject to

¹² Ventura County General Plan Policy COS-1.9, Agency Consultation Regarding Biological Resources, requires the County to consult with resource agencies during discretionary review. On site consultation with California Department of Fish and Wildlife, Army Corps of Engineers and US Fish and Wildlife was conducted on November 20, 2021. This consultation will take place again, prior to project approval. County staff shall consult with natural resources agencies again prior to setting the final mitigation ratio, in which the mitigation ratio may be increased from 3:1 or 4:1 by the agency pursuant to §8178-2.10.6.(b)(2)..

		upward adjustment pursuant to §8178-2.10.6.(b)(2)
RWQCB Waters of the State – Grading/Structures/Utilities	0.11+	To be calculated at 3:1 or 4:1 as applicable pursuant to §8178-2.10.6(a) subject to upward adjustment pursuant to §8178-2.10.6.(b)(2)
CDFW Jurisdictional Waters and Habitat- Habitat and Creek Restoration	3.11	To be calculated at 3:1 or 4:1 as applicable pursuant to §8178-2.10.6(a) subject to upward adjustment pursuant to §8178-2.10.6.(b)(2)
CDFW Jurisdictional Waters and Habitat- Grading/Structures/Utilities	0.40+	To be calculated at 3:1 or 4:1 as applicable pursuant to §8178-2.10.6(a) subject to upward adjustment pursuant to §8178-2.10.6.(b)(2)
CCC Single-Parameter Wetlands - Habitat and Creek Restoration	2.34	To be calculated at 3:1 or 4:1 as applicable pursuant to §8178-2.10.6(a) subject to upward adjustment pursuant to §8178-2.10.6.(b)(2)
CCC Single-Parameter Wetlands - Grading/Structures/Utilities	0.23	To be calculated at 3:1 or 4:1 as applicable pursuant to §8178-2.10.6(a) subject to upward adjustment pursuant to §8178-2.10.6.(b)(2)
Total:	8.93	To be calculated at 3:1 or 4:1 as applicable pursuant to §8178-2.10.6(a) subject to upward adjustment pursuant to §8178-2.10.6.(b)(2)

Impact to Mitigation ratios for Federal and State jurisdictional areas to be determined and incorporated into the Final ESHA Mitigation Plan.¹³

Tree Removal¹⁴

A total of 389 trees will be impacted by the project of which 184 would be removed. A total of 102 trees will be removed because they are in poor health, damaged, dead, or

¹³ Refer to Section 4D, Ecological Communities – ESHA, Mitigation Measure (MM) BIO-17.

¹⁴ The total tree disposition has modified as some trees have changed status (declined or improved in health during the processing of the permit modification since the CUP application was deemed complete. Therefore, the exact tree number may not match. However, Condition of Approval No. 38 will require the permittee to document the exact number of trees for the required Tree Protection Plan.

pose a safety threat to camp attendees and staff, and 88 protected trees will be removed for proposed development. Protected trees are described below:

19 Non-heritage/Non-ESHA trees (Coast Live Oak, Wester Sycamore and Modesto Ash) will be removed, and 190 trees will be planted (mitigated at 10:1 ratio)

Two Heritage ESHA trees (one native California Black Walnut and one nonnative Eucalyptus) will be removed, and 11 trees will be planted (mitigated at 10:1 ratio)

16 Heritage non-ESHA trees (five native Wester Sycamores and 11 Nonnative Aleppo Pines) will be removed, and 61 trees will be planted (mitigated at 1:1 ratio)¹⁵

51 ESHA trees (12 native Coast Live Oak, Western Sycamore and 39 nonnative Eucalyptus, Mousehole trees) will be removed, and 159 trees will be planted (mitigated at 10:1 ratio)

Tree Encroachment

Proposed development will encroach onto the Tree Protection Zones (TPZ) of 199 trees of which only 172 are considered protected trees.

44 Non-Heritage/Non-ESHA trees subject to encroachment:

	Trees	Mitigation
Less than 10% encroachment	5 natives	None
Between 10-30% encroachment	12 11 natives 1 non-native	55 native trees (5:1)
Greater than 30% encroachment	27 natives	270 native trees (10:1)

15 Heritage ESHA trees subject to encroachment:

	Trees	Mitigation
Less than 10% encroachment	3 2 natives 1 non-native	2 Natives No mitigation required
Between 10-30% encroachment	5 5 natives	25 native trees (5:1)
Greater than 30% encroachment	7 5 natives 2 non-natives	50 Natives (10:1) 2 Non Natives (1:1)

42 Heritage non-ESHA trees subject to encroachment:

	Trees	Mitigation
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¹⁵ Replacement trees to be native (CZO Section 8178-7.6.1)

Less than 10% encroachment	2 2 natives	None
Between 10-30% encroachment	7 7 natives	35 Native trees (5:1)
Greater than 30% encroachment	30 30 natives	300 Native Trees (10:1)

76 ESHA trees subject to encroachment:

	Trees	Mitigation
Less than 10% encroachment	15 6 natives 9 non-natives	None
Between 10-30% encroachment	25 7 natives 18 non-natives	35 native trees (5:1)
Greater than 30% encroachment	34 7 natives 27 non-natives	70 native trees (10:1)

Construction Staging and Storage Areas

Construction personnel would access the project site via Gate 1 to the extent feasible. Access via Gates 2, 3, and 4 will be necessary from time-to-time depending on the phase of construction or construction methods. Parking, staging and storage areas would be located at Gil Fitch Field for Lower and Middle Camp and Upper Camp Field for Upper Camp. All staging and storage areas will be designated in previously disturbed areas with construction BMPs.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and all approved County land use hearing exhibits in support of the Project and conditions of approval below.

Signs

The camp has existing signs that were installed prior to the fire as approved under CUP LU10-0069. Existing signs include a monument sign at the corner of Pacific Coast Highway and Yerba Buena Road. Several signs were previously installed along Yerba Buena Road to specify the property address, access gate numbers, private property and no trespassing signs. Any new signs or modifications to the existing signs will need to comply with CZO Section 8175-5.13.8.

This is to advise that on April 17, 2025, 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. A Mitigated Negative Declaration was prepared and adopted 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 Plan/Program was adopted.

The Mitigated Negative Declaration 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: 5-9-2025

Prepared by: Noe Torres

Approved by:



Susan Curtis
Assistant Planning Director
Ventura County Planning Division



Ventura County

Michelle Ascencion , County Clerk-Recorder & Registrar of Voters
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