CAMP HESS KRAMER COASTAL PLANNED DEVELOPMENT (PD) PERMIT CASE NO. PL19-0005

A. PROJECT INFORMATION

1. **Request:** The Applicant requests approval of a Coastal PD Permit for emergency repair activities completed to date under the January 31, 2019 Emergency Coastal PD Permit[1] and for additional bank stabilization and restoration activities located within Little Sycamore Canyon Creek corridor on the Camp Hess Kramer property (Case No. PL19-0005).

2. **Applicant/Property Owner:** Wilshire Boulevard Temple Camps, c/o Doug Lynn, 3663 Wilshire Boulevard, Los Angeles, CA 90010

3. **Applicant's Representative:** Stantec Consultants Services, Inc., Ginger Anderson, 111 East Victoria Street, Santa Barbara, CA 93101

4. **Decision-Making Authority:** Pursuant to Sections 8181-3.7 and 8181-3.7(f)(7) of the Ventura County Coastal Zoning Ordinance (CZO), the Planning Director is the decision-maker for the requested Coastal PD Permit.

5. **Project Site Size, Location, and Parcel Number:** The 99.1-acre project site is located on a 187-acre subject property addressed at 11495 and 11677 Pacific Coast Highway in the Santa Monica Mountains, in the unincorporated area of Ventura County. The Tax Assessor's parcel numbers (APN) for the parcels that constitute the project site are 700-0-070-450 and 700-0-060-310. The project site includes a total of 385 linear feet of restoration work located within the Little Sycamore Canyon Creek and along the creek bank (Exhibit 2).

6. **Project Site Land Use and Zoning Designations (Exhibit 2):**

   a. Countywide General Plan Land Use Map Designation:

[1] A provision stating that the development authorized in the emergency permit must be removed unless a complete application for a regular coastal development permit for the development is filed within 90 days of approval of the emergency permit is approved. If a regular coastal development permit authorizing permanent retention of the development, or a portion of the development, is denied, then the development that was authorized in the emergency permit, or the denied portion of the development, must be removed.

APN	Coastal Area Plan Designation
700-0-070-450	Open Space
700-0-060-310	Rural and Open Space

b. Coastal Area Plan Land Use Map Designation:

APN	Coastal Area Plan Designation
700 -0-070-450	RR 1 DU/2 DU ac (Residential Rural, one dwelling unit per two acres) and OS (Open Space)
700-0-060-310	RR 1 DU/2 ac and OS

c. Zoning Designation:

APN	Zoning Designation
700 -0-070-450	CRE-20 ac/M (Coastal Rural Exclusive, 20 acre minimum parcel size, Santa Monica Mountains Overlay Zone)
700-0-060-310	CRE-20 ac/M & COS-10ac-sd/M (Coastal Open Space, 10 acres minimum parcel size, slope density formula, Santa Monica Mountains Overlay Zone).

7. Adjacent Zoning and Land Uses/Development (Exhibit 2):

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	COS-10 ac-sdf/M	Undeveloped, open space and a single-family dwelling
East	COS-10 ac-sdf/M	Undeveloped, open space and Crown Pointe Estates residential community
South	COS-10 ac-sdf	Pacific Coast Highway
West	COS-10 ac-sdf/M	Undeveloped, open space

8. History: On November 8, 2018, the Woolsey Fire ignited and burned 96,949 acres of land in Los Angeles and Ventura Counties. Approximately 85 percent of all the structures on the Camp Hess Kramer property were destroyed.

Little Sycamore Creek runs through the Camp property before discharging into a culvert beneath Pacific Coast Highway and into the Pacific Ocean. Debris and

mud originating from the burn areas migrated into Little Sycamore Creek and had the potential to obstruct the flow of water, causing creek bank erosion and impacts on adjoining property. The rainstorms following the fire between November 2018 and January 2019 continued to saturate bare ground and transport mud, sediment, and debris into Little Sycamore Creek, which worsened the creek's ability to convey runoff.

The Planning Division approved an Emergency Coastal PD Permit (Case No. PL19-0005) for the removal of debris and mud and to construct five check dams within the creek on January 31, 2019, pursuant to of the Ventura County CZO Section 8181-3.7. Construction activities commenced on February 15, 2019 and were completed on April 30, 2019.

An application for this Coastal PD Permit (Case No. PL19-0005) was submitted on May 1, 2019 to authorize the work completed to date under the Emergency Coastal PD Permit, in accordance with Ventura County CZO Section 8181-3.7 (f)(7). A Final Completion Report (Exhibit 3) was prepared by Rincon Consultants, Inc. ("Rincon Consultants") and distributed to the jurisdictional agencies[2] pursuant to permit requirements on June 20, 2019. The emergency work performed was the "minimum amount necessary" to alleviate the immediate threat.

After the Emergency Coastal PD Permit project was completed, the functionality of the creek banks was assessed by Rincon Consultants. Several locations were determined to be vulnerable due to the still-weakened state of the creek banks in three areas within the creek that could create the potential for further erosion that may decrease the functionality and health of the creek, causing bank erosion and flooding downstream, and areas adjacent to the creek that can smother and kill vegetation along the banks. To ensure that the potential for future flooding and debris flow is minimized, the Applicant has requested additional bank stabilization and restoration activities be allowed to commence as a part of this Coastal PD Permit (Case No. PL19-0005). Rincon Consultants prepared a preliminary Restoration Plan (Exhibit 4, Woolsey Fire Emergency Response Proposed Bank Stabilization Project Conceptual Restoration Plan, collectively "Restoration Plan", dated April 2020) to address the bank stabilization and restoration work required to safely restore the functionality of the creek banks. The additional restoration work is the focus of this staff report and is evaluated for consistency with the 2040 Ventura County General Plan, Coastal Area Plan and Ventura County CZO (refer to Sections C and D, below).

9. **Project Description:** The Applicant, Camp Hess Kramer ("Camp"), requests approval of a Coastal PD permit (Case No. PL19-0005) to authorize the work completed to date under the Emergency Coastal PD Permit and to allow

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2 California Department of Fish and Wildlife, United States Army Corps. Of Engineers (USACE), California Coastal Commission, and Los Angeles Regional Water Quality Control Board

additional bank stabilization and restoration work in three Restoration Areas (Exhibit 5, Aerial Map of Restoration Areas) within Little Sycamore Canyon Creek and along the creek banks to control erosion and minimize potential future flooding of the creek onto Camp property. The April 2020 preliminary Restoration Plan prepared by Rincon Consultants describes the implementation plan, planting specifications, maintenance activities, monitoring methods, success criteria, and reporting program required to facilitate a successful on-site stabilization and restoration of the creek bank over an approximately four month period (Exhibit 4). Restoration in the form of direct seeding and container planting will occur at the three stabilized sites and is a component of the proposed project.

Bank stabilization and restoration methods for all three Restoration Areas include the following: excavating the soil of the existing creek bank, compacting the subgrade, placement of filter fabric and rock topped with native soil stockpiled on site, and installing vegetation and a double-layer erosion control fabric. Methods for Restoration Area 3 would also include installation of two grade control structures, cut-off trenches, and a storm drain outlet feature that will contribute to the bank stabilization efforts within the creek. The grade control structure will limit the scour to the bottom of the creek. The storm drain outlet feature will control the entry point of one of the contributing drainage courses from Yerba Buena into the creek, thereby limiting potential erosion along its path. The cut off trenches will act as a back-stop feature, protecting the road should erosion of the bank occur during a major storm or flood/debris flow event (Exhibit 6, Project Plans).

All existing vegetation, including non-natives, will be removed from each location. No mature trees will be removed or impacted. As a result of the soil removal, minimal non-native plant removal will be necessary prior to the plant installation process. If non-natives need to be removed, all removal shall be completed by the Restoration Contractor with oversight from a qualified Restoration Specialist. Non-native plants will be removed primarily using hand removal methods, e.g., hand-held weed whips, loppers, and hoes. Large vegetation with the potential to contain bird nests will not be removed during the breeding bird season (January 1 to September 15) unless a qualified biologist determines that it does not contain active bird nests.

The restoration work would occur in three areas along the creek corridor of the Camp property in the areas known as the Lower Camp and the southern portion of the Middle Camp. Restoration Area 1 would be located just below Bridge No. 3 and above the stockpile area for the first restoration site; Restoration Area 2 would be located immediately east of the pool and Bridge No. 2; and, Restoration Area 3 would be located within a significant bend in the channel, just before bridge No. 3 (Exhibit 6).

The proposed project will result in the restoration of 0.09 acres (approximately 4,170 square feet) of riparian habitat along the creek. The acreage of each Restoration Area is proposed as follows:

Restoration Area	Square Feet	Linear Feet	Acres
Restoration Areas			
Restoration Area 1	1,180	167	0.02
Restoration Area 2	1,890	146	0.04
Restoration Area 3	1,100	80	0.03
Total	**4,170**	**393**	**0.09**
Stockpile Areas			
Stockpile Area 1	12,800	0	0.29
Stockpile Area 2	2,300	0	0.05
Stockpile Area 3	4,800	0	0.11
Total	**19,900**	**0**	**0.45**

Note: Exhibit 6, Site Plan

The stockpile area proposed for Restoration Area 1 will be located immediately south of Restoration Area 1 on the east side of the Little Sycamore Canyon Creek. The stockpile area for Restoration Area 3 will be located east of the bend in the road next to Restoration Area 3 and the stockpile area for Restoration Area 2 will be located just north of the bend in the road on the western side of the creek, near Restoration Area 2 (Exhibit 4, Figure 2). These stockpile areas would be located within unvegetated, previously disturbed areas outside of the creek and creek bank. Fiber rolls will be installed around stockpile areas to prevent impacts to the creek from fuel, lubrication, or other materials stored in the stockpile areas (Exhibit 7, Condition No. 21). Heavy equipment, such as bulldozers and backhoes, would be used during the bank stabilization portion of the proposed project. The use of heavy equipment in the creek will be required as part of the bank stabilization component of the proposed project and will occur over a 5- to 7-day period, as needed, to install the grade control structures, cut off trenches, and a storm drain outlet at Restoration Area 3. Access and storage for vehicles and equipment, such as light-duty and heavy-duty pickup trucks, and a 2,000-gallon water truck, are anticipated during the implementation and maintenance of the proposed restoration activities and will be stored in the stockpile area at Restoration Area 1.

Minimal grading is proposed as part of the Restoration Plan to install the creek stabilization structures and reinforcement of the bank. Approximately 1,300 cubic yards of cut and 700 cubic yards of fill are proposed to stabilize and restore the affected areas of the creek bank. The emergency work that was completed in April 2019 occurred along 2,572 linear feet of the creek, and the proposed work will occur along 385 linear feet of the creek within the same area where emergency work occurred. Portable toilets with hand washing stations will be temporarily provided on site within previously disturbed areas to avoid

Environmentally Sensitive Habitat (ESHA) and will be required to be removed from the Camp property within 30 days from completion of the direct seeding and container plant installation.

The three Restoration Areas include ESHA. ESHA on the subject property was completely lost as a result of the Woolsey Fire and subsequent storms of 2018 and 2019, and the purpose of the Restoration Plan is to reestablish native vegetation to pre-fire conditions.

A 2,000-gallon water truck would be used during the implementation and maintenance phases of the proposed restoration activities for dust suppression and irrigation of the seeds and container plants. Additionally, the Camp is also served by the Yerba Buena Water Company, which will act as another source of water for the irrigation of the seeds and container plants that will be done by hand to provide supplemental water to the plantings until they become established.

The restoration areas will be accessed via an existing, unpaved on-site road, which will reduce the potential for additional impacts to vegetated areas.

Monitoring and reporting the success of the plan will occur over a five-year period and include annual inspections to ensure revegetation was successful and viable.

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE

Pursuant to CEQA (Public Resources Code Section 21000 et seq.) and the CEQA Guidelines (Title 14, California Code or Regulations, Division 6, Chapter 3, Section 15000 et seq.), the proposed project is subject to environmental review.

On July 3, 2014, the Planning Commission adopted a Mitigated Negative Declaration (MND) that evaluated the environmental impacts for Conditional Use Permit (CUP) Case No. LU10-0069, which authorized the continued operation of Camp Hess Kramer for a 20-year period. The CUP included campground areas, habitable and non-habitable structures, up to 60 third-party events per year, an advanced On-Site Waste Treatment System (OWTS), and a variance to allow a reduction in the required number of parking spaces. The MND identified potentially significant, but mitigatable, impacts to biological resources, archaeological resources and noise and vibration. The MND is attached as Exhibit 8.

The CEQA Guidelines [Section 15164(b)] state that the lead agency shall prepare an addendum to an adopted MND if: (1) minor changes or additions are necessary; but (2) none of the conditions described in the CEQA Guidelines (Section 15162) calling for the preparation of a subsequent Environmental Impact Report (EIR) or MND have occurred. Exhibit 8 includes a: description of the changes or additions that are necessary to the MND

and a discussion of why none of the conditions described in the CEQA Guidelines exist, which require the preparation of an EIR or subsequent MND.

Therefore, based on the information provided above and in light of the whole record, there is no substantial evidence to warrant the preparation of an EIR or subsequent MND, and the addendum to the MND (Exhibit 8) reflects the County's independent judgment and analysis.

C. CONSISTENCY WITH THE GENERAL PLAN

The 2040 Ventura County General Plan (2020, page 1-1) states:

> *All area plans, specific plans subdivision, public works projects, and zoning decisions must be consistent with the direction provided in the County's General Plan.*

Finally, Section 8181-3.5.a of the Ventura County CZO states that in order to be approved, a project must be found consistent with all applicable policies of the Ventura County Coastal Area Plan.

Evaluated below is the consistency of the proposed project with the applicable policies of the General Plan *and Coastal Area Plan.*

1. **Coastal Area Plan South Coast Area Policy 4.4.1(1)***: All zoning and development shall be in conformance with the Land Use Plan map (Figure 3-6), which has been designed to reflect these goals and policies. The Zoning Compatibility Matrix (Figure 3-1) indicates the zones which are consistent with the various land use categories.*

   The zoning designations for the Camp property are CRE-20 ac and COS-10 ac/sdf, which are located within the Santa Monica Mountains Overlay zone. The zoning for the proposed creek bank stabilization and restoration portion of the project site is designated CRE-20 ac. The proposed creek bank stabilization and restoration project is an allowed use pursuant to Ventura County CZO Sections 8174-5 (Brush or Vegetation Removal) and 8174-6.3.2(3) (Repair or Maintenance Activities in ESHA). Grade control structures, cut-off trenches, and a storm drain outlet feature will be installed within the creek at Restoration Area 3 (Exhibit 6) to prevent the potential for future erosion of the creek bank during a major storm or flood/debris flow event; however, no other permeant structures are proposed as part of the project.

   Based on the discussion above, the project is consistent with Coastal Area Plan South Coast Policy 4.4.1(1).

2. **General Plan Policy LU-16.1 (Community Character and Quality of Life):** *The County shall encourage discretionary development to be designed to maintain the*

distinctive character of the unincorporated communities, to ensure adequate provision of public facilities and services, and to be compatible with neighboring uses.

General Plan Policy LU-16.10 (Visual Access for Rural Development): *The County shall encourage discretionary development in rural areas to maintain mountain views of hillsides, beaches, forests, creeks, and other distinctive natural areas through building orientation, height, and bulk.*

General Plan Policy LU-19.4 (Consultation with State and Federal Agencies): *The County shall continue to consult with applicable state and federal regulatory agencies during project review and permitting activities.*

General Plan Policy COS-1.9: (Agency Consultation Regarding Biological Resources): *The County shall consult with the California Department of Fish and Wildlife, the Regional Water Quality Control Board (LARWQCB), the U.S. Fish and Wildlife Ser-vice, National Audubon Society, California Native Plant Society, National Park Service for development in the Santa Monica Mountains or Oak Park Area, and other resource management agencies, as applicable during the review of discretionary development applications to ensure that impacts to biological resources, including rare, threatened, or endangered species, are avoided or minimized.*

Parcels that contain undeveloped, open space and ESHA are located to the north, west and south of the project site. Privately-owned low-density residential development (1-acre properties and larger), known as the Crown Pointe Estates, are located to the east of the project site. Neptune's Net restaurant is also located approximately 1,145 feet southeast of the Camp property. The surrounding area to the south of Pacific Coast Highway is developed with higher density residential development along the beachfront.

Approximately 1,300 cubic yards of cut and 700 cubic yards of fill is proposed to stabilize the creek bank, re-establish native vegetation, and, install grade control structures, cut-off trenches, and a storm drain outlet at Restoration Area 3 to prevent future erosion and stormwater runoff from impacting the creek during future storm events. The emergency work that was completed in April 2019 occurred along 2,572 linear feet of the creek, and the proposed restoration work will occur along 385 linear feet of the same area in which emergency work occurred. A Watercourse Permit from the Ventura County Watershed Protection District is required to address potential impacts to Little Sycamore Canyon Creek that would result from the installation of the grade control structures, cut-off trenches, and a storm drain outlet feature that would alter the characteristics of the flow of water within the creek (Exhibit 7, Condition No. 38). The installation of these structures would protect life and property from future damage or destruction from flood and storm waters by providing further creek bank stabilization.

The project area cannot be seen from Yerba Buena Road or Pacific Coast Highway, as there is an approximately 24-foot difference in grade between the road and the proposed three Restoration Areas. The natural environment will be enhanced by the proposed bank stabilization and restoration work. As noted in the Restoration Plan, the function and expanse of riparian habitat would be restored by increasing native species diversity and abundance along the fire-damaged creek corridor. The revegetation of Little Sycamore Canyon Creek with naturally occurring native species located within the project area will help limit the erosion and sedimentation at each of the three Restoration Areas. Installation of the container plants will also increase biodiversity and will further restore California sycamore understory (Exhibit 4).

On April 21, 2021, the Planning Division notified and requested comments from California Department of Fish and Wildlife (CDFW), the Los Angeles Regional Water Quality Control Board (LARWQCB), the U.S. Fish and Wildlife Service, National Audubon Society, California Native Plant Society, and National Park Service for development in the Santa Monica Mountains regarding the proposed project. As of the date of this staff report, the Planning Division has not received any comments from these agencies.

Based on the discussion above, the project is consistent with General Plan Land Use and Community Character Policies LU-16.1, LU-16.10, LU-19.4, and General Plan Policy COS-1.9.

3. **General Plan Policy CTM-1.1 (Vehicle Miles Traveled [VMT] Standards and CEQA Evaluation):** *The County shall require evaluation of County General Plan land use designation changes, zone changes, and discretionary development for their individual (i.e., project-specific) and cumulative transportation impacts based on Vehicle Miles Traveled (VMT) under the California Environmental Quality Act (CEQA) pursuant to the methodology and thresholds of significance criteria set forth in the County Initial Study Assessment Guidelines.*

   General Plan Policy CTM-1.3 (County Level of Service (LOS) Standards): *The County shall maintain LOS standards for use as part of the County's transportation planning including the traffic impact mitigation fee program, and the County's review and consideration of proposed land use legislation and discretionary development. For purposes of County transportation planning and review and consideration of proposed land use legislation and discretionary development, the County shall use the following minimum acceptable Level of Service (LOS) for road segment and intersection design standards within the Regional Road Network and all other County-maintained roadways:*

   a. *LOS-'C' for all Federal functional classification of Minor Collector (MNC) and Local roadways (L); and*

b. *LOS-'D' for all Federal functional classifications except MNC and L, and Federal and State highways in the unincorporated area, except as otherwise provided in subparagraph (c and d;*

c. *LOS-'E' for State Route 33 between the northerly end of the Ojai Freeway and the city of Ojai, Santa Rosa Road, Moorpark Road north of Santa Rosa Road, State Route 34 north of the city of Camarillo, and State Route 118 between Santa Clara Avenue and the city of Moorpark;*

d. *LOS 'F' for Wendy Drive between Borchard Drive to Lois Avenue; and*

e. *The LOS prescribed by the applicable city for all federal highways, state highways, city thoroughfares and city-maintained local roads located within that city, if the city has formally adopted and is implementing a General Plan policy, ordinance, or a reciprocal agreement with the County regarding development in the city that is intended to improve the LOS of County-maintained local roads and federal and state highways located within the unincorporated area of the county.*

f. *At any intersection between two or more roads, each of which has a prescribed minimum acceptable LOS, the lower LOS of the roads shall be the minimum acceptable LOS for that intersection.*

General Plan Policy CTM-1.7 (Pro Rata Share of Improvements): *The County shall require discretionary development that would generate additional traffic pays its pro rata share of the cost of added vehicle trips and the costs of necessary improvements to the Regional Road Network pursuant to the County's Traffic Impact Mitigation Fee Ordinance.*

General Plan Policy CTM-2.3 (County Road Access): *The County shall require discretionary development with access onto a County road to have the access point(s) designed and built to County standards.*

General Plan Policy CTM-2.28 (Emergency Access): *The County shall ensure that all new discretionary projects are fully evaluated for potential impacts to emergency access. Mitigation of these impacts shall be handled on a project-by project basis to guarantee continued emergency service operations and service levels.*

The Public Works Agency Roads and Transportation Department reviewed the proposed project and determined that a Traffic Impact Mitigation Fee was not required for the proposed project, as the construction component of the project will not last longer than 12 months and would not create any additional average daily trips (ADT) on County roads that could be quantified to require the impact fee and establish ADT for the project. The Roads and Transportation Department also determined that the proposed project will not alter the existing level of service (LOS) on Yerba Buena Road.

The California Natural Resources Agency has adopted new CEQA Guidelines that require an analysis of VMT Per capita number of car trips generated by a project and distances cars will travel to and from a project is evaluated, rather than congestion levels at intersections (level of service or "LOS," graded on a scale of A – F). For consistency with Ventura County's General Plan policies, an LOS analysis was conducted. The Roads and Transportation Department determined that the proposed project will not alter the existing LOS on Yerba Buena Road.

It is estimated that the proposed project-related operations would generate less than 10 average daily vehicle trips during the duration of the proposed project. Therefore, the project's long-term traffic generation would be substantially lower than the 110 trips per day screening threshold recommended by the Office of Planning and Research and the County of Ventura Public Works Agency Roads and Transportation methodology for evaluating VMT.

Roads in the Santa Monica Mountains area are rural in nature with widths, grades, and other road features that are considered substandard if such roads were designed and built today. These roads do not create a substantial risk of injury when such roads are used with due care in a way it is reasonably foreseeable that they will be used. Yerba Buena Road can support the minimal traffic associated with the proposed short-term restoration work.

The proposed project will not interrupt continued emergency services, significantly degrade service levels within the Santa Monica Mountains community. Ventura County Fire Protection District Fire Station No. 56, located at 11855 Pacific Coast Highway in Malibu, is approximately 3,684 feet southeast of the project site.

Based on the discussion above, the project is consistent with General Plan Policies CTM-1.1, CTM-1.3, CTM-1.7, CTM-2.3, and CTM-2.28.

4. **General Plan Policy PFS-5.9 (Waste Reduction Practices for Discretionary Development):** *The County shall encourage applicants for discretionary development to employ practices that reduce the quantities of wastes generated and engage in recycling activities to further reduce the volume of waste disposed of in landfills.*

Additional bank stabilization activities include soil excavation and compaction, revegetating the banks through direct seeding and container planting, and the installation of two grade control structures, cut-off trenches, and a storm drain outlet at Restoration Area 3 (Exhibit 4). In the event that hazardous materials or waste is found commingled in the mud and debris piles, the Applicant will be required to separate all hazardous materials and waste from mud and debris prior to disposal at a hazardous materials/waste recycling center (Exhibit 7, Condition No. 35). A minimum of 65 percent of the recyclable construction and demolition (C&D) debris generated by the project must be diverted from the landfill. To accomplish this, the Camp will be required to submit a comprehensive recycling

plan (Form B – Recycling Plan) to the Integrated Waste Management Division and divert recyclable C&D materials generated by the proposed project (e.g., wood, metal, greenwaste, soil, concrete, paper, cardboard, plastic containers, etc.) from landfills through recycling (Form C - Construction & Demolition Debris Reporting Form) [Exhibit 7, Condition Nos. 36 and 37].

Based on the discussion above, the proposed project is consistent with General Plan Policy PFS-5.9.

5. **General Plan Policy PFS-6.1 (Flood Control and Drainage Facilities Required for Discretionary Development):** *The County shall require discretionary development to provide flood control and drainage facilities, as deemed necessary by the County Public Works Agency and Watershed Protection District. The County shall also require discretionary development to fund improvements to existing flood control facilities necessitated by or required by the development.*

General Plan Policy PFS-6.5 (Stormwater Drainage Facilities): *The County shall require that stormwater drainage facilities are properly designed, sited, constructed, and maintained to efficiently capture and convey runoff for flood protection and groundwater recharge.*

General Plan Policy HAZ-4.12 (Slope Drainage): *Drainage plans that direct runoff and drainage away from slopes shall be required for construction in hillside areas.*

Little Sycamore Creek is a red line channel under the jurisdiction of the Ventura County Watershed Protection District. The Public Works Agency Watershed Protection District (WPD), Watershed Planning and Permits Division, Advanced Planning Section, reviewed the proposed project and determined that the proposed bank stabilization activities cannot impair, divert, impede, or alter the characteristics of the flow of water running in this jurisdictional red line channel. In accordance with County Public Works Agency WPD Ordinance WP-2, all proposed components of the additional bank stabilization and Restoration Plan within, over, or connecting to Little Sycamore Canyon creek must be designed and constructed according to WPD standards and be reviewed and approved by the WPD through a Watercourse Permit. In January 2019, the Camp had previously submitted a Watercourse Permit (Permit No. 2019-010, Project 608C997) as part of the Emergency Permit for mud and debris removal on the Camp property. All components of the proposed project are subject to the Watercourse Permit for the Emergency Use Permit (Exhibit 7, Condition No. 38). With the implementation of this condition of approval and compliance with County Public Works Agency WPD Ordinance WP-2, indirect and direct impacts to the creek would be mitigated.

Additional stormwater runoff will be offset with the installation of grade control structures, cut off trenches, and a drain outlet within Restoration Area 3. To ensure that proposed stormwater offset designs are in compliance with the LARWQCB

National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit No. CAS004002 (Permit), the Applicant will be required to implement construction Best Management Practices (BMP) during all ground disturbing activities (Exhibit 7, Condition No. 40).

Pursuant to the storm drain outlet elevation plan (Exhibit 6, Sheet 4), the existing bank is at a 2:1 slope ratio. The storm drain outlet will be situated approximately 4 feet below the top of bank and above the toe of the existing slope, Grouted rock (9 inches in diameter) will hold the storm drain in its place. Based on the design and location of the drain in relation to the toe of the slope, runoff and drainage will be directed away from creek bank, thereby minimizing the potential for future bank erosion.

Based on the discussion above, the project is consistent with General Plan Policies PFS-6.1, PFS-6.5, and HAZ-4.12.

6. **General Plan Policy PFS-11.4 (Emergency Vehicles Access):** *The County shall require all discretionary development to provide, and existing development to maintain, adequate access for emergency vehicles, including two points of access for subdivisions and multifamily developments.*

General Plan Policy PFS-12.3 (Adequate Water Supply, Access, and Response Times for Firefighting Purposes): *The County shall prohibit discretionary development in areas that lack and cannot provide adequate water supplies, access, and response times for firefighting purposes. (RDR)*

General Plan Policy PFS-12.4 (Consistent Fire Protection Standards for New Development): *The County, in coordination with local water agencies and the Fire Protection District, shall require new discretionary development to comply with applicable standards for fire flows and fire protection.*

General Plan Policy HAZ-1.1 (Fire Prevention Design and Practices): *The County shall continue to require development to incorporate design measures that enhance fire protection in areas of high fire risk. This shall include but is not limited to incorporation of fire-resistant structural design, use of fire-resistant landscaping, and fuel modification around the perimeter of structures.*

General Plan HAZ-1.4 (Development in High Fire Hazard Severity Zones and Hazardous Fire Areas): *The County shall require the recordation of a Notice of Fire Hazard with the County Recorder for all new discretionary entitlements (including subdivisions and land use permits) within areas designated as Hazardous Fire Areas by the Ventura County Fire Department or High Fire Hazard Severity Zones by the California Department of Forestry and Fire Protection (CAL FIRE).*

The project site is located within a very high Fire Hazard Severity zone that is under the jurisdiction of the California Department of Forestry and Fire Protection (CAL FIRE). The proposed project will be subject to Ventura County Fire Code (2020) Ordinance 31, Section No. W101.1, which will require the applicant to comply with VCFPD fire prevention standards and guidelines.

The Camp property is accessed by two private driveways connected to Yerba Buena Road. Water for fire protection will continue to be provided by the Yerba Buena Water Company via a connection to a 100,000-gallon water tank. No new habitable structures are proposed as part of this project.

The existing roads (e.g., Yerba Buena Road and Pacific Coast Highway) will continue to provide access to the project site. These roads do not need to be widened or extended to serve the proposed development. The restoration areas will be accessed via an existing, unpaved on-site road, which will reduce the potential for additional impacts to vegetated areas and eliminate the need for additional fuel modification that would be required with the creation of a new road.

Emergency fire protection services are adequate as Ventura County Fire Protection District Fire Station No. 56, located at 11855 Pacific Coast Highway in Malibu, is approximately 3,684 feet southeast of the project site. Given the station's proximity to the project site, there will be adequate response time to provide fire protection services to the project site.

Based on the discussion above, the project is consistent with General Plan Policies PFS-11.4, PFS-12.3, PFS-12.4, HAZ-1.1, and HAZ-1.4.

7. **General Plan Policy COS-1.1 (Protection of Sensitive Biological Resources):** *The County shall ensure that discretionary development that could potentially impact sensitive biological resources be evaluated by a qualified biologist to assess impacts and, if necessary, develop mitigation measures that fully account for the impacted resource. When feasible, mitigation measures should adhere to the following priority: avoid impacts, minimize impacts, and compensate for impacts. If the impacts cannot be reduced to a less than significant level, findings of overriding considerations must be made by the decision-making body.*

General Plan Policy COS-1.9: (Agency Consultation Regarding Biological Resources): *The County shall consult with the California Department of Fish and Wildlife, the LARWQCB, the U.S. Fish and Wildlife Service, National Audubon Society, California Native Plant Society, National Park Service for development in the Santa Monica Mountains or Oak Park Area, and other resource management agencies, as applicable during the review of discretionary development applications to ensure that impacts to biological resources, including rare, threatened, or endangered species, are avoided or minimized.*

General Plan Policy COS-1.12 (Discretionary Development and Landscaping): *The County shall require landscaping associated with discretionary development, or subject to the California Water Efficient Landscape Ordinance (WELO), to be water-efficient and include native, pollinator-friendly plants consistent with WELO guidelines, as applicable. The planting of invasive and watch list plants as inventoried by the California Invasive Plant Council shall be prohibited, unless planted as a commercial agricultural crop or grown as commercial nursery stock.*

General Plan Policy WR-3.2 (Water Use Efficiency for Discretionary Development): *The County shall require the use of water conservation techniques for discretionary development, as appropriate. Such techniques include low-flow plumbing fixtures in new construction that meet or exceed the California Plumbing Code, use of graywater or reclaimed water for landscaping, retention of stormwater runoff for direct use and/or groundwater recharge, and landscape water efficiency standards that meet or exceed the standards in the California Model Water Efficiency Landscape Ordinance.*

Coastal Area Plan Policy 1.4.10(2) [ESHA – Creek Corridors]: *All projects on land either in a stream or creek corridor or within 100 feet of such corridor, shall be sited and designed to prevent impacts which would significantly degrade riparian habitats, and shall be compatible with the continuance of such habitats.*

Coastal Area Plan South Coast Santa Monica Mountains Policy 3: *All new upland development shall be sited and designed to avoid adverse impacts on sensitive environmental habitats.*

- *In cases where sensitive environmental habitats are located on a project site where the impacts of development are mitigated consistent with the Plan, the County shall assure that all habitat areas are permanently maintained in open space through an easement or other appropriate means.*

- *When such impacts of development would be unavoidable, the County shall ascertain within the specific project review period whether any public agency or non-profit organization, including the National Park Service, Coastal Conservancy, the Santa Monica Mountains Conservancy, State Department of Parks and Recreation, County Recreation Services, and Trust for Public Lands, is planning or contemplating acquisition of any portion of the subject property to preserve it in open space. The permit may not be approved if such agency or organization has been specifically authorized to acquire any portion of the property which would be affected by the proposed development, and funds for the acquisition are available or could reasonably be expected to be available within one year of the date of application for the permit. If the permit has been denied for such reasons and the property has not been acquired by such agency or organization within a reasonable time, a permit may not be denied again on the same ground.*

Coastal Act Policy Section 30231: *"The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference of ground water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams."*

Coastal Act Policy Section 30240:

a) *Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas.*

b) *Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas and shall be compatible with the continuance of such habitat areas.*

As indicated in the Restoration Plan (Exhibit 4), pre-fire native vegetation observed within the project footprint included California sycamore woodland (*Platanus racemosa*), coyote brush (*Baccharis pilularis*), mulefat (*Baccharis salicifolia*), and poison oak. The California sycamore is considered ESHA and was located on site in the three Restoration Areas. ESHA areas are considered to be of significant ecological and biological value, pursuant to the California Coastal Act Section 30240. The MND required a biological monitor to be present on site during construction activities that would occur in areas identified as ESHA and within 100 feet of Little Sycamore Canyon Creek.[3] As construction activities will occur within the creek with the installation of the grade control structures, cut off trenches, and a storm drain outlet, the Applicant will be required to employ a biological monitor to be on site during bank stabilization construction activities to ensure that temporary disturbance of ESHA will not result in significant or permanent impacts to ESHA (Exhibit 7, Condition No. 30).

Installation of the grade control structures, cut off trenches, and storm drain outlet would occur over seven days, with heavy equipment (excavators and backhoes) entering the creek, as needed. The installation of these devices supports the overall strategy for channel and bank stabilization adjacent to Restoration Area 3 and would limit the potential for creek overflow. These bank stabilization and restoration activities will be required to follow the avoidance measures set forth in

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3 Mitigation Measure 3 of the MND for CUP Case No. LU10-0069 (Condition No. 26 of Case No. LU10-0069)

the Emergency Coastal PD Permit (Exhibit 7, Condition Nos. 17 through 26). The three Restoration Areas that will be impacted support riparian habitat and native vegetation which potentially qualifies as U.S. Army Corps of Engineers (USACE) non-wetland waters of the United States, a CDFW-jurisdictional streambed, and, RWQCB waters of the State of California. The Applicant will be required to consult with and obtain the necessary permits from these Agencies prior to the start of the requited bank stabilization and restoration activities (Exhibit 7, Condition No. 7).

All existing vegetation, including non-natives, will be removed from each location. No mature trees will be removed or impacted. As a result of the soil removal, minimal non-native plant removal will be necessary prior to the plant installation process. If non-natives need to be removed, all removal shall be completed by the Restoration Contractor with oversight from the Restoration Specialist. Non-native plants will be removed primarily using hand removal methods (e.g., hand-held weed whips, loppers, and hoes). Large vegetation with potential to contain bird nests will not be removed during the breeding bird season (January 1 to September 15) unless a qualified biologist determines that it does not contain active bird nests (Exhibit 7, Condition No. 32).

A 2,000-gallon water truck would be used during implementation and maintenance phases of the proposed restoration activities, and the Yerba Buena Water Company, which will act as another source of water for the irrigation of the seeds and container plants, will provide supplemental water to the plantings until they become established. The proposed bank stabilization and creek restoration is subject to the special use standards of Ventura County CZO Sections 8178-8.2 (Water Efficient Landscaping Requirements) and 8178-8.4.1 (Landscape Area Development Standards).

Direct impacts to Little Sycamore Canyon Creek are anticipated based on the proposed project design that include soil excavation and compaction, and direct seeding to prevent further erosion in the creek and its banks. These long-term bank stabilization methods will benefit the creek and surrounding habitat, as well as re-establish native vegetation to pre-fire conditions.

On April 21, 2021, the Planning Division notified and requested comments from CDFW, the LARWQCB, the U.S. Fish and Wildlife Ser-vice, National Audubon Society, California Native Plant Society, and National Park Service for development in the Santa Monica Mountains regarding the proposed project. As of the date of this staff report, the Planning Division has not received any written comments from these agencies.

Based on the discussion above, the project is consistent with General Plan Policy COS-1.1, COS-1.9, COS-1.12, and WR-3.2, Coastal Act Policy Sections 30231 and 30240, and Coastal Area Plan South Coast Santa Monica Mountains Policies 3 and 1.4.10(2).

8. **General Plan Policy COS-1.6 (Discretionary Development on Hillsides and Slopes):** *The County shall require discretionary development on hillsides and slopes, which have an average natural slope of 20 percent or greater in the area where the proposed development would occur, to be sited and designed in a manner that will minimize grading, alteration of natural land forms, and vegetation removal to avoid significant impacts to sensitive biological resources to the extent feasible.*

The Camp property ranges from approximately 60 feet to 160 feet above mean sea level. The topography of the Camp property is primarily flat, with the exception of the creek banks that range from 20 percent to 120 percent (past vertical) in the restoration areas. The eastern bank of Restoration Area 3 is moderately steep, and the western bank in this area is located on a near vertical slope. The eastern bank contains sediment and debris, which were deposited during the 2018-2019 debris flow, and the resulting exposed toe of the slope of the western bank caused the creek to cut into the slope. Plant installations and direct seeding will be used at the eastern bank of Restoration Area 3 to prevent potential future erosion of the bank. Due to the near vertical slope at the western bank, only direct seeding will be utilized.

As indicated in the storm drain outlet elevation plan for the proposed project (Exhibit 6, Sheet 4), the existing bank at Restoration Area 3 is at a 2:1 slope ratio. The storm drain outlet will be situated approximately 4 feet below the top of bank and above the toe of the existing slope, Grouted rock (9 inches in diameter) will hold the storm drain in its place. Based on the design and location of the drain in relation to the toe of the slope, runoff and drainage will be directed away from creek bank minimizing the potential for future bank erosion. The Applicant will be required to obtain a Watercourse Permit from WPD to address potential impacts to Little Sycamore Canyon Creek that would result from the installation of the grade control structures, cut-off trenches, and storm drain outlet feature, which would alter the characteristics of the flow of water within the creek (Exhibit 7, Condition No. 38). The installation of these structures would protect the project site and Camp property from any future damage or destruction as a result of flood and stormwater by providing further creek bank stabilization

Based on the discussion above, the proposed project is consistent with General Plan Policy COS-1.6.

9. **General Plan Policy COS-3.1 (Scenic Roadways):** *The County shall protect the visual character of scenic resources visible from state or County designated scenic roadways.*

Coastal Area Plan South Coast Santa Monica Mountains Policy 4.4.10(f)(7): *New development shall be sited and designed to protect public views to and from the shoreline and public recreational areas. Where feasible, development on sloped terrain shall be set below road grade.*

Coastal Area Plan South Coast Santa Monica Mountains Policy 4.4.10(f)(8): *Development shall not be sited on ridgelines or hilltops when alternative sites on the parcel are available and shall not be sited on the crest of major ridgelines.*

Coastal Act Policy Section 30251: *The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of the surrounding area and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.*

The Camp property abuts Pacific Coast Highway, an eligible scenic highway, to the north. The project site does not include any property within the Scenic Resource Protection (SRP) Overlay Zone and are not visible from any lakes, reservoirs, or Eligible Scenic Highways. The Camp property borders Yerba Buena Road to the east. Neither the Camp property nor the restoration, storage, and stockpile areas can be seen from this road due to site topography and existing mature landscaping located along this road. No aspect of the proposed project is located on top of ridgelines or hilltops.

All bank stabilization and restoration activities will occur in Little Sycamore Creek or on the banks of the creek. The three proposed stockpile areas would be located within unvegetated, previously disturbed area outside of the creek and creek bank and will be required to be set back a minimum of 300 feet from the creek bank (Exhibit 7, Condition Nos. 2 and 21). Due to the terrain of the Santa Monica Mountains and Pacific Coast Highway, the proposed project areas cannot be seen from any public roads or views, such as Yerba Buena Road and Pacific Coast Highway, located in the vicinity of the Camp property.

Based on the discussion above, the project is consistent with General Plan Policies COS-3.1 and Coastal Area Plan South Coast Santa Monica Mountains Policies 4.4.10(f)(7) and 4.4.10(f)(8).

10. **Coastal Area Plan South Coast Recreation Policy 8:** *Development shall neither preclude continued use of, or preempt the option of establishing inland recreational trails along identified routes, as indicated in the Santa Monica Mountains Comprehensive Plan (1979), and the Coastal Slope Trail as proposed in the U.S. Department of the Interior's Santa Monica Mountains Draft Environmental Impact Statement and General Management Plan (September 1980), or along routes established by custom to destinations of public recreation significance. An offer-of-*

dedication or a deed restriction of a trail right-of-way shall be required as a condition of approval on property crossed by such trail routes.

Coastal Area Plan South Coast Recreation Policy 12: *Before a permit for development of any shoreline or inland parcel is approved, its suitability for public recreational use shall be evaluated within the specified project review period by the County in consultation with the State Department of Parks and Recreation and the National Park Service. If the County determines that the property may be suitable for such use, the County shall ascertain whether any public agency or non-profit organization, including the National Park Service, Santa Monica Mountains Conservancy, Coastal Conservancy, State Department of Parks and Recreation, County Recreation Services, and Trust for Public Lands, is planning or contemplating acquisition of any part of the subject property, specifically authorized to acquire any portion of the property which would be affected by the proposed development, and funds for the acquisition are available or could reasonably be expected to be available within one year from the date of application or permit. If a permit has been denied for such reasons and the property has not been acquired by such agency or organization within a reasonable time, a permit may not be denied again on the same ground.*

The Camp property is not located in the vicinity of any publicly owned parkland. Public views of the proposed project would not be visible along the nearest trails that are part of the Point Mugu State Park Trail System, including Big Sycamore Canyon Trail (approximately 16,788 feet northwest of the project site) and Yellow Hill Trail (approximately 6,077 feet east of the project site). The California Coastal Trail is located approximately 22 feet south of the Camp property between Pacific Coast Highway and the public beach (County Line Beach, which is located south of Pacific Coast Highway). All bank stabilization and restoration work will occur on the Camp property more than 1,000 feet north of the public beach and the Coastal Trail. Recreational uses would not be impacted by the proposed project.

On April 21, 2021, the Planning Division notified and requested comments from the National Parks Service, Santa Monica Mountains Conservancy, California State Coastal Conservancy, California State Parks, the Trust of Public Lands and Ventura County General Services Agency Parks Division regarding the proposed project. As of the date of this staff report, no written comments have been provided to the Planning Division.

Based on the discussion above, the proposed project is consistent with Coastal Area Plan South Coast Recreation Policies 8 and 12.

11. **General Plan Policy COS-4.2(a) (Cooperation for Cultural, Historical, Paleontological, and Archaeological Resource Preservation):** *The County shall cooperate with cities, special districts, appropriate organizations and private landowners to identify known cultural, archaeological, historical, and paleontological resources to preserve identified resources within the county.*

General Plan Policy COS-4.2(b) (Cooperation for Tribal Cultural Resource Preservation): *For discretionary projects, the County shall request local tribes contact information from Native American Heritage Commission, to identify known tribal cultural resources. If requested by one or more of the identified local tribes, the County shall engage in consultation with each local tribe to preserve, and determine appropriate handling of, identified resources within the county.*

General Plan Policy COS-4.4 (Discretionary Development and Tribal, Cultural, Historical, Paleontological, and Archaeological Resource Preservation): *The County shall require that all discretionary development projects be assessed for potential tribal, cultural, historical, paleontological, and archaeological resources by a qualified professional and shall be designed to protect existing resources. Whenever possible, significant impacts shall be reduced to a less-than-significant level through the application of mitigation and/or extraction of maximum recoverable data. Priority shall be given to measures that avoid resources.*

Coastal Act Policy Section 30244: *Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.*

Coastal Area Plan Archaeology Policy 4.1.1(1): *Discretionary development shall be reviewed to identify potential locations for sensitive archaeological resources.*

Coastal Area Plan Archaeology Policy 4.1.1(2): *New development shall be sited and designed to avoid adverse impacts to archaeological resources to the maximum extent feasible. If there is no feasible alternative that can eliminate all impacts to archaeological resources, then the alternative that would result in the fewest or least significant impacts to resources shall be selected. Impacts to archaeological resources that cannot be avoided through siting and design alternatives shall be mitigated. When impacts to archaeological resources cannot be avoided, mitigation shall be required and shall be Last Certified 7-1-2017 Goals. Policies and Programs - 4-3 designed in accordance with established federal, state and/or County standards and shall be consistent with the policies and provisions of the LCP.*

Coastal Area Plan Archaeology Policy 4.1.1(3):: *Archaeological, historical, and ethnobotanical interpretation of native peoples in Ventura County should be incorporated into existing and future interpretive programs at public recreation areas.*

Coastal Area Plan Archaeology Policy 4.1.1(4): *Location of all coastal zone archaeological sites will be kept confidential to avert disturbance or destruction.*

Coastal Area Plan Archaeology Policy 4.1.1(5): *Native American tribal groups approved by the Native American Heritage Commission for the area shall be*

consulted when development has the potential to adversely impact archeological resources.

Coastal Area Plan Archaeology Policy 4.1.1(6): *Protect and preserve archaeological resources from destruction and avoid impacts to such resources where feasible.*

As discussed in the MND (Exhibit 8), a combination of sedimentary rocks of the Topanga formation and intrusive igneous rocks of the Coneio Volcanics formation (a form of Quaternary alluvium deposits) occur on the Camp property. The Topanga formation is assigned a paleontological importance ranking of "Moderate" and the Conejo Volcanics formation is assigned a ranking of "None." As the project site is located in an area of "Quaternary Deposits (alluvium) that are designated "Moderate" or "None," paleontological resources are not expected to occur on site.

In August 2011, a Phase I Archaeological Survey Report was prepared by Applied Earthworks, Inc. for the MND. The Phase I noted that Little Sycamore Creek, is known to potentially contain archaeological resources. However, highway improvements, urban growth, recreational developments, and infrastructural projects damaged or eradicated many site clusters located near streams all along the South-Central Coast. Due to the lack of documentation of archaeological resources prior to damage and destruction, the cumulative loss of archaeological resources is unknown (Exhibit 8, MND, Item 8).

The Restoration Areas would be located along the Little Sycamore Creek corridor within the Lower Camp and the southern portion of the Middle Camp. The Phase I concluded that no archaeological sites have been documented in Middle Camp. However, the terrain where most of the Middle Camp improvements are situated is archaeologically rated as being of moderate sensitivity, In addition, the MND noted that three archaeological sites are located off site, but within the vicinity of the Lower Camp area.

Ground disturbance within the Middle Camp area required for the 2013 Camp project (CUP Case No. LU10-0069) was determined to potentially physically disturb or destroy cultural resources that may be within this area. The Camp was required to implement a mitigation measure to develop and maintain a construction monitoring plan to address how protection and avoidance measures would be carried out prior to ground disturbance.

The proposed Restoration Plan is not anticipated to create new adverse impacts to cultural resources (i.e. archeological and paleontological resources). All work will be conducted within or along the creek banks. All stockpile areas will be required to be located within an unvegetated disturbed area near the Restoration Areas (Exhibit 7, Condition No. 21). Additionally, the restoration areas are located along an existing on-site road, which will reduce the potential for additional impacts to cultural resources. However, in the unlikely event that cultural resources are

uncovered during ground disturbance activities associated with the implementation of the Restoration Plan, the Camp will be required to cease ground disturbance activities and obtain the services of an archaeological and/or paleontological consultant, who shall assess the find and provide recommendations on the proper disposition of the site. The property owner shall obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development, and implement the agreed upon recommendations (Exhibit 7, Condition Nos. 28 and 29).

Based on the discussion above, the proposed project is consistent with 2040 General Policies COS-4.2(a), COS-4.2(b), COS-4.4, Coastal Act Policy Section 30244, and Coastal Area Plan Policies 4.1.1(1) through 4.1.1(6).

12. **General Plan Policy HAZ-4.5 (Soil Erosion and Pollution Prevention):** *The County shall require discretionary development be designed to prevent soil erosion and downstream sedimentation and pollution.*

General Plan Policy HAZ-4.6 (Vegetative Resource Protection): *The County shall require discretionary development to minimize the removal of vegetation to protect against soil erosion, rockslides, and landslides.*

General Plan Policy HAZ-4.7 (Temporary Revegetation on Graded Areas): *The County shall require, as necessary, the use of soil stabilization methods on graded areas to reduce the potential for erosion, particularly during the construction phase.*

General Plan Policy WR-1.12 (Water Quality Protection for Discretionary Development): *The County shall evaluate the potential for discretionary development to cause deposition and discharge of sediment, debris, waste and other pollutants into surface runoff, drainage systems, surface water bodies, and groundwater. The County shall require discretionary development to minimize potential deposition and discharge through point source controls, storm water treatment, runoff reduction measures, best management practices, and low impact development.*

General Plan Policy WR-2.2 (Water Quality Protection for Discretionary Development): *The County shall evaluate the potential for discretionary development to cause deposition and discharge of sediment, debris, waste, and other contaminants into surface runoff, drainage systems, surface water bodies, and groundwater. In addition, the County shall evaluate the potential for discretionary development to limit or otherwise impair later reuse or reclamation of wastewater or stormwater. The County shall require discretionary development to minimize potential deposition and discharge through point source controls, storm water treatment, runoff reduction measures, best management practices, and low impact development.*

Coastal Area Plan South Coast Hazards Policy 4.4.4(3): *All new development will be evaluated for its impacts to, and from, geologic hazards (including seismic safety, landslides, expansive soils, subsidence, etc.), flood hazards, and fire hazards. Feasible mitigation shall be required where necessary.*

Coastal Area Plan South Coast Hazards Policy 4.4.4(8): *A landscaping plan for fire and erosion control will be submitted for any new development located in extreme fire hazard areas as shown in the County's Hazard Appendix Fire Hazard Map. As many native plants are feasible should be used, and information on kinds and sources of these plants are available through the County.*

As stated in the MND (Exhibit 8), the Camp property is subject to moderate to strong ground shaking from seismic events on local and regional fault systems. However, as no structures as proposed, with the exception of the installation of the grade control structures, cut off trenches and storm drain outlet within the creek, no geologic hazards will result from this project.

A portion of the southeast corner of the subject property is located within a 1 percent annual chance floodplain as evidenced on the latest "Effective" Digital Flood Insurance Rate Maps (DFIRMs) issued by the Federal Emergency Management Agency (FEMA) (January 20, 2010) (Panel 1140 of 1275, Map 06111C1140E). In addition, the MND noted that this area has been mapped by FEMA as an "Unnumbered/Approximate A Zone" (100-year) floodplain and an "Unshaded X Zone" (beyond the 500-year) floodplain. As the Restoration Areas are not located within the identified floodplain, the proposed project would not result in any new flooding hazards downstream of the Camp property.

Direct seeding and installation of erosion control fabric installed on top of the seed/soil layer and will help limit the erosion and sedimentation at each Restoration Area, while the container plantings are becoming established. These actions will also protect existing on-site infrastructure from potential future flooding and limit the potential for future channel cuts, significant bank erosion, and sediment delivery.

The installation of grade control structures, cut-off trenches, and a storm drain outlet feature at Restoration Area 3 will further contribute to the bank stabilization efforts. The grade control structure will limit the scour to the bottom of the creek. The storm drain outlet feature will control the entry point of one of the contributing drainage courses from Yerba Buena Road into the creek, thereby limiting potential erosion along its path. The cut off trenches will act as a back-stop feature protecting the road should erosion of the bank occur during a major storm or flood or debris flow event.

With the implementation of these erosion control measures, future soil erosion is not expected to occur.

Based on the discussion above, the proposed project is consistent with General Plan Policies HAZ-4.5 through HAZ-4.7, WR-1.12, and WR-2.2, and Coastal Area Plan Policies 4.4.4(3) and 4.4.4(8).

13. **General Plan Policy HAZ-9.2 (Noise Compatibility Standards):** *The County shall review discretionary development for noise compatibility with surrounding uses. The County shall determine noise based on the following standards:*

    1. *New noise sensitive uses proposed to be located near highways, truck routes, heavy industrial activities and other relatively continuous noise sources shall incorporate noise control measures so that indoor noise levels in habitable rooms do not exceed Community Noise Equivalent Level (CNEL) 45 and outdoor noise levels do not exceed CNEL 60 or Leq1H of 65 dB(A) during any hour.*
    2. *New noise sensitive uses proposed to be located near railroads shall incorporate noise control measures so that indoor noise levels in habitable rooms do not exceed Community Noise Equivalent Level (CNEL) 45 and outdoor noise levels do not exceed L10 of 60 dB(A)*
    3. *New noise sensitive uses proposed to be located near airports:*
        a. *Shall be prohibited if they are in a Community Noise Equivalent Level (CNEL) 65 dB or greater, noise contour; or*
        b. *Shall be permitted in the Community Noise Equivalent Level (CNEL) 60 dB to CNEL 65 dB noise contour area only if means will be taken to ensure interior noise levels of CNEL 45 dB or less.*
    4. *New noise generators, proposed to be located near any noise sensitive use, shall incorporate noise control measures so that ongoing outdoor noise levels received by the noise sensitive receptor, measured at the exterior wall of the building, does not exceed any of the following standards:*
        a. *Leq1H of 55dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 6:00 a.m. to 7:00 p.m.;*
        b. *Leq1H of 50dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 7:00 p.m. to 10:00 p.m.; and*
        c. *Leq1H of 45dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 10:00 p.m. to 6:00 a.m.*
    5. *Construction noise and vibration shall be evaluated and, if necessary, mitigated in accordance with the Construction Noise Threshold Criteria and Control Plan (Advanced Engineering Acoustics, November 2005).*

The Camp property is located in the southern portion of the sparsely populated area of the Santa Monica Mountains near Malibu. The Camp abuts Yerba Buena Road to the west and Neptune's Net restaurant, which is located approximately 1,145 feet southeast of the Camp property. Additionally, existing residences on the

eastern side of Yerba Buena Road are located between approximately 150 feet and 2,000 feet from the Camp property. These uses are considered-noise sensitive uses. Although the use of heavy equipment for creek bank stabilization would occur over a maximum of 7 days to install the grade control structures at Restoration Area 3 (approximately 2,190 feet northwest of a single-family dwelling, the nearest off-site noise-sensitive use), the use of this equipment may involve noise-generating construction activities that have the potential to adversely affect surrounding residential uses. To ensure that the proposed project is in compliance with the requirements of General Plan Policy HAZ-9.2.5, all activities set forth in the proposed project will be limited to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday, and from 9:00 a.m. to 7:00 p.m. Saturday, Sunday, and State holidays. No nighttime work is permitted, and construction equipment maintenance is limited to the same hours (Exhibit 7, Condition No. 33).

Based on the discussion above, the proposed project is consistent with General Plan Policies Hazards and Safety Element Policy HAZ-9.2.

D. ZONING ORDINANCE COMPLIANCE

The proposed project is subject to the requirements of the Ventura County CZO.

Pursuant to the requirements of Section 8174-4 of the Ventura County CZO, the proposed use is allowed in the CRE-20 ac/M & COS-10ac-sd/M zone districts with the granting of a Coastal PD Permit. Upon the granting of the Coastal PD Permit, the proposed project will comply with the requirements of the Ventura County CZO.

The proposed project is subject to grading and brush removal standards for development involving 50 cubic yards or more of grading and more than one half acre of brush removal pursuant to Section 8175-5.17 of the Ventura County CZO. Approximately 1,300 cubic yards of cut and 700 cubic yards of fill is required to stabilize and restore the affected areas of the creek bank. The following list includes all the applicable grading and brush removal standards, along with Planning Division staff's analysis of the proposed project's consistency with each of the standards.

1. **Ventura County CZO Section 8175-5.17.1:** *Grading plans shall minimize cut and fill operations. If it is determined that a project is feasible with less alteration of the natural terrain than is proposed, that project shall be denied.*

   As discussed in this Section C.8 of the staff report (above), Approximately 1,300 cubic yards of cut and 700 cubic yards of fill will be used to stabilize and restore the affected areas of the creek bank. The topography of the Camp property is primarily flat, with the exception of the creek banks that range from 20 percent to 120 percent (past vertical) in the restoration areas. The eastern bank of Restoration Area 3 is moderately steep, and the western bank in this area is located on a near vertical slope. Plant installations and direct seeding will be used at the eastern bank of Restoration Area 3 to prevent potential future erosion

of the bank. Due to the near vertical slope at the western bank, only direct seeding will be utilized.

As indicated in the storm drain outlet elevation plan for the proposed project (Exhibit 6, Sheet 4), the existing bank at Restoration Area 3 is at a 2:1 slope ratio. The storm drain outlet will be situated approximately 4 feet below the top of bank and above the toe of the existing slope, Grouted rock (9 inches in diameter) will hold the storm drain in its place. Based on the design and location of the drain in relation to the toe of the slope, runoff and drainage will be directed away from creek bank minimizing the potential for future bank erosion. The installation of these structures would protect and the project site and Camp property from future damage or destruction from flood and stormwater by providing further creek bank stabilization

Based on the discussion above, the proposed project is consistent with Ventura County CZO Section 8175-5.17.1.

2. **Ventura County CZO Section 8175-5.17.2:** *All development shall be designed to minimize impacts and alterations of physical features and processes of the site (i.e., geological, soils, hydrological, water percolation and runoff) to the maximum extent feasible. The clearing of land (grading and brush removal) is prohibited during the winter rainy season (November 15th – April 15th).*

   Direct impacts to Little Sycamore Canyon Creek are anticipated as the proposed project includes soil excavation and compaction, and direct seeding to prevent further erosion in the creek and its banks. These long-term bank stabilization methods will benefit the creek and surrounding habitat, as well as re-establish native vegetation to pre-fire conditions.

   As discussed in Section C.5 above, indirect and direct impacts to the creek will be minimized as all proposed components of the Restoration Plan within, over, or connecting to Little Sycamore Canyon creek are required to be constructed and designed according to WPD standards through the approval of the Watercourse Permit (Exhibit 7, Condition No. 38).

   Additional stormwater runoff will be offset with the installation of grade control structures, cut off trenches, and drain outlet, which will be located within Restoration Area 3. To ensure that proposed stormwater offset designs are in compliance with the LARWQCB NPDES Municipal Stormwater Permit No. CAS004002 (Permit), the Applicant will be required to implement construction BMPs during all ground disturbing activities (Exhibit 7, Condition No. 40).

   The existing bank is at a 2:1 slope ratio. The location and design of the storm drain outlet will hold the storm drain in its place in relation to the toe of the slope, so that runoff and drainage will be directed away from creek bank, thereby minimizing the potential for future bank erosion.

Based on the discussion above, the proposed project is consistent with Ventura County CZO Section 8175-5.17.2.

3. **Ventura County CZO Section 8175-5.17.3:** *For permitted grading operations on hillsides, the smallest practical area of land shall be exposed at any one time during development, and the length of exposure shall be kept to the shortest practicable amount of time. All measures for removing sediments and stabilizing slopes shall be in place prior to or concurrent with any on-site grading activities.*

   The proposed project has been designed and sited to minimize grading and impacts and alterations to the ground surfaces to the maximum extent feasible. Site restoration will occur on or within the banks of Little Sycamore Canyon Creek.

   There will not be any grading on a hillside. The eastern bank of Restoration Area 3 is moderately steep, and the western bank in this area is located on a near vertical slope. The eastern bank contains sediment and debris, which were deposited during the 2018-2019 debris flow, and the resulting exposed toe of the slope of the western bank caused the creek to cut into the slope. Plant installations and direct seeding will be used at the eastern bank of Restoration Area 3 to prevent potential future erosion of the bank. Due to the near vertical slope at the western bank, only direct seeding will be utilized.

   The location and design of the storm drain outlet will hold the storm drain in its place in relation to the toe of the slope, so that runoff and drainage will be directed away from creek bank, thereby minimizing the potential for future bank erosion.

   Based on the discussion above, the proposed project is consistent with Ventura County CZO Sections 8175-5.17.3.

4. **Ventura County CZO Section 8175-5.17.4:** *Where appropriate, sediment basins (e.g., debris basins, desilting basins, or silt traps) shall be installed on the project site prior to or concurrent with the initial grading operations and maintained by the applicant through the development process to remove sediment from runoff waters. All sediment shall be retained on-site unless removed to an appropriate approved dumping location.*

   As discussed in Section C of this staff report (above), the proposed project will be subject to a condition of approval ensuring compliance with the Ventura Countywide NPDES MS4 Permit No. CAS004002, as the Applicant will be required to include BMPs designed to ensure compliance and implementation of an effective combination of erosion and sediment control (Exhibit 7, Condition No. 40). This includes the installation of grade control structures, cut off trenches,

and drain outlet within Restoration Area 3, which will offset stormwater runoff to the creek.

Based on the discussion above, the proposed project is consistent with Ventura County CZO Section 8175-5.17.4.

5. **Ventura County CZO Section 8175-5.17.5:** *Where construction will extend into the rainy season, temporary vegetation, seeding, mulching, or other suitable stabilization methods shall be used to protect soils subject to erosion. The appropriate methods shall be prepared by a licensed landscape architect and approved by the County.*

   Ventura County CZO Section 8175-5.17.6: *Cut and fill slopes shall be stabilized at the completion of final grading. To the greatest extent feasible, planting shall be of native grasses and shrubs or appropriate non-native plants, using accepted planting procedures. Such planting shall be adequate to provide 90 percent coverage within 90 days, and shall be repeated if necessary to provide such coverage. This requirement shall apply to all disturbed soils.*

   The proposed project will include the restoration of 0.09 acres of California sycamore understory habitat located within the three Restoration Areas along the creek. The Restoration Areas will include a direct seeding mixture of relatively fast-growing herbaceous species and container plants (Exhibit 4) to restore the habitat and prevent erosion of the creek banks and sedimentation into the creek. No mature or protected trees will be removed or impacted by the proposed project. These actions will also protect existing on-site infrastructure from potential future flooding and limit the potential for future channel cuts, significant bank erosion, and sediment delivery. These long-term bank stabilization methods will also benefit the creek and surrounding habitat, as well as re-establish native vegetation to pre-fire conditions.

   Based on the discussion above, the proposed project is consistent with Ventura County CZO Sections 8175-5.17.5 and 8175-5.17.6.

6. **Ventura County CZO Section 8175-5.17.7:** *Provisions shall be made to conduct surface water to storm drains or suitable watercourses to prevent erosion. Drainage devices shall be designed to accommodate increased runoff resulting from modified soil and surface conditions as a result of development. Where feasible and appropriate, water runoff shall be retained on-site to facilitate groundwater recharge, unless to do so would require significant grading or brush removal not otherwise necessary, and the cumulative impacts of such on-site retention would be greater than the cumulative impacts of not facilitating recharge, within the same drainage area.*

   Bank stabilization and restoration methods for all three Restoration Areas include the following: excavation of the soil of the existing creek bank, compacting the

subgrade, placement of filter fabric and rock topped with native soil stockpiled on site, and installation of vegetation and a double-layer erosion control fabric. Methods for Restoration Area 3 will also include installation of two grade control structures, cut-off trenches, and storm drain outlet feature that will contribute to the bank stabilization efforts within the creek. The grade control structure will limit the scour to the bottom of the creek. The storm drain outlet feature will control the entry point of one of the contributing drainage courses from Yerba Buena Road into the creek, thereby limiting potential erosion along its path. The cut off trenches will act as a back-stop feature, protecting Yerba Buena Road should erosion of the bank occur during a major storm or flood/debris flow event (Exhibit 4).

Additional stormwater runoff will be offset with the installation of grade control structures, cut off trenches, and drain outlet within Restoration Area 3, in compliance with the LARWQCB NPDES Municipal Stormwater Permit No. CAS004002 (Permit) by the Applicant's implementation of construction BMPs during all ground disturbing activities (Exhibit 7, Condition No. 40).

Based on the discussion above, the proposed project is consistent with Ventura County CZO Section 8175-5.17.7.

7. **Ventura County CZO Section 8175-5.17.8:** *In addition to any other requirement of this Article, hillside (defined as land with slopes over 20 percent) grading and brush clearance shall be regulated to maintain the biological productivity of coastal waters, protect environmentally sensitive areas and park and recreation areas, and minimize the alteration of natural landforms.*

   Ventura County CZO Section 8175-5.17.9: *A discretionary permit is required for all substantial hillside grading (over 50 cu. Yds. Of cut or fill) or brush clearance (greater than one-half acre), including that related to agricultural activities. The application for the permit shall contain an erosion control plan. Such plan shall be prepared by a licensed engineer qualified in soil mechanics and hydrology, and approved by appropriate County agencies, to ensure compliance with the Coastal Plan and all other County ordinances.*

   The proposed project will include the restoration of 0.09 acres of California sycamore understory ESHA habitat located within the three Restoration Areas along the creek. No restoration work will occur on a hillside. Approximately 1,300 cubic yards of cut and 700 cubic yards of fill is proposed to stabilize the creek bank, re-establish native vegetation, and, install grade control structures, cut-off trenches, and storm drain outlet at Restoration Area 3 to prevent future erosion and stormwater runoff from impacting the creek during future storm events. As construction activities will occur within the creek, the Applicant will be required to employ a biological monitor to be on site during bank stabilization construction activities to ensure that temporary disturbance of ESHA will not result in significant or permanent impacts to ESHA (Exhibit 7, Condition No. 30).

A Watercourse Permit from the Ventura County Watershed Protection District is required to address potential impacts to Little Sycamore Canyon Creek that would result from the installation of the grade control structures, cut-off trenches, and storm drain outlet feature, which would alter the characteristics of the flow of water within the creek (Exhibit 7, Condition No. 38). The installation of these structures would protect the project site and Camp property from future damage or destruction from flood and storm waters by providing further creek bank stabilization.

Plant installations and direct seeding will be used at the eastern bank of Restoration Area 3 to prevent potential future erosion of the bank. Due to the near vertical slope at the western bank, only direct seeding will be utilized.

Bank stabilization and restoration methods for all three Restoration Areas include the following: excavation of the soil of the existing creek bank, compacting the subgrade, placement of filter fabric and rock topped with native soil stockpiled on site, and installation of vegetation and a double-layer erosion control fabric. The installation of two grade control structures, cut-off trenches, and storm drain outlet feature will contribute to the bank stabilization efforts within the creek and prevent further erosion on the creek and the creek banks.

Based on the discussion above, the proposed project is consistent with Ventura County CZO Sections 8175-5.17.8 and 8175-5.17.9.

8. **Ventura County CZO Section 8175-5.17.10:** *Degradation of the water quality of groundwater basins, nearby streams, or wetlands shall not result from development of the site. Pollutants such as chemical, fuels, lubricants, raw sewage, and other harmful waste shall not be discharged into or alongside coastal streams or wetlands either during or after construction.*

   Ventura County CZO Section 8175-5.17.11: *The Ventura County Resource Conservation District and the State Department of Fish and Game shall be consulted for grading of hillsides and brush clearance in excess of one-half acre. In all cases, best accepted management practices shall be used.*

   The proposed project will include the restoration of 0.09 acres of California sycamore understory of ESHA habitat located within the three Restoration Areas along the creek. Hillside grading is not proposed. Bank stabilization techniques and proposed restoration activities will prevent future erosion and stormwater runoff from impacting the creek during future storm events. The Restoration Areas will include a direct seeding mixture of relatively fast-growing herbaceous species and container plants (Exhibit 4) to restore the habitat and prevent erosion of the creek banks and sedimentation into the creek. All existing vegetation, including non-natives, will be removed from each location.

On April 21, 2021, CDFW was notified regarding the Planning Director hearing for the proposed project. As the date of this staff report, no public comments were received from CDFW.

The three proposed stockpile areas are located within unvegetated, previously disturbed areas outside of the creek and creek bank. Fiber rolls installed around stockpile areas, prevent impacts to the creek from fuel, lubrication, or other materials stored in the stockpile areas (Exhibit 7, Condition No. 21). In addition, all stockpile and storage areas are required to be setback more than 300 feet from the Little Sycamore Canyon Creek bank (Exhibit 7, Condition No. 2).

As noted in the Restoration Plan, the function and expanse of riparian habitat would be restored by increasing native species diversity and abundance along the fire-damaged creek corridor. The revegetation of Little Sycamore Canyon Creek with naturally occurring native species located within the project area will help limit the erosion and sedimentation at each of the three Restoration Areas. Installation of the container plants will also increase biodiversity and will further restore California sycamore understory (Exhibit 4).

Based on the discussion above, the proposed project is consistent with Ventura County CZO Section 8175-5.17.10 and 8175-5.17.11.

The proposed bank stabilization and creek restoration is subject to the special use standards of Sections 8174-4 (ESHA), 8178-8.2 (Water Efficient Landscaping Requirements) and 8178-8.4.1 (Landscape Area Development Standards) of the Ventura County CZO. The applicable special use standard and a description of whether the proposed project complies with the special use standard is included below.

1. **Ventura County CZO Section 8174-4 (b) [ESHA]:** *Within an ESHA as defined in Article 2, or a buffer area, only the following uses, subject to all applicable standards and policies, are permitted:*

   b. Developments where the primary function is habitat enhancement or restoration.

   Ventura County CZO Section 8178-8.4.1 (c) [Landscape Area Development Standards]: *The plant palette for a Habitat Restoration Plan shall be restricted to locally indigenous native vegetation.*

   The proposed project will include the restoration of 0.09 acres of California sycamore understory habitat, which is considered ESHA, located within the three Restoration Areas along the creek. The Restoration Areas will include a direct seeding mixture of relatively fast-growing herbaceous species and container plants (Exhibit 4) to restore the habitat and prevent erosion of the creek banks and sedimentation into the creek. No mature or protected trees will be removed or impacted by the proposed project.

2. **Ventura County CZO Section 8178-8.2 (b)(9) [Water Efficient Landscaping Requirements]:** *...Sec. 8178-8 shall apply to the following discretionary projects: All Habitat Restoration Plans...*

   The proposed project includes the installation of direct seeds and container plants that will assist in re-establishing native vegetation to pre-fire conditions, which contained ESHA. A 2,000-gallon water truck would be used during implementation and maintenance phases of the proposed restoration activities for irrigation of the seeds and container plants. Additionally, the Camp is also served by the Yerba Buena Water Company, which will act as another source of water for the irrigation of the seeds and container plants that will be done by hand to provide supplemental water to the plantings until they become established. Hand irrigation, or equivalent, will be used on site for a minimum of two years and a maximum of three years. The irrigation schedule will be utilized throughout the five-year maintenance and monitoring period per the Restoration Specialist's recommendations.

E. COASTAL PD PERMIT FINDINGS AND SUPPORTING EVIDENCE

The Planning Director must make certain findings in order to determine that the proposed project is consistent with the permit approval standards of the Ventura County CZO (Section 8181-3.5 et seq.). The proposed findings and supporting evidence are as follows:

1. **The proposed development is consistent with the intent and provisions of the County's Certified Local Coastal Program [Section 8181-3.5.a].**

   Based on the information and analysis presented in Sections C and D of this staff report, the finding that the proposed development is consistent with the intent and provisions of the County's Certified Local Coastal Program can be made.

2. **The proposed development is compatible with the character of surrounding development [Section 8181-3.5.b].**

   The project site is located adjacent to the Pacific Coast Highway in the Ventura County unincorporated area of Malibu, has a General Plan land use designation of Open Space and Rural, and is zoned Coastal Rural Exclusive (CRE). The surrounding area consists primarily of open space and rural residential development. Lots to north and east are developed with single-family dwellings. Lots to the west are undeveloped. The Pacific Coast Highway and a restaurant (Neptune's Net) are located to the south of the project site. As discussed in Section A of this staff report (above), the proposed project includes the implementation and maintenance of a habitat Restoration Plan to restore 0.09 acres of riparian habitat at three Restoration Areas along Sycamore Creek. Minimal grading of approximately 1,300 cubic yards of cut and 700 cubic yards of

fill is proposed to stabilize the creek bank, re-establish native vegetation and, install the grade control structures, cut-off trenches, and a storm drain outlet at Restoration Area 3. These actions would prevent future erosion and storm runoff from impacting the creek during a future storm event. The emergency work that was completed in April 2019 as part of the Emergency Coastal PD Permit occurred along 2,572 linear feet of the creek. The proposed project will include work along 385 linear feet of the same 2,572 linear feet of the creek. The proposed project does not include a change of use that has the potential to create any land use conflicts with surrounding residential development, generate new traffic beyond that associated with a single-family dwelling, or introduce physical development that is incompatible with the surrounding development.

The project site is in the Santa Monica Mountains Overlay Zone. The purpose of this overlay is to protect habitats for several unique, rare, or endangered plant and animal species and to provide protective measures that include the restoration of 0.09 acres of ESHA habitat (Exhibit 7, Condition No. 31) and conducting land clearing activities outside of the nest bird season or conducting pre-construction surveys of land clearance or construction activities would occur during the nesting bird season (Exhibit 7, Condition No. 32). As noted in the Restoration Plan, completion of the plan would restore the function and expanse of the on-site riparian habitat, by increasing native species diversity and abundance along the fire-damaged creek corridor. The proposed restoration method was selected because the creek would be revegetated with naturally occurring native species that are located within the Camp property. Installation of direct seeding will help limit the erosion and sedimentation at each Restoration Area. Installing container plants will increase biodiversity and further restore California sycamore understory.

Due to the terrain of the Santa Monica Mountains and distance between the restoration area and Pacific Coast Highway, the restoration and stockpile areas cannot be viewed from any public roads or public views in the vicinity of the project site, such as Yerba Buena Road and Pacific Coast Highway. All three restoration and stockpile areas are located within the Little Sycamore Canyon Creek corridor. The proposed project will be conditioned to require that all stockpile areas be located in unvegetated, previously disturbed sites, in the middle camp cabin area, and outside of the creek and set back more than 300 feet from the creek bank. Fiber rolls will be installed around stockpile and storage areas to prevent runoff from runoff from fuel and lubricants that may be stored onsite (Exhibit 7, Condition Nos. 2 and 21).

Furthermore, as discussed in Section C of this staff report (above), with the adoption of the recommended condition of approval to limit the days and times of noise-generating construction activities, the proposed project will not generate noise that is incompatible with surrounding residential uses (Exhibit 7, Condition No. 33). Therefore, the proposed project will be consistent with the character of the surrounding development.

Based on the discussion above, this finding can be made.

3. **The proposed development, if a conditionally permitted use, is compatible with planned land uses in the general area where the development is to be located [Section 8181-3.5.c].**

The proposed project consists of a request for approval of a Coastal PD Permit to conduct bank stabilization and habitat restoration work within three Restoration Areas along the bank of Little Sycamore Canyon Creek and authorize the previous emergency work completed to date under the Emergency Coastal PD Permit. The proposed use is not a conditionally permitted use; and, therefore, the requirement of this finding does not apply to the proposed project.

Based on the discussion above, this finding can be made.

4. **The proposed development would not be obnoxious or harmful, or impair the utility of neighboring property or uses [Section 8181-3.5.d].**

The proposed project would not be obnoxious or harmful or impair the utility of neighboring property or uses. Water for the proposed project will be provided by a 2,000-gallon water truck to be used during implementation and maintenance phases of the proposed restoration activities for irrigation of the seeds and container plants. Additionally, the Camp is also served by the Yerba Buena Water Company, which will act as another source of water for the irrigation of the seeds and container plants, which will be done by hand to provide supplemental water to the plantings until they become established. Sewage disposal will not be required as part of the proposed project. Temporary portable toilets will be used and will be required to be removed from the Camp property within 30 days from completion of the direct seeding and container plant installation (Exhibit 7, Condition No. 1). The surrounding public road network is adequate to continue serving the project site. Due to the project's location in a high fire hazard area, the Applicant will be required to comply with VCFPD fire prevention standards and guidelines, pursuant to Ventura County Fire Code (2020) Ordinance 31, Section No. W101.1, which will require the Applicant to comply with VCFPD fire prevention standards and guidelines.

The debris removal from Camp property following the Woolsey Fire and subsequent storm events was completed on April 30, 2019, as authorized by the Emergency Coastal PD Permit portion of the proposed project. The majority of the ground disturbance and noise impacts occurred as part of the emergency work. Impacts resulting from the implementation and maintenance of the restoration plan would be temporary. Over the 5-year period that the Restoration Plan will be in effect, temporary impacts would consist of the following:

- Noise impacts resulting from the use of heavy equipment over a maximum of 7 days to install the grade control structures, cut-off trenches, and storm drain outlet at Restoration Area 3 would occur. To ensure that no new adverse noise impacts to nearby noise sensitive residential uses would occur, all activities required by the restoration plan will have limited construction and equipment maintenance hours (Exhibit 7, Condition No. 30).

- To ensure that pollutants from construction do not enter into the storm drain system, the Camp will be required to implement construction BMPs during all ground disturbing activities, in accordance with accordance with NPDES Part 4.F., "Development Construction Program" construction requirements (Exhibit 7, Condition No. 40). Construction BMPs may include erosion control through seeding, runoff control through check dams and sediment control silt fences.

- To address potential impacts to Little Sycamore Canyon Creek, including the alteration of the flow of water within the creek that would result from the installation of the grade control structures, cut-off trenches, and a storm drain outlet feature, a Watercourse Permit from the Ventura County Watershed Protection District (Exhibit 7, Condition No. 38) will be required.

Therefore, the proposed project will not be obnoxious or harmful, or impair the utility of neighboring properties or uses. Based on the temporary nature and benign activities that will occur as part of the Restoration Plan, the proposed project would not be obnoxious or harmful, or impair the utility of neighboring property or uses.

Based on the discussion above, this finding can be made.

5. The proposed development would not be detrimental to the public interest, health, safety, convenience, or welfare [Section 8181-3.5.e].

As discussed in Sections C of this staff report (above), water for the proposed project will be provided by a 2,000-gallon water truck during restoration implementation and maintenance phases of the proposed restoration activities for irrigation of the seeds and container plants. Additionally, the Camp is also served by the Yerba Buena Water Company, which will act as another source of water for the irrigation of the seeds and container plants that will be done by hand to provide supplemental water to the plantings until they become established. Temporary, portable toilets will be provided on site within previously disturbed areas to avoid ESHA and will be required to be removed from the Camp property within 30 days from completion of the direct seeding and container plant installation. The proposed bank stabilization and restoration work is required to ensure that the potential for future flooding and debris within the creek is minimized. The proposed project is critical for current and future channel

stability and will restore creek function and habitat, as well as protect the surrounding habitat from further destruction. The proposed project will also protect existing on-site infrastructure and limit the potential for future channel cuts and significant bank erosion.

Due to the proposed project's location in a high fire hazard area, the Applicant will be required to comply with VCFPD fire prevention standards and guidelines, pursuant to Ventura County Fire Code (2020) Ordinance 31, Section No. W101.1. The surrounding public road network is adequate to serve the proposed project. While the project will generate additional traffic on the County Regional Road Network and local public roads, the low volume of traffic that would be generated by the project does not have the potential to alter the level of service of the roadways that will be used by the project. Adequate public resources and infrastructure exist to serve the area. The proposed project will not interfere with, or significantly affect, public use of recreational and open space resources within the Santa Monica Mountains National Recreation Area, as all restoration work will occur within the creek or on the creek bank. In addition, emergency fire protection services are less than one minute in travel time from the entrance to the project site.

Yerba Buena Road and the Pacific Coast Highway will not be altered as a result of the proposed project and will continue to provide access to the Camp property. The stockpile area proposed for Restoration Area 1 will be located immediately south of Restoration Area 1 on the east side of the creek. The stockpile area for Restoration Area 3 will be located east of the bend in the road next to Restoration Area 3, and the stockpile area for Restoration Area 2 will be located just north of the bend in the road on the western side of the creek, near Restoration Area 2 (Figure 2 of Exhibit 4). The location of these stockpile areas will reduce the potential additional impacts to vegetated areas and eliminate the need for a new fuel modification zone along a new road.

To ensure that the stockpile areas will not create any additional impacts to the surrounding biological resources or create any potential fire hazards, the Applicant will be required to place the stockpile areas within the developed areas of the Camp and more than 300 feet from the creek bank. Vehicle access between the stockpile areas and the restoration areas will be prohibited, and only pedestrian access will be allowed (Exhibit 7, Condition Nos. 2 and 21).

Based on the discussion above, this finding can be made.

6. Private services for each individual development requiring potable water will be able to serve the development adequately over its normal lifespan.

During the implementation and maintenance phases of the proposed restoration activities for the irrigation of the seeds and container plants, water will be provided by a 2,000-gallon water truck. Water will also continue to be provided by

the Yerba Buena Water Company, which will act as additional source of water for the irrigation of the seeds and container plants, which will be done by hand to provide supplemental water to the plantings until they become established. Hand irrigation, or equivalent, will be used on site for a minimum of two years and a maximum of three years. In addition, Temporary hand washing stations will be provided for the portable toilets.

Based on the discussion above, this finding can be made.

7. **When a water well is necessary to serve the development, the applicant shall be required to do a test well and provide data relative to depth of water, geologic structure, production capacities, degree of drawdown, etc. The data produced from test wells shall be aggregated to identify cumulative impacts on riparian areas or other coastal resources. When sufficient cumulative data is available to make accurate findings, the County must find that there is no evidence that proposed wells will either individually or cumulatively cause significant adverse impacts on the above mentioned coastal resources.**

   A water well will not be used as part of the proposed project. Based on the discussion above, this finding can be made.

8. **All need for sewage disposal over the life span of the development will be satisfied by existing sewer service to the immediate area or by location of septic facilities on-site consistent with other applicable provisions of the LCP.**

   Sewage disposal will not be required as part of the proposed project. Temporary portable toilets will be used and will be required to be removed from the Camp property within 30 days from completion of the direct seeding and container plant installation (Exhibit 7, Condition No. 1). Based on the discussion above, this finding can be made.

9. **Development outside of the established "Community" area shall not directly or indirectly cause the extension of public services (roads, sewers, water etc.) into an open space area.**

   An extension of public services will not be required for the proposed project. Based on the discussion above, this finding can be made.

F. PLANNING DIRECTOR HEARING NOTICE, PUBLIC COMMENTS, AND JURISDICTIONAL COMMENTS

The Planning Division provided public notice regarding the Planning Director hearing in accordance with the Government Code (Section 65091), CZO (Section 8181-6.2 et seq.). On April 21, 2021, the Planning Division mailed notice to owners of property

within 300 feet and residents within 100 feet of the property on which the project site is located. On April 26, 2021, the Planning Division placed a legal ad in the *Ventura County Star*. As of the date of this document, no public comments were received.

G. RECOMMENDED ACTIONS

Based upon the analysis and information provided above, Planning Division Staff recommends that the Planning Director take the following actions:

1. **CERTIFY** that the Planning Director has reviewed and considered this staff report and all exhibits thereto, including the proposed MND and Addendum to the MND, and has considered all comments received during the public comment process;

2. **FIND** that none of the conditions described in Section 15162 of the CEQA Guidelines calling for the preparation of a subsequent MND have occurred;

3. **ADOPT** the Addendum to the MND (Exhibit 8);

4. **MAKE** the required findings to grant a Coastal PD Permit pursuant to Section 8181-3.5 of the Ventura County CZO, based on the substantial evidence presented in Section F of this staff report and the entire record;

5. **GRANT** Coastal PD Permit (Case No. PL19-0005), subject to the conditions of approval (Exhibit 7).

6. **SPECIFY** that the Clerk of the Planning Division is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

The decision of the Planning Director is final unless appealed to the Planning Commission within 10 calendar days after the permit has been approved, conditionally approved, or denied (or on the following workday if the 10th day falls on a weekend or holiday). Any aggrieved person may file an appeal of the decision with the Planning Division. The Planning Division shall then set a hearing date before the Planning Commission to review the matter at the earliest convenient date.

If you have any questions concerning the information presented above, please contact Kristina Boero at (805) 654-2467 or kristina.boero@ventura.org.

Prepared by:

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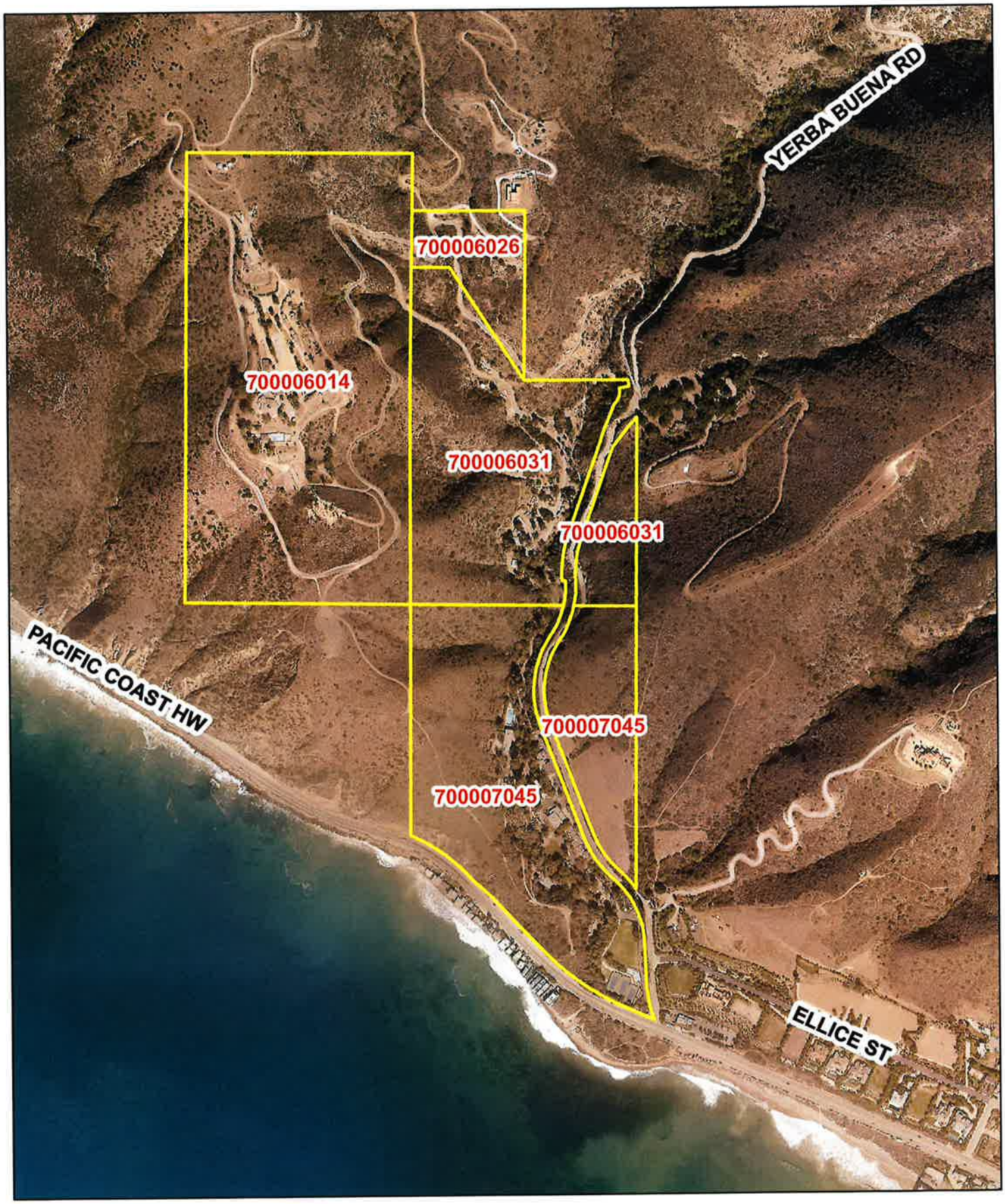
Residential Permits Section
Ventura County Planning Division

Reviewed by:

Jennifer Welch, Manager
Residential Permits Section
Ventura County Planning Division

EXHIBITS

Exhibit 2	Maps
Exhibit 3	Emergency Permit Completion Report, dated June 2019
Exhibit 4	Preliminary Restoration Plan for Camp Hess Kramer, dated April 2020
Exhibit 5	Aerial Map of Restoration Areas
Exhibit 6	Project Plans, dated July 22, 2019
Exhibit 7	Draft Conditions of Approval
Exhibit 8	Mitigated Negative Declaration (MND) Addendum and MND



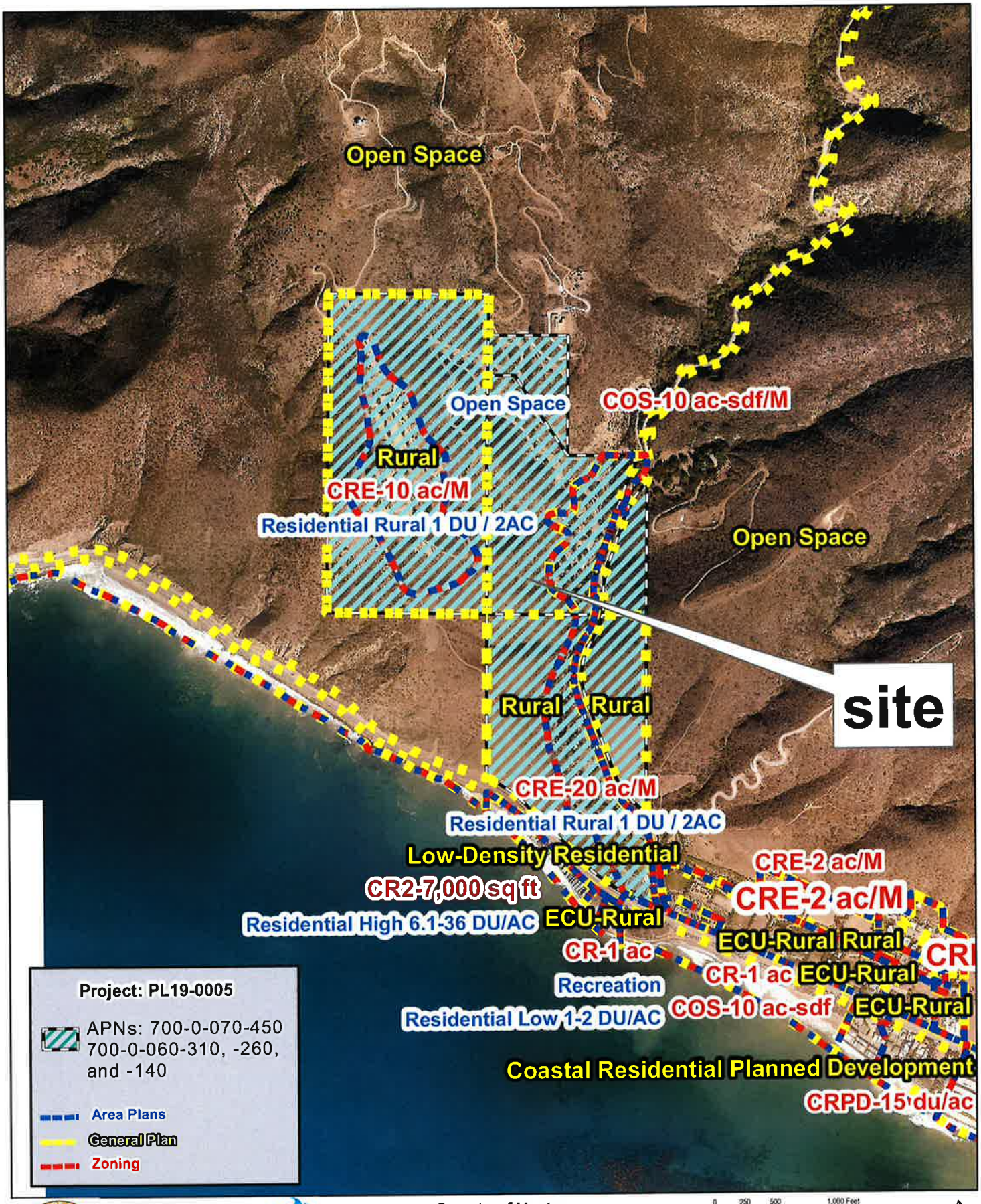
Ventura County
Resource Management Agency
Information Systems GIS Services
Map created on1-28-0=2021
Source: Pictometry: 2018

RMAgis

County of Ventura
Planning Director Hearing
PL19-0005
Exhibit 2 - Maps

0 250 500 1,000 Feet

Disclaimer: this map was created by the Ventura County Resource Management Agency Information Systems GIS, which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance therein



Ventura County
Resource Management Agency
Information Systems GIS Services
Map created on1-28-0-2021
Source: Pictometry: 2018

RMAgis

County of Ventura
Planning Director Hearing
General Plan & Zoning Map
PL19-0005

0 250 500 1,000 Feet

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Camp Hess Kramer Emergency Project

Project Completion Report

prepared for

Wilshire Boulevard Temple Camps—Camp Hess Kramer and Gindling Hilltop Camp
3663 Wilshire Boulevard
Los Angeles, California 90010

prepared by

Rincon Consultants, Inc.
180 North Ashwood Avenue
Ventura, California 93003

June 2019

RINCON CONSULTANTS, INC.
Environmental Scientists | Planners | Engineers
rinconconsultants.com

County of Ventura
Planning Director Hearing
PL19-0005
Exhibit 3 - Emergency Permit Completion Report, dated June 2019

Camp Hess Kramer Emergency Project

Project Completion Report

prepared for

Wilshire Boulevard Temple Camps—Camp Hess Kramer and Gindling Hilltop Camp
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Appendices

1 Introduction

On behalf of Wilshire Boulevard Temple Camps—Camp Hess Kramer and Gindling Hilltop Camp ("Camp"), Rincon Consultants, Inc. (Rincon) has prepared this Project Completion Report for the Camp Hess Kramer Emergency Project (project) in unincorporated Ventura County, California. This report fulfills the following permit requirements:

- Emergency Coastal Development Permit (Case No. PL19-0005), Planning Division Condition 8, issued by Ventura County Planning Division, and
- Regional General Permit (RGP) Number 63 (File No. SPL-2018-00038-CLH) (amended on March 28, 2019), General Condition 26, issued by the U.S. Army Corps of Engineers (USACE).

The Woolsey Fire and subsequent heavy rains between December 2018 and March 2019 caused debris flows to occur in and adjacent to Little Sycamore Creek within the County of Ventura. Little Sycamore Creek flows through Camp Hess Kramer property and carried debris and mud through and onto the property after the rain events that occurred this season.

The project involved removing mud and debris from the site following debris-flow events that occurred with each rain storm. Removal was necessary in order to restore creek capacity and protect existing infrastructure. Project components also included mobilization, water diversion, surface water dewatering, ground water dewatering, water pollution control, and stabilization. The contractor performed removal within and around the channel of Little Sycamore Creek upstream of California State Route 1 (Figure 1) as the Creek flow meandered as sediment was deposited and the original channel filled up. Construction activities commenced on February 15, 2019. Due to the site and weather conditions, USACE amended the RGP 63 Verification Letter on March 28, 2019 to include implementing temporary surface water diversions on the site and extend the permit duration. Baseline water samples were collected on April 1, 2019 prior to the commencement of the water diversions. Three water diversions were implemented on the site to ensure the work conducted within Little Sycamore Creek avoided surface water. Water diversions were installed in a phase approach corresponding to the portions of the channel where work needed to occur. The initial water diversion was implemented on April 1, 2019, a second was implemented on April 9, 2019, and a third was constructed on April 17, 2019. The third water diversion was removed on April 25, 2019. All project activities were completed by April 30, 2019.

Camp is currently pursuing permits for additional work necessary to stabilize the creek bank in certain areas.

Figure 1 Regional Location

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☆ Project Location

N

2 Project Description

2.1 Project Need

The Camp owns and operates an outdoor recreation camp at 11495 Pacific Coast Hwy in unincorporated Ventura County (Figure 1). Little Sycamore Creek (creek) runs through the Middle and Lower Camp areas. A private road runs through the Camp (north to south), and crosses the creek multiple times via bridge crossings. The heavy rains following the Woolsey Fire caused mud and debris flows to occur on camp property and damage infrastructure, including the private road, parking lot, and buildings, throughout the camp (Appendix A, Project Photographs).

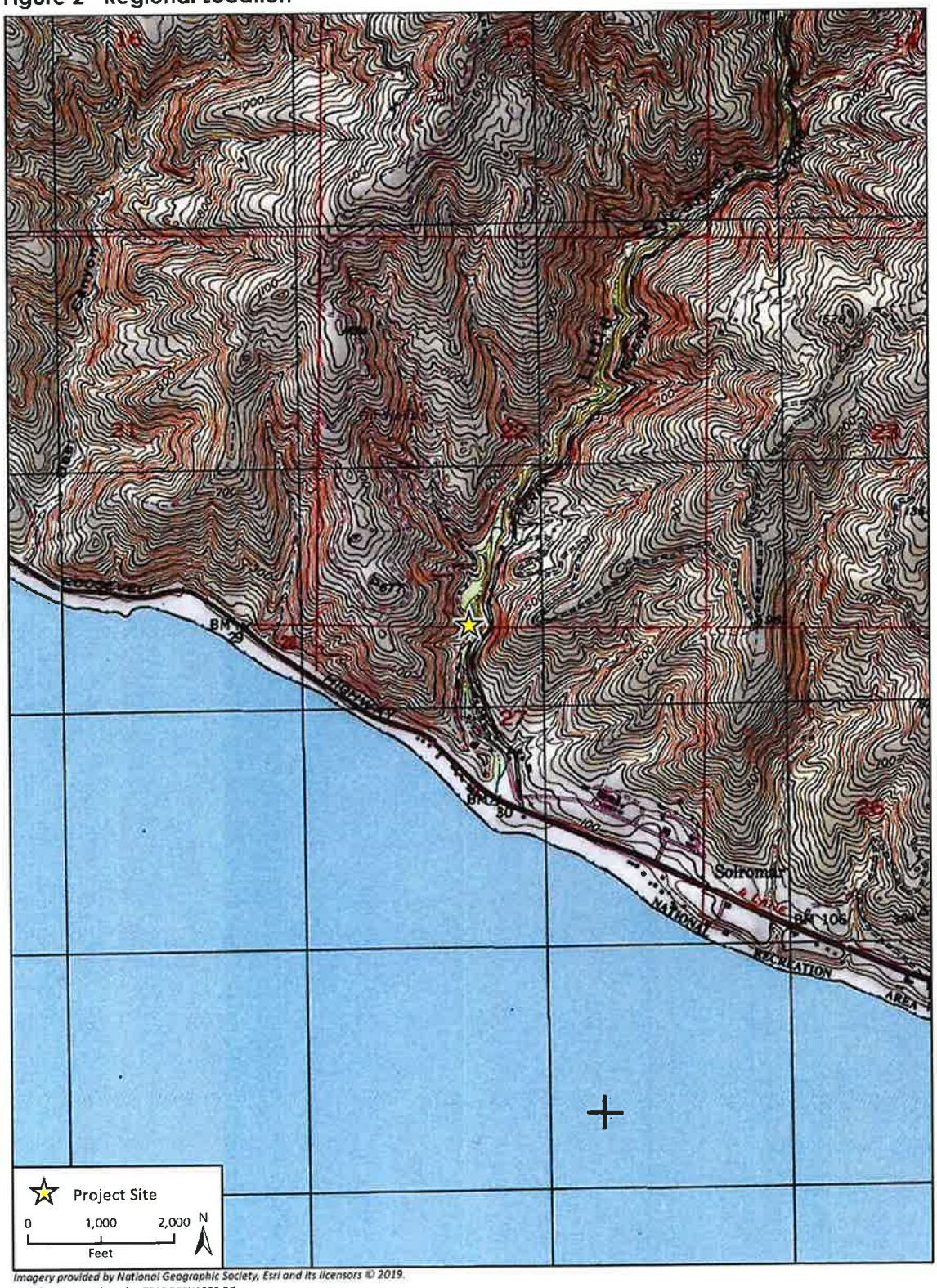
The Woolsey Fire began on November 8, 2018 and burned 96.949 acres of land in Los Angeles and Ventura Counties before it was contained. The fire burned the property on and around the camp, including approximately 85% of all structures that were on the site. During the 2018-2019 rain year following the fire, high intensity rain storms fell and caused mudslides and debris flows adjacent to Little Sycamore Creek (high intensity storms occurred on November 29, 2018, December 6, 2018, January 7, 2019, January 7 through 17, 2019, January 31 through February 4, 2019, February 12 through 14, February 26 through 27, and March 3-6, 2019). The flooding of this creek caused significant damage to camp property and the environment. Much of the bed, bank, and channel within the creek was altered substantially as a result of the debris flow. Fire-debris inundated the creek and raised the bed significantly from pre-fire levels. The raised creek bed caused the adjacent property, including the private road, parking lot, and remaining buildings, to be flooded with mudflow. The erosion caused to the creek was undermining existing paved parking areas and roads on Camp Hess property. Fire-debris removal was necessary to control the erosion and undermining of existing infrastructure by stabilizing the banks of Little Sycamore Creek.

2.2 Location and Activity

The project area begins approximately 0.2 miles upstream of the California State Route 1 and Little Sycamore Creek crossing and extends approximately 0.3 nonlinear miles upstream. The approximate center of the project area occurs at latitude 34.058807°N and longitude 118.965616°W (WGS-84 datum). The project area is in the Triunfo Pass, California United States Geological Survey 7.5-minute topographic quadrangles in Township 1 South, Range 20 West, Section 22 (San Bernardino baseline and meridian) (Figure 2). For the purposes of this report, the location where construction activities occurred will be referred to as the project area (Figure 3 and Figure 4).

The rain events that occurred after the fire caused a significant amount of sediment to flow onto the camp from upstream via Little Sycamore Creek and the tributaries, and from erosion of the slopes surrounding the creek on the property itself. The creek bank eroded significantly in various locations and threatened the integrity of existing roads, infrastructure, and bridges. To reinforce the protection of the property, the Camp Hess Emergency Project (project) included the removal of sediment from the creek bed and adjacent property to stabilize the banks.

Figure 2 Regional Location



Imagery provided by National Geographic Society, Esri and its licensors © 2019.
Triunfo Pass Quadrangle. T01S R20W S22,27.

Figure 3 Project Location

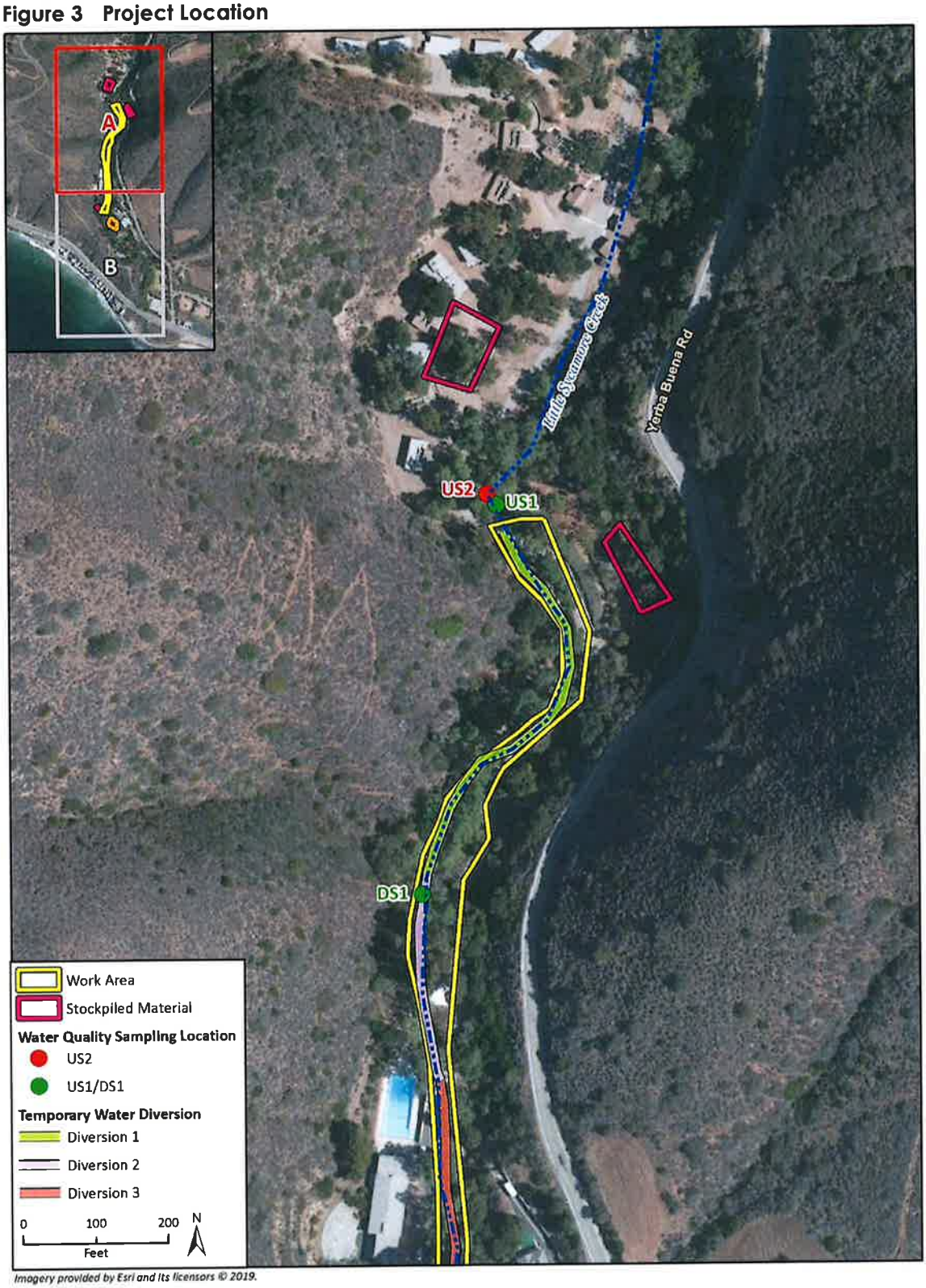


Figure 4 Project Location

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Little Sycamore Creek contained flowing water for the duration of the project. The vegetation immediately surrounding the site consisted of burned trees and burned native and non-native plants which were observed to grow back during project activity. Aquatic vegetation (algae) and fine sediment and fire debris deposits were present within the channel.

On February 15, 19, and 26, 2019 and March 18 and 19, 2019, the contractor used an excavator to remove debris and mud from the area directly adjacent to and within Little Sycamore Creek. Equipment used to remove debris did not drive into the creek and was operated from the banks. Material that was removed from the creek was stockpiled along the canyon wall, approximately 100 feet from the creek. Equipment was used to redirect the creek to flow adjacent to the infrastructure that was threatened on the site. This work was completed under the initial USACE RGP Number 63, prior to the amendment that permitted water diversion activity within the creek.

On March 14, 2019, Jerry Hidalgo (USACE) and personnel from Rincon, the contractors, Stantec Consulting Services (Stantec) and Camp Hess met at the project area to discuss the justification for modifying the RGP 63 Verification Letter to include increased sediment amount, dewatering the creek in strategic locations, and prolonging the schedule. An amended Verification Letter was received on March 28, 2019. Following the amendment, no equipment entered or came in contact with the flowing water in the creek.

Water-tight diversions were utilized to control the surface water after the amended permit was authorized. Three total diversions were used because the heightened levels of groundwater in the creek threatened to overpower a diversion that was longer than 500 feet.

On April 1, 2019, the initial diversion (Diversion 1) was constructed. The upstream coffer dam was located approximately 0.5 miles upstream of the California State Route 1 crossing and the downstream cofferdam was located approximately 500 feet downstream of the upstream dam. The contractors constructed the upstream coffer dam with super sack bags three-high (approximately 4 feet high), filled with clean sand, and wrapped with visqueen plastic to prevent sedimentation into the creek. The downstream cofferdam was constructed out of sand bags, filled with clean sand, three sand bags high. All heavy equipment was lowered into the creek via a large excavator staged outside of the creek or brought into the creek by hand. The excavator did not come into contact with the creek. Diversion 1 was completed and observed to be water tight on April 3, 2019. Contractors removed sediment from the creek within the diversion area while it was in place. Diversion 1 was deconstructed on April 8, 2019.

On April 8, 2019, the second diversion (Diversion 2) was constructed within the creek. The upstream cofferdam was located approximately 10 feet downstream of Diversion 1 downstream cofferdam. Diversion 2 downstream cofferdam was located approximately 200 feet downstream from the upstream dam. The contractors constructed the upstream cofferdam with super sack bags two-high (approximately 3 feet high), filled with clean sand, and wrapped with visqueen plastic to prevent sedimentation into the creek. The downstream coffer dam was constructed out of sand bags, filled with clean sand, three sand bags high. All equipment was lowered into the creek via a large excavator staged outside of the creek or brought into the creek by hand. The excavator did not come into contact with the creek. Diversion 2 was completed and observed to be water tight on April 9, 2019. Contractors removed sediment from the creek within the diversion area while it was in place. Diversion 2 was deconstructed on April 17, 2019.

On April 17, 2019, the third diversion (Diversion 3) was constructed within the creek. The upstream cofferdam was located approximately 10 feet downstream of Diversion 2 downstream cofferdam. Diversion 2 downstream cofferdam was located approximately 500 feet from the upstream dam.

The contractors constructed the upstream cofferdam with super sack bags two-high (approximately 3 feet high), filled with clean sand, and wrapped with visqueen plastic to prevent sedimentation into the creek. The downstream cofferdam was constructed out of sand bags, filled with clean sand, three sand bags high. All equipment was lowered into the creek via a large excavator staged outside of the creek or brought into the creek by hand. The excavator did not come into contact with the creek. Diversion 3 was completed and observed to be water tight on April 17, 2019. Contractors removed sediment from the creek within the diversion area while it was in place. Diversion 3 was deconstructed on April 24, 2019. All construction equipment within the channel was deconstructed and removed including the temporary coffer dam and flex pipe. After the third diversion was deconstructed, no additional in-creek work was conducted.

Following completion of the watertight water diversion systems, it became apparent that some ground water was seeping into the work area from beneath the ground surface. Per the amended RGP 63 Verification Letter, no work was permitted to occur within the creek while water was flowing through the work area. To control the ground water within the work area, as needed, the contractor utilized a water pump within the creek. Groundwater that percolated up and pooled within the project area was pumped out of the project area and used for dust control on the roads. The groundwater within the project area was contained with earthen berms and sandbags and did not flow downstream.

Work was also completed outside of the creek (i.e., removing sediment on the banks of the creek or between the water-tight diversion, moving sediment to the stockpiles, no in-creek work) on the following dates in 2019: February 20 through 22, 27, and 28; March 1, 4, 6 through 8, 11 through 13, 15, 20, 22, and 25 through 28; and April 4, 5, 10 through 12, 18, 19, 22, 23, 26, 29, and 30.

The project was completed, and all equipment was moved out of the project area on April 30, 2019.

No permanent check dams were constructed within Little Sycamore Creek or the two unnamed tributaries to Little Sycamore Creek. No mitigation, including compensatory mitigation, was implemented on the site.

Table 1 summarizes the excavation data collected on August 30, 2019 after all grading and excavation was complete.

Table 1 Total Project Fill/Excavation Quantity

	Temporary Impact				Permanent Impact				
Aquatic Resource Type	Acres	Cubic Yards Removed	Allowable Acreage*	Allowable Cubic Yards Removed*	Acres	Cubic Yards Removed	Allowable Acreage*	Allowable Cubic Yards Removed*	Compliance (Yes/No)
Little Sycamore Creek	1.45	14,000	1.45	14,000	0	0	0	0	Yes

*Regional General Permit (RGP) 63 Verification Letter (File No. SPL-2018-00038-CLH) (amended on March 28, 2019), Condition 1, issued by the U.S. Army Corps of Engineers (USACE).

2.3 Biological Monitoring

Rincon monitors were on site three (3) times in February (February 15, 19, and 26); five (5) times in March (March 5, 14, 18, 19, and 29); and ten (10) times in April (April 1, 2, 3, 8, 9, 15, 16, 17, 24, and 25). In February and March, Rincon was onsite to monitor all work within the creek and conduct Best Management Practice (BMP) inspections. Beginning April 1, 2019 through project completion, Rincon was onsite to monitor the installation/deconstruction of the water diversion systems, to conduct water quality sampling (pre and post diversion installations), and to conduct BMP inspections.

While biological monitors were at the project area, no heightened turbidity was observed. In April, after the RGP 63 Verification Letter amendment was issued, no equipment was observed to come in contact with Little Sycamore Creek. When not in use, equipment was observed to be staged in the staging areas with visqueen and straw wattles under the equipment to catch any leaks that may occur. The project site was clean with applicable BMPs in place during all visits.

Although specific nesting bird avoidance measures were not identified within the acquired permits, the following regulations apply to this project:

- Under the provisions of the Migratory Bird Treaty Act (MBTA), it is unlawful "by any means or manner to pursue, hunt, take, capture (or) kill" any migratory birds except as permitted by regulations issued by the United States Fish and Wildlife Service (USFWS). The term "take" is defined by the USFWS regulation to mean to "pursue, hunt, shoot, wound, kill, trap, capture or collect" any migratory bird or any part, nest, or egg of any migratory bird covered by the conventions, or to attempt those activities.
- Sections 3503, 3503.5, and 3511 of the California Fish and Game Code (CFGC) describe unlawful take, possession, or destruction of birds, nests, and eggs. Fully protected birds (Section 3511) may not be taken or possessed except under specific permit. Section 3503.5 of the CFGC protects all birds-of-prey and their eggs and nests against take, possession, or destruction of nests or eggs.

While monitoring, Rincon biologists were observing the project area and locations surrounding it for nesting bird behavior per the previous regulations. The area observed included the entire project area and the access roads that led to and from this location. Nest-finding methods described in the *Handbook of Field Methods for Monitoring Landbirds*[1] were utilized to monitor for nesting bird activities and nest monitoring. These methods rely on auditory and visual behavioral cues to locate nests.

Chicks were observed in an active corvid (*Corvus* sp.) nest adjacent to the staging area parking lot in one of the large sycamore trees (*Platanus racemosa*) next to the creek on April 2, 2019. Based on observations of behavior and the high tolerance of the species, the birds appeared to be unaffected by construction activities. A twenty-foot avoidance buffer was placed around the active nest. Avoidance included avoiding driving, staging equipment, walking within this area, etc. without a biological monitor present. The chicks successfully fledged and were no longer dependent on the nest as of April 24, 2019.

[1] Ralph, C. J., G. R. Geupel, P. Pyle, T. E. Martin, and D. F. Desante. 1993. *Handbook of Field Methods for Monitoring Landbirds*. Gen. Tech. Rep. Psw-Gtr-144. Albany, Ca: Pacific Southwest Research Station, Forest Service, USDA.

A house finch (*Haemorhous mexicanus*) was observed bringing nest material to a building approximately twenty feet from the access road on April 9, 2019. However, biologists were able to prevent the nesting attempts by removing the material as soon as it was placed by the bird. The removal occurred to ensure the bird did not nest in an active construction zone.

A house wren (*Troglodytes aedon*) was observed bringing nest material to a sycamore tree directly above the active project area on April 17, 2019. However, biologists were able to prevent the nesting attempts by removing the material as soon as it was placed by the bird. The removal occurred to ensure the bird did not nest in an active construction zone.

Eggs were observed in an active house finch nest within one of the staged tractors in the staging area on April 24, 2019. Based on observations of behavior, the birds appeared to be unaffected by construction activities. A forty-foot avoidance buffer was placed around the active nest. Avoidance included avoiding driving, staging equipment, walking within this area, etc. without a biological monitor present. The nest was surveyed while monitors were on the site. Due to the angle of the nest within the tractor, monitors were not able to observe the adults sitting on the nest. However, adults were observed flying to and from the location until the project was complete on April 30, 2019.

A potentially active cliff swallow (*Petrochelidon pyrrhonota*) nest was observed on April 24, 2019 immediately adjacent to Yerba Buena road and located approximately 300 feet southeast of the staging area. The nest was located above the Camp Hess main office. It was located approximately fifteen feet from the access gate to enter the property. Every day of the project, multiple vehicles used this access gate to enter and exit the project site and access the staging area. Two cliff swallow adults were observed to be carrying nesting material to the nest. The birds appeared to be unaffected by construction activities (i.e., vehicles driving approximately 15 feet from the nest) and continued to bring nesting materials to the nest while the monitor was observing the area. No buffer was placed around the potentially active nest due to the high tolerance of the species and continuous activity adjacent to the nest. No activity that could cause heavy vibrations that may cause the nest to fail (e.g., drilling into the wall that the nest was located) was conducted within 50 feet of the nest. Adults were observed flying to and from the location until the project was complete on April 30, 2019.

No other signs of active breeding/nesting behavior were observed during the monitoring.

2.4 Best Management Practices

Best Management Practices in place for the duration of construction included the maintenance of the water diversion systems to ensure they were water tight, temporary sandbag coffer dams, water pumps and hoses, visqueen covering and fiber rolls around stockpiled dirt, containment for stationary equipment, silt fencing, removal of trash from the work area, secondary containment used for all generators and portable restrooms located on the site, and proper disposal of construction debris (Appendix A, Project Photographs).

3 Surface Water Sampling Summary

Baseline water quality samples were collected on April 1, 2019, prior to the installation of the water diversion. Per Special Condition 5 of the RGP 63 Verification Letter, water quality sampling is required before and after construction at a point upstream from the diversion and a point downstream of the diversion. Construction of Diversion 1 began April 1, 2019, and the diversion was fully installed on April 3, 2019. Construction Diversion 2 began April 8, 2019 and the diversion was fully installed on April 9, 2019. Construction of Diversion 3 began and was fully installed on April 17, 2019. The third diversion was deconstructed on April 24, 2019. Water quality sampling was collected prior to all diversion activities and following the deconstruction of the third diversion. Pre and post-diversion sampling was not conducted for each individual diversion due to the fact that diversion removal and construction overlapped within the creek (i.e., Diversion 1 was not deconstructed prior to the installation of Diversion 2, Diversion 2 was not deconstructed prior to the installation of Diversion 3).

Measurable flow occurred at upstream and downstream sampling points during all visits.

Water samples were collected to monitor pH, temperature, dissolved oxygen, and turbidity. Construction activities and all water quality variables were measured in the field.

Handmeters used to conduct water sampling were as follows:

- **Dissolved oxygen:** YSI Incorporated, Model # Pro20
- **Temperature and pH:** Hanna, Model # HI 98129
- **Turbidity:** LaMotte, Model # 2020e

All meters were calibrated on April 1 and 25, 2019.

3.1 Water Quality Data Results

Baseline water samples were initially collected on April 1, 2019, from upstream and downstream of Diversion 1 (US1 and DS1, Figures 3 and 4). The US1 and DS1 sampling points were selected because they represented the limits of the work area per conversations with the contractor. Water quality sampling was collected at US2 and DS2 post-diversion deconstruction (April 25, 2019). US2 and DS2 locations were selected because they were located outside of all diversion activities that occurred in the project area.

Table 2 through Table 5 summarize the water quality data collected for the constituents of concern during all sampling events. Change was calculated by subtracting the upstream value from the downstream value.

Table 2 Little Sycamore Creek Dissolved Oxygen (mg/L)

Date	US1	DS1	US2	DS2	Minimum Requirement (mg/L)	DO Standard for All Waters (mg/L)	Compliance (Yes/No)
4/01/19	10.7	10.8			5	7	Yes
4/25/19			9.5	10.0	5	7	Yes

Per the Basin Plan Water Quality Objectives, at a minimum, the mean annual dissolved oxygen concentration of all waters shall be greater than 7 mg/L, and no single determination shall be less than 5 mg/L, except when natural conditions cause lesser concentrations. The dissolved oxygen content shall not be depressed below 5 mg/L as a result of waste discharges.

Table 3 Little Sycamore Creek pH

Date	US1	DS1	US2	DS2	Change	Allowable Change (+/-)	Allowable Range	Compliance (Yes/No)
4/01/19	8.64	8.34			-0.03	0.5	6.5-8.5	Yes
4/25/19			8.10	8.00	-0.10	0.5	6.5-8.5	Yes

Per the Basin Plan Water Quality Objectives, the pH of inland surface waters shall not be depressed below 6.5 or raised above 8.5 as a result of waste discharges. Ambient pH levels shall not change more than 0.5 units from natural conditions as a result of waste discharges.

Table 4 Little Sycamore Creek Temperature (Degrees Fahrenheit [°F])

Date	US1	DS1	US2	DS2	Change (ºF)	Allowable Increase (ºF) (+/-)	Compliance (Yes/No)
4/01/19	56.8	56.5			-0.3	5	Yes
4/25/19			60.1	59.4	-0.7	5	Yes

Per the Basin Plan Water Quality Objectives water temperature shall not be altered by more than 5 °F above the natural temperature. At no time shall these WARM designated waters be raised above 80 °F as a result of waste discharges.

Table 5 Little Sycamore Creek Nephelometric Turbidity Units (NTUs)

Date	US1	DS1	US2	DS2	Change	Allowable Range (NTUs)	Allowable Increase (NTU)	Compliance (Yes/No)
4/01/19	12.3	15.7			-3.4	0-50	10	Yes
4/25/19			3.3	5.0	+1.7	0-50	10	Yes

Per the Basin Plan Water Quality Objectives, waters shall be free of changes in turbidity that cause nuisance or adversely affect beneficial uses. Increases in natural turbidity attributable to controllable water quality factors shall not exceed the following limits: where natural turbidity was between 0 and 50 NTU, increases shall not exceed 10 NTU.

3.2 Permit Compliance

Los Angeles District RPG 63 states that diversion activities shall not result in the degradation of beneficial uses or exceedance of water quality objectives of the receiving waters. Surface water was successfully diverted around the work area, and results of water quality sampling at the US2 and DS2 locations reveal that project work did not diminish the quality of habitat for any native species downstream. Therefore, the project was in compliance with Basin Objectives regarding pH, temperature, dissolved oxygen, and turbidity on all sample days. The following is a discussion of the project's compliance with the Basin Plan Water Quality Objectives for each constituent.

Dissolved Oxygen

Per the Basin Plan Water Quality Objectives, at a minimum, the mean annual dissolved oxygen concentration of all waters shall be greater than 7 mg/L, and no single determination shall be less than 5.0 mg/L, except when natural conditions cause lesser concentrations. The dissolved oxygen content shall not be depressed below 5 mg/L as a result of waste discharges.

As shown in Table 2, the dissolved oxygen values for all water samples were above the minimum requirement of 5.0 mg/L. Therefore, the project was in compliance with Basin Objectives regarding dissolved oxygen on all dates.

pH

Per the Basin Plan Water Quality Objectives, the pH of inland surface waters shall not be depressed below 6.5 or raised above 8.5 as a result of waste discharges. Ambient pH levels shall not be changed more than 0.5 units from natural conditions as a result of waste discharge.

As shown in Table 3, the pH values for the post-construction sample points were within the allowable range of 6.5 - 8.5 and showed no substantial (greater than 0.5) changes in pH between the upstream sampling and the downstream sampling points. However, the pre-diversion results revealed the US1 sample (pH of 8.65) was outside of the Basin Objectives. This heightened pH was not a result of project activities, as work in the creek upstream of this point did not occur prior to conducting the sample. The elevated pH was likely caused by the burned material that continued to move downstream at the time of the sample. After diversion activities were completed, the US2 and DS2 sampling results (pH of 8.10 and 8.00) revealed that construction activities did not adversely affect the pH of Little Sycamore Creek and are in compliance with the Basin Objectives.

Temperature

Per the Basin Plan Water Quality Objectives, water temperature shall not be altered by more than 5 degrees Fahrenheit above the natural temperature and WARM-designated waters shall not be raised above 80 degrees Fahrenheit as a result of waste discharges.

As shown in Table 4, temperature readings for all water samples were within 5 degrees Fahrenheit from upstream to downstream and less than 80 degreees Fahrenheit. The project was in compliance with the Basin Objectives regarding temperature for all sampling days.

Turbidity

Per the Basin Plan Water Quality Objectives, waters shall be free of changes in turbidity that cause nuisance or adversely affect beneficial uses. Increases in natural turbidity attributable to controllable water quality factors shall not exceed the following limits: Where natural turbidity is between 0 and 50 nephelometric turbidity units (NTU), increases shall not exceed 20 percent, or 10 NTU.

As shown in Table 5, turbidity sampling results indicated no exceedance of 10 NTUs between the upstream and downstream for all sampling dates when natural turbidity was between 0 and 50 NTUs. The project was in compliance with the Basin Objectives regarding turbidity on all sample days.

4 Project Compliance

4.1 Emergency Coastal Development Permit

The following discusses the compliance with the requirements of the Emergency Coastal Development Permit (Case No. PL19-0005), issued by Ventura County Planning Division, for the project. All permit conditions were understood and met during execution of the project. Selected conditions, and compliance actions taken, are described below.

BIO-1: Construction During a Rain Event. No work was conducted during times of precipitation. Water diversion activities did not result in the degradation of beneficial uses or exceedance of water quality objectives to Little Sycamore Creek. Biologists were monitoring during all work within the creek and increased turbidity levels were not observed. Water quality data results (see section 3.1) did not reveal adverse impacts to the creek. Contractors utilized clean sand within sand bags that were wrapped in visqueen plastic for the diversion. Materials for the diversion were lowered into the channel via equipment that did not enter the creek. Normal flows during project work, and after project completion, were observed within the creek.

BIO-2: BMP to Prevent Erosion. Spoils removed from the creek were sorted and stockpiled in flat areas in middle camp (Figure 3 and Figure 4).Contaminants (i.e., trash, debris, asphalt, etc.) from project activities were removed from the site after it was sorted out of the creek spoils. Suitable material free of contaminants was used to recontour an eroded slope east of the creek. All trees along the bank, including dead or damaged trees, were left in place for stabilization purposes.

BIO-3: Night Construction Avoidance. No nighttime work occurred.

BIO-4: Temporary Access into Little Sycamore Creek. A pre-existing road was utilized to access entry into the creek. No temporary access roads were graded to gain entry into the creek. Areas of temporary disturbance were minimized to the extent practicable.

BIO-5: Staging Equipment. The staging area (Figure 4) occurred in an unvegetated, previously disturbed site that is located outside the creek (i.e., within a pre-existing parking lot). Fiber rolls were installed around the staging and storage areas (Appendix A, Photographs). Fueling, lubrication, maintenance, storage, and staging of vehicles and equipment did not result in a discharge to the creek. Dump trucks were also staged outside of the creek and within the staging area or outside of the limits of Camp Hess property.

BIO-6: Pollutant Management. All vehicles and equipment not in use were confined to the designated staging area. Visqueen plastic surrounded by straw wattles were placed below equipment to contain any possible leaks. The pump generator was staged outside of the channel and had secondary containment underneath to capture potential leaks. No leaks were observed from vehicles or equipment.

BIO-7: Material Storage. Spoil materials removed from the creek were sorted and stockpiled in the stockpile areas that were located 100 feet away from the creek (Figure 3 and Figure 4). Fiber rolls were installed along the perimeter of the stockpiles to contain spoil material.

BIO-8: Pollution Prevention. Silt or pollutants were not observed to be discharged off the site or within the creek during project activities. Fiber rolls and visqueen plastic were used to contain stockpiles that occurred on the site.

BIO-9: Site Materials and Refuse Management. All trash was observed to be disposed of in closed containers that were removed from the project area each day during the construction period. Construction personnel did not feed or attract wildlife to the construction area. After the project was completed, all project-generated debris, vehicles, building materials, and rubbish was removed from the working area.

BIO-10: Re-fueling and Maintenance. All re-fueling, cleaning, and maintenance occurred at least 100-feet from Little Sycamore Creek.

4.2 RGP 63

The following discusses the compliance with the requirements of the RGP 63 Verification Letter (File No. SPL-2018-00038-CLH) (amended on March 28, 2019) issued by the USACE for the project. All permit conditions were understood and met during execution of the project. Selected conditions, and compliance actions taken, are described below.

Special Condition 1. All project work conducted was the minimum necessary to alleviate the immediate emergency. In addition, project work did not result in significantly increased adverse impacts to aquatic resources (see section 3.1 for water quality sampling results). Heightened turbidity levels from project activity were not observed. No riparian and/or native vegetation was impacted.

Special Condition 2. This report serves as the Project Completion Report that is required via General Condition 26.

- Applicant name: Doug Lynn
- Applicant address: 3663 Wilshire Boulevard, Los Angeles, CA 90010
- Applicant e-mail address: doug@wbtcamps.org
- Applicant phone number: (213) 835-2196

Special Condition 3. No discoveries of human remains, archeological deposits, or any other type of historical property were made during project activities.

Special Condition 4. The limits of the project area were marked with wooden stakes and flagging to ensure mechanized equipment did not enter areas beyond the USACE-approved construction footprint.

Special Condition 5. A monitor was present and observing turbidity levels during all work that occurred within the creek. Heightened turbidity was not observed during any of the in-creek work. As stated prior, the RGP 63 Verification Letter was amended to permit water diversions during the project to limit adverse impacts to Little Sycamore Creek. Once the amendment was received, the contractors built a series of water diversions to eliminate the contact between equipment and Little

Sycamore Creek. After the permit was amended, no equipment entered or made contact with Little Sycamore Creek. All water diversions were constructed by hand and with an excavator lowering the sandbags into the creek while staged outside the channel (Appendix A, Project Photographs). Clean sand was used in the super sacks and sand bags. The Super sacks were wrapped with visqueen to prevent any material from entering the creek. Sandbags and straw wattles were staged within the project area in case heightened turbidity was observed.

As stated in section 3.1, water quality monitoring before and after diversions were constructed, at a point upstream of the diversion and a point downstream of the diversion. The project was in compliance with the Basin Objectives (i.e., dissolved oxygen, pH, temperature, and turbidity) after the deconstruction of all diversions.

Construction Condition 1. A spill response kit and pumps were maintained on the site to respond to a spill or inadvertent release of materials that had the potential to reach Little Sycamore Creek. No spills or inadvertent releases occurred during project activities.

Construction Condition 2. Fueling, lubrication, maintenance, storage, and staging of vehicles and equipment were located within the staging area, in an area where accidental spills would not enter or affect Little Sycamore Creek. Fiber rolls were placed around the staged equipment with visqueen plastic under to capture any accidental spilled fluids.

Construction Condition 3. Construction related materials did not reach Little Sycamore Creek during project activities.

Construction Condition 4. Construction materials and debris from all work areas were removed from the site and disposed of following project completion.

Construction Condition 5. Project activities, including water diversion activities, did not result in the degradation of beneficial uses or exceedances of water quality objectives of any of the receiving waters. All temporary coffer dams were built from materials that caused no siltation (i.e., clean gravel in bags surrounded by visqueen and flex-pipe). Normal flows were observed throughout, and immediately upon completion, of work within diversion locations.

Construction Condition 6. Effective BMPs were implemented to control erosion and runoff associated with the emergency project. BMPs on the site included straw wattles and sandbags on the site during construction activities, construction tape and stakes delineating the working area within the creek, secondary containment under restroom and staged equipment, spill kits onsite at all times during construction, staged equipment stored in the staging area, and heavy equipment/materials raised and lowered into channel from outside of the creek. The pump generator was staged outside of the channel and had secondary containment underneath to capture potential leaks. No areas of temporary impacts or disturbances resulted in a discharge or a threatened discharge to Little Sycamore Creek; therefore, no restoration was necessary.

Construction Condition 7. All project work conducted was the minimum necessary to alleviate the immediate emergency. In addition, project work did not result in significantly increased adverse impacts to aquatic resources (see Section 3.1 for water quality sampling results). Biological monitors were present for all in-creek work and were observing turbidity within the creek. Heightened turbidity levels from project activity were not observed. No riparian and/or native vegetation was impacted. Bioremediation, other environmentally sensitive solutions, and restoration work was not conducted.

Water Quality Monitoring Condition A. Surface water was present during the duration of project activities. Biologists were on the site to monitor all work that was conducted in the creek (i.e.,

equipment removing sediment from the creek prior to the permit amendment, installing diversions, deconstructing diversions). No oil and grease was observed to be spilled or leaking during project activities. Turbidity was continuously visually monitored was not observed to be increased during in-creek project work.

Water Quality Monitoring Condition B. No discharges of hazardous material or violations of compliance with quarter quality standards occurred during project activities (see section 3.1 for water quality sampling results).

General Condition 9. No adverse modification of designated critical habitat or 'take' of a listed threatened or endangered species occurred during project activities.

Appendix A

Project Photographs

Photograph 1. View of fire debris on the pre-existing road and bridge (facing east) (2/15/19).

Photograph 2. View of pre-existing road and bridge, looking upstream within Little Sycamore Creek (facing north) (2/15/19).

Photograph 3. View of equipment staged outside of the creek and removing sediment from the creek (facing south) (3/5/19).

Photograph 4. Visqueen and straw wattles placed around the stockpiles (3/19/19).

Photograph 5. Constructing Diversion 1. Note excavator lowering super sacks into the channel (facing south) (4/1/19)

Photograph 6. Visqueen and straw wattles around equipment in the staging area (4/2/19).

Photograph 7. Completing the temporary, upstream coffer dam of Diversion 1. Note visqueen around super sacks to avoid sedimentation within the creek (4/2/19).

Photograph 8. Ground water accumulating within the project area that was pumped out of the channel (facing north) (4/8/19).

Photograph 9. Completed, temporary, upstream coffer dam of Diversion 2 (facing northwest) (4/8/19).

Photograph 10. Completed, temporary, upstream coffer dam of Diversion 3 (4/16/19).

Photograph 11. View of creek within Diversion 1 location, post-diversion removal (facing south) (4/25/19).

Photograph 12. View of creek within Diversion 1 location, post-diversion removal (facing south) (4/25/19).

Appendix B

Water Quality Monitoring Logs

Surface Water Quality Sampling and Observations

Date: 4/1/19

Project Name: Camp Hess Kramer

Rainfall within past 24 hours: NO

Start time: 0820

Stop time: 0845

Weather: 100% cloud cover, 0-3mph, 67°F

Comments: Pre-diversion [1]

Monitor: Danielle Yaconelli

DOWNSTREAM Location

Sample ID	Temp (° C)	pH	D.O. (mg/L)	TSS (mg/L)	Turbidity (NTU)	Notes (weather, flow description, etc.)
DS1	13.6	8.34	10.8	/	16.0, 15.0, 16.0 → 15.67	

Sample location/type: Center of channel, grab sample

Water/Creek condition: clear

Activities during sampling: Working outside of creek

Disturbances to creek/sampling area: N/A

UPSTREAM Location

Sample ID	Temp (° C)	pH	D.O. (mg/L)	TSS (mg/L)	Turbidity (NTU)	Notes (weather, flow description, etc.)
US1	13.8	8.64	10.7	/	10.0, 13.0, 14.0 → 12.33	

Sample location/type: Center of channel, grab Sample

Water/Creek condition: clear

Activities during sampling: working outside of creek

Disturbances to creek/sampling area: N/A

MONITORING NOTES:

DS 1 : 34.058909, -118.965739

US1 : 34.060348, -118.9654404

Sampling occured prior to the initial diversion installation. Contractor gave an US location and then measured 500ft. downstream for the DS location. Sampling occured ~ 15 ft US + DS of diversion.

Surface Water Quality Sampling and Observations

Date: 4/25/19

Project Name: Camp Hess Kramer

Rainfall within past 24 hours: No

Start time: 0750

Stop time: 0800

Weather: 56°F, 100% cloud cover, 0mph

Comments: Post-Diversion 3

Monitor: Danielle Yaconelli

DOWNSTREAM Location

Sample ID	Temp (° C)	pH	D.O. (mg/L)	TSS (mg/L)	Turbidity (NTU)	Notes (weather, flow description, etc.)
DS3	15.2	8.0	10.0	/	4.70, 4.20, 6.20 > 5.0	

Sample location/type: Center of channel, grab sample

Water/Creek condition: clear

Activities during sampling: work outside of creek

Disturbances to creek/sampling area: None

UPSTREAM Location

Sample ID	Temp (° C)	pH	D.O. (mg/L)	TSS (mg/L)	Turbidity (NTU)	Notes (weather, flow description, etc.)
US3	15.6	8.1	9.5	/	3.70, 2.70, 3.60 > 3.3	

Sample location/type: Center of channel, grab Sample

Water/Creek condition: clear

Activities during sampling: work outside of creek

Disturbances to creek/sampling area: None

MONITORING NOTES:

DS3: 34.056833, -118.965833

US3: 34.060509, -118.963624

Sampling occured after diversion was removed from the channel

Appendix C

Daily Monitoring Logs

Daily Monitoring Report

Monitor(s): Justin MacMartin **Date:** 2/15/19

Start Time (24 hour): 08:00 **Stop Time (24 hour):** 17:00 **Hours:** 8.0

Weather: Cool, overcast. 50-60° F.

Location (Station Numbers or Lat/Long): Camp Hess Kramer

Summary of Activities: ☒ Monitoring ☐ Pre-construction Survey ☐ Other

Daily Activities in Time – Activity Formant (i.e. 07:00-Arrived at project site):

08:00 - Arrived on site and assessed current conditions with Rincon PM Lindsay Griffin.

10:45 - Crew began work. one excavator removed debris and mud from the area directly adjacent and underneath the first bridge, located ~200ft from the parking lot. Stockpile was placed along canyon wall, roughly 100 ft from the creek.

11:15 - A second ~~member~~ crew member began using a backhoe to trench along where the creek originally flowed in order to redirect it.

16:30 - Worked wrapped up for the day. Biologist conducted final sweep.

17:00 - All depart.

Summary of Project Related Communications:

Work to resume @ 8:00am on Tuesday 2/19.

Special-Status Species Observations:

None.

☒ **COMPLIANCE** ☐ **REMEDIATION ACTION NEEDED** (see Non-Compliance Report)

Monitor: J. MacMartin *Signature*

Environmental Lead: _____ *Signature*

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Daily Monitoring Report

Monitor(s): Justin MacMartin Date: 3/19/19

Start Time (24 hour): 08:00 Stop Time (24 hour): 16:30 Hours: 8.5

Weather: clear, sunny. 4-5 mph wind. 0% cloud cover. 45-65° F.

Location (Station Numbers or Lat/Long): Camp Hess Kramer

Summary of Activities: ☒ Monitoring ☐ Pre-construction Survey ☐ Other

Daily Activities in Time – Activity Formant (i.e. 07:00-Arrived at project site):

08:00 - Arrived on project site and met with maint. superintendent Joe DaCorsi and crew.

08:30 - Conducted clearance sweep of the work area. No sensitive species observed.

08:45 - Crew mobilized and began work. (1) backhoe continued to trench in order to redirect the creek back to it's natural location. (1) excavator continued to remove sediment from underneath first bridge. Biologist consulted with crew throughout the day.

12:30 - United Rentals arrived to service equipment (work done outside creek in parking lot

13:30 - Crew continued re-channeling the creek, using creek material to build new bank

14:45 - Creek successfully diverted, now running along west canyon wall.

16:30 - Conducted final sweep. All report.

Species: AMCR, CALT, BHPA, ANHU, WEST, TUVU, RTHA, DEJU,

Summary of Project Related Communications:

Alerted Joe and crew that stockpiles should be moved as to not flow back into creek during upcoming rain event. Joe called Lindsay directly to discuss. Also, confirmed no work will be done in creek. No monitor required until next week.

Special-Status Species Observations: Reminded Joe to document work/BMP's throughout week.

None

☒ COMPLIANCE ☐ REMEDIATION ACTION NEEDED (see Non-Compliance Report)

Monitor: J. MacMartin Environmental Lead: _____

Signature Signature

Scanned with CamScanner

Daily Monitoring Report

Monitor(s): Danielle Yaconelli **Date:** 2/26/19

Start Time (24 hour): 0800 **Stop Time (24 hour):** 1400 **Hours:** 6.0

Weather: 55 - 59°F, 5 - 10 mph, 100% cloud cover

Location (Station Numbers or Lat/Long): Camp Ltess Kramer

Summary of Activities: ☒ Monitoring ☐ Pre-construction Survey ☐ Other

Daily Activities in Time – Activity Formant (i.e. 07:00-Arrived at project site):

0800 - Met Joe DaCorsi (Camp Ltess superintendent) onsite. Met machine operators and walked the site. Flow observed within Little Sycamore Creek. No Sensitive Species observed.

0900 - Crew mobilized and began to use backhoe to trench in order to redirect the creek. Sediment removed was placed outside of the channel.

1130 - United Rentals onsite to service equipment / inflate tires. Lunch occured during this time

1200 - Backhoe continued to trench to redirect the creek. Turbidity was not elevated in Little Sycamore Creek during the trenching.

1400 - Crews successfully diverted the channel and were to continue to remove sediment from the roads for the remainder of the day. Biologist offsite

BMPs observed: low turbidity in the creek, equipment staged on visqueen/ gravel bag over 100 ft. from the creek, some stockpiles covered in visqueen with gravel bags over, trash removed from site daily

Summary of Project Related Communications:

Ron + Pat - Yerba Buena Water Company; Joe + Katherine (Camp Ltess). Recommended to Joe that stockpiles should be moved or reinforced with boulders / BMPs so sediment does not mobilize into creek during the rain event.

Special-Status Species Observations: None

Also recommended for straw wattles / clean sand or gravel bags to be onsite for turbidity.

☒ **COMPLIANCE** ☐ **REMEDIATION ACTION NEEDED** (see Non-Compliance Report)

Monitor: _____ Environmental Lead: _____

Signature *Signature*

Daily Monitoring Report

Monitor(s): Danielle Yaconelli **Date:** 3/5/19

Start Time (24 hour): 0800 **Stop Time (24 hour):** 10:00 **Hours:** 2.0

Weather: 48-54°F, 90% cloud cover, 0-5 mph

Location (Station Numbers or Lat/Long): Camp Hess Kramer

Summary of Activities: ☒ Monitoring ☐ Pre-construction Survey ☐ Other

Daily Activities in Time – Activity Formant (i.e. 07:00-Arrived at project site):

0800 – Met Joe Da Corsi onsite. Spoke about plan for the day (working on BMPs around stockpiles (staged equipment), ~~[illegible]~~ forecasted rain (@ 1400 today), and the schedule for the following week. More contractors and environmental consultants will be onsite next week to remove sediment from the creek, sort material, and place sorted boulders along the berms lining the creek.

0845 – Walked site and documented changes from previous visit. Observed creek was upwelling onto road and discharging into the river. Also observed the creek flowing over the road as sheet flow. Spoke with Lindsay regarding the river flowing within the road, ~~[illegible]~~

1000 – Bio. offsite

1015 – Called Joe and discussed the water that was flowing in the road. ~~[illegible]~~ Suggested to him to have us onsite to monitor equipment driving through the water any more than 2x per day. Suggested to him to stage all equipment in the paved areas with visqueen + wattles to capture any leaked materials. He agreed.

Summary of Project Related Communications:

Spoke with Joe about future work planned, BMPs, and scheduling. Spoke with Lindsay about water in the road + how to proceed.

Special-Status Species Observations:

None

☒ **COMPLIANCE** ☐ **REMEDIATION ACTION NEEDED** (see Non-Compliance Report)

Monitor: [signature] Environmental Lead: ______________

Signature Signature

Daily Monitoring Report (Cont.)

Monitor(s): Danielle Yacanelli **Date:** 3/5/19

Daily Activities (Cont.): BMPs observed onsite:

- wattled all stockpiled material that wasn't considered a berm
- visqueen ~~fence~~ + gravel bags over all stockpiled material that wasn't a berm
- visqueen under staged equipment
- no leaking equipment observed
- no trash observed around site

Daily Monitoring Report

Monitor(s): Kipp Marzullo **Date:** March 18, 2019

Start Time (24 hour): 700 **Stop Time (24 hour):** 1615 **Hours:** 9.25

Weather: Clear skies, good visibility, 4-7mph winds 60-70F

Location (Station Numbers or Lat/Long): Ex. Bridge #1 and Ex. Bridge #2

Summary of Activities: X **Monitoring** ☐ **Pre-construction Survey** ☐ **Other**

Daily Activities in Time – Activity Formant (i.e. 07:00-Arrived at project site):

0630 Arrived at project site
0700 Met Joe DaCorsi and crew
0700-1600 Monitoring removal of debris from beneath Ex. Bridge #1 and Ex. Bridge #2
1600 Conducted final sweep of work areas
1615 Departed site for the day

Summary of Project Related Communications:

Special-Status Species Observations:

☐ **COMPLIANCE** ☐ **REMEDIATION ACTION NEEDED** (see Non-Compliance Report)

Monitor: Kipp Marzullo *Signature* Environmental Lead: _____ *Signature*

Daily Monitoring Report

Monitor(s): Kipp Marzullo **Date:** March 19, 2019

Start Time (24 hour): 700 **Stop Time (24 hour):** 1615 **Hours:** 9.25

Weather: Cloudy skies, fair visibility 3-10 mph winds 60F

Location (Station Numbers or Lat/Long): Ex. Bridge #1 and Ex. Bridge #2

Summary of Activities: X **Monitoring** ☐ **Pre-construction Survey** ☐ **Other** _____

Daily Activities in Time – Activity Formant (i.e. 07:00-Arrived at project site):

0630 Arrived at project site
0700 Met Joe DaCorsi and crew
0700-1600 Monitoring removal of debris from beneath Ex. Bridge #1 and Ex. Bridge #2
1600 Conducted final sweep of work areas
1615 Departed site for the day

Summary of Project Related Communications:

Special-Status Species Observations:

☐ **COMPLIANCE** ☐ **REMEDIATION ACTION NEEDED** (see Non-Compliance Report)

Monitor: Kipp Marzullo *Signature* Environmental Lead: _____ *Signature*

Daily Monitoring Report

Monitor(s): Danielle Yacoucci **Date:** 3/29/19

Start Time (24 hour): 0800 **Stop Time (24 hour):** 0900 **Hours:** 1

Weather: 60°F, 0% cloud cover, 0-3 mph

Location (Station Numbers or Lat/Long): @ Camp Hess Kramer

Summary of Activities: ☒ Monitoring ☐ Pre-construction Survey ☐ Other Monitored during sediment removal outside of Sycamore Creek

Daily Activities in Time – Activity Formant (i.e. 07:00-Arrived at project site):

0800 – Arrived onsite. Spoke with Oscar. He told me Joe would be out until Tuesday, 4/2, and Kristen Culver was directing crews at this time. The diversion may be going in 4/1 or 4/2, and the contractors installing the diversion would not be onsite until 4/1. Monitor explained to Oscar that the amendment to the RGP 63 did not authorize work in water, and also authorized an in-stream diversion to be in place. Oscar ensured no work in water would occur onsite, and the crew would be moving sediment out of water onto the banks.

0830 – Kristen Culver arrived onsite. Monitor reiterated the authorization of the diversion, and restated per the RGP 63 amendment no work in water within Sycamore Creek should occur. She clarified the diversion contractors would be onsite on Monday. Monitor explained that water quality sampling was required prior and post to water diversion install / deconstruction, and the water diversion should be entirely deconstructed prior to a rain event that may "blow out" the system. Monitor pointed out these sections in the amended

Summary of Project Related Communications:

Spoke with Oscar, Kristen Culver, and Lindsay Griffin.

Special-Status Species Observations:

None

☒ **COMPLIANCE** ☐ **REMEDIATION ACTION NEEDED** (see Non-Compliance Report)

Monitor: _____ Environmental Lead: _____

Signature *Signature*

Daily Monitoring Report (Cont.)

Monitor(s): Danielle Yaconelli **Date:** 3/29/19

Daily Activities (Cont.): permit, and left the permit onsite with Kristen.
0900- Monitor offsite.

Daily Monitoring Report

Monitor(s): Danielle Yaconelli **Date:** 4/1/19

Start Time (24 hour): 0800 **Stop Time (24 hour):** 1530 **Hours:** 7.5

Weather: 67°F, 100% cloud cover, 0-3 mph

Location (Station Numbers or Lat/Long): Camp Hess Kramer

Summary of Activities: ☒ Monitoring ☐ Pre-construction Survey ☐ Other Construction of Diversion #1

Daily Activities in Time – Activity Formant (i.e. 07:00-Arrived at project site):

0800 - Spoke with Oscar on the site. He led me to the contractors (LDI) to be constructing the diversion. Martin (foreman, LDI) explained they would be using super sacks (2 high) on the upstream end of the diversion with 500 ft. of flex pipe running downstream. He stated only clean sand would be used in the super sacks and they would be sealed to ensure no fill would enter the creek.

0820 - Monitor conducted water quality sampling ~15 ft. US/DS of the proposed diversion (DO, temperature, turbidity, pH) and logged it in a separate field sheet. Also conducted sweep of creek - no species observed.

0845 - Amy (LDI PM) arrived onsite & spoke to the monitor. Confirmed all previous information about diversion. Amy left the site.

1000 - Clean sand delivered to the paved staging area. Contractors began filling super sacks with clean sand and staging them next to the diversion area.

1200 - 1230 - Lunch.

1230 - Contractors continued to fill super sacks with sand and drive them to the diversion area.

Summary of Project Related Communications:

Spoke with Amy & Martin (LDI), Kristen & Oscar (Camp Hess Kramer)

Special-Status Species Observations:

None

☒ **COMPLIANCE** ☐ **REMEDIATION ACTION NEEDED** (see Non-Compliance Report)

Monitor: _____ Environmental Lead: _____

Signature *Signature*

Daily Monitoring Report (Cont.)

Monitor(s): Danielle Yaconelli **Date:** 4/1/19

Daily Activities (Cont.): 1400 - Contractors staged corrugated pipe adjacent to the creek. Also began clearing gravel from concrete pad where the upstream portion of the diversion ~~#1~~ is proposed. All work within creek was done with shovels / hand tools.
1550 - Contractors finished up for the day - bio offsite.

Daily Monitoring Report

Monitor(s): Danielle Yaconelli **Date:** 4/2/19

Start Time (24 hour): 0700 **Stop Time (24 hour):** 1530 **Hours:** 8.5

Weather: 50% cloud cover, 5-10 mph, 58°F

Location (Station Numbers or Lat/Long): Camp Hess Kramer

Summary of Activities: ☒ Monitoring ☐ Pre-construction Survey ☐ Other Diversion Installation

Daily Activities in Time – Activity Formant (i.e. 07:00-Arrived at project site):

0700 - Arrived onsite. Swept the site for biological activity. None observed. Spoke with Joe about diversion plan, length, logistics. Updated him on the RGP63 amendment - how equipment should not work in water, if pumping is occuring it cannot be downstream, equipment should be staged in the parking lot, diversion should be water-tight, bio. monitor should be onsite during diversion construction, demolition, and to conduct water quality sampling.

Crews began to work on water diversion. Sand bags (filled with clean sand), 10mm visqueen, and super sacks (filled with clean sand), and flex pipe was used to create the upstream diversion wall. No turbidity plumes were observed downstream.

1100 - Lunch

1115 - Monitor observed Corvid nest (potentially active) above parking lot. Alerted Joe to the nest.

1145 - Crews continued to work on diversion. Excavator and backhoe worked outside of active channel and removed debris. Groundwater was percolating out of

Summary of Project Related Communications:

Spoke with contractors, Joe, and Lindsay.

Special-Status Species Observations:

None.

☒ **COMPLIANCE** ☐ **REMEDIATION ACTION NEEDED** (see Non-Compliance Report)

Monitor: _____ Environmental Lead: _____

Signature *Signature*

Daily Monitoring Report (Cont.)

Monitor(s): Danielle Yaconeni **Date:** 4/2/19

Daily Activities (Cont.): the ground outside of active channel, so contractor began pumping water out of the working area and watered the road with it. Pumped ground water did not touch surface water.
Monitor suggested to Joe that a DS coffer dam be installed to capture any surface water that may leak within active channel.
Contractor bermed the ground water that was exposed so that it would not flow downstream.
1530 - Monitor offsite.

Daily Monitoring Report

Monitor(s): Danielle Yacoveni **Date:** 4/3/19

Start Time (24 hour): 0700 **Stop Time (24 hour):** 0830 **Hours:** 1.5

Weather: 100% cloud cover, 0 mph, 65°F

Location (Station Numbers or Lat/Long): Camp Hess Kramer

Summary of Activities: ☒ Monitoring ☐ Pre-construction Survey ☐ Other Monitor diversion

Daily Activities in Time – Activity Formant (i.e. 07:00-Arrived at project site):

0700 - Monitor onsite. Corvid still in nest. No materials within 20 ft. of the nest. Walked to diversion and observed it was water tight. Conducted biological sweep of the working area. No biological activity observed.

0815 - Spoke with Joe on the phone. Reiterated importance of keeping surface water and groundwater separated. Contractor will berm any pools that form and pump groundwater as needed. Refueling will occur 100ft from the channel. Pump engines will be placed in a secondary containment with spill cloth available as needed. Also reiterated importance of a 20 ft buffer from the active corvid's nest. Observed visqueen under all staged equipment with wattles around it. Joe assured me he would let me know when the deconstruction of the diversion is scheduled to occur.

0830 - Biologist offsite.

Summary of Project Related Communications:

Spoke with Joe regarding surface water / ground water, the active nest onsite, staging of equipment.

Special-Status Species Observations:

None

☒ **COMPLIANCE** ☐ **REMEDIATION ACTION NEEDED** (see Non-Compliance Report)

Monitor: _____ Environmental Lead: _____

Signature *Signature*

Daily Monitoring Report

Monitor(s): Danielle Yacuzzi **Date:** 4/8/19

Start Time (24 hour): 0700 **Stop Time (24 hour):** 1530 **Hours:** 8.5

Weather: 100-25% cloud cover, 67°F, 0-5mph

Location (Station Numbers or Lat/Long): Camp Hess Kramer

Summary of Activities: ☒ Monitoring ☐ Pre-construction Survey ☐ Other Diversion 1 removal, diversion 2 installation

Daily Activities in Time – Activity Formant (i.e. 07:00-Arrived at project site):

0700 - Biologist arrived onsite and spoke with Martin (contractor) about the 2nd diversion plan. Recommended no motorized equipment touch the water, and hand tools when working in water. Also recommended to install straw wattle downstream of work area to reduce turbidity. Swept the site for biological activity.

0800 - Began removing diversion #1. Biologist conducted water quality sampling upstream and downstream of diversion #2 location. Sand bags, burlap, and flex pipe from before also used in diversion #2. Straw wattle installed downstream of the diversion. Contractor began assembling upstream dam and it was water tight. Contractors began connecting flex pipe downstream of upstream dam.

1100 - Lunch

1130 - Excavator continued to work outside of the active channel, not touching creek. Some turbidity observed due to the channel reforming within the first diverted area. Contractors continued to work on diversion #2. Corvid nest still observed to be active. Observed corvids flying in and out of the nest. Contractors continued to construct diversion #2. No turbidity plumes observed.

Summary of Project Related Communications:

Spoke with contractors, Joe, Amy (Landscape Dev.)

Special-Status Species Observations:

None

☒ **COMPLIANCE** ☐ **REMEDIATION ACTION NEEDED** (see Non-Compliance Report)

Monitor: _____ Environmental Lead: _____

Signature Signature

Daily Monitoring Report (Cont.)

Monitor(s): Danielle Vaconelli **Date:** 4/8/19

Daily Activities (Cont.):

1500 - Contractors began cleaning up all material in the creek.
1530 - Monitor offsite for the day.

Daily Monitoring Report

Monitor(s): Danielle Yaconelli **Date:** 4/9/19

Start Time (24 hour): 0700 **Stop Time (24 hour):** 1430 **Hours:** 7.5

Weather: 100% cloud cover, 10-15 mph, 60-70°F

Location (Station Numbers or Lat/Long): Camp Hess Kramer

Summary of Activities: ☒ Monitoring ☐ Pre-construction Survey ☐ Other Diversion #2 Installation

Daily Activities in Time – Activity Formant (i.e. 07:00-Arrived at project site):

0700- Biologist onsite. Conducted sweep of active project area. No species observed. Contractor continued to construct diversion #2. 2 more straw wattle berms created downstream of project activity to reduce turbidity. Continued to remove flex pipe from diversion #1.

1015 - All components from diversion #1 removed from channel. Monitor conducted post-diversion water quality sampling for diversion #1. Contractors continued to install diversion #2. Abatement consultants arrived onsite to look at burned buildings.

1100- Lunch

1130 - Contractors continued to construct diversion #2. Excavator continued to work outside of the active channel, not touching the creek. Corvid nest still observed to be active. No turbidity plumes observed. Monitor observed a pair of house finches building a nest in one of the abandoned buildings next to the staging area. Contractors + monitor confirmed no chicks or eggs were in the nest, then removed the nest from the building. Diversion 2 observed to be complete and water tight. Contractor agreed to continue to pump

Summary of Project Related Communications:

Spoke with Joe + contractors regarding pumping ground water, covering stockpiles and nesting birds.

Special-Status Species Observations:

None.

☒ **COMPLIANCE** ☐ **REMEDIATION ACTION NEEDED** (see Non-Compliance Report)

Monitor: _____ Environmental Lead: _____

Signature *Signature*

Daily Monitoring Report (Cont.)

Monitor(s): Danielle Yaconelli **Date:** 4/9/19

Daily Activities (Cont.): all groundwater that is come across out of the creek.
1430 – Biologist offsite.

Daily Monitoring Report

Monitor(s): Justin MacMartin **Date:** 4/15/19

Start Time (24 hour): ~~0700~~ 0715 **Stop Time (24 hour):** 0830 **Hours:** 1.25

Weather: 50% cloud cover. 1-3 mph wind. 55-65°F

Location (Station Numbers or Lat/Long): Camp Mess Kramer

Summary of Activities: ☒ Monitoring ☐ Pre-construction Survey ☐ Other water sampling training

Daily Activities in Time – Activity Formant (i.e. 07:00-Arrived at project site):

0715 - Biologists Justin and Danielle on site. Walked site and observed all BMPs in place and working.

0730 - Water quality sampling training.

0815 - Received word from Oscar that the diversion installation crew will not be on site today. Called Joe to confirm.

0830 - Biologists off site.

Summary of Project Related Communications:

Confirmed tomorrow's work w/ Joe.

Special-Status Species Observations:

None

☒ **COMPLIANCE** ☐ **REMEDIATION ACTION NEEDED** (see Non-Compliance Report)

Monitor: J. MacMartin *Signature* Environmental Lead: _____ *Signature*

Scanned with CamScanner

Daily Monitoring Report

Monitor(s): Justin MacMartin **Date:** 4/16/19

Start Time (24 hour): 07:00 **Stop Time (24 hour):** 15:00 **Hours:** 8.0

Weather: 100% cloud cover. 1-2 mph wind. 55-60° F.

Location (Station Numbers or Lat/Long): Camp Hess Kramer

Summary of Activities: ☒ Monitoring ☐ Pre-construction Survey ☐ Other Diversion #2 removal. Diversion #3 installation

Daily Activities in Time – Activity Formant (i.e. 07:00-Arrived at project site):

07:00 - Arrived on site and conducted clearance sweep. No sensitive species observed.

07:05 - was informed of an unintentional water discharge that occurred while biologists were offsite yesterday (4/15) at around 11:00. Crew (unrelated to this project) working on Yerba Buena Rd ruptured a water pipe resulting in heavy water flowing into this project site and creek for ~ 2 hrs. Occurred ~ 500 ft. upstream of 3rd bridge on the E side of creek. Water sampling showed no increase in turbidity as of this morning. Creek area is muddy overall.

07:15 - Conducted water quality test DS of 3rd diversion. ~15ft.

08:00 - Monitored while crew simultaneously removed diversion #2 while installing #3. Sand bags, visqueen, and flex pipe reused from diversion #2. No equipment entered flowing water.

11:15 - Conducted water quality test post-construction of diversion #2, ~15 ft upstream.

13:30 - Continued monitoring while crew installed flex pipe downstream of diversion #3

Summary of Project Related Communications:

Was informed of yesterday's unintentional water discharge.

Special-Status Species Observations:

None

☒ **COMPLIANCE** ☐ **REMEDIATION ACTION NEEDED** (see Non-Compliance Report)

Monitor: J. macmartin *Signature* Environmental Lead: _____ *Signature*

Scanned with CamScanner

Daily Monitoring Report (Cont.)

Monitor(s): Justin MacMartin **Date:** 4/16/19

Daily Activities (Cont.):

14:30 - Reminded Joe of 20' corvid nest buffer. Vehicle was temporarily parked next to tree w/ nest.

14:45 - Crew began cleaning up. conducted final sweep

15:00 - Departed

Scanned with CamScanner

Daily Monitoring Report

Monitor(s): Justin MacMartin **Date:** 4/17/19

Start Time (24 hour): 07:00 **Stop Time (24 hour):** 15:00 **Hours:** 8.0

Weather: clear, good visability, 0 wind, 68°C

Location (Station Numbers or Lat/Long): Camp Hess Kramer

Summary of Activities: ☒ Monitoring ☐ Pre-construction Survey ☐ Other

Diversion #3 installation

Daily Activities In Time – Activity Formant (i.e. 07:00-Arrived at project site):

07:00 - Arrived on site and conducted clearance sweep.

07:15 - Performed water quality test on DS portion of diversion #3 post construction.

08:30 - Monitored while crew finished connecting flex pipe for diversion #3. No work was done in the water with equipment other than hand tools.

11:00 - Spotted House wren building nest in sycamore tree on W bank of creek across from amphitheater. 20-35' high. Alerted crew.

13:15 - Informed Joe of potentially active nest.

14:00 - Crew finished installing flex pipe for diversion #3, cleaned up all materials, and began demobilizing.

14:30 - used extention ladder to check nest status of House wren. Nest not active. Nest removed. GPS: (34.057723, -118.9655993)

14:45 - conducted final sweep.

15:00 - Departed site.

Summary of Project Related Communications:

Informed Joe about potentially active House wren nest.

Special-Status Species Observations:

[redacted] None

☒ **COMPLIANCE** ☐ **REMEDIATION ACTION NEEDED** (see Non-Compliance Report)

Monitor: J. MacMartin *Signature* Environmental Lead: _____ *Signature*

Scanned with CamScanner

Daily Monitoring Report

Monitor(s): Danielle Yaconemi **Date:** 4/24/19

Start Time (24 hour): 0700 **Stop Time (24 hour):** 1215 **Hours:**

Weather: 57-65°F, 100% cloud cover, 0-3 mph

Location (Station Numbers or Lat/Long): Camp Hess Kramer

Summary of Activities: ☒ Monitoring ☐ Pre-construction Survey ☐ Other Deconstructing Diversion #3

Daily Activities in Time -- Activity Formant (i.e. 07:00-Arrived at project site):

0700 - Biologist arrived onsite. Conducted sweep of working area. Observed confirmed active house finch nest within a tractor staged in the staging area. Immediately called Joe to recommend a 30-40 ft buffer around the nest, excluding the access road, because the individuals are tolerant of the road already. Recommended the tractor not be moved, and a fence be placed around the buffer area so it is clear, and noone works within that zone. Spoke with Lindsay to confirm. Contractors began deconstructing the diversion. Corvid nest confirmed inactive and fledglings have left the nest. Construction tape was placed at the buffer so no individuals will walk in or out of the buffer zone. Reminded Joe that all materials should be staged within the staging area, outside the buffer.

1030 - lunch

1100 - continued deconstructing the diversion

1215 - Kipp, the other bio monitor, arrived onsite. Initial bio monitor left the site.

Summary of Project Related Communications:

Spoke with Joe regarding the nest buffer, what is approved through the Emergency permit, and how equipment should be staged in staging area.

Special-Status Species Observations:

None

☒ **COMPLIANCE** ☐ **REMEDIATION ACTION NEEDED** (see Non-Compliance Report)

Monitor: _____ Environmental Lead: _____

Signature Signature

Daily Monitoring Report

Monitor(s): Kyp Marzullo **Date:** Apr 24, 2019

Start Time (24 hour): 1130 **Stop Time (24 hour):** 1530 **Hours:** 4

Weather: 65 F Clear sky wind 4-7mph.

Location (Station Numbers or Lat/Long): Camp Hess Kramer.

Summary of Activities: ☒ Monitoring ☐ Pre-construction Survey ☐ Other

Daily Activities in Time – Activity Formant (i.e. 07:00-Arrived at project site):

1130 Arrived on site and recieved debriefing from Danielle Yaconelli

1242 observed male house finch visit previously discovered nest in front end loader

1200-1515 observed crew removing diversion pipe sections from creek by hand.

1515 conducted sweep of work area and reminded workers from Sanchez TO stage mini excavator on BMP containment.

1530 departed site.

Summary of Project Related Communications:

Communicated with work crews to ensure compliance with permits.

Special-Status Species Observations:

none

☒ **COMPLIANCE** ☐ **REMEDIATION ACTION NEEDED** (see Non-Compliance Report)

Monitor: _____ Environmental Lead: _____

Signature *Signature*

Daily Monitoring Report

Monitor(s): Danielle Vaconelli **Date:** 4/25/19

Start Time (24 hour): 0700 **Stop Time (24 hour):** 0845 **Hours:** 1.75

Weather: 56°F, 100% cloud cover, 0mph

Location (Station Numbers or Lat/Long): Camp Hess Kramer

Summary of Activities: ☒ Monitoring ☐ Pre-construction Survey ☐ Other Diversion #3
water quality sampling, nest monitoring

Daily Activities in Time – Activity Formant (i.e. 07:00-Arrived at project site):
0700- Biologist arrived on the site. Observed an active cliff swallow nest above double doors near entrance – approximately 20 ft. from the ground. Spoke with Joe and suggested he use another door as feasible, and to be careful about vibrations of closing doors/ other activities in the area. Also suggested to keep main building door closed to ensure individuals do not enter the building.
0745- Biologist conducted water quality sampling upstream and downstream of diversion #3 because all material has been removed from the creek. No water quality issues observed. Contractors continued to work outside of creek to remove sediment from bank area and place on the stockpile.
0830- Called Joe and suggested BMPs around the stockpile, to remove all construction material from road and place in staging area, and to schedule with Rincon if creek work within the creek (i.e. a diversion is to be installed) should continue. Alerted him of twice weekly spot checks of the site.
0845- Biologist off-site

Summary of Project Related Communications:
Spoke with Joe to ensure compliance with permits / alert him of new nesting bird onsite.

Special-Status Species Observations:
None

☒ **COMPLIANCE** ☐ **REMEDIATION ACTION NEEDED** (see Non-Compliance Report)

Monitor: _____ Environmental Lead: _____
Signature *Signature*

Woolsey Fire Emergency Response Proposed Bank Stabilization Project

Conceptual Restoration Plan

prepared for

Wilshire Boulevard Temple Camps—Camp Hess Kramer and Gindling Hilltop Camp
3663 Wilshire Boulevard
Los Angeles, California 90010

prepared by

Rincon Consultants, Inc.
209 East Victoria Street
Santa Barbara, California 93101

April 2020

RINCON CONSULTANTS, INC.
Environmental Scientists | Planners | Engineers
rinconconsultants.com

County of Ventura
Planning Director Hearing
PL19-0005
Exhibit 4 - Preliminary Restoration Plan for Camp Hess Kramer, dated April 2020

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1 Introduction

This Conceptual Restoration Plan (CRP) has been prepared to guide restoration efforts for work areas subject to the jurisdictions of the County of Ventura (County), California Department of Fish and Wildlife (CDFW), United States Army Corps of Engineers (USACE), and Regional Water Quality Control Board (RWQCB) for the Wilshire Boulevard Temple Camps—Camp Hess Kramer and Gindling Hilltop Camp (Camp) Woolsey Fire Emergency Response Debris Removal and Proposed Bank Stabilization Project (Project) at the Camp within unincorporated Ventura County, California. Rincon understands the CRP is required to support the California Environmental Quality Act (CEQA) Class 33 Categorical Exemption (Small Habitat Restoration Projects, Section 15333), as well as associated jurisdictional agency permits.

The Woolsey Fire and subsequent heavy rains between December 2018 and March 2019 caused debris flows to occur in and adjacent to Little Sycamore Canyon Creek (creek). The creek flows through Camp Hess Kramer property and carried debris and mud through and onto the property after the rain events that occurred during the 2018-2019 season. An emergency project involving mud and debris removal from the property was conducted to restore creek capacity and protect existing infrastructure. Emergency project activities commenced on February 15, 2019 and were completed by April 30, 2019.

This work was performed via Emergency Permits (discussed further in Section 3.2) and a Final Completion Report was prepared by Rincon Consultants Inc. (Rincon 2019) and distributed to the jurisdictional agencies pursuant to permit requirements on June 20, 2019.

Per agency permit requirements, the emergency work performed was the “minimum amount necessary” to alleviate the immediate threat. After the emergency project was complete however, several creek banks were identified as needing additional stabilization to control erosion of the banks and potential undermining of existing Camp infrastructure through the subsequent winters and until the Camp’s comprehensive rebuild project could be entitled and completed.

The proposed Project activities will result in bank-stabilization to Little Sycamore Canyon Creek in the form of bank reconstruction and reinforcement to weakened bank sites. The Project is critical for current and future channel stability and will restore creek function and habitat, as well as protect the surrounding habitat from further destruction. The Project will also protect existing infrastructure (i.e., a retaining wall and the private, Camp Road) and limit the potential for future channel incision and significant bank erosion, along with associated sediment delivery.

The Project includes three bank stabilization locations. Creek stabilization includes reinforcing the bank with rock or existing soil compaction, topping the location with native fill from Camp property, and revegetating the banks. Restoration in the form of direct seeding and container planting will occur at the stabilized sites and is a component of the proposed Project activities.

The purpose of this CRP is to document the current conditions of the restoration site, and describe the implementation plan, planting specifications, maintenance activities, monitoring methods, success criteria, and reporting program required to facilitate a successful on-site restoration program and to comply with agency restoration requirements.

2 Responsible Party

All funding for planning, implementation, maintenance, and monitoring of this restoration and monitoring program shall be the responsibility of the Wilshire Boulevard Temple Camps—Camp Hess Kramer and Gindling Hilltop Camp (Responsible Party). The Responsible Party also retains the legal responsibility for implementing and monitoring the restoration on-site as described in this plan and shall be responsible for meeting the conditions of the agency permits to obtain final approval of the restoration by the County of Ventura and applicable agencies.

The contact information for the Responsible Party is as follows:

Doug Lynn
Camp Director
Wilshire Boulevard Temple Camps—Camp Hess Kramer and Gindling Hilltop Camp
3663 Wilshire Boulevard
Los Angeles, California 90010
Via email: doug@wbtcamps.org

3 Project Information

3.1 Project Location

The proposed Project is located at 11495 Pacific Coast Highway in unincorporated Ventura County, California (Figure 1). All proposed Project components are located within the United States Geological Survey (USGS) *Triunfo Pass, California* 7.5-minute topographic quadrangle (USGS 2019). The proposed Project is located north of California State Route 1 (SR-1), and west of Yerba Buena Road. The entirety of the Project site is within the Coastal Zone.

Little Sycamore Canyon Creek is a natural-bottomed creek that enters Camp from the north and runs south through the Middle and Lower Camp areas. A private road runs through the Camp (north to south) and crosses the creek multiple times via a number of existing bridge crossings.

The Project footprint includes all creek banks that are expected to be affected by construction of the proposed Project. In addition, a staging area will be located in an unvegetated, previously disturbed site that is located outside the creek (i.e., within a pre-existing, paved parking lot). There are three locations where restoration activities will occur, coinciding with three bank stabilization areas. The downstream Restoration Area is situated at (34.056914, -118.965810) (WGS-84 datum) and is referred to as Restoration Area 1, the middle area is located at (34.058225, -118.965669) and is referred to as Restoration Area 2, and the upstream Restoration Area is situated at (34.059822, -118.965076) and is referred to as Restoration Area 3 (described further in Section 4). All Restoration Areas are located within the Little Sycamore Canyon Creek corridor.

3.2 Project History and Need

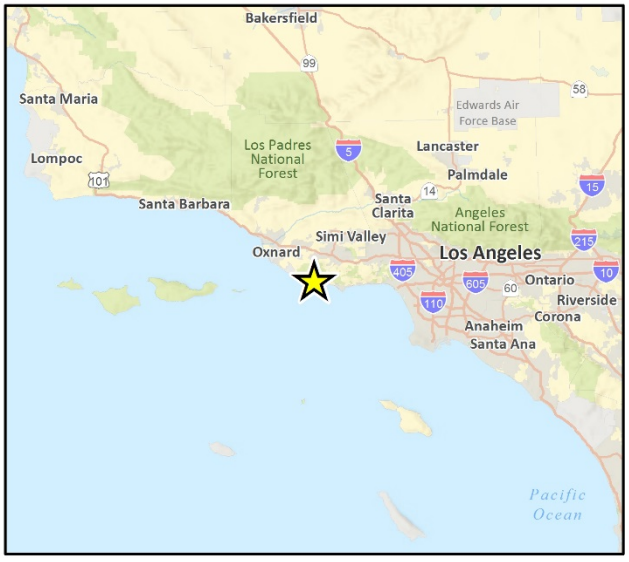
The Woolsey Fire began on November 8, 2018 and burned approximately 97 acres of land in Los Angeles and Ventura Counties before it was contained. The fire burned the property on and around the Camp, including approximately 85% of all structures that were on the site. During the 2018-2019 rain year following the fire, high intensity rain storms occurred and caused mudslides and debris flows throughout the Little Sycamore Canyon Creek watershed (high intensity storms occurred on November 29, 2018, December 6, 2018, January 7, 2019, January 7 through 17, 2019, January 31 through February 4, 2019, February 12 through 14, February 26 through 27, and March 3-6, 2019). The flooding of this creek caused significant damage to Camp property and the environment. Much of the bed, bank, and channel within the creek was altered substantially as a result of the debris flows. Fire-debris inundated the creek and raised the bed significantly from pre-fire levels. The raised creek bed caused the adjacent property, including the private road, parking lot, and remaining buildings, to be flooded with mudflow. The erosion caused to the creek was undermining existing paved parking areas and roads on Camp property. Fire-debris removal was necessary to control the erosion and undermining of existing infrastructure by stabilizing the banks of Little Sycamore Canyon Creek. The Emergency Debris Removal Project (Emergency Project) involved removing mud and debris from Camp property following debris-flow events that occurred with each rainstorm.

Figure 1 Regional Location of Project Site

Imagery provided by Esri and its licensors © 2019.

Project Location

N



The following permits were attained for the Emergency Project:

- Emergency Coastal Development Permit (Case No. PL19-0005), issued by Ventura County Planning Division
- Regional General Permit (RGP) Number 63 (File No. SPL-2018-00038-CLH) (amended on March 28, 2019), issued by the U.S. Army Corps of Engineers (USACE)

Removal was necessary in order to restore creek capacity and protect existing infrastructure. Construction activities commenced on February 15, 2019. All Emergency Project activities were completed by April 30, 2019. No vegetation or tree removal was conducted during the Emergency Project. Emergency Project activities were monitored by Rincon biologists and a Final Completion Report (Rincon 2019) was prepared and distributed to the jurisdictional agencies pursuant to permit requirements.

After the Emergency Project was complete, the functionality of the creek banks was assessed, and several locations were determined to be vulnerable from the natural disasters that occurred. As is, the channel is susceptible to future incision and significant bank erosion along with sediment delivery that may occur with future rain events. Further erosion would decrease the functionality and health of the creek.

Heavy sediment loads due to significant bank erosion may cause creek bed sediment (e.g., gravels, cobbles, and boulders) to be covered by fine materials. This may inundate aquatic species rearing and spawning habitat or bury gravel substrates needed by aquatic insects. Bank erosion and heavy loads of sediment traveling downstream may also cause inundation and flooding adjacent to the creek. Large sediment loads being deposited adjacent to the creek can smother and kill vegetation along the banks. Vegetated banks would benefit the creek significantly. Vegetation decreases the velocity of flood and runoff waters, catches and settles out debris particles prior to reaching the stream channel, releases water slowly back into the stream channel by percolating subsurface, causes greater bank stability, and creates shaded habitat for various aquatic species.

3.3 Project Description

Bank stabilization and restoration is proposed to occur in three areas critical to protect existing vulnerable bank locations. These three areas are above and below existing bridges (Restoration Area 1 and 2) and in a significant bend in the channel (Restoration Area 3), occurring at the end of an existing rock retaining wall which supports the roadway (Figure 2). The existing retaining wall at Restoration Area 3 does not extend a sufficient distance downstream to protect the full extent of the bank at the outside bend of the creek. As a result, this section of creek bank is experiencing significant erosion and ongoing risk for failure. As constructed, the wall creates a vulnerable point in the bank-line which is susceptible to scour and erosion as water flows along the wall and straight into the bank.

There are two proposed stabilization methods for Restoration Areas 1, 2 and 3. The first method is proposed for a portion of all Restoration Areas and consists of excavating soil of the now existing creek bank, compacting the subgrade, placement of filter fabric and rock, then topped with native soil stockpiled on site, installing vegetation and a double-layer erosion control fabric. The second method is proposed for Restoration Areas 2 and 3 and consists of compacting existing soil, placement of filter fabric and rock, adding additional native fill soil, then installing vegetation and double layer erosion control fabric (Attachment A Project Plans). The third method occurs in Restoration Area 3 and includes grade control structures, cut-off trenches, and a storm drain outlet

feature which will contribute to the bank stabilization efforts. The grade control structure will limit the scour to the bottom of the creek. The storm drain outlet feature will control the entry point of one of the contributing drainage courses from Yerba Buena into the creek, thereby limiting potential erosion along its path. The cut off trenches will act as a back-stop feature protecting the road should erosion of the bank occur during a major storm or flood/debris flow event.

The proposed grade control structures are located at two locations within the creek that were determined critical for current and future channel stability due to the need to protect existing infrastructure (Restoration Area 3) and limit the potential for future channel incision and significant bank erosion along with associated sediment delivery. The grade control structures consist of a mix of rock materials (native and imported) installed to control the profile as well as help to manage the potential for lateral adjustment of the channel. The grade control structures will be keyed into the adjacent banks to prevent potential flanking. In addition, the structures will be integrated with stable native substrate to prevent future channel incision. The structure geometries incorporate and are anticipated to support natural site-scale geomorphic processes including sediment transport, temporal deposition, and erosion of sediments and channel complexity.

Cut-off trenches, integral to the bank stabilization and grade control structures, are proposed to support the overall strategy for channel and bank stabilization adjacent to Restoration Area 3. The purpose of the cut-off trenches is to limit the potential for creek flows to flank the grade control structures and potentially undermine the bank stabilization measures and Restoration Areas. The cut-off trenches are filled with a mix of larger rock materials that will be limit the potential for the creek to move laterally within the overall corridor. By limiting the lateral extents of the potential creek flows, the cut-off trenches and grade control structures help to stabilize existing banks and sediment on the site.

Figure 2 Restoration Areas

Imagery provided by Microsoft Bing and its licensors © 2020.

After the bank stabilization portion of the project is complete (i.e., excavating soil; compacting subgrade; installation of filter fabric, rock, and native soil), the restoration components will be installed. This will include preparing each Restoration Area with the methods described in Section 4.2. After, seeds will be installed by hand as described in Section 4.5. Once the seeds are installed in each Restoration Area, a double layer of erosion control fabric (i.e., jute netting) will be installed on top of the seed/soil layer to prevent erosion at the site. Once the erosion control fabric is in place, the container plant installation shall occur as described in Section 4.5.

The proposed Project will result in the restoration of 0.09 acre of riparian habitat along the creek. Planning and implementation of restoration efforts will maintain compliance with the Ventura County Coastal Area and Coastal Zoning Ordinance.

Total area of creek bank proposed for bank stabilization and subsequent habitat restoration is approximately 4,170 square feet or 0.09 acre. The acreage of each Restoration Area is proposed as follows:

- Restoration Area 1: 1180 square feet / 0.02 acre/ 167 linear feet
- Restoration Area 2: 1,890 square feet / 0.04 acre/ 146 linear feet
- Restoration Area 3: 1,100 square feet / 0.03 acre / 80 linear feet

Restoration in the form of installing direct seeds and container plants is included in the proposed Project as a long-term bank stabilization method as well as a benefit to the creek and surrounding habitat. Restoration will assist to reestablish native vegetation to pre-fire conditions.

3.4 Environmental Setting

The Project is located within the southeast region of Ventura County, within Little Sycamore Canyon. The Project site is located within the South Coast subregion of the Jepson ecoregion system, which extends from Point Conception to the west southward to Mexico, along the immediate coast in Santa Barbara County, but also extending inland to the San Gabriel and San Bernardino mountains farther east and south (Baldwin et al. 2012).

Where the Project is proposed, the lower canyon between upper Camp property and Pacific Ocean and adjacent to the creek has been developed for Camp purposes. Pre-fire native vegetation observed within the project footprint included California sycamore (*Platanus racemosa*) woodland, coyote brush (*Baccharis pilularis*), mulefat (*Baccharis salicifolia*), and poison oak (*Toxicodendron diversilobum*) (Rincon 2011).

Elevations on-site range from approximately 60 to 160 feet above mean sea level, and the topography of the Project site is primarily flat, with the exception of the creek banks.

The County considers certain habitats to be of significant ecological and biological value and is locally designated environmentally sensitive habitat areas (ESHA). Stream corridors (i.e., Restoration Areas 1, 2, and 3) are recognized as ESHA per the Ventura County Coastal Zoning Ordinance.

3.5 Impacts to Jurisdictional Areas

Impacts to Little Sycamore Canyon Creek are anticipated based on the proposed Project design. The proposed Project includes excavating soil of the creek bank, compacting the subgrade, placing filter fabric and rock on the compacted grading, topping the area with native fill soil stockpiled on site,

installing a double-layer erosion control fabric, and installing vegetation. In addition, grade control structures, cut-off trenches, and a storm drain outlet will be installed. There may be between 5-7 days of heavy equipment entering the creek, as needed, to install the grade control structures. This work will be conducted as it was during the Emergency Project (i.e., utilizing diversions, dewatering work areas, etc.) as stated in the Final Completion Report (Rincon 2019). These activities will cause direct impacts to the creek. This portion of Little Sycamore Canyon Creek is a natural bottom channel that supports riparian habitat and native vegetation. The proposed disturbance area potentially qualifies as U.S. Army Corps of Engineers (USACE) non-wetland waters of the U.S., California Department of Fish and Wildlife (CDFW)-jurisdictional streambed, and Regional Water Quality Control Board (RWQCB) waters of the State.

The proposed Project involves bank stabilization and restoration of 0.09 acre of habitat within three sites along the creek. Restoration in the form of direct seeding and installing container plants is proposed within the Project design.

4 Restoration Implementation Plan

The Restoration Areas within the Project footprint are proposed to benefit the continued function of Little Sycamore Canyon Creek and the surrounding areas (Figure 2). The restoration will be comprised of 0.09 acre of California sycamore understory, located in three Restoration Areas along the creek. Based on the habitat assessment contained within the Initial Study Biological Assessment (Rincon 2011), and assessing the historical photos of the Camp, the associated Restoration Areas contained California sycamore understory prior to the fire. The proposed plantings will restore California sycamore understory to Restoration Area 1, 2, and 3 (Figure 3, Figure 4, and Figure 5). No mature trees will be impacted by the proposed Project; therefore, the inclusion of tree species is not included within this CRP.

When completed, the proposed restoration would ensure a net gain in the acreage and function of native, riparian habitat. Restoration of this area aims to expand the extent and functional capacity of the riparian corridor by increasing native species diversity and abundance along the fire-damaged creek corridor. The proposed restoration method was selected because it revegetates Little Sycamore Canyon Creek with naturally occurring native species that are located within the Project area. Installation of jute netting and direct seeds will help limit the erosion and sedimentation at each Restoration Area in the short term. Installing container plants increases biodiversity and further restores California sycamore understory.

All activities herein shall be overseen by a qualified Restoration Specialist familiar with habitat restoration implementation, monitoring, and reporting. The Restoration Contractor refers to a qualified native landscape contractor with experience in habitat restoration, who is responsible for site preparation, installation, and maintenance of the Restoration Areas.

4.1 Access Routes and Staging

Use of heavy equipment will be required as part of the bank stabilization component of this project. Access and staging for vehicles and equipment, such as light and heavy-duty pickup trucks, and a small water truck, is anticipated during restoration implementation and maintenance. Limited vehicle access will be required during the restoration monitoring period. Vehicle access routes and the delineated staging area (Figure 2) will be used for the bank stabilization project components and Restoration Area 1 restoration project components. Smaller staging areas for the restoration project components for Restoration Areas 2 and 3 are not known at this time, but will be wholly contained within the developed areas of the Camp within paved/disturbed areas. Access will be on foot between the road and the Restoration Areas.

There may be between 5-7 days of heavy equipment entering the creek, as needed, to install the grade control structures. This work will be conducted as it was during the Emergency Project (i.e., utilizing diversions, dewatering work areas, etc.) as stated in the Final Completion Report (Rincon 2019).

Figure 3 Restoration Area 1

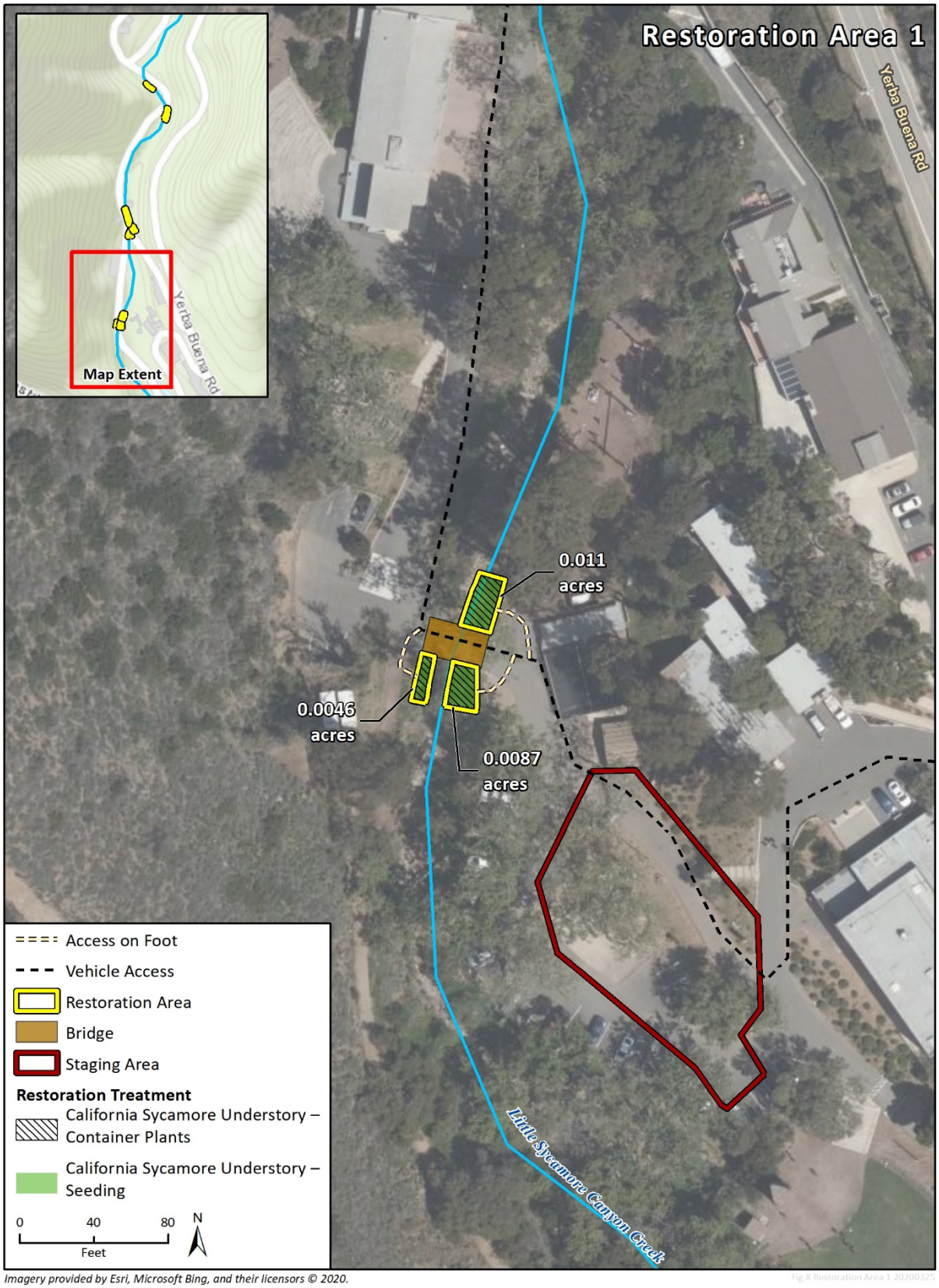


Figure 4 Restoration Area 2

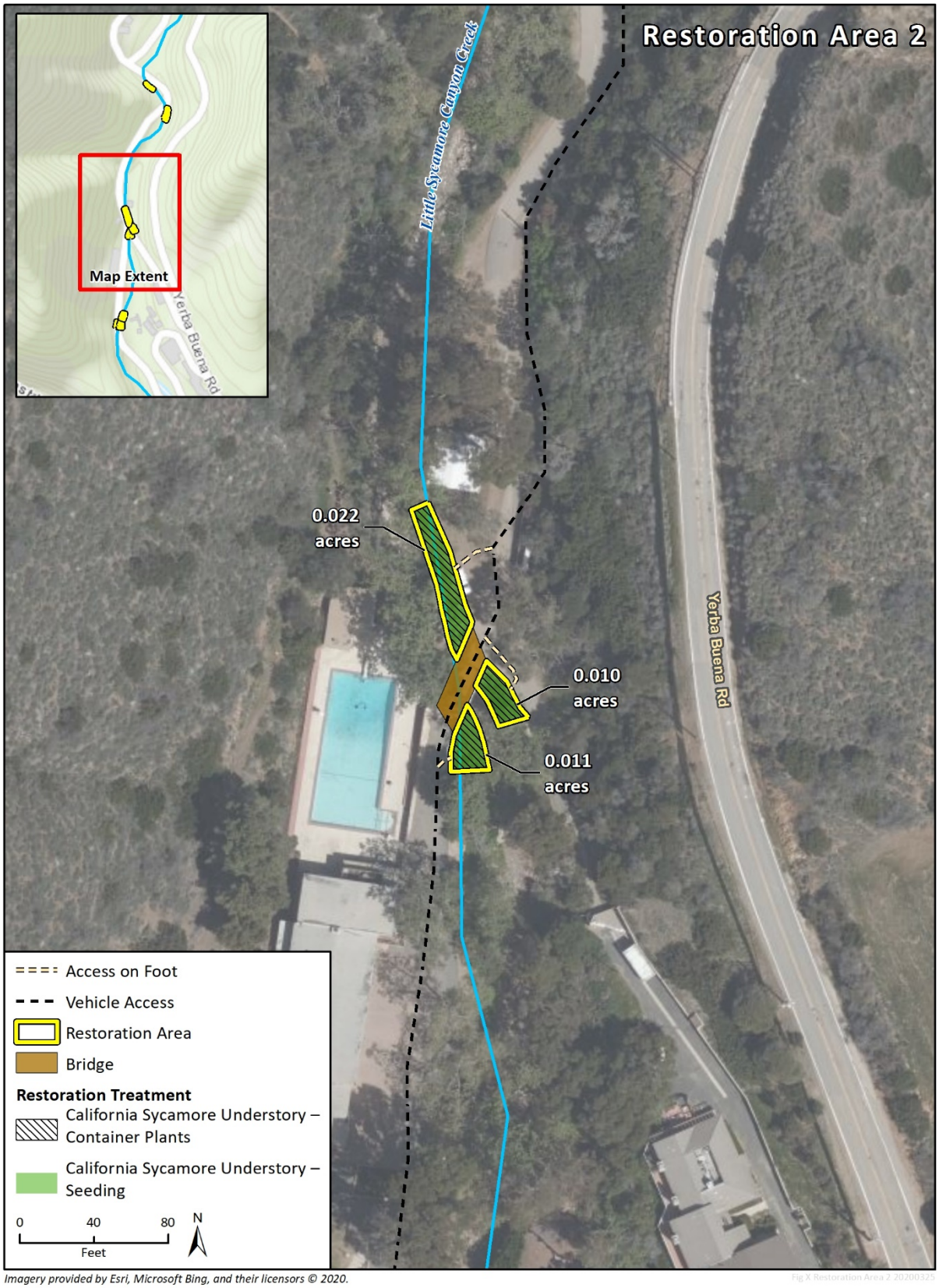
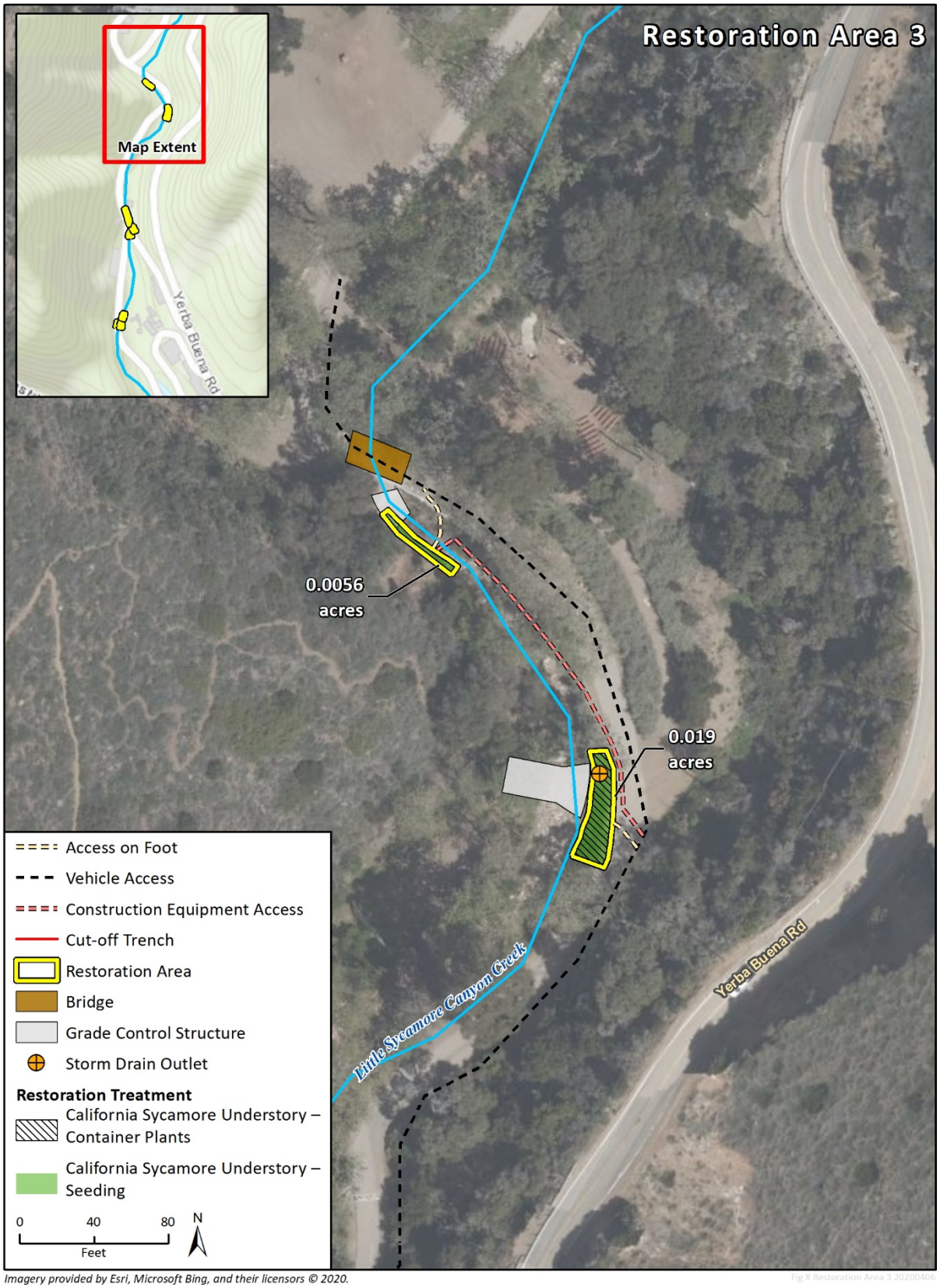


Figure 5 Restoration Area 3



4.2 Site Preparation

The Restoration Specialist shall oversee the Restoration Contractor during site preparation activities. The bank morphology will be created during the construction phase of the Project; therefore, no additional earthwork or erosion control installation will be required as part of the restoration effort.

Project components include removing the top layer of native soil from each Restoration Area, adding various grade control structures, and then backfilling the location with approximately 3 feet of native soil (see Attachment A for Project Plans). During the initial soil removal, all existing vegetation, including non-natives, will be removed from each location. No mature trees will be removed or impacted. As a result of the soil removal, minimal non-native plant removal will be necessary prior to the plant installation process. If non-natives need to be removed, all removal shall be completed by the Restoration Contractor with oversight from the Restoration Specialist. Non-native plants will be removed primarily using hand removal methods, e.g., hand-held weed whips, loppers, and hoes.

Large vegetation with potential to contain bird nests will not be removed during the breeding bird season (February 1 to September 15) unless a qualified biologist determines that it does not contain active bird nests.

4.3 Source of Plant Materials

Plant stock will be collected by a qualified native nursery contractor, with oversight by the Restoration Specialist. To preserve the integrity of local gene pools, ensure adaptation to site-specific conditions, and avoid inadvertent introduction of inappropriate species or pathogens, the majority of native plant material used for revegetation will be collected from Camp property. If sufficient seeds or plant material cannot be collected from these areas alone, plant stock from within a 15-mile radius, limited to the coastal side of the Santa Monica Mountains, may also be acceptable.

More specific areas for collection of native plant materials will be defined in the field, taking into account the following:

- Ecological similarity of the area to the Project site
- Proximity to the Project site
- Land ownership
- Accessibility
- Abundance and availability of target species
- Need to ensure genetic diversity of source material (i.e., seed will be collected from a diverse sample of the parent plants within the collection zone)

4.4 Restoration Areas

As described above, a total of 0.09 acre of California sycamore understory habitat is being restored as a result of this project. The three Restoration Areas are further described below, including general location and pre-stabilization topography.

Restoration Area 1

Restoration Area 1 is located adjacent to Little Sycamore Canyon Creek and approximately 0.34 mile upstream of the Pacific Ocean (see Figure 3 for location and Attachment B, Restoration Area Photographs). This location is adjacent to the southernmost vehicle bridge that connects the Camp access road to the northern property limits. There are three individual restoration locations within Restoration Area 1: a site located to the north of the bridge and east of the creek, southeast of the bridge and east of the creek, and southwest of the bridge and west of the creek. As described above, 0.02 acre of habitat will be restored at this location.

Restoration Area 1 is situated on the Little Sycamore Canyon Creek banks. The banks north and south of the bridge are moderately steep and the contain sediment and debris that was deposited during the 2018-2019 rainstorms. Plant installations and direct seeding will be installed at all locations within Restoration Area 1.

Restoration Area 2

Restoration Area 2 is located adjacent to Little Sycamore Canyon Creek and approximately 0.43 mile upstream of the Pacific Ocean (see Figure 4 for location and Attachment B, Restoration Area Photographs). This location is adjacent to the central vehicle bridge that connects the Camp access road to the northern property limits. There are three individual restoration locations within Restoration Area 2: a site located to the north of the bridge and east of the creek, southeast of the bridge and east of the creek, and southwest of the bridge and west of the creek. As described above, 0.04 acre of habitat will be restored at this location.

Restoration Area 2 is situated on the Little Sycamore Canyon Creek banks. The banks north and southwest of the bridge are moderately steep, while the southeastern location has a more gradual steepness. All locations contain sediment and debris that was deposited during the 2018-2019 rainstorms. Plant installations and direct seeding will be installed at all locations within Restoration Area 2.

Restoration Area 3

Restoration Area 3 is located adjacent to Little Sycamore Canyon Creek and approximately 0.58 mile upstream of the Pacific Ocean (see Figure 5 for location and Attachment B, Restoration Area Photographs). This location is south of the northern vehicle bridge that connects the Camp access road to the northern property limits. There are two individual restoration locations within Restoration Area 2: a site located south of the bridge and east of the creek, and south of the bridge and west of the creek. As described above, 0.03 acre of habitat will be restored at this location.

Restoration Area 3 is situated on the Little Sycamore Canyon Creek banks. The bank to the east of the creek is moderately steep, while the western bank location has a near vertical slope. The eastern bank contains sediment and debris that was deposited during the 2018-2019 rainstorms. The toe of the slope of the western bank is exposed as the 2018-2019 rainstorms caused the creek to cut into the slope. Plant installations and direct seeding will be installed at the east bank of Restoration Area 3. Due to the near vertical slope at the western bank, only direct seeding will be installed at this location.

4.5 Container Plant and Seed Installation

The Restoration Areas shall be comprised of seeds and container plants to restore California sycamore understory habitat and prevent erosion of the creek banks and sedimentation into the creek. The plants and seeds will be installed by the Restoration Contractor with oversight by Restoration Specialist. Seeds and plants will be installed to coincide with the first major winter storm (approximately October to December), as feasible, when soil conditions are moist.

As described above, following the bank stabilization project components and after the heavy equipment use at the site is complete, the seeds and container plants will be installed at each Restoration Area. The seeds will be installed first, followed by the double layer of erosion control fabric (i.e., jute netting), and lastly the container plants (Attachment A Project Plans).

Direct Seeding

Direct seeding will be a method used for quickly revegetating the stabilized banks; the seed mixture will be composed of relatively fast-growing herbaceous species. Direct seeding will protect the Restoration Areas against erosion while the container plantings are becoming established. A seeding rate of 49 pounds per acre is recommended to increase likeliness of full coverage, optimize growth, and preclude invasion by non-native species. Seed will be applied to each Restoration Area. Table 1 provides the mix of seeds and quantities proposed for all Restoration Areas. Species and quantities will be dependent upon availability from the nursery. If approved by the Restoration Specialist, hydroseeding may be used in select Restoration Areas.

The native soil within the Restoration Areas will be prepared for seeding through use of a rake, when feasible. Soils will be raked to a depth of 4 to 6 inches, to provide a decompacted substrate for seed germination. The rake will be clean and free of seeds to help prevent introduction of unwanted plant species. The goal of the raking is to provide a soil substrate that is loose, but still contains some soil clumps. If after decompaction the resulting soils are powdery, water must be incorporated into the soil until there is soil cohesion. Care should be taken not to over-water the soil, which could result in recompaction. These soil preparation steps should ideally take place within one week prior to seed installation.

The seeds will be applied by hand to the Restoration Areas. This method will provide for even coverage of seeds within each Restoration Area, and ensure good contact between seeds and the soil surface. To minimize fugitive dust and prevent loss of seed material, seeding will only occur during low wind conditions. Immediately following seeding, the Restoration Areas will be covered with a double layer of erosion control fabric (i.e., jute netting) to stabilize the banks in the short term. Long term irrigation will be applied as described in Section 5.2.

Table 1 Seeding Pallette – All Restoration Areas

Scientific Name	Common Name	Lbs./Acre
Agrostis exarata	spike bentgrass	2.0
Anemopsis californica	yerba mansa	1.0
Deschampsia danthonioides	annual hairgrass	2.0
Elymus triticoides	rio creeping wild rye	5.0
Eschscholzia californica	California poppy	1.0

Hordeum brachyantherum	meadow barley	6.0
Hordeum intercedens	little barley	4.0
Artemisia douglasiana	California mugwort	0.5
Melica imperfecta	coast melica	2.0
Muhlenbergia rigens	deergrass	0.5
Plantago ovata var. insularis (*Plantago insularis*)	plantain	20.0
Sisyrinchium bellum	blue eyed grass	1.0
Stipa pulchra	purple needle grass	4.0
Total		**49.0**

Container Plants

After the direct seeding and jute netting is installed at each Restoration Area, container plants will be installed. Container plants will be used to increase diversity and will specifically include fast-growing rhizomatous species that will aid in bank stabilization, slower growing shrubs, and other species that don't readily grow from seed. Planting locations will be determined in the field by the Restoration Specialist; likely plants will be limited to the upper banks to prevent compromising the bank stabilization efforts. On average, plants will be installed at 4- to 5-foot spacing. Species will be installed mostly as 1-gallon containers, but other sizes may be used depending on the species and soil depth. Plants will not be installed in the northern section of Restoration Area 3 due to the steepness of the bank and shallowness of the native soil fill. Table 2 provides the mix of plants and quantities proposed for each Restoration Area. Species and quantities will be dependent upon availability from the nursery.

Care will be taken not to disturb the root ball, stems, or branches when installing container plants. Planting pits will be backfilled with native soil so as not to leave air spaces around the plant's soil and roots, so that the soil surface of the container plant is approximately ¼ to ½ inch above grade.

Each container plant will be immediately watered with by hand as conditions allow. Long term irrigation will be applied as described in Section 5.2.

Table 2 Plant Palette – By Restoration Area

		Species to Install		
		Restoration Area 1	Restoration Area 2	Restoration Area 3 (Southern)
Scientific Name	**Common Name**	**0.02 ac**	**0.04 ac**	**0.02 ac**
California Sycamore Understory				
Artemisia douglasiana	mugwort	X	X	X
Baccharis salicifolia	mule fat	X	X	X
Distichlis spicata	saltgrass	X	X	X
Frangula californica	California coffeeberry	X	X	X
Heteromeles arbutifolia	toyon	X	X	X
Juncus patens	common California rush	X	X	X
Rosa californica	California rose	X	X	X

Rubus ursinus	California blackberry	X	X	X
Salvia spathacea	hummingbird sage	X	X	X
Solanum douglasii	Douglas nightshade	X	-	-
Solidago velutina subsp. *californica*	velvety goldenrod	X	-	-
Verbena lasiostachys	verbena	X	-	-
Total Species		**12**	**9**	**9**

90-Day Plant Establishment Period

The Restoration Contractor shall be responsible for successful initial plant installation as determined by the Restoration Specialist through a 90-day Plant Establishment Period (PEP).

During the 90-day PEP, the Restoration Contractor shall:

- Notify the Restoration Specialist prior to maintenance visits
- Regularly maintain container plants after installation
- Regularly monitor and remove non-native weeds within the Restoration Areas

After installation, a minimum of three PEP inspections shall be conducted by the Restoration Specialist, with the Restoration Contractor in attendance. The PEP inspections will occur at regular 30-day intervals (30 days, 60 days, and 90 days) as part of the 5-year maintenance and monitoring period (exact dates may shift slightly depending on calendar weekends, holidays, etc.). Additional inspections may also be required as determined by the Restoration Specialist. During each inspection, a punch list of items requiring remedial actions will be generated by the Restoration Specialist. Results and recommendations following each inspection by the Restoration Specialist shall be conveyed to the Restoration Contractor within one week of the assessment. Items on the punch list shall be completed by the Restoration Contractor prior to the next inspection. Failure to comply may result in extension of the 90-day PEP.

If the site has been satisfactorily installed and all punch list items have been addressed, as determined by the Restoration Specialist, the vegetation installation may be deemed complete at the end of the 90-day PEP. The period will be extended if remedial actions are still required, and another site inspection will be scheduled.

5 Maintenance Program

Diligent, pro-active maintenance of the restoration site is essential to achieving restoration objectives and success criteria. After initial restoration installation has been completed, the 5-year maintenance and monitoring period will commence. The Restoration Specialist will direct and oversee the work performed by the Restoration Contractor. The restoration site shall be adequately maintained for the duration of the 5-year maintenance and monitoring period to progress the site toward the success criteria specified in Section 6.3. If the Restoration Specialist and the agencies determine that the restoration site meets the mandated success criteria 5 years from the end of the installation period, the maintenance and monitoring period will end. If criteria are not met, the maintenance and monitoring period will extend until success criteria are met.

5.1 Maintenance Schedule

During the 90-Day PEP, maintenance events shall occur once every two weeks and incorporate any punch list action items provided by the Restoration Specialist. A final maintenance visit shall be conducted prior to the acceptance of installation.

Throughout the 5-year maintenance and monitoring period, the Restoration Contractor shall visit the site at least five times per year under the direction of the Restoration Specialist. A minimum of two visits will be conducted during the spring during peak vegetative growth, and the remaining three visits will be conducted once each in the fall, winter, and summer.

Maintenance will consist primarily of ongoing weed control to eradicate persistent non-native plants. Other maintenance activities will be performed on an as-needed basis including supplemental planting, pest and rodent control, trash and debris removal, and general site maintenance.

The timing and frequency of maintenance visits shall be adhered to as described above, unless otherwise directed by the Restoration Specialist. Additional maintenance visits may be required as determined by the Restoration Specialist.

Adaptive management will be employed to respond to unforeseen circumstances and make adjustments to these strategies as needed and as determined by the Restoration Specialist.

5.2 Supplemental Irrigation

Irrigation will be scheduled to maximize growth of native species and will account for natural rainfall, while minimizing growth of invasive non-native plants. Due to the unknown extent of damage to the existing water system on-site, if irrigation is necessary, the primary form of watering will be hand irrigation, or equivalent, to provide supplemental water to the plantings until they become established.

The Restoration Specialist will work with the Restoration Contractor to maintain an irrigation regime that is beneficial to the growth of the plantings. Frequent irrigation will be provided immediately after plant and seed installation to ensure the soil is kept moist in order to encourage root growth and prevent mortality. Once the Restoration Specialist has determined that a majority of the plantings have become established, the irrigation schedule will be lessened. Irrigation will be

scheduled to maximize growth of the plantings, while minimizing growth of invasive non-native plants, as well as account for natural rainfall levels. Generally, more irrigation will be provided during the growing season (winter and spring) to mimic seasonal weather patterns, and minimal irrigation will be provided during the summer and fall as needed to keep native plants alive and minimize growth of non-native species. Hand irrigation, or equivalent, will be used on-site for a minimum of two years and a maximum of three years. At the end of the two-year period the Restoration Specialist will determine if further irrigation is needed in Year 3 based on the cover and health of native species. At the end of spring of Year 2 or 3 (dependent upon the irrigation regime), the irrigation schedule will be gradually reduced over several weeks to wean the plantings onto a reduced watering schedule for the summer and fall months. By the end of the corresponding year, the plantings will be completely weaned from irrigation.

The Restoration Contractor shall maintain the irrigation schedule throughout the 5-year maintenance and monitoring period per the Restoration Specialist's recommendations.

5.3 General Site Maintenance

The Restoration Contractor shall remove all trash and other unnatural debris from the Restoration Areas during regular long-term maintenance visits. The site will be kept neat, clean, and free of non-vegetative debris and trash, as well as vegetative waste produced during weeding activities, which shall be removed off-site.

5.4 Replacement Plantings

After the initial planting installation is complete after the PEP, the Restoration Areas must be maintained regularly to facilitate successful plant establishment. The Restoration Specialist will determine if replacement plantings will be needed, potentially in Year 4 or Year 5 of the maintenance and monitoring period, in the event the Restoration Specialist determines success criteria may not be met in Year 5. The Restoration Contractor shall re-install plantings as determined by the Restoration Specialist (cost of supplemental cutting installation will be borne by the Responsible Party).

6 Monitoring and Reporting Program

The Restoration Specialist will be the representative for the Responsible Party who will monitor the restoration site according to the guidelines set forth in this CRP during the 5-year maintenance and monitoring period, which begins immediately after installation is complete. The Restoration Specialist will direct and oversee the work performed by the Restoration Contractor. In addition, the Restoration Specialist will be responsible for documenting and reporting the progress of the Project to the agencies as well as making ongoing recommendations for meeting the required success criteria outlined in Section 6.3. As needed, the Restoration Specialist will prescribe remedial measures and develop adaptive management strategies. The Restoration Contractor shall be responsible for implementation of maintenance activities at the site. The Restoration Specialist will regularly monitor the Restoration Areas and annual reports will be submitted to the Responsible Party and applicable regulatory agencies.

6.1 Monitoring Schedule

During the PEP, the Restoration Specialist will conduct inspections at regular thirty-day intervals (30 days, 60 days, and 90 days) as described in Section 4.5. Once the PEP is accepted by the Restoration Specialist, they shall inspect the site up to five times per year each year during the 5-year maintenance and monitoring period or until Project success criteria are met. Up to four of the monitoring visits will consist of a qualitative assessment using the methodology described in Section 6.2. One visit of each year will consist of the annual quantitative assessment in late spring, using the methodology also described in Section 6.2.

The monitoring visits shall be conducted just prior to or during the Restoration Contractor maintenance visits, when feasible. Data will be collected during each visit as outlined in Section 6.2. Additional monitoring visits may be required if the site is not meeting success criteria and remedial actions are required.

6.2 Monitoring Procedures

The Restoration Specialist shall assess site conditions relative to the required success criteria outlined in Section 6.3 below. A minimum of one qualitative assessment will be conducted each year in early spring. The Restoration Specialist may determine that more visits may be necessary, particularly during the growing season. One annual quantitative assessment will be conducted each year in late spring.

Qualitative Assessments

During the qualitative monitoring visit, the Restoration Specialist shall perform a qualitative assessment of the restoration site consisting of an evaluation of the following:

- General ecological conditions
- Site photographs will be collected from established photo points to document site conditions and assist in tracking the success of the restoration program
- Establishment and health of native plants, to be determined by walking the site and observing the status

- Naturally recruiting native plant species
- The presence of non-native weeds and the effectiveness of weed control efforts
- The presence of any pest infestations, including rodents and insects
- General site conditions including the presence of trash, unnatural debris, unauthorized access, vandalism, theft, etc.

In addition to collecting information for inclusion in annual reports, monitoring visits will enable the identification of any potential problems or negative trends at the site. The Restoration Specialist shall promptly communicate the need for any remedial actions (replacement seeding and/or additional required maintenance activities) to the Restoration Contractor via email and/or verbally. The Restoration Contractor will perform required maintenance activities and/or take other remedial actions within two weeks upon notification of any action items.

Results of the qualitative monitoring will be presented in qualitative monitoring memos and submitted to the Responsible Party and Restoration Contractor, as described in Section 6.4 below.

Quantitative Assessments

The Restoration Specialist will be responsible for conducting quantitative monitoring to document the progress of the restoration until the success criteria have been achieved.

The Restoration Specialist will conduct each annual quantitative monitoring visit in the late spring to document site conditions. The restoration assessment shall be conducted using transects and the point-intercept method.

Data collected during quantitative assessments will also include:

- General ecological conditions
- Site photographs from the established photo points to document site conditions and assist in tracking the success of the restoration program
- Establishment and health of native plants, including percent survival
- Naturally recruiting native plant species
- The presence of non-native weeds and the effectiveness of weed control efforts
- The presence of any pest infestations, including rodents and insects
- General site conditions including the presence of trash, unnatural debris, unauthorized access, vandalism, theft, etc.

Results of the annual quantitative monitoring will be presented in annual reports and submitted to the Responsible Party and applicable regulatory agencies, as described in Section 6.4 below.

6.3 Performance Standards and Success Criteria

Restoration success criteria provide a reliable and objective means of evaluating the success of the restoration Project over time.

Success Criteria

Success criteria for the Restoration Areas are as follows:

- Successful establishment of 80 percent of plantings by the end of the first year of the 5-year maintenance and monitoring period.
- Plantings will provide absolute cover of 80 percent by the end of the fifth year of the 5-year maintenance and monitoring period.
- Plantings will survive without supplemental irrigation for a minimum of two years.

If the success criteria are not achieved after five years of maintenance and monitoring, adaptive management strategies will be implemented (refer to Section 7).

6.4 Reporting

The Restoration Specialist shall document conditions in qualitative monitoring memos and annual monitoring reports as described below in order to satisfy agency reporting requirements.

Qualitative Monitoring Memos

After each qualitative monitoring visit (1 per year), the Restoration Specialist shall prepare and provide a brief memorandum (memo) or email summary to the Responsible Party and Restoration Contractor within two weeks. The memo or email summary shall include the date, time, and weather conditions; a discussion of general site conditions; and recommendations for remedial actions as needed to facilitate progress toward restoration success. Selected photos taken during qualitative monitoring visits shall be included with each memo, but only as necessary to assist in the recognition of maintenance issues that require attention. All qualitative monitoring memos shall be submitted in digital format.

Annual Monitoring Reports

The Restoration Specialist shall prepare an annual monitoring report on behalf of the Responsible Party to submit to the applicable regulatory agencies one year from completion of the installation for each year of the 5-year maintenance and monitoring period or until the restoration has been deemed successful and approved by the applicable regulatory agencies. The annual monitoring report shall include, at a minimum, documentation of the following:

- Location and extent of the restoration site, including a GIS-based map of the restoration site
- Plant installation techniques employed (Year 1 only)
- Replacement planting installation techniques employed, if applicable
- An overview of the maintenance activities performed during the year, including weed control and any erosion control/stabilization efforts
- A summary of any significant issues that may affect the ultimate success of the restoration project and how those issues are being addressed

- A summary of remedial actions taken during the year (if any) and a discussion of any adaptive management strategies that have been implemented
- Monitoring methodology
- Percentage cover of native and non-native species
- Percent survival
- Photographs from established photo stations
- Summary of success criteria
- A discussion of the monitoring results in relation to success criteria
- Summary of significant issues that may affect restoration success, and pertinent recommendations/remedial actions required to meet success criteria

All annual monitoring reports shall be submitted to the County and applicable regulatory agencies in digital format.

7 Adaptive Management and Contingency Measures

Adaptive management and contingency measures will be employed to respond to unforeseen circumstances and adjusts to restoration strategies as needed. Specific time-sensitive maintenance and project management activities may be identified based on the results of each monitoring visit. As part of each annual monitoring report, maintenance and management activities implemented during the previous year will be described and the results will be evaluated under the framework of adaptive management. If management and maintenance methods are not successful in addressing negative environmental stressors identified in monitoring memos and/or annual monitoring reports, the methods will be examined and altered to increase the potential for success based on the Restoration Specialist's best professional judgment and management methods that are shown to be successful based on scientific research. In some cases, the effectiveness of management and maintenance activities may not be evident over the course of only one year. This will be accounted for in annual monitoring reports through evaluation of whether or not management actions are contributing to progress towards the success criteria. In some cases, it may be necessary to wait for two years or more before altering methods as part of an adaptive management strategy.

The Responsible Party acknowledges and agrees that there are always unforeseen effects on a restoration project in the event that a fire, flood, or other natural disaster should have a significantly negative impact on the Restoration Areas during the maintenance period. The Responsible Party and Restoration Specialist will coordinate with the applicable regulatory agencies in the event of any such unforeseen event, and contingency measures will be developed in coordination with the applicable regulatory agencies. Modifications to this Restoration Plan may be required and additional remedial actions may need to be implemented.

8 Notification of Restoration Completion

Once restoration criteria are complete, the Responsible Party will submit a final report to the County and applicable regulatory agencies, summarizing restoration work completed and documenting post-Project site conditions. Once the County, and applicable agencies have agreed that success criteria defined in this CRP have been met, no additional work will be required.

9 References

Baldwin , B.G. (Ed.), D.H. Goldman (Ed.), D. J. Keil (Ed.), R. Patterson (Ed.), T. J. Rosatti (Ed.), and D. H. Wilken (Ed.). 2012. The Jepson Manual: Vascular Plants of California, Second Edition, Thoroughly Revised and Expanded. University of California Press. Berkeley, California.

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Earth Point. 2019. Township and Range – Public Land Survey System. http://www.earthpoint.us/Townships.aspx (accessed June 2019).

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Rincon Consultants, Inc. Initial Study Biological Assessment (ISBA), Case Number LU10-0069. July 22, 2011.

Stantec Inc. Camp Hess Kramer Woolsey Fire Emergency Response Debris Removal & Proposed Bank Stabilization Plans. July 22, 2019.

United States Geological Survey (USGS). 2019. Triunfo Pass, California 7.5-minute Topographic Quadrangle Maps.

Attachment A

Project Plans

County of Ventura
Planning Director Hearing
PL19-0005

Exhibit 5 – Aerial Map of Restoration Areas

SURVEYOR'S NOTES

1. MAPPING
TOPOGRAPHIC MAPPING WAS COMPILED AT A SCALE OF 1"=60', WITH A TWO FOOT CONTOUR INTERVAL USING STANDARD PHOTOGRAMMETRIC METHODS AND PROCEDURES BY GOLDEN STATE AERIAL SURVEYS FROM AERIAL PHOTOGRAPHY TAKEN FEBRUARY 2, 2005

MAPPING IS SUPPLEMENTED NORTH OF THE AERIAL MAPPING LIMIT LINE BY DATA DIGITIZED AND GEOREFERENCED TO SAID AERIAL MAPPING FROM PREVIOUS TOPOGRAPHIC PLANS PROVIDED BY CLIENT. STANTEC CANNOT GUARANTEE THE ACCURACY OF SAID PLANS

IN SURROUNDING AREAS AROUND LOWER, MID, AND UPPER CAMP, TOPOGRAPHIC MAPPING WAS COMPILED AT A SCALE OF 1"=40', WITH A ONE FOOT CONTOUR INTERVAL, USING STANDARD PHOTOGRAMMETRIC METHODS AND PROCEDURES BY GOLDEN STATE AERIAL SURVEYS FROM AERIAL PHOTOGRAPHY TAKEN FEBRUARY 2, 2005

MAPPING IS SUPPLEMENTED BY DATA COLLECTED IN A FIELD SURVEY USING CONVENTIONAL METHODS AND PROCEDURES IN MARCH, 2010, AT THE REQUEST OF HOWARD KAPLAN OF CAMP HESS KRAMER

2. BOUNDARY AND EASEMENT INFORMATION
THE BOUNDARY INFORMATION SHOWN HEREON WAS COMPILED AND GEOREFERENCED FROM ASSESSOR PARCEL MAPS AND IS FOR INFORMATIONAL PURPOSES ONLY. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.

3. BASIS OF BEARINGS AND COORDINATES
THE BASIS OF BEARINGS FOR THIS MAP IS CCS83, ZONE 5, EPOCH 2004.00, AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS OPERATING REFERENCE STATIONS (CORS) STATION [illegible] AND STATION [illegible] BEING S 54° 33' 53" E AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) RESPECTIVELY. DISTANCES SHOWN HEREON ARE GROUND DISTANCES. TO OBTAIN GRID DISTANCES, MULTIPLY BY A FACTOR OF 0.9999979.

4. ELEVATIONS
THE ELEVATIONS SHOWN HEREON ARE NAVD88 BASED UPON CONTINUOUS OPERATING REFERENCE STATIONS (CORS) STATION 1051, HAVING AN ELEVATION OF 1017.13 PER VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) RESPECTIVELY.

PROJECT DIRECTORY

PROPERTY OWNER/APPLICANT:
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DOUG LYNN, CAMP DIRECTOR
RICK WATERS, DIRECTOR OF CONSTRUCTION & FACILITIES
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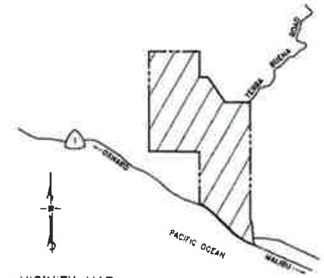
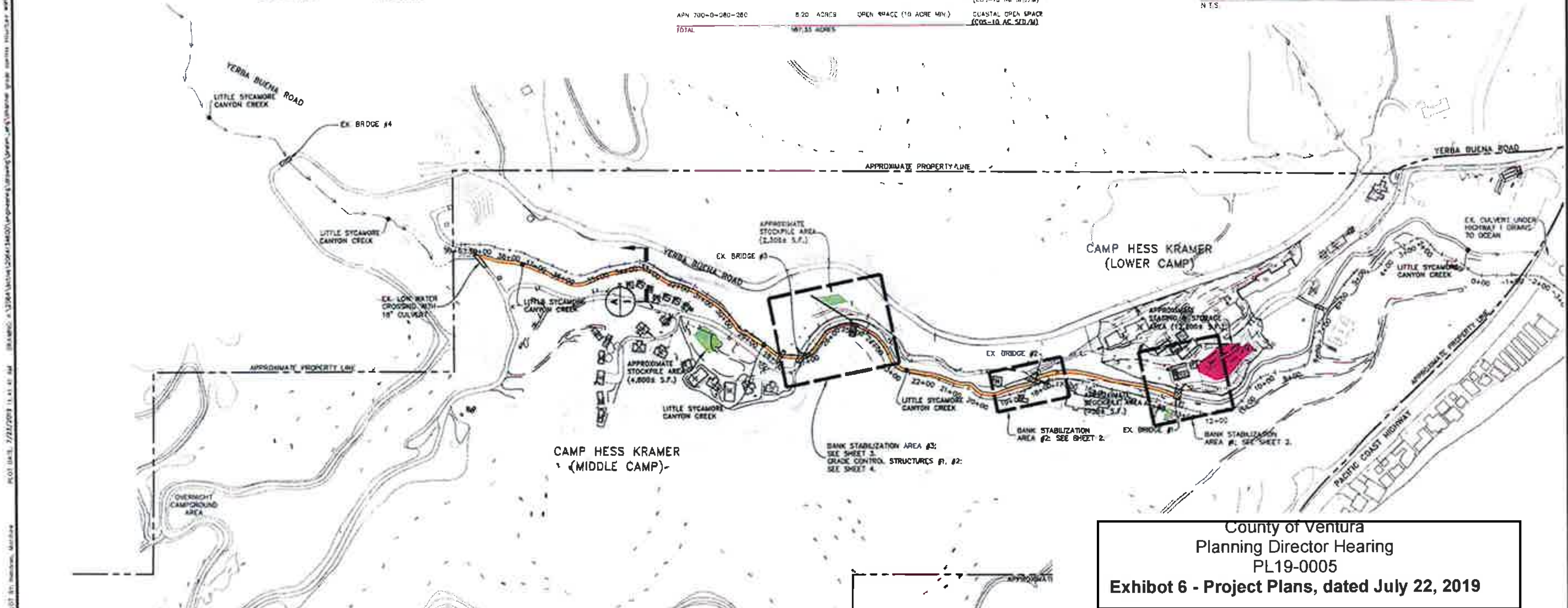
P: (805) 308-9170
F: (805) 966-9801

ENVIRONMENTAL:
RINCON CONSULTANTS, INC
LINDSAY GRIFFIN, CISEC QSP
180 NORTH ASHWOOD AVENUE
VENTURA, CA 93003
P: (805) 947-4843

PROPERTY INFORMATION: ASSESSOR'S PARCEL NUMBERS	ACREAGE	GENERAL PLAN	ZONE DESIGNATION
APN 700-0-070-450 APN 700-0-080-310 APN 700-0-060-140	55.90 ACRES 43.23 ACRES 80.00 ACRES	DEVELOPED AREAS RURAL (2 ACRE MIN.) UNDEVELOPED AREAS OPEN SPACE (10 ACRE MIN.)	DEVELOPED AREAS: COASTAL RESOURCE EXCLUSIVE (CRE-20 AC/M) UNDEVELOPED AREAS COASTAL OPEN SPACE (COS-10 AC SFD/M)
APN 700-0-080-260	8.20 ACRES	OPEN SPACE (10 ACRE MIN.)	COASTAL OPEN SPACE (COS-10 AC SFD/M)
TOTAL	187.33 ACRES		



VICINITY MAP
N.T.S.



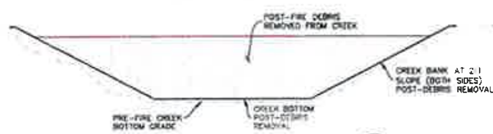
County of Ventura
Planning Director Hearing
PL19-0005
Exhibot 6 - Project Plans, dated July 22, 2019

LEGEND

- EXISTING VEHICLE BRIDGE
- DEBRIS REMOVAL AREA
- DEBRIS STOCKPILE AREA
- STAGING & STORAGE AREA

DEBRIS REMOVAL NOTES

1. DEBRIS REMOVAL LIMITS WITHIN EXISTING PRE-FIRE CREEK ALIGNMENT OCCURRED FROM EXISTING BRIDGE #1 AT STA. 13+50 TO EXISTING LOW WATER CROSSING AT STA. 39+00 REFERENCE PROJECT COMPLETION REPORT BY RINCON CONSULTANTS INC DATED JUNE 2019
2. DEBRIS REMOVAL QUANTITY IS APPROXIMATELY 15,000± C.Y. AND STOCKPILED ONSITE.



TYPICAL BANK STABILIZATION DETAIL
NOT TO SCALE

Stantec
111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-9532

1"=60'

CAMP HESS KRAMER
WOOLSEY FIRE EMERGENCY RESPONSE
DEBRIS REMOVAL & PROPOSED BANK STABILIZATION

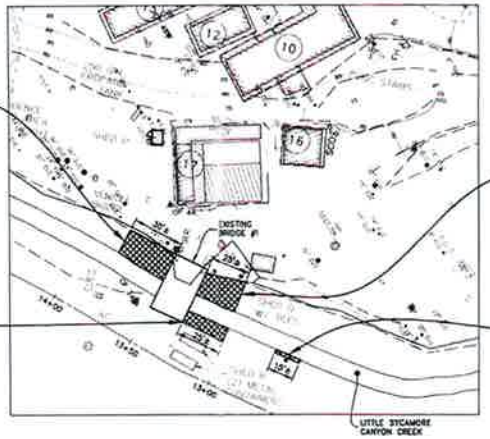
COUNTY OF VENTURA, CA
07/22/2019

BANK STABILIZATION AREA: 570± SF
RECONSTRUCT BANK PER DETAIL "A", SHEET 3.

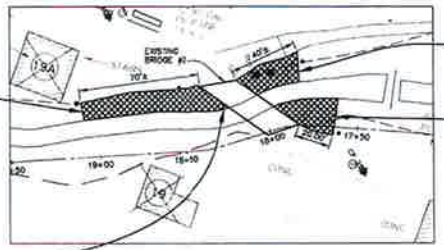
BANK STABILIZATION AREA: 200± SF
RECONSTRUCT BANK PER DETAIL "A", SHEET 3.

BANK STABILIZATION AREA: 950± SF
RECONSTRUCT BANK PER DETAIL "A", SHEET 3.

ADD ROCK PROTECTION AT BRIDGE ABUTMENT PER
DETAIL "B", SHEET 3.



BANK STABILIZATION AREA #1 – STA. 12+60–13+80±
SCALE: 1"=30'



BANK STABILIZATION AREA #2 – STA. 17+60–19+30±
SCALE: 1"=30'

BANK STABILIZATION AREA: 280± SF
RECONSTRUCT BANK PER DETAIL "A", SHEET 3.

BANK STABILIZATION AREA: 30± SF
RECONSTRUCT BANK w/ 6± 3' HIGH 1'–2' DIAMETER
ROCKS TO PROTECT SLOPE UNDER TREE

BANK STABILIZATION AREAS: 4604 SF & 480± SF
RECONSTRUCT BANKS PER DETAIL "A", SHEET 3

LEGEND

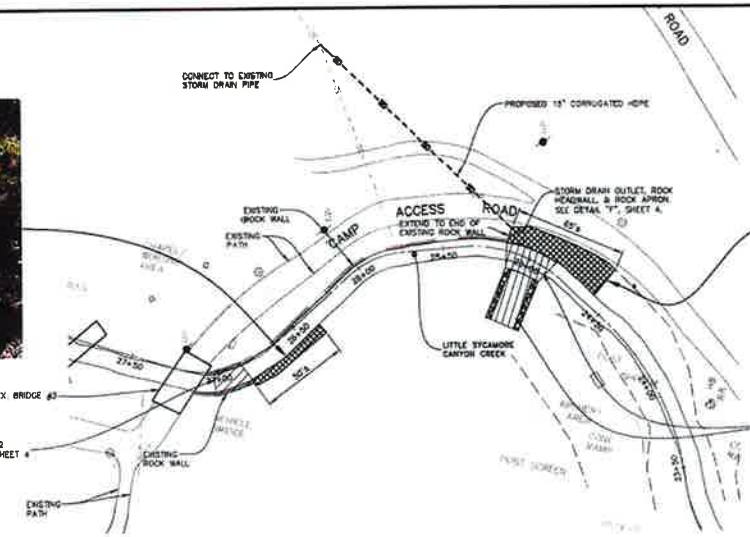
PROPOSED BANK STABILIZATION

CAMP HESS KRAMER
WOOLSEY FIRE EMERGENCY RESPONSE
DEBRIS REMOVAL & PROPOSED BANK STABILIZATION

COUNTY OF VENTURA, CA
07/22/2019

Stantec
111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-6532

BANK STABILIZATION AREA: 250± SF
RECONSTRUCT BANK PER DETAIL "B", THIS SHEET.

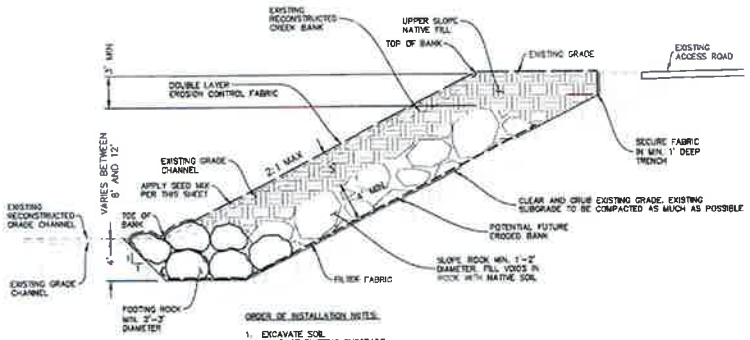


BANK STABILIZATION AREA #3 - STA. 24+60-26+90±
SCALE: 1"=40'

BANK STABILIZATION AREA: 650± SF
RECONSTRUCT BANK PER DETAIL "A", THIS SHEET.

LEGEND

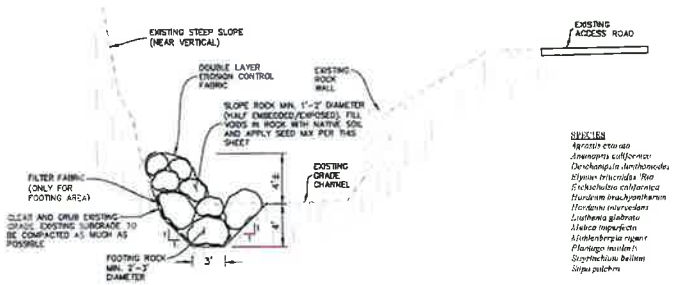
- PROPOSED BANK STABILIZATION
- PROPOSED GRADE CONTROL STRUCTURE
- PROPOSED ROCK TRENCH



ORDER OF INSTALLATION NOTES:

1. EXCAVATE SOIL
2. COMPACT EXISTING SUBGRADE
3. PLACE FILTER FABRIC
4. PLACE ROCK
5. PLACE FILL SOIL
6. APPLY SEED MIX
7. DOUBLE LAYER EROSION CONTROL FABRIC

TYPICAL BANK STABILIZATION DETAIL (A/3)
NOT TO SCALE



ORDER OF INSTALLATION NOTES:

1. COMPACT EXISTING SOIL
2. PLACE FILTER FABRIC
3. PLACE ROCK
4. PLACE FILL SOIL
5. APPLY SEED MIX
6. DOUBLE LAYER EROSION CONTROL FABRIC

TYPICAL BANK STABILIZATION DETAIL (B/3)
NOT TO SCALE

SPECIES	COMMON NAME	BULK #/ACRE	MIN.* PLS*
Agrostis exarata	Spike bentgrass	2.00	76
Anemopsis californica	Yerba mansa	1.00	44
Deschampsia danthonioides	Annual hairgrass	2.00	72
Elymus triticoides 'Rio'	Rio creeping wild rye	5.00	72
Eschscholzia californica	California poppy	1.00	83
Hordeum brachyantherum	Meadow barley	6.00	72
Hordeum intercedens	Little barley	4.00	72
Lasthenia glabrata	Goldfields	0.50	89
Malacothrix saxatilis	Cliff aster	2.00	60
Muhlenbergia rigens	Deergrass	0.50	12
Plantago insularis	Plantain	20.00	74
Stipa cernua	Nodding needle grass	1.00	78
Stipa pulchra	Purple needle grass	6.00	73
		49.00	

* MIN. % PLS (Pure Live Seed) = Germ (Purity x Germination Rate)

Seeding rate: 49.00 lbs per acre
Height: 12-36 inches
Emergence: 10-21 days
Establishment: 55 days to 80% cover after emergence

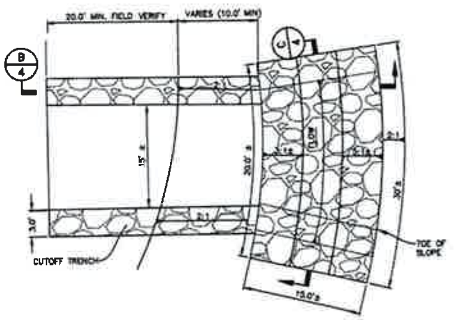
SEED MIX

CAMP HESS KRAMER
WOOLSEY FIRE EMERGENCY RESPONSE
DEBRIS REMOVAL & PROPOSED BANK STABILIZATION

COUNTY OF VENTURA, CA
07/22/2019

SHEET 3 OF 4

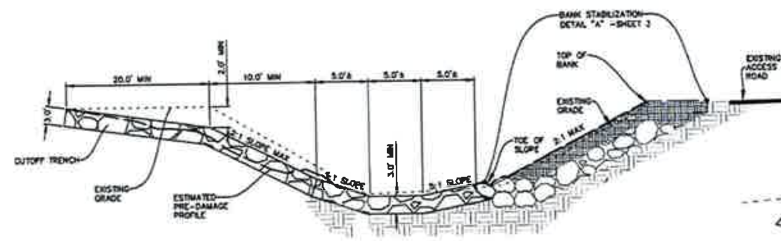
Stantec
111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-9532



NOTES:

1. DIMENSIONS AND EXTENTS ARE APPROXIMATE. ADJUST STRUCTURE PER ACTUAL CONDITIONS IN THE FIELD.
2. ELEVATIONS ARE ESTIMATED. VERIFY IN THE FIELD.
3. FILL VOIDS WITH NATIVE SOIL, GRAVEL, COBBLE (TYP).
4. LOCATION OF GRADE CONTROL STRUCTURE TO BE CONFIRMED IN THE FIELD.
5. ASSUME MIX OF ROCK: ½ TON (40%), 200 LB (20%), 75 LB (20%), 25 LB (20%) WITH NATIVE ALLUVIUM (VOID FILL).
6. CUTOFF TRENCH SHALL BE 3' WIDE BY 3' DEEP MINIMUM.
7. LATERAL EXTENTS OF CUTOFF TRENCH TO BE ADJUSTED IN FIELD. 30' MINIMUM

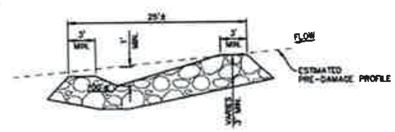
GRADE CONTROL STRUCTURE #1
(STA. 25+00±) – PLAN VIEW
NOT TO SCALE
A/4



NOTES:

1. DIMENSIONS AND GEOMETRIES OF GRADE CONTROL STRUCTURE WILL VARY OVER STRUCTURE FOOTPRINT.
2. GRADE CONTROL STRUCTURE SHALL SPAN VALLEY WIDTH.
3. KEY/TIE GRADE CONTROL STRUCTURE INTO PRE-DAMAGE CONDITIONS.
4. EXISTING GRADE TO BE DETERMINED. CONDITIONS VARY.
5. FILL VOIDS WITH NATIVE SOIL, GRAVEL, COBBLE (TYP).
6. BACKFILL AND BURY BANK STABILIZATION AND CUTOFF TRENCH STRUCTURES WITH NATIVE MATERIAL. 2' MINIMUM DEPTH.

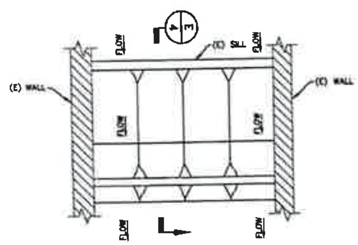
GRADE CONTROL STRUCTURE #1
(STA. 25+00±) – SECTION B
NOT TO SCALE
B/4



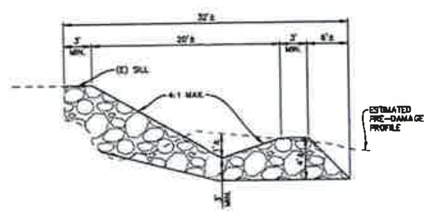
NOTES:

1. INTEGRATE GRADE CONTROL STRUCTURE WITH PRE-DAMAGE CHANNEL MATERIALS.
2. ADJUST STRUCTURE DIMENSIONS AND GEOMETRIES IN THE FIELD.
3. ADJUST ROCK SECTION TO ACCOUNT FOR PRESENCE OF STABLE CHANNEL MATERIALS (I.E. BOULDERS).

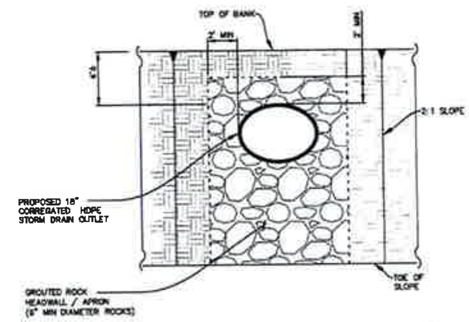
GRADE CONTROL STRUCTURE #1
(STA. 25+00±) – SECTION C
NOT TO SCALE
C/4



GRADE CONTROL STRUCTURE #2
(STA. 27+00±) – PLAN VIEW
NOT TO SCALE
D/4



GRADE CONTROL STRUCTURE #2
(STA. 27+00±) – SECTION E
NOT TO SCALE
E/4



STORM DRAIN OUTLET – ELEVATION
NOT TO SCALE
F/4

WOOLSEY FIRE EMERGENCY RESPONSE
PROPOSED GRADE CONTROL STRUCTURES & DEBRIS REMOVAL

COUNTY OF VENTURA, CA
07/22/2019

Stantec
111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-9532

EXHIBIT 7 – DRAFT CONDITIONS OF APPROVAL FOR COASTAL PLANNED DEVELOPMENT (PD) PERMIT CASE NO. PL19-0005

CAMP HESS KRAMER EMERGENCY PERMIT AND RESTORATION PROJECT

RESOURCE MANAGEMENT AGENCY (RMA)

Planning Division Conditions

1. Project Description

This Coastal PD Permit is based on and limited to compliance with the project description stated in this condition below, Exhibits 3, 4, 5, and 6 of the Planning Director hearing on May 6, 2021, and conditions of approval set forth below. Together, these conditions and documents describe the "Project." Any deviations from the Project must first be reviewed and approved by the County in order to determine if the Project deviations conform to the Project as approved. Project deviations may require Planning Director approval for changes to the permit or further California Environmental Quality Act (CEQA) environmental review, or both. Any Project deviation that is implemented without requisite County review and approval(s) may constitute a violation of the conditions of this permit and applicable law.

The Project description is as follows:

This project is a Coastal PD permit (Case No. PL19-0005) to authorize the work completed to date under the Emergency Coastal PD Permit and to allow additional bank stabilization and restoration work in three Restoration Areas within Little Sycamore Canyon Creek and along the creek banks to control erosion and minimize potential future flooding of the creek onto Camp property. The April 2020 Preliminary Restoration Plan prepared by Rincon Consultants describes the implementation plan, planting specifications, maintenance activities, monitoring methods, success criteria, and reporting program required to facilitate a successful on-site stabilization and restoration of the creek bank over an approximately four month period. Restoration in the form of direct seeding and container planting will occur at the three stabilized sites and is a component of the proposed project.

Bank stabilization and restoration methods for all three Restoration Areas include the following: excavating the soil of the existing creek bank, compacting the subgrade, placement of filter fabric and rock topped with native soil stockpiled on site, and installing vegetation and a double-layer erosion control fabric. Methods for Restoration Area 3 include installation of two grade control structures, cut-off trenches, and a storm drain outlet feature that will contribute to the bank stabilization efforts within the creek. The grade control structure will limit the scour to the bottom of the creek. The storm drain outlet feature will control the entry point of one of the contributing drainage courses from Yerba Buena into the creek, thereby limiting potential erosion along its path. The cut off

trenches will act as a back-stop feature, protecting the road should erosion of the bank occur during a major storm or flood/debris flow event (Exhibit 6, Project Plans).

All existing vegetation, including non-natives, will be removed from each location. No mature trees will be removed or impacted. As a result of the soil removal, minimal non-native plant removal will be necessary prior to the plant installation process. If non-natives need to be removed, all removal shall be completed by the Restoration Contractor with oversight from a qualified Restoration Specialist. Non-native plants will be removed primarily using hand removal methods, e.g., hand-held weed whips, loppers, and hoes. Large vegetation with the potential to contain bird nests will not be removed during the breeding bird season (January 1 to September 15) unless a qualified biologist determines that it does not contain active bird nests.

The restoration work occurs in three areas along the creek corridor of the Camp property in the areas known as the Lower Camp and the southern portion of the Middle Camp. Restoration Area 1 is located just below Bridge No. 3 and above the stockpile area for the first restoration site; Restoration Area 2 is located immediately east of the pool and Bridge No. 2; and, Restoration Area 3 is located within a significant bend in the channel, just before bridge No. 3 (Exhibit 6).

The proposed project will result in the restoration of 0.09 acres (approximately 4,170 square feet) of riparian habitat along the creek. The acreage of each Restoration Area is proposed as follows:

Restoration Area	**Square Feet**	**Linear Feet**	**Acres**
Restoration Areas			
Restoration Area 1	1,180	167	0.02
Restoration Area 2	1,890	146	0.04
Restoration Area 3	1,100	80	0.03
Total	**4,170**	**393**	**0.09**
Stockpile Areas			
Stockpile Area 1	12,800	0	0.29
Stockpile Area 2	2,300	0	0.05
Stockpile Area 3	4,800	0	0.11
Total	**19,900**	**0**	**0.45**

Note: Exhibit 6, Site Plan

The stockpile area for Restoration Area 1 is located immediately south of Restoration Area 1 on the east side of the Little Sycamore Canyon Creek. The stockpile area for Restoration Area 3 is located east of the bend in the road next to Restoration Area 3 and the stockpile area for Restoration Area 2 is located just north of the bend in the road on the western side of the creek, near Restoration Area 2 (Exhibit 4, Figure 2). These stockpile areas are located within unvegetated, previously disturbed areas outside of the

creek and creek bank. Fiber rolls are installed around stockpile areas to prevent impacts to the creek from fuel, lubrication, or other materials stored in the stockpile areas (Exhibit 7, Condition No. 21). Heavy equipment, such as bulldozers and backhoes, used during the bank stabilization portion of the proposed project. The use of heavy equipment in the creek is required as part of the bank stabilization component of the proposed project and will occur over a 5- to 7-day period, as needed, to install the grade control structures, cut off trenches, and a storm drain outlet at Restoration Area 3. Access and storage for vehicles and equipment, such as light-duty and heavy-duty pickup trucks, and a 2,000-gallon water truck, are anticipated during the implementation and maintenance of the proposed restoration activities and will be stored in the stockpile area at Restoration Area 1.

Minimal grading is proposed as part of the Restoration Plan to install the creek stabilization structures and reinforcement of the bank. Approximately 1,300 cubic yards of cut and 700 cubic yards of fill are proposed to stabilize and restore the affected areas of the creek bank. The emergency work that was completed in April 2019 occurred along 2,572 linear feet of the creek, and the proposed work will occur along 385 linear feet of the creek within the same area where emergency work occurred. Portable toilets with hand washing stations will be temporarily provided on site within previously disturbed areas to avoid Environmentally Sensitive Habitat (ESHA) and will be required to be removed from the Camp property within 30 days from completion of the direct seeding and container plant installation.

The three Restoration Areas include ESHA. ESHA on the subject property was completely lost as a result of the Woolsey Fire and subsequent storms of 2018 and 2019, and the purpose of the Restoration Plan is to reestablish native vegetation to pre-fire conditions.

A 2,000-gallon water truck would be used during the implementation and maintenance phases of the proposed restoration activities for dust suppression and irrigation of the seeds and container plants. Additionally, the Camp is also served by the Yerba Buena Water Company, which will act as another source of water for the irrigation of the seeds and container plants that will be done by hand to provide supplemental water to the plantings until they become established.

The restoration areas will be accessed via an existing, unpaved on-site road, which will reduce the potential for additional impacts to vegetated areas.

Monitoring and reporting the success of the plan will occur over a five-year period and include annual inspections to ensure revegetation was successful and viable.

The grading, restoration, use and maintenance of the property, the size, shape, arrangement, staging 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.

2. Site Maintenance

Purpose: To ensure that the Project site is maintained in a neat and orderly manner so as not to create any hazardous conditions or unsightly conditions which are visible from outside of the Project site.

Requirement: The Permittee shall maintain the Project site in a neat and orderly manner, and in compliance with the Project description set forth in Condition No. 1. Only equipment and/or materials which the Planning Director determines to substantially comply with the Project description shall be stored within the Project site during the life of the Project.

- all stockpile and storage areas shall be setback more than 300 feet from the Little Sycamore Canyon Creek bank.

Documentation: The Permittee shall maintain the Project site in compliance with Condition No. 1 and the approved plans for the Project.

Timing: The Permittee shall maintain the Project site in a neat and orderly manner and in compliance with Condition No. 1 throughout the life of the Project.

Monitoring and Reporting: The County Public Works Agency Grading Inspector, Fire Marshall, and/or Planning Division staff has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance.

3. Coastal PD Permit Modification

Prior to undertaking any operational or construction-related activity which is not expressly described in these conditions, the Permittee shall first contact the Planning Director to determine if the activity requires a modification of this Coastal PD Permit. The Planning Director may, at the Planning Director's sole discretion, require the Permittee to file a written and/or mapped description of the activity in order to determine if a Coastal PD Permit modification is required. If a Coastal PD Permit modification is required, the modification shall be subject to:

a. The modification approval standards of the Ventura County Ordinance Code in effect at the time the modification application is acted on by the Planning Director; and,

b. Environmental review, as required pursuant to the California Environmental Quality Act (CEQA; California Public Resources Code, §§ 21000-21178) and the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, §§ 15000-15387), as amended from time to time.

4. Construction Activities

Prior to any site preparation, the Permittee shall obtain a Zoning Clearance for construction from the Planning Division, and a Grading Permit from the Public Works Agency.

5. Acceptance of Conditions and Schedule of Enforcement Responses

The Permittee's acceptance of this Coastal PD Permit and/or commencement of construction and/or operations under this Coastal PD Permit shall constitute the Permittee's formal agreement to comply with all conditions of this Coastal PD Permit. Failure to abide by and comply with any condition of this Coastal PD Permit shall constitute grounds for enforcement action provided in the Ventura County Coastal Zoning Ordinance (Article 13), which shall include, but is not limited to, the following:

a. Public reporting of violations to the Planning Commission and/or Board of Supervisors;
b. Suspension of the permitted land uses (Condition No. 1);
c. Modification of the Coastal PD Permit conditions listed herein;
d. Recordation of a "Notice of Noncompliance" on the deed to the subject property;
e. The imposition of civil administrative penalties; and/or
f. Revocation of this Coastal PD Permit.

The Permittee is responsible for being aware of and complying with the Coastal PD Permit conditions and all applicable federal, state, and local laws and regulations.

6. Time Limits

a. Use inauguration:

(1) The approval decision for this Coastal PD Permit becomes effective upon the expiration of the 10 day appeal period following the approval decision on the Project, or when any appeals of the decision are finally resolved. Once the approval decision becomes effective, the Permittee must obtain a Zoning Clearance for construction in order to initiate the land uses set forth in Condition No. 1.

(2) This Coastal PD Permit shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for construction within one year from the date the approval decision of this Coastal PD becomes effective. The Planning Director may grant a one year extension of time to the Permittee in order to obtain the Zoning Clearance for construction if the Permittee can demonstrate to the satisfaction of the Planning Director that the Permittee has made a diligent effort to implement the Project, and the Permittee has requested the time extension in writing at least 30 days prior to the one year expiration date.

(3) Prior to the issuance of the Zoning Clearance for construction, all fees and charges billed to that date by any County agency, as well as any fines, penalties, and sureties, must be paid in full. After issuance of the Zoning Clearance for construction, any final billed processing fees must be paid within 30 days of the billing date or the County may revoke this Coastal PD Permit.

7. Documentation Verifying Compliance with Other Agencies' Requirements Related to this Coastal PD Permit

Purpose: To ensure compliance with, and notification of, federal, state, and/or local government regulatory agencies that have requirements that pertain to the Project (Condition No. 1, above) that is the subject of this Coastal PD Permit and the completion of Mitigation and Monitoring Reporting Program.

Requirement: Upon the request of the Planning Director, the Permittee shall provide the Planning Division with documentation (e.g., copies of permits or agreements from other agencies, which are required pursuant to a condition of this Coastal PD Permit) to verify that the Permittee has obtained or satisfied all applicable federal, state, and local entitlements and conditions that pertain to the Project.

Documentation: The Permittee shall provide this documentation to Planning Division staff in the form that is acceptable to the agency issuing the entitlement or clearance, to be included in the Planning Division Project file.

Timing: The documentation shall be submitted to the Planning Division prior to the issuance of the Zoning Clearance for construction or as dictated by the respective agency.

Monitoring and Reporting: The Planning Division maintains the documentation provided by the Permittee in the respective Project file. In the event that the federal, state, or local government regulatory agency prepares new documentation due to changes in the Project or the other agency's requirements, the Permittee shall submit the new documentation within 30 days of receipt of the documentation from the other agency.

8. Notice of Coastal PD Permit Requirements and Retention of Coastal PD Permit Conditions On Site

Purpose: To ensure full and proper notice of these Coastal PD Permit conditions affecting the use of the subject property.

Requirement: Unless otherwise required by the Planning Director, the Permittee shall notify, in writing, the Property Owner(s) of record, contractors, and all other parties and vendors who regularly conduct activities associated with the Project, of the pertinent conditions of this Coastal PD Permit.

Documentation: The Permittee shall present to the Planning Division staff copies of the conditions, upon Planning Division staff's request.

Timing: Prior to issuance of a Zoning Clearance for construction and throughout the life of the Project.

Monitoring and Reporting: The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance.

9. Recorded Notice of Land Use Entitlement

Purpose: The Permittee shall record a "Notice of Land Use Entitlement" form and the conditions of this Coastal PD Permit with the deed for the subject property that notifies the current and future Property Owner(s) of the conditions of this Coastal PD Permit.

Requirement: The Permittee shall sign, have notarized, and record with the Office of the County Recorder, the wet signed original "Notice of Land Use Entitlement" form furnished by the Planning Division and the conditions of this Coastal PD Permit, with the deed of the property that is subject to this Coastal PD Permit.

Documentation: Recorded "Notice of Land Use Entitlement" form and conditions of this Coastal PD Permit.

Timing: The Permittee shall record the "Notice of Land use Entitlement" form and conditions of this Coastal PD Permit, prior to issuance of a Zoning Clearance for construction.

Monitoring and Reporting: The Permittee shall return a copy of the recorded "Notice of Land Use Entitlement" form and conditions of this Coastal PD Permit to Planning Division staff to be included in the Project file.

10. Financial Responsibility for Compliance Monitoring and Enforcement

a. Cost Responsibilities: The Permittee shall bear the full costs of all County staff time, materials, and County-retained consultants associated with condition compliance review and monitoring, CEQA mitigation monitoring, other permit monitoring programs, and enforcement activities, actions, and processes conducted pursuant to the Ventura County Coastal Zoning Ordinance (§ 8183-5) related to this Coastal PD Permit. Such condition compliance review, monitoring and enforcement activities may include (but are not limited to): periodic site inspections; preparation, review, and approval of studies and reports; review of permit conditions and related records; enforcement hearings and processes; drafting and implementing compliance agreements; and

attending to the modification, suspension, or revocation of permits. Costs will be billed at the rates set forth in the Planning Division or other applicable County Fee Schedule, and at the contract rates of County-retained consultants, in effect at the time the costs are incurred.

11. Defense and Indemnification

a. The Permittee shall defend, at the Permittee's sole expense with legal counsel acceptable to the County, against any and all claims, actions, or proceedings against the County, any other public agency with a governing body consisting of the members of the County Board of Supervisors, or any of their respective board members, officials, employees and agents (collectively, "Indemnified Parties") arising out of or in any way related to the County's issuance, administration, or enforcement of this Coastal PD Permit. The County shall promptly notify the Permittee of any such claim, action or proceeding and shall cooperate fully in the defense.

b. The Permittee shall also indemnify and hold harmless the Indemnified Parties from and against any and all losses, damages, awards, fines, expenses, penalties, judgments, settlements, or liabilities of whatever nature, including but not limited to court costs and attorney fees (collectively, "Liabilities"), arising out of or in any way related to any claim, action or proceeding subject to subpart (a) above, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties.

c. Except with respect to claims, actions, proceedings, and Liabilities resulting from an Indemnified Party's sole active negligence or intentional misconduct, the Permittee shall also indemnify, defend (at Permittee's sole expense with legal counsel acceptable to County), and hold harmless the Indemnified Parties from and against any and all claims, actions, proceedings, and Liabilities arising out of, or in any way related to, the construction, maintenance, land use, or operations conducted pursuant to this Coastal PD Permit, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties. The County shall promptly notify the Permittee of any such claim, action, or proceeding and shall cooperate fully in the defense.

d. Neither the issuance of this Coastal PD Permit, nor compliance with the conditions hereof, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property; nor shall the issuance of this Coastal PD Permit serve to impose any liability upon the Indemnified Parties for injury or damage to persons or property.

12. Invalidation of Condition(s)

If any of the conditions or limitations of this Coastal PD Permit are held to be invalid in whole or in part by a court of competent jurisdiction, that holding shall not invalidate any of the remaining Coastal PD Permit conditions or limitations. In the event that any condition imposing a fee, exaction, dedication, or other mitigation measure is challenged by the Permittee in an action filed in a court of competent jurisdiction, or threatened to be filed therein, the Permittee shall be required to fully comply with this Coastal PD Permit, including without limitation, by remitting the fee, exaction, dedication, and/or by otherwise performing all mitigation measures being challenged. This Coastal PD Permit shall continue in full force unless, until, and only to the extent invalidated by a final, binding judgment issued in such action.

If a court of competent jurisdiction invalidates any condition in whole or in part, and the invalidation would change the findings and/or the mitigation measures associated with the approval of this Coastal PD Permit, at the discretion of the Planning Director, the Planning Director may review the project and impose substitute feasible conditions/mitigation measures to adequately address the subject matter of the invalidated condition. The Planning Director shall make the determination of adequacy. If the Planning Director cannot identify substitute feasible conditions/mitigation measures to replace the invalidated condition, and cannot identify overriding considerations for the significant impacts that are not mitigated to a level of insignificance as a result of the invalidation of the condition, then this Coastal PD Permit may be revoked.

13. Consultant Review of Information and Consultant Work

The County and all other County permitting agencies for the Project have the option of referring any and all special studies that these conditions require to an independent and qualified consultant for review and evaluation of issues beyond the expertise or resources of County staff.

Prior to the County engaging any independent consultants or contractors pursuant to the conditions of this Coastal PD Permit, the County shall confer in writing with the Permittee regarding the necessary work to be contracted, as well as the estimated costs of such work. Whenever feasible, the County will use the lowest responsible bidder or proposer. Any decisions made by County staff in reliance on consultant or contractor work may be appealed pursuant to the appeal procedures contained in the Ventura County Zoning Ordinance Code then in effect.

The Permittee may hire private consultants to conduct work required by the County, but only if the consultant and the consultant's proposed scope-of-work are first reviewed and approved by the County. The County retains the right to hire its own consultants to evaluate any work that the Permittee or a contractor of the Permittee undertakes. In accordance with Condition No. 10, if the County hires a consultant to review any work undertaken by the Permittee, or hires a consultant to review the work undertaken by a contractor of the Permittee, the hiring of the consultant will be at the Permittee's expense.

14. Relationship of Coastal PD Permit Conditions, Laws, and Other Entitlements
The Permittee shall implement the Project in compliance with all applicable requirements and enactments of federal, state, and local authorities. In the event of conflict between various requirements, the more restrictive requirements shall apply. In the event the Planning Director determines that any Coastal PD Permit condition contained herein is in conflict with any other Coastal PD Permit condition contained herein, when principles of law do not provide to the contrary, the Coastal PD Permit condition most protective of public health and safety and environmental resources shall prevail to the extent feasible.

No condition of this Coastal PD Permit for uses allowed by the Ventura County Ordinance Code shall be interpreted as permitting or requiring any violation of law, lawful rules, or regulations, or orders of an authorized governmental agency. Neither the approval of this Coastal PD Permit, nor compliance with the conditions of this Coastal PD Permit, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property.

15. Contact Person
Purpose: To designate a person responsible for responding to complaints.

Requirement: The Permittee shall designate a contact person(s) to respond to complaints from citizens and the County which are related to the permitted uses of this Coastal PD Permit.

Documentation: The Permittee shall provide the Planning Director with the contact information (e.g., name and/or position title, address, business and cell phone numbers, and email addresses) of the Permittee's field agent who receives all orders, notices, and communications regarding matters of condition and code compliance at the Project site.

Timing: Prior to the issuance of a Zoning Clearance for construction, the Permittee shall provide the Planning Division the contact information of the Permittee's field agent(s) for the Project file. If the address or phone number of the Permittee's field agent(s) should change, or the responsibility is assigned to another person, the Permittee shall provide Planning Division staff with the new information in writing within three calendar days of the change in the Permittee's field agent.

Monitoring and Reporting: The Planning Division maintains the contact information provided by the Permittee in the Project file. The Planning Division has the authority to periodically confirm the contact information consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance.

16. Change of Permittee
Purpose: To ensure that the Planning Division is properly and promptly notified of any change of Permittee.

Requirement: The Permittee shall file, as an initial notice with the Planning Director, the new name(s), address(es), telephone/FAX number(s), and email addresses of the new owner(s), lessee(s), operator(s) of the permitted uses, and the company officer(s). The Permittee shall provide the Planning Director with a final notice once the transfer of ownership and/or operational control has occurred.

Documentation: The initial notice must be submitted with the new Permittee's contact information. The final notice of transfer must include the effective date and time of the transfer and a letter signed by the new Property Owner(s), lessee(s), and/or operator(s) of the permitted uses acknowledging and agreeing to comply with all conditions of this Coastal PD Permit.

Timing: The Permittee shall provide written notice to the Planning Director 10 calendar days prior to the change of ownership or change of Permittee. The Permittee shall provide the final notice to the Planning Director within 15 calendar days of the effective date of the transfer.

Monitoring and Reporting: The Planning Division maintains notices submitted by the Permittee in the Project file and has the authority to periodically confirm the information consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance.

Condition Nos. 17 through 26 were required as part of Emergency Coastal PD Permit and will continue to be required for this Coastal PD Permit (Case No. PL19-0005).

17. BIO-1 Construction During a Rain Event
Work during times of precipitation shall be avoided to the maximum extent possible. Water diversion activities must not result in the degradation of beneficial uses or exceedance of water quality objectives of any of the receiving waters. Any temporary dam or other constructed obstruction must only be built from materials which will cause little or no siltation (e.g. clean gravel). Normal flows must be restored to the affected water immediately upon completion of work at that location.

18. BIO-2 Best Management Practice (BMPs) to Prevent Erosion
Spoils taken from Little Sycamore Creek will be sorted and stockpiled in the flat areas of middle camp. Suitable material free of contaminants (trash, debris, asphalt, etc.) shall be used in areas throughout the camp. Trees along the bank, even if dead or damaged, will be left in place for their roots' stabilizing function.

19. BIO-3 Night Construction Avoidance
No nighttime work is permitted.

20. BIO-4 Temporary Access into Little Sycamore Creek
A total of three temporary access roads would be graded to gain entry into the creek. Areas of temporary disturbance shall be minimized to the extent practicable (see Condition No. 21 below). If additional access into the creek is required, the annual restoration monitoring reports prepared by a County-approved qualified biologist (see Condition No. 31 below) shall describe the location of these temporary access roads.

21. BIO-5 Staging Equipment
Construction Stockpile Area(s) shall be in unvegetated, previously disturbed sites, in the middle camp cabin area, and outside of the creek. Fiber rolls will be installed around staging and storage areas. Fueling, lubrication, maintenance, storage and staging of vehicles and equipment must not result in a discharge to any waters of the state and shall be located outside of waters of the state in areas where accidental spills will enter or affect such waters. Dump trucks will be staged outside of the creek banks to accept spoil material coming out of the creek.

22. BIO-6 Pollutant Management
All vehicles and equipment not in use shall be confined to the designated Construction Staging and Storage Area(s). All vehicles and equipment shall be in good working condition and free of leaks. The contractor shall prevent oil, petroleum products, or any other pollutant from contaminating the soil or entering a watercourse (dry or otherwise). When vehicles or equipment are stationary, mats or drip pans shall be placed below vehicles to contain fluid leaks.

23. BIO-7 Material Storage
Spoil materials removed from Little Sycamore Creek shall be sorted and stockpiled, on site in the middle camp cabin area, or other areas outside of the creek. Spoil materials shall be protected from stormwater run-off using temporary perimeter sediment barriers (fiber rolls) and/or sand/gravel bags, and straw bale barriers, as appropriate, until dirt can be taken off site. Stockpiled material shall be set back as far away from Little Sycamore Creek as possible. Fiber rolls will be installed along the perimeter of the stockpile to contain spoil material so that it is not allowed to re-enter the creek.

24. BIO-8 Pollution Prevention
Prevent the discharge of silt or pollutants off the site when working adjacent to potentially jurisdictional waters. Install BMPs (i.e., silt barriers, sand bags, straw bales) as appropriate. Effective best management practices (BMPs) must be implemented to control erosion and runoff from areas associated with Coastal PD Permit, this includes access roads.

25. BIO-9 Site Materials and Refuse Management
All trash shall be disposed of in closed containers and removed from the Project area each day during the construction period. Construction personnel shall not feed or otherwise attract wildlife to the construction area. At Project completion, all project-

generated debris, vehicles, building materials, and rubbish shall be removed from the impact area.

26. BIO-10 Re-Fueling and Maintenance
All re-fueling, cleaning, or maintenance of equipment will occur at least 100 feet from potentially jurisdictional waters.

27. Paleontological Resources Discovered During Grading
Purpose: In order to mitigate potential impacts to paleontological resources that may be encountered during ground disturbance or construction activities.

Requirement: If any paleontological remains are uncovered during ground disturbance or construction activities, the Permittee shall:

i. Cease operations and assure the preservation of the area in which the discovery was made;

ii. Notify the Planning Director in writing, within three days of the discovery;

iii. Obtain the services of a paleontological consultant or professional geologist who shall assess the find and provide a report that assesses the resources and sets forth recommendations on the proper disposition of the site;

iv. Obtain the Planning Director's written concurrence with the recommended disposition of the site before resuming development; and

v. Implement the agreed upon recommendations.

Documentation: The Permittee shall submit the paleontologist's or geologist's reports. Additional documentation may be required to demonstrate that the Permittee has implemented the recommendations set forth in the paleontological report.

Timing: If any paleontological remains are uncovered during ground disturbance or construction activities, the Permittee shall provide the written notification to the Planning Director within three days of the discovery. The Permittee shall submit the paleontological report to the Planning Division immediately upon completion of the report.

Monitoring and Reporting: The Permittee shall provide the paleontological report to the Planning Division to be made part of the Project file. The Permittee shall implement any recommendations made in the paleontological report to the satisfaction of the Planning Director. The paleontologist shall monitor all ground disturbance activities within the area in which the discovery was made, in order to ensure the successful implementation of the recommendations made in the paleontological report. The Planning Division has the authority to conduct site inspections to ensure that the Permittee

implements the recommendations set forth in the paleontological report, consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance.

28. Archaeological Resources Discovered During Grading

Purpose: In order to mitigate potential impacts to archaeological resources discovered during ground disturbance.

Requirement: The Permittee shall implement the following procedures:

a. If any archaeological or historical artifacts are uncovered during ground disturbance or construction activities, the Permittee shall:

   i. Cease operations and assure the preservation of the area in which the discovery was made;

   ii. Notify the Planning Director in writing, within three days of the discovery;

   iii. Obtain the services of a County-approved archaeologist who shall assess the find and provide recommendations on the proper disposition of the site in a written report format;

   iv. Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development; and

   v. Implement the agreed upon recommendations.

b. If any human burial remains are encountered during ground disturbance or construction activities, the Permittee shall:

   i. Cease operations and assure the preservation of the area in which the discovery was made;

   ii. Immediately notify the County Coroner and the Planning Director;

   iii. Obtain the services of a County-approved archaeologist and, if necessary, Native American Monitor(s), who shall assess the find and provide recommendations on the proper disposition of the site in a written report format;

   iv. Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development on-site; and

   v. Implement the agreed upon recommendations.

Documentation: If archaeological remains are encountered, the Permittee shall submit a report prepared by a County-approved archaeologist including recommendations for the proper disposition of the site. Additional documentation may be required to demonstrate that the Permittee has implemented any recommendations made by the archaeologist's report.

Timing: If any archaeological remains are uncovered during ground disturbance or construction activities, the Permittee shall provide the written notification to the Planning Director within three days of the discovery. The Permittee shall submit the archaeological report to the Planning Division immediately upon completion of the report.

Monitoring and Reporting: The Permittee shall provide the archaeological report to the Planning Division to be made part of the Project file. The Permittee shall implement any recommendations made in the archaeological report to the satisfaction of the Planning Director. The archaeologist shall monitor all ground disturbance activities within the area in which the discovery was made, in order to ensure the successful implementation of the recommendations made in the archaeological report. The Planning Division has the authority to conduct site inspections to ensure that the Permittee implements the recommendations set forth in the archaeological report, consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance.

29. Paleontological Resources Discovered During Grading

Purpose: In order to mitigate potential impacts to paleontological resources that may be encountered during ground disturbance or construction activities.

Requirement: If any paleontological remains are uncovered during ground disturbance or construction activities, the Permittee shall:

i. Cease operations and assure the preservation of the area in which the discovery was made;

ii. Notify the Planning Director in writing, within three days of the discovery;

iii. Obtain the services of a paleontological consultant or professional geologist who shall assess the find and provide a report that assesses the resources and sets forth recommendations on the proper disposition of the site;

iv. Obtain the Planning Director's written concurrence with the recommended disposition of the site before resuming development; and

v. Implement the agreed upon recommendations.

Documentation: The Permittee shall submit the paleontologist's or geologist's reports. Additional documentation may be required to demonstrate that the Permittee has implemented the recommendations set forth in the paleontological report.

Timing: If any paleontological remains are uncovered during ground disturbance or construction activities, the Permittee shall provide the written notification to the Planning Director within three days of the discovery. The Permittee shall submit the paleontological report to the Planning Division immediately upon completion of the report.

Monitoring and Reporting: The Permittee shall provide the paleontological report to the Planning Division to be made part of the Project file. The Permittee shall implement any recommendations made in the paleontological report to the satisfaction of the Planning Director. The paleontologist shall monitor all ground disturbance activities within the area in which the discovery was made, in order to ensure the successful implementation of the recommendations made in the paleontological report. The Planning Division has the authority to conduct site inspections to ensure that the Permittee implements the recommendations set forth in the paleontological report, consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance.

30. Construction Monitoring by a Qualified Biologist

Purpose: To avoid impacts to ESHA during bank stabilization and site restoration within the three Restoration Areas on the Camp Hess Kramer property.

Requirement: The Permittee shall retain the services of a County-approved qualified biologist to monitor ground-disturbance activities, including (but not limited to) clearing, grubbing, grading, and trenching that may impact ESHA.

Documentation: The Permittee shall provide to the Planning Division a signed contract with a County-approved biologist which requires the biologist to be present on-site during the bank stabilization and site restoration that may impact ESHA The contract must specify: (1) when the County-approved biologist must monitor the Project site; and (2) the disturbance areas that the County-approved biologist must monitor. The Permittee shall submit a written document to the Planning Division within 14 days of the completion of ground-disturbance activities, notifying the Planning Division of the results of the monitoring.

Timing: The Permittee shall submit a copy of the contract with the County-approved biologist to the Planning Division for review and approval, prior to executing the contract. The Permittee shall provide a copy of the executed contract with the County-approved biologist to the Planning Division, prior to the issuance of a Zoning Clearance for construction. The Permittee shall submit the written document that sets forth the results of the monitoring to the Planning Division, within 14 days of the completion of ground-disturbance activities.

Monitoring and Reporting: The Planning Division maintains copies of the executed contract and the monitoring reports in the Project file. The Planning Division has the authority to inspect the property during the monitoring phase of the Project to ensure that the County-approved biologist is on-site as required. If the Planning Division confirms that the County-approved qualified biologist is not monitoring the Project in compliance with this condition, enforcement actions may be enacted in accordance with § 8183-5 of the Ventura County Coastal Zoning Ordinance.

31. Restoration of Environmentally Sensitive Habitat Areas (ESHA)

Purpose: To ensure compliance with §§ 8178-2.4.c(1) through 8178-2.4.d(3) of the Ventura County Coastal Zoning Ordinance.

Requirement: On Assessor Parcel Numbers 700-0-070-450 and 700-0-060-310, on the banks of Little Sycamore Canyon Creek at three on-site Restoration Areas, 0.09 acres of ESHA shall be restored and permanently protected. A Restoration Plan shall be prepared by a County-approved, qualified biologist that includes the following:

a) Plant Palette for the restoration of 0.09 acres. The plant palette shall consist of trees and plants propagated from locally collected (on the project site or adjacent to the project site) seeds, cuttings and saplings:

i. California sycamore understory habitat which include a mix of seed and the container plants of varying sizes:

Scientific Name	Common Name
California Sycamore Understory	
Artemisia douglasiana	mugwort
Baccharis salicifolia	mule fat
Distichlis spicata	saltgrass
Frangula californica	California coffeeberry
Heteromeles arbutifolia	toyon
Juncus patens	common California rush
Rosa californica	California rose
Rubus ursinus	California blackberry
Salvia spathacea	hummingbird sage
Solanum douglasii	Douglas nightshade
Solidago velutina subsp. californica	velvety goldenrod
Verbena lasiostachys	verbena

ii. Native trees indicative of Coast Live Oak Woodland of varying sizes.

b) Methods of salvaging, propagating, and planting.

c) Methods of soil preparation.

d) Method and timing of irrigation.

e) Best Management Practices to avoid impacting the California sycamore understory habitat.

f) Maintenance and monitoring necessary to ensure that the restored plant communities meet the following success criteria by Year 5 of the maintenance and monitoring program:

i. 90 percent of the native plant cover found for the reference site;
ii. 100 percent of the species richness found for the reference site; and,
iii. Equal or lower percent cover by non-native plant species as that found for the reference site.

g) A reference site for each vegetation alliance (Giant Coreopsis Scrub, disturbed Coast Live Oak Woodland, Annual Brome Grassland, and California Sagebrush – Black Sage Scrub) that is an ecologically intact example of the alliance with minimal disturbance, with the following documented for each reference site:

i. Total percent cover by native plant species;
ii. Species richness; and,
iii. Total percent cover by non-native plant species.

Documentation: The Permittee shall provide the Planning Division with the following: (1) a Restoration Plan prepared by a County-approved qualified biologist that meets the requirements of this condition; (2) site plan identifying the three restoration sites and planting plan. Following implementation of the approved restoration plan, the Permittee shall submit a report with photographs of the restoration area and a description of the restoration work to demonstrate to the Planning Division the Restoration Plan has commenced. The Permittee shall provide annual reports prepared by a County-approved qualified biologist on the progress of the restoration area for 5 years (or more, if the success criteria have not been met by Year 5) to the Planning Division.

Timing: Prior to issuance of a Zoning Clearance for construction, the Permittee shall provide the following: (1) the final Restoration Plan and site plan identifying the three restoration sites and planting plan to Planning Division staff for review and approval. Implementation of the Restoration Plan shall commence within 30 days of Restoration Plan Approval. The annual reports must be provided to the Planning Division by December 31st of each year during the monitoring period.

Monitoring and Reporting: The Planning Division maintains a stamped copy of the approved restoration plan in the Project file. The Permittee shall ensure that the restoration work is planted according to the approved restoration plan. The restoration areas must be monitored by a County-approved qualified biologist for at least 5 years (or more, if the success criteria have not been met by Year 5). The release of the requirement for monitoring the restoration areas may occur when the Planning Division determines that the success criteria have been met by Year 5 or later, based on the annual reports and a Planning Division staff site inspection. Planning Division staff has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8183-5 or the Coastal Zoning Ordinance.

32. Avoidance of Nesting Birds

Purpose: In order to prevent impacts to birds protected under the Migratory Bird Treaty Act, land clearing and construction activities shall be regulated.

Requirement: The Permittee shall conduct all demolition, tree removal/trimming, vegetation clearing, and grading activities (collectively, "land clearing activities"), and construction in such a way as to avoid nesting native birds. This can be accomplished by implementing one of the following options:

a. Timing of land clearing or construction: Prohibit land clearing or construction activities during the breeding and nesting season (January 1 – September 15), in which case the following surveys are not required; or

b. Surveys and avoidance of occupied nests: Conduct site-specific surveys prior to land clearing or construction activities during the breeding and nesting season (January 1 – September 15) and avoid occupied bird nests. A County-approved biologist shall conduct surveys to identify any occupied (active) bird nests in the area proposed for disturbance. Occupied nests shall be avoided until juvenile birds have vacated the nest.

The County-approved biologist shall conduct an initial breeding and nesting bird survey 30 days prior to the initiation of land clearing or construction activities. The County-approved biologist shall continue to survey the Project site on a weekly basis, with the last survey completed no more than 3 days prior to the initiation of land clearing activities. The nesting bird survey must cover the development footprint and 300 feet from the development footprint. If occupied (active) nests are found, land clearing activities within a setback area surrounding the nest shall be postponed or halted. Land clearing activities may commence in the setback area when the nest is vacated (juveniles have fledged) provided that there is no evidence of a second attempt at nesting, as determined by the County-approved biologist. Land clearing activities can also occur outside of the setback areas. Pursuant to the recommendations of the California Department of Fish and

Wildlife, the required setback is 300 feet for most birds and 500 feet for raptors. This setback can be increased or decreased based on the recommendation of the County-approved biologist and approval from the Planning Division.

Documentation: The Permittee shall provide to the Planning Division a Survey Report from a County-approved biologist documenting the results of the initial nesting bird survey and a plan for continued surveys and avoidance of nests in accordance with the requirements set forth in this condition (above). Along with the Survey Report, the Permittee shall provide a copy of a signed contract (financial information redacted) with a County-approved biologist responsible for the surveys, monitoring of any occupied nests discovered, and establishment of mandatory setback areas. The Permittee shall submit to the Planning Division a Mitigation Monitoring Report from a County-approved biologist following land clearing activities documenting actions taken to avoid nesting birds and results.

Timing: If land clearing or construction activities will occur between January 1 – September 15, the County-approved biologist shall conduct the nesting bird surveys 30 days prior to initiation of land clearing or construction activities, and weekly thereafter. The last survey for nesting birds shall be conducted no more than 3 days prior to initiation of land clearing or construction activities. The Permittee shall submit the Survey Report documenting the results of the first nesting bird survey and the signed contract to the Planning Division prior to issuance of a zoning clearance for construction. The Permittee shall submit the Mitigation Monitoring Report within 14 days of completion of the land clearing or construction activities.

Monitoring and Reporting: The Planning Division reviews the Survey Report and signed contract for adequacy prior to issuance of a Zoning Clearance for construction. The Planning Division maintains copies of the signed contract, Survey Report, and Mitigation Monitoring Report in the Project file.

33. Construction Noise

Purpose: In order for this project to comply with the Ventura County General Plan Policy HAZ-9.2.5 and the County of Ventura Construction Noise Threshold Criteria and Control Plan (Amended 2010).

Requirement: The Permittee shall limit construction activity for site preparation and development to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday, and from 9:00 a.m. to 7:00 p.m. Saturday, Sunday, and State holidays. No nighttime work is permitted. Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions.

Documentation: The Permittee shall post a sign stating these restrictions in a conspicuous location on the Project site, in order so that the sign is visible to the general

public. The Permittee shall provide photo documentation showing posting of the required signage to the Planning Division, prior to the commencement of grading and construction activities. The sign must provide a telephone number of the site foreman, or other person who controls activities on the jobsite, for use for complaints from the public. The Permittee shall maintain a "Complaint Log," noting the date, time, complainant's name, complaint, and any corrective action taken, in the event that the Permittee receives noise complaints. The Permittee must submit the "Complaint Log" to the Planning Division upon the Planning Director's request.

Timing: The Permittee shall install the sign prior to the issuance of a building permit and throughout all grading and construction activities. The Permittee shall maintain the signage on-site until all grading and construction activities are complete. If the Planning Director requests the Permittee to submit the "Complaint Log" to the Planning Division, the Permittee shall submit the "Complaint Log" within one day of receiving the Planning Director's request.

Monitoring and Reporting: The Planning Division reviews, and maintains in the Project file, the photo documentation of the sign and the "Complaint Log." The Planning Division has the authority to conduct site inspections and take enforcement actions to ensure that the Permittee conducts grading and construction activities in compliance with this condition, consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance.

Environmental Health Division (EHD) Conditions

34. General Vector Control – Mosquito Breeding

Purpose: To ensure site does not contribute to the harborage and/or breeding of potential vectors of disease or create a public nuisance.

Requirement: Manage standing water onsite so it will not create mosquito breeding sources.

Timing: The Permittee shall maintain the Project site so as not to contribute to the harborage and/or breeding of mosquitos, nor the creation of a public nuisance throughout the life of the Project.

Monitoring and Reporting: Ventura County Environmental Health Division (EHD) staff respond to, and maintain records of, any complaints received which relate to mosquito breeding at the site.

35. Hazardous Materials and Waste- Debris Removal

Purpose: To ensure compliance with the Wildfire Debris Removal Emergency Ordinance No. 4534 and to ensure the storage, handling, and disposal of any potentially hazardous material/waste complies with applicable State and local regulations.

Requirement: In the event that hazardous materials/waste is found commingled in the mud and debris piles, all hazardous materials/waste shall be separated from mud and debris prior to disposal. Permittee may not send hazardous materials/waste to a municipal solid waste (garbage) landfill or to a non-hazardous waste recycling center.

Documentation: Maintain all receipts related to mud and debris disposal, and hazardous materials/waste recycling/disposal for review by Ventura County EHD.

PUBLIC WORKS AGENCY (PWA)

Integrated Waste Management Division (IWMD) Conditions

36. Construction & Demolition Debris Recycling Plan (Form B)
Purpose: Ordinance 4421 requires the Permittee to divert recyclable construction and demolition (C&D) materials generated by the Project (e.g., wood, metal, greenwaste, soil, concrete, asphalt, paper, cardboard, etc.) from local landfills through recycling, reuse, or salvage. Review Ordinance 4421 at:

http://onestop.vcpublicworks.org/integrated-waste-management-laws-ordinances.

Requirement: The Permittee must submit a comprehensive recycling plan (Form B – Recycling Plan) to the Integrated Waste Management (IWMD) for any proposed construction and/or demolition projects that require a building permit.

Documentation: The Form B – Recycling Plan must ensure a minimum of 65 percent of the recyclable C&D debris generated by the Project will be diverted from the landfill by recycling, reuse, or salvage. A copy of Form B is available at:

http://onestop.vcpublicworks.org/integrated-waste-management-forms.

A comprehensive list of permitted recyclers, County franchised haulers, and solid waste & recycling facilities in Ventura County is available at:

https://www.vcpublicworks.org/wsd/iwmd/construction/#solid-waste-collecters.

A list of local facilities permitted to recycle soil, wood, and greenwaste is available at:

https://www.vcpublicworks.org/wsd/iwmd/businessrecycling/#GreenWasteProcessing

Timing: Upon Building & Safety's issuance of a building permit for the Project, the Permittee must submit a Form B – Recycling Plan to the IWMD for approval.

Monitoring and Reporting: The Permittee is required to keep a copy of their approved Form B – Recycling Plan until Building and Safety Division's issuance of final permit.

37. Construction & Demolition Debris Reporting Form (Form C)

Purpose: Ordinance 4421 requires the Permittee to divert recyclable construction and demolition (C&D) materials generated by their Project (e.g., wood, metal, greenwaste, soil, concrete, paper, cardboard, plastic containers, etc.) from local landfills through recycling, reuse, or salvage. Please review Ordinance 4421 at:

http://onestop.vcpublicworks.org/integrated-waste-management-laws-ordinances.

Requirement: The Permittee must submit a Form C – Reporting Form to the IWMD for approval prior to issuance of their final Building and Safety Division permit. Form C is available at

http://onestop.vcpublicworks.org/integrated-waste-management-forms

Documentation: The Permittee must submit original recycling facility receipts and/or documentation of reuse with their Form C – Reporting Form to verify a minimum of 65% of the recyclable C&D debris generated by their Project was diverted from the landfill.

Timing: A completed Form C – Reporting Form, with required recycling facility receipts and/or documentation or reuse, must be submitted to the IWMD for approval prior to Building and Safety Division's issuance of final permit.

Monitoring & Reporting: The Permittee is required to keep a copy of their approved Form C – Reporting Form until Building and Safety Division's issuance of final permit.

Watershed Protection District (WPD) Conditions

Advanced Planning Section

38. Watercourse Permit

Purpose: To comply with the Ventura County Watershed Protection District (WPD) Ordinance WP-2, and mitigate potential impacts such as obstructing, impairing, diverting, impeding, or altering the characteristics of the flow of water to jurisdictional channels by designing and constructing appropriate surface drainage and flood control facilities to protect life and property from damage or destruction from flood and storm waters. Facilities requiring permits may include, but are not limited to, channel improvements, and lateral storm drain connections. Permits are also required for any activities in, on, over, under, or across a jurisdictional red-line channel or within District Right of Way.

Requirement: The Permittee shall obtain a Watercourse Permit. The permit application shall include the following:

a. Construction plans prepared, signed, and stamped by a California licensed civil engineer including but not limited to, a site plan depicting general drainage trends, existing and proposed topography with elevations, proposed improvements in both plan and profile, and construction details that meet the standards of the County and the Watershed Protection District.

b. Hydraulics using a methodology applicable to the proposed improvements and acceptable to the Watershed Protection District. The final model shall confirm there are no adverse impacts to Little Sycamore Canyon, including no loss of storage volume and no increase in water surface elevation for the 1-percent chance flood peak discharge on adjacent parcels.

c. Any other information or studies as required by the Permit Section to administer the requirements of Watershed Ordinance WP-2.

Documentation: A WPD Permit application package shall be prepared and signed by the Permittee or a duly authorized agent and submitted to and logged by the WPD Permit Section.

Timing: Continue the Watercourse Permit application process with the Watershed Protection District Permit Section concurrently with the Coastal PD Permit process. The Permit Section shall review and approve the Project construction plans and all applicable special studies such as hydrology and hydraulics and issue a Permit prior to the issuance of any grading permit or prior to Project start date if no grading permit is required.

Monitoring and Reporting: Prior to permit closure, Watershed Protection District staff shall inspect the improvements to assure that construction was completed, in accordance with the approved plans and the Permit.

39. Notice of Flood Hazard Recorded on Property Title

Purpose: To comply with the Ventura County General Plan policy 2.10.2-2 so as to inform existing and future owners of the subject property that the site, in whole or in part, has currently been mapped by the Federal Emergency Management Agency (FEMA) as being in a 1% annual chance (100-year) floodplain.

Requirement: The Permittee shall, with the assistance of the Ventura County Public Works Agency Floodplain Manager, have recorded on the title of the subject property a Notice of Flood Hazard.

Documentation: A Notice of Flood Hazard deemed satisfactory to the Ventura County Public Works Agency Floodplain Manager.

Timing: The Notice of Flood Hazard shall be recorded on title of the subject property by the Permittee prior to Zoning Clearance for construction.

Monitoring and Reporting: A copy of the recorded Notice of Flood Hazard shall be provided to the Building and Safety Department as well as maintained in the case file by the Public Works Agency.

County Stormwater Program (CSP) Section

40. Compliance with Stormwater Development Construction Program

Purpose: To ensure compliance with the Los Angeles Regional Water Quality Control Board NPDES Municipal Stormwater Permit No. CAS004002 (Permit) the Project will be subject to the construction requirements for surface water quality and storm water runoff in accordance with Part 4.F., "Development Construction Program" of the Permit.

Requirement: The construction of the Project shall meet requirements contained in Part 4.F. "Development Construction Program" of the Permit through the inclusion of effective implementation of the Construction BMPs during all ground disturbing activities. In addition, Part 4.F requires additional inspections to be conducted by the Qualified Stormwater Pollution Prevention Plan (SWPPP) Developer, Qualified SWPPP Practitioner, or Certified Professionals in Erosion and Sediment Control (CPESC).

Documentation: The Permittee shall submit to the Watershed Protection District – County Stormwater Program Section (CSP) for review and approval a completed SW-HR form (Best Management Practices for Construction at High Risk Sites), which can be found at

https://www.onestoppermits.vcrma.org/departments/stormwater-program.

Timing: The above listed item shall be submitted to the CSP for review and approval prior to issuance of a Zoning Clearance for construction.

Monitoring and Reporting: CSP will review the submitted materials for consistency with the NPDES Municipal Stormwater Permit. 1`Building Permit Inspectors will conduct inspections during construction to ensure effective installation of the required BMPs and record keeping of conducting required inspections by the Project proponents Qualified SWPPP Developer, Qualified SWPPP Practitioner, or CPESC.

Ventura County Air Pollution Control District (APCD) Conditions

41. APCD Rules and Regulations for Project Construction and Excavation

Purpose: To ensure that fugitive dust and particulate matter that may result from site preparation and grading activities are minimized to the greatest extent feasible.

Requirement: The Permittee shall comply with the provisions of applicable VCAPCD Rules and Regulations, which include but are not limited to, Rule 50 (Opacity), Rule 51 (Nuisance), and Rule 55 (Fugitive Dust).

Documentation: The Permittee shall ensure compliance with the following provisions:

i. The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized to prevent excessive amounts of dust;

ii. Pre-grading/excavation activities shall include watering the area to be graded or excavated before commencement of grading or excavation operations. Application of water should penetrate sufficiently to minimize fugitive dust during grading activities;

iii. All trucks shall cover their loads as required by California Vehicle Code §23114.

iv. Fugitive dust throughout the construction site shall be controlled by the use of a watering truck or equivalent means (except during and immediately after rainfall). Water shall be applied to all unpaved roads, unpaved parking areas or staging areas, and active portions of the construction site. Environmentally-safe dust control agents may be used in lieu of watering.

v. Graded and/or excavated inactive areas of the construction site shall be monitored at least weekly for dust stabilization. Soil stabilization methods, such as water and roll compaction, and environmentally safe dust control materials, shall be periodically applied to portions of the construction site.

vi. Temporary signs shall be posted onsite limiting traffic to 15 miles per hour or less.

vii. All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (i.e., wind speed sufficient to cause fugitive dust to be a nuisance or hazard to adjacent properties). During periods of high winds, all clearing, grading, earth moving, and excavation operations shall be curtailed to the degree necessary to prevent fugitive dust created by on-site activities and operations from being a nuisance or hazard, either offsite or on site.

Timing: Throughout the construction phases of the project.

Reporting and Monitoring: Monitoring and Enforcement of dust-related provisions for construction operation shall be conducted by APCD staff and is complaint-driven.

42. Construction Equipment

Purpose: In order to ensure that ozone precursor and particulate emissions from diesel-powered mobile construction equipment are reduced to the greatest amount feasible.

Requirement: The Permittee shall comply with the provisions of all applicable California State Laws and APCD Rules and Regulations regarding portable construction equipment and construction vehicles.

Documentation: The Permittee shall ensure compliance with the following State Laws and APCD requirements:

i. Construction equipment shall not have visible emissions greater than 20% opacity, as required by APCD Rule 50, Opacity.

ii. Off-Road Heavy-Duty trucks shall comply with the California State Regulation for In-Use Off-Road Diesel Vehicles (Title 13, CCR §2449), the purpose of which is to reduce NO_x and diesel particulate matter exhaust emissions.

iii. On-Road Heavy-Duty trucks shall comply with the California State Regulation for In-Use On-Road Diesel Vehicles (Title 13, CCR §2025), the purpose of which is to reduce NO_x and diesel particulate matter exhaust emissions.

iv. All commercial on-road and off-road diesel vehicles are subject to the idling limits of Title 13, CCR §2485, §2449(d)(3), respectively. Construction equipment shall not idle for more than five (5) consecutive minutes. The idling limit does not apply to: (1) idling when queuing; (2) idling to verify that the vehicle is in safe operating condition; (3) idling for testing, servicing, repairing or diagnostic purposes; (4) idling necessary to accomplish work for which the vehicle was designed (such as operating a crane); (5) idling required to bring the machine system to operating temperature, and (6) idling necessary to ensure safe operation of the vehicle. It is the Permittee's responsibility to have a written idling policy that is made available to operators of the vehicles and equipment and informs them that idling is limited to 5 consecutive minutes or less, except as exempted in subsection a. above.

The following are recommended measures for construction equipment and vehicles:

i. Diesel powered equipment should be replaced by electric equipment whenever feasible.

ii. Maintain equipment engines in good condition and in proper tune as per manufacturer's specifications.

iii. Lengthen the construction period during smog season (May through October), to minimize the number of vehicles and equipment operating at the same time.

iv. Use alternatively fueled construction equipment, such as compressed natural gas (CNG), liquefied natural gas (LNG), or electric, if feasible.

Timing: Throughout the construction phases of the project.

Reporting and Monitoring: Reporting of compliance with the required State Laws regarding diesel vehicles is conducted via annual fleet mix reporting, phasing out of older-tier equipment, and routine surveillance and audits by APCD inspectors. The applicable recommended measures shall be included in the construction plan submitted to the Building and Safety Division and Building and Safety Inspector and/or PWA Grading inspector shall perform periodic site inspections throughout the construction period. Monitoring and Enforcement of dust-related construction activities shall be conducted by APCD staff and is complaint-driven.

MITIGATED NEGATIVE DECLARATION (MND) ADDENDUM

CAMP HESS KRAMER COASTAL PLANNED DEVELOPMENT (CPD) PERMIT CASE NO. PL19-0005

A. BACKGROUND INFORMATION AND PROJECT DESCRIPTION:

1. **Entitlement:** Coastal Planned Development (PD) Permit Case No. PL19-0005

2. **Applicant/Property Owner:** Wilshire Boulevard Temple Camps, c/o Doug Lynn, 3663 Wilshire Boulevard, Los Angeles, CA 90010

3. **Applicant's Representative:** Stantec Consultants Services, Inc., Ginger Anderson, 111 East Victoria Street, Santa Barbara, CA 93101

4. **Location:** 11495 Pacific Coast Highway, Malibu, CA 92065

5. **Tax Assessor's Parcel Numbers:** The 99.1-acre project site is located on a 187-acre subject property addressed at 11495 and 11677 Pacific Coast Highway in the Santa Monica Mountains, in the unincorporated area of Ventura County. The Tax Assessor's parcel numbers (APN) for the parcels that constitute the project site are 700-0-070-450 and 700-0-060-310. The proposed project site includes a total of 385 linear feet of restoration work located within the Little Sycamore Canyon Creek and along the creek bank.

6. **Lot Sizes:** 700-070-450 (55.9 acres) and 700-0-060-310 (43.2 acres)

7. **General Plan Land Use Designation:** Rural and Open Space

8. **Coastal Area Plan Land Use Designation:** Residential Rural 1DU/2AC (Residential Rural, one dwelling unit per two acres) and Open Space

9. **Zoning Designation:** CRE-20 ac/M (Coastal Rural Exclusive, 20 acre minimum parcel size, Santa Monica Mountains overlay zone) and COS-10ac-sdf/M (Coastal Open Space, 10 acres minimum parcel size, slope density formula, Santa Monica Mountains overlay zone)

10. **Responsible and/or Trustee Agencies:** California Department of Fish and Wildlife (CDFW), United States Army Corps of Engineers (USACE), California Coastal Commission and Los Angeles Regional Water Quality Control Board (LARWQCB).

11. **Project Description:** The Applicant, Camp Hess Kramer ("Camp"), requests approval of a Coastal PD permit (Case No. PL19-0005) to authorize the work completed to date under the Emergency Coastal PD Permit and to allow additional bank stabilization and restoration work in three Restoration Areas (Exhibit 5 of the

May 6, 2021 Planning Director staff report) within Little Sycamore Canyon Creek and along the creek banks to control erosion and minimize potential future flooding of the creek onto Camp property. The April 2020 preliminary Restoration Plan prepared by Rincon Consultants. describes the implementation plan, planting specifications, maintenance activities, monitoring methods, success criteria, and reporting program required to facilitate a successful on-site stabilization and restoration of the creek bank over an approximately four month period (Exhibit 4 of the May 6, 2021 Planning Director staff report). Restoration in the form of direct seeding and container planting will occur at the three stabilized sites and is a component of the proposed project.

Bank stabilization and restoration methods for all three Restoration Areas include the following: excavating the soil of the existing creek bank, compacting the subgrade, placement of filter fabric and rock topped with native soil stockpiled on site, and installing vegetation and a double-layer erosion control fabric. Methods for Restoration Area 3 would also include installation of two grade control structures, cut-off trenches, and a storm drain outlet feature that will contribute to the bank stabilization efforts within the creek. The grade control structure will limit the scour to the bottom of the creek. The storm drain outlet feature will control the entry point of one of the contributing drainage courses from Yerba Buena into the creek, thereby limiting potential erosion along its path. The cut off trenches will act as a back-stop feature, protecting the road should erosion of the bank occur during a major storm or flood/debris flow event (Exhibit 6 of the May 6, 2021 Planning Director staff report).

All existing vegetation, including non-natives, will be removed from each location. No mature trees will be removed or impacted. As a result of the soil removal, minimal non-native plant removal will be necessary prior to the plant installation process. If non-natives need to be removed, all removal shall be completed by the Restoration Contractor with oversight from a qualified Restoration Specialist. Non-native plants will be removed primarily using hand removal methods, e.g., hand-held weed whips, loppers, and hoes. Large vegetation with the potential to contain bird nests will not be removed during the breeding bird season (January 1 to September 15) unless a qualified biologist determines that it does not contain active bird nests.

The restoration work would occur in three areas along the creek corridor of the Camp property in the areas known as the Lower Camp and the southern portion of the Middle Camp. Restoration Area 1 would be located just below Bridge No. 3 and above the stockpile area for the first restoration site; Restoration Area 2 would be located immediately east of the pool and Bridge No. 2; and, Restoration Area 3 would be located within a significant bend in the channel, just before bridge No. 3 (Exhibit 6).

The proposed project will result in the restoration of 0.09 acres (approximately 4,170 square feet) of riparian habitat along the creek. The acreage of each Restoration Area is proposed as follows:

Restoration Area	Square Feet	Linear Feet	Acres
Restoration Areas			
Restoration Area 1	1,180	167	0.02
Restoration Area 2	1,890	146	0.04
Restoration Area 3	1,100	80	0.03
Total	**4,170**	**393**	**0.09**
Stockpile Areas			
Stockpile Area 1	12,800	0	0.29
Stockpile Area 2	2,300	0	0.05
Stockpile Area 3	4,800	0	0.11
Total	**19,900**	**0**	**0.45**

Note: Preliminary Restoration Plan Figure 2 of Exhibit 4 and Exhibit 6, Site Plan of the May 6, 2021 Planning Director staff report

The stockpile area proposed for Restoration Area 1 will be located immediately south of Restoration Area 1 on the east side of the creek. The stockpile area for Restoration Area 3 will be located east of the bend in the road next to Restoration Area 3 and the stockpile area for Restoration Area 2 will be located just north of the bend in the road on the western side of the creek, near Restoration Area 2 (Figure 2 of Exhibit 4 of the May 6, 2021 Planning Director staff report). These stockpile areas would be located within an unvegetated, previously disturbed area outside of the creek and creek bank. Fiber rolls will be installed around stockpile and storage areas to prevent impacts to the creek from fuel, lubrication, or other materials stored in the stockpile areas (Exhibit 7, Condition No. 21 of the May 6, 2021 Planning Director staff report). Heavy equipment, such as bulldozers and backhoes, would be used during the bank stabilization portion of the project. The use of heavy equipment in the creek will be required as part of the bank stabilization component of the proposed project and will occur over a 5 to 7-day period, as needed, to install the grade control structures, cut off trenches, and install a storm drain outlet at Restoration Area 3. Access and storage for vehicles and equipment, such as light-duty and heavy-duty pickup trucks, and a 2,000-gallob water truck, are anticipated during the implementation and maintenance of the proposed restoration activities and will be stored in the stockpile area at Restoration Area 1.

Minimal grading is proposed as part of the Restoration Plan to install the creek stabilization structures and reinforcement of the bank. Approximately 1,300 cubic yards of cut and 700 cubic yards of fill are proposed to stabilize and restore the affected areas of the creek bank. The emergency work that was completed in April 2019 occurred along 2,572 linear feet of the creek, and the proposed work will

occur along 385 linear feet of the creek within the same area where emergency work occurred. Portable toilets with hand washing stations will be temporarily provided on site within previously disturbed areas to avoid Environmentally Sensitive Habitat (ESHA) and will be required to be removed from the Camp property within 30 days from completion of the direct seeding and container plant installation.

The three Restoration Areas include ESHA. As ESHA on the subject property was completely lost as a result of the Woolsey Fire and subsequent storms of 2018 and 2019, the purpose of the Restoration Plan is to reestablish native vegetation to pre-fire conditions.

A 2,000-gallon water truck would be used during the implementation and maintenance phases of the proposed restoration activities for dust suppression and irrigation of the seeds and container plants. Additionally, the Camp is also served by the Yerba Buena Water Company, which will act as another source of water for the irrigation of the seeds and container plants that will be done by hand to provide supplemental water to the plantings until they become established.

The restoration areas will be accessed via an existing, unpaved on-site road, which will reduce the potential for additional impacts to vegetated areas.

Monitoring and reporting the success of the plan will occur over a five-year period and include annual inspections to ensure revegetation was successful and viable.

B. STATEMENT OF ENVIRONMENTAL FINDINGS:

On July 3, 2014, the Planning Commission adopted a Mitigated Negative Declaration (MND) that evaluated the environmental impacts for modified Conditional Use Permit (CUP) Case No. LU10-0069 that approved the continued operation of Camp Hess Kramer for a 20-year period. The modification also authorized campground areas, habitable and non-habitable structures, up to 60 third-party events per year, an advanced On-Site Waste Treatment System (OWTS), and a variance to allow a reduction in the required number of parking spaces. The MND identified potentially significant but mitigatable impacts to biological resources, archaeological resources and noise and vibration.

The Planning Division approved an Emergency Coastal PD Permit (Case No. PL19-0005) for the removal of debris and mud and construction of five check dams at different points within the creek on January 31, 2019 pursuant to the Ventura County Coastal Zoning Ordinance (CZO) Section 8181-3.7. On February 15, 2019 Construction activities commenced and were completed on April 30, 2019. The Emergency Project Completion Report ("Completion Report"; prepared by Rincon Consultants) was completed and submitted to the Planning Division on June 20, 2019 (Exhibit 3 of the of the May 6, 2021 Planning Director staff report). As discussed in the Completion Report, the emergency

permit included 10 avoidance and minimization measures tailored to protect biological resources (Exhibit 3 of the May 6, 2021 Planning Director staff report). The Completion Report details the emergency work that was completed and an explanation of how the work complied with the biological mitigation measures included in the emergency permit. On January 28, 2019, pursuant to the Camp's Regional General Permit (RGP) No. 63 – Repair and Protection Activities in Emergency Situations, the USACE placed special construction-related conditions on the Emergency Permit to ensure that archeological resources and water quality were not adversely impacted by the required construction of the check dams and debris removal within the creek (Completion Report, Exhibit 3 of the May 6, 2021 Planning Director Staff Report).

Section 15164(b) of the CEQA Guidelines (Title 14, California Code of Regulations, Chapter 3) states that the decision-making body may adopt an addendum to an adopted MND if: (1) only minor technical changes or additions are necessary; and (2) none of the conditions described in Section 15162 of the CEQA Guidelines calling for the preparation of a subsequent Environmental Impact Report (EIR) or negative declaration have occurred.

The conditions described in Section 15162 of the CEQA Guidelines which require the preparation of an EIR or subsequent negative declaration, are provided below, along with a discussion as to why an EIR or subsequent negative declaration is not required:

1. **Substantial changes are proposed in the project which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects [§ 15162(a)(1)].**

   On November 8, 2018, the Woolsey Fire ignited and burned 96,949 acres of land in Los Angeles and Ventura Counties. Approximately 85 percent of all the structures on the Camp Hess Kramer property were destroyed. Little Sycamore Creek runs through the Camp property before discharging into a culvert beneath Pacific Coast Highway and into the Pacific Ocean. Debris and mud originating from the burn areas migrated into Little Sycamore Creek and had the potential to obstruct the flow of water, causing creek bank erosion and impacts on adjoining property. The rainstorms following the fire between November 2018 and January 2019 continued to saturate bare ground and transport mud, sediment, and debris into Little Sycamore Creek, which worsened the creek's ability to convey runoff.

   On January 31, 2019, an Emergency Coastal PD Permit was approved. On April 21, 2020, Rincon Consultants prepared a report to discuss the completion of the emergency work (Exhibit 3 of the May 6, 2021 Planning Director staff report). Three locations on the creek banks were determined to be vulnerable due to the still-weakened state of the creek banks that could create the potential for further erosion that may decrease the functionality and health of the creek, causing bank erosion and flooding downstream, and areas adjacent to the creek that can impact vegetation

along the banks. To ensure that the potential for future flooding and debris flow is minimized, the Camp requested additional bank stabilization and restoration activities as a part of the proposed project. Rincon Consultants prepared a preliminary Restoration Plan (Exhibit 4 of the May 6, 2021 Planning Director staff report) to address the bank stabilization and restoration work required to safely restore the functionality of the creek banks. Restoration of 0.09 acres (approximately 4,170 square feet) of riparian habitat along the creek is required.

The three Restoration Areas previously included ESHA. However, ESHA on the subject property was completely lost due to the Woolsey Fire and subsequent storms of 2018 – 2019, the purpose of the Restoration Plan is to reestablish native vegetation to pre-fire conditions.

All existing vegetation, including non-native plants, will be removed from each location. No mature or protected trees will be removed or impacted. As a result of the soil removal, minimal non-native plant removal will be necessary prior to the plant installation process.

Direct impacts to Little Sycamore Canyon Creek are anticipated based on the proposed project design that include soil excavation and compaction, and direct seeding to prevent further erosion in the creek and its banks. These proposed restoration techniques will provide long-term benefits to the creek and surrounding habitat with the reestablishment of native vegetation to pre-fire conditions.

The preventative measures included in the Emergency Permit will continue to be implemented during the proposed project (bank stabilization and restoration activities). The three stockpile areas will remain in previously disturbed areas outside of the creek, as required in Biological Resources Mitigation Measures 4 and 5 of the Emergency Permit (Exhibit 7, Condition Nos. 20 and 21 of the May 6, 2021 Planning Director staff report).

The proposed project would not require major revisions to the MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

2. **Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects [§ 15162(a)(2)].**

The existing baseline conditions that were used to analyze potential impacts to the environment have changed. Approximately 85 percent of all the structures on the Camp property were destroyed by the 2018 Woolsey Fire. Debris and mud

originating from the burn areas and subsequent January 2019 rainstorms saturated the ground, causing mud, sediment, and debris to overflow the creek. On April 30, 2019, the removal of debris and mud and the construction five check dams to stabilize the creek bank were completed under the Emergency Coastal PD Permit.

As described in the Completion Report (Exhibit 3 of the May 6, 2021 Planning Director staff report, prepared by Rincon Consultants), biologists visited the site 18 times during the time the emergency work was conducted on site to ensure compliance with permit's biological mitigation measures. As discussed in Exhibit 4 of the May 6, 2021 Planning Director staff report for the proposed project, biological monitoring occurred during the emergency work period and successful avoidance measures were implemented to minimize impacts to nesting birds that were observed on site.

To ensure the functionality and stability of the creek and prevent potential erosion and flooding, the additional restoration and bank stabilization techniques identified in the Restoration Plan will ensure that the potential for future flooding and debris flow is minimized. The proposed restoration methods will benefit the creek corridor and surrounding habitat, as well as reestablish native vegetation to pre-fire conditions.

Based on the discussion above, the proposed project would not result in any new potentially significant impacts that were not previously analyzed in the MND.

3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Planning Director adopted the previous MND, shows any of the following:

a. The project will have one or more significant effects not discussed in the previous MND [§ 15162(a)(3)(A)].

As stated in Item No. 1 (above), the request includes approval of a Coastal PD Permit for emergency repair activities completed to date under the January 31, 2019 Emergency Coastal PD Permit and for additional bank stabilization and restoration activities located within Little Sycamore Canyon Creek corridor. No substantial changes to the project are proposed. No major revisions of the previous MND are required, and there are no new significant environmental impacts associated with this project. Although 85 percent of the Camp was destroyed by natural disasters in 2018 and 2019 that adversely impacted the creek and creek banks, additional mitigation measures were implemented during emergency work and will continue to be implemented during the restoration component of the proposed project.

Mitigation compliance and success were evaluated in the Completion Report (Exhibit 3 of the May 6, 2021 Planning Director staff report) and based on implementation

and observance of each mitigation measure. The three stockpile areas will remain in previously disturbed areas outside of the Little Sycamore Canyon Creek. Direct impacts to Little Sycamore Canyon Creek are anticipated based on the proposed project design that include soil excavation and compaction. Direct seeding will be used to prevent further erosion in the creek and its banks. These proposed restoration techniques will provide long-term benefits to the creek and surrounding habitat with the reestablishment of native vegetation to pre-fire conditions. As such, no new significant effects have been identified. The proposed project will not change the analysis set forth in the previous MND. The site conditions in the creek changed as a result of the Woolsey Fire and subsequent rains and mudflow, thereby, requiring the issuance of the emergency permit to return the creek to its previous state and allow the creek to convey water flow to the Pacific Ocean. Mitigation measures were implemented for the Emergency Permit and are included as conditions of approval for the proposed project. There are no environmental resources, hazards, or public facilities located on, or in the vicinity of, the project site that were previously unknown and could be substantially affected by the proposed project. No new information of substantial importance was discovered that will result in any new environmental effects compared with those analyzed in the adopted MND.

Therefore, based on the information provided above, there is no substantial evidence to warrant the preparation of a subsequent MND. The decision-making body shall consider this addendum to the adopted MND prior to making a decision on the project.

C. PUBLIC REVIEW:

Pursuant to the CEQA Guidelines [§ 15164(c)], this addendum to the MND does not need to be circulated for public review, and shall be included in, or attached to, the adopted MND.

Prepared by:

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Reviewed by:

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Ventura County Planning Division

RESOURCE MANAGEMENT AGENCY

county of ventura

Planning Division
Kimberly L. Prillhart
Director

MITIGATED NEGATIVE DECLARATION

A. PROJECT DESCRIPTION:

Entitlement: LU10-0069

Applicant: Howard G. Kaplan, Executive Director, Camp Hess Kramer

Location: 11495 and 11677 Pacific Coast Highway, Santa Monica Mountains

Assessor's Parcel Nos: 700-0-060-140, 700-0-060-260, 700-0-060-310, and 700-0-070-450

Parcel Size: Approximately 187 acres

General Plan Designation: "Rural" and "Open Space"

Coastal Area Plan Designation: "Residential Rural 1 DU/2 ac" (Residential Rural, one dwelling unit per two acres) and "Coastal Open Space"

Zoning Designation: "COS-10 ac-sdf/M" (Coastal Open Space, 10 acre minimum parcel size, slope density formula, Santa Monica Mountains overlay zone), "CRE-20 ac/M" (Coastal Rural Exclusive, 20 acre minimum parcel size, Santa Monica Mountains overlay zone), and "CRE-10 ac/M" (Coastal Rural Exclusive, 10 acre minimum parcel size, Santa Monica Mountains overlay zone)

Responsible and/or Trustee Agencies:
Los Angeles Regional Water Quality Control Board
California Department of Fish and Wildlife
California Coastal Commission

Project Description: Camp Hess Kramer, Inc., the applicant, requests approval of a Conditional Use Permit (CUP) to operate a camp known as "Camp Hess Kramer," which will include a campground area, and events not to exceed 60 events annually. The request is for a CUP life of 20 years with an option to extend the CUP for an additional 20 years with a minor modification. (See attached plans.) According to the Ventura County Coastal Zoning Ordinance (CZO) (2013) § 8172-1, the proposed uses are defined as follows:

- Camp: *A rural facility with permanent structures for overnight accommodation and accessory structures and buildings, which is used for temporary leisure, recreational or study purposes, and provides opportunities for the enjoyment or appreciation of the natural environment.*

- Campground: *A rural facility without permanent structures for overnight accommodation, but with limited accessory structures and buildings, which is used for temporary leisure or recreational purposes and provides opportunities for the enjoyment or appreciation of the natural environment.*

Camp Buildings:
The project area covers 187 acres, most of which was previously developed under CUP 1321. The project area contains three distinct camp areas: (1) Camp Hess Kramer (Lower Camp); (2) Camp Hess Kramer (Middle Camp); and, (3) Gindling Hilltop Camp (Upper Camp). All three camp areas are within the limits of the CRE (Coastal Rural Exclusive) zoning designation.

(1) Camp Hess Kramer (Lower Camp) – approximately 17 acres zoned CRE

Camp Hess Kramer (Lower Camp) is located within APN 700-0-060-450. The camp is composed of: an assembly building (i.e., Baruh Hall); a meeting room (i.e., Gildred Hall); an arts and crafts area and separate buildings for restrooms; an infirmary; a dining hall; an adult sleeping quarters; a conference center and adult overnight accommodations; executive and staff housing; a maintenance shop; a staff restroom building; a pool; and, recreation areas. The sizes of the buildings, structures, and areas, are as follows:

Building No.	Use	Area (Square Feet)
1	Chef House	1,922
2	Maintenance Shop	1,250
3	Maintenance Office	393
4	Maintenance Sup. Residence	885
5	Maintenance Restroom	184
6	Conference Center Adult Overnight Accommodations (Two Floors)	13,224
7	Overnight Accommodations (First Floor)	2,100
	Dining Hall (Second Floor)	6,799
8	Kitchen & Restrooms	2,675
9	Camp Office	1,664
10	Infirmary	1,951
11	Infirmary Store Room	238
12	Rooms 41-42	992
13	Rooms 43-45	1,664
14	Gildred Hall	2,960
15	Executive Housing	2,675
16	Arts & Crafts Restroom	420
17	Arts & Crafts	2,113
18	Baruh Hall/Pool Restroom	5,796
19	Pool Pump Building	405
19A	Judy Wolf Lee Dance Stage/Outdoor Assembly Area	625

Building No.	Use	Area (Square Feet)
Shed N	Storage (Shipping Container)	160
Shed O	Storage Shed	120
Shed P	Storage Shed	48
Shed Q	Storage Shed	108
Shed R	Storage (Shipping Containers)	320
Shed S	Storage Shed	48
Shed T	Storage Shed	72
Shed U	Storage Shed	96
Shed V	Storage Shed	42
Shed W	Storage Shed	96
Shed X	Storage Shed	49
Jacuzzi	Jacuzzi	25
	TOTAL:	**52,119 sq.ft.**

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

Camp Hess Kramer (Middle Camp) is located within the portion of the property identified as APN 700-0-060-310. The camp includes 19 guest cabins (some with bathrooms and showers), two shower buildings, and one restroom building, as follows:

Building No.	Use	Area (Square Feet)
20	Cabin 1-2	1,106
21	Cabin 3-4	1,082
22	Cabin 5-6	1,342
23	Cabin 7-8	1,082
24	Cabin 9-10	1,342
25	Cabin 11-30	1,060
26	Cabin 12-13	1,106
27	Cabin 14-15	1,082
28	Cabin 16-17	1,082
29	Piness Village Cabin 18	668
30	Piness Village Cabin 22	668
31	Piness Village Cabin 19	668
32	Piness Village Shower Bldg.	692
33	Piness Village Cabin 21	668
34	Piness Village Cabin 20	668
35	Leadership Village Cabin 1	400
36	Leadership Village Cabin 2	400
37	Leadership Village Cabin 3	400
38	Leadership Village Cabin 4	400
39	Leadership Village Cabin 5	400
40	Leadership Village Cabin 6	400
41	Leadership Village Restroom	345
42	Leadership Village Shower	581
Shed F	Storage Shed (Shipping Container)	320

Building No.	Use	Area (Square Feet)
Shed G	Yerba Buena Pump House	80
Shed H	Yerba Buena Storage	80
Shed I	Storage Shed	56
Shed J	Storage Shed	64
Shed K	Storage Shed	64
Shed L	Storage Shed	16
Shed M	Storage Shed	32
Yerba Buena Water Tank	Yerba Buena Water Tank (47,000 gallon tank for water storage)	452
	TOTAL:	**18,206 sq.ft.**

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

Gindling Hilltop Camp is located within the portion of the property identified as APN 700-0-060-140. The camp includes seven guest cabins with bathrooms and showers, staff housing, a dining hall, administration office, pool and recreation areas, as follows:

Building No.	Use	Area (Square Feet)
43	Staff Residence	2,882
45	Dining Pavilion	8,045
46	GHC Arts & Crafts	529
47	GHC Pool/Shower/Rec	1,330
48	GHC Pool Pump Bldg.	120
49	Administration	960
50	Guest Cabin 1-2	1,198
51	Guest Cabin 3-4	1,520
52	Guest Cabin 5-6	1,198
53	Guest Cabin 7-8	1,198
54	Guest Cabin 43-44	904
55	Guest Cabin 9-10	1,198
56	Guest Cabin 11-12	1,198
57	GHC Staff Cabin 25-28	1,040
58	GHC Caretaker 21-24	1,040
Shed A	Storage Shed	336
Shed B	Storage Shed	480
Shed C	Storage Shed	400
Shed D	Storage Shed	112
Shed E	Storage Shed	120
Shed E1	Storage Shed	120
	TOTAL:	**25,928 sq.ft.**

Included in the this CUP request are twenty-five uninhabitable storage sheds, with a cumulative total of 3,464 sq.ft., constructed on-site without permits (listed in Tables 1-3).

Overnight Accommodations:
Pursuant to the CZO (§ 8175-5.4.2.2), the maximum number of persons that are allowed to be accommodated overnight on land that is zoned CRE is based on the following formula:

(Lot Size in Acres)(10.24) = the maximum number of persons to be accommodated overnight.

The CUP area includes approximately 25.42 acres of land zoned CRE-10 ac/M (Coastal Rural Exclusive, 10-acre minimum lot size/Santa Monica Mountains Overlay) and approximately 28.93 acres of land zoned CRE-20 ac/M (Coastal Rural Exclusive, 20-acre minimum lot size/Santa Monica Mountains Overlay), for a total of about 54.35 acres of CRE-zoned area. Therefore, overnight accommodations for a maximum of 557 people is allowed [(54.35 acres)(10.24) = 557 people].

The applicant proposes overnight accommodations for up to ~~549~~ 557 guests and staff, ~~people~~ and outside the summer camp session the facility is open to third parties. Maximum occupancy includes campers (school children ranging in age from 3rd through 12th grade), camp counselors, adult chaperones, and camp staff. Guests and camp staff will sleep in either of the following areas:

- in cabins and buildings within the CRE-zoned areas of the site; or,
- at an overnight campground site located in the northeast corner of APN 700-0-060-260 (zoned COS-10 ac/M). Guests and camp staff will hike to an area where seven wooden platform structures (8-feet x 18-feet) are used for spending the night outdoors in sleeping bags.

Employees:
Thirty-two full-time employees and six part-time employees will operate Camp Hess Kramer. Of the 32 full-time employees, 11 are full-time residents and six are summer residents during the summer camp season from June through August.

Activities and Uses:
During the summer camp session, campers are school children ranging in age from 3rd through 12th grade. Summer camp sessions range from eight to 27 days. Camp organizers offer a multitude 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 ~~group~~ camping

from mid-August ~~September~~ through mid-June ~~May~~, when the summer camp is not in session.

Pursuant to the CZO (§ 8175-5.4.3.2), the total population allowed on land that is zoned CRE is based on the following formula:

(Lot Size in Acres)(20.48) = total (daily) population allowed on site.

As discussed in this project description above (under "Overnight Accommodations") the CUP area includes approximately 25.42 acres of land zoned CRE-10 ac/M and approximately 28.93 acres of land zoned CRE-20 ac/M, for a total of about 54.35 acres of CRE-zoned area. Therefore, a maximum daily population of 1,113 people is allowed [(54.35 acres)(20.48) = 1,113 people]. ~~The applicant proposes a maximum daily population of 549 persons.~~

During the summer camp session, the maximum overnight population is 557 guests and staff. In addition to the overnight population of 557 people, the following additional daily population will apply during the summer camp session:

- Up to six occasions with a daily population of 556 persons, in addition to the 557 person overnight population, for a maximum total daily population of 1,113 people for family visitation, camp alumni socials, or similar occasions, as allowed pursuant to the CZO; and

- Except for those six occasions, a daily population of 100 persons in addition to the 557 person overnight population for a maximum total daily population of 657 people, to account for guests, camp counselors, adult chaperones, summer camp staff, non-resident employees, vendors, and religious services and ceremonies.

~~Special~~ Third-party Events:
Use of the camp will include ~~outdoor special~~ third-party events [e.g., B'nai Mitzvahs (and the parties) and weddings]. ~~Outdoor~~ Third-party event hours of operation will be limited to outside the summer camp sessions from ~~to the months~~ of mid-August to mid-May ~~September through May~~, Monday through Sunday from 10:00 a.m. to 12:30 a.m. for a maximum of 60 days within the calendar year. Third-party ~~Outdoor~~ events are required to end by 12:30 a.m. with lights out and all guests and vendors off the outdoor areas of the property by 1:00 a.m. While Third-party ~~outdoor~~ events will be subject to these time restrictions, some guests will remain on the property after 1:00 a.m. in various overnight accommodations. The proposed outdoor ~~special~~ third-party events will be limited to ~~549~~ 557 persons total (consistent with the allowed off-season total population) and shall be limited to areas north of the graded Gil Fitch field at the south end of the camp. Event coordinators will be responsible for making sure guests remain in designated areas. Camp Hess Kramer will provide all rentals (e.g., tables, chairs, linens, china, and silverware), food, and beverages for the

outdoor ~~special~~ third-party events. No ~~loudspeakers or~~ sound amplification systems or devices will be used for third-party events in the Gil Fitch field at any time. Outside of Gil Fitch field, the camp will use a sound monitoring system for all third-party events that include amplified sound to assure that sound volume is within County noise standards.

For the proposed ~~special~~ third-party events, athletic fields and courts and open space areas adjacent to developed portions of the property will provide parking to accommodate ~~special~~ third-party events. The Camp will provide valet parking services when needed.

Parking and Access:
There are 46 standard parking spaces and two designated handicap parking spaces located within APN 700-0-070-450. Cabins include rear access doors accessible by car to drop off individuals with disabilities. Informal loading spaces are located adjacent to dining halls at Gindling Hilltop (Upper Camp) and Camp Hess Kramer (Lower Camp).

Access to the site is via PCH to Yerba Buena Road to the camp entrance. A paved private road with an average width of 14 feet (20-foot maximum in some areas) provides access to the developed areas (i.e., the Upper, Middle, and Lower camps).

During the summer camp calendar (mid-June through mid-August), guests meet at Wilshire Boulevard Temple Camps Headquarter offices located at 3663 Wilshire Blvd. in Los Angeles. Guests are then brought by bus to Camp Hess Kramer. Upon arrival, guests disembark from the buses and hike to their respective camps. Staff loads vans to deliver luggage to the camp areas and returns luggage to Camp Hess Kramer ("Lower Camp") at the close of the camp session. During the off-season ~~(September through May)~~, private overnight camping groups are bused in or arrive in personal vehicles.

The proposed project includes the request for a Variance to reduce the number of required parking spaces. According to §§ 8176-2(w)2 and 8176-2(w)3 of the Ventura County Coastal Zoning Ordinance (2013), the camp and campground uses combined are required to include 480 ~~74~~ parking spaces. As described above, the facility contains a total of 48 parking spaces. Therefore, the facility has a shortage of 432 ~~26~~ parking spaces. During third-party events or camp activities where additional parking is needed, parking will be provided within existing parking areas, athletic fields (e.g., Gill Fitch field), sport courts, and developed portions of the property. The applicant proposes to use existing parking spaces, buses to transport campers, and various fields and open areas of the site for parking during ~~special~~ third-party events.

Water Supply:
The Yerba Buena Water Company will provide water for the proposed project.

Sewage Disposal:
Private septic systems will provide sewage disposal for the proposed use. The septic systems will include the following:

Gindling Hilltop (Upper Camp) – Traditional Septic Systems:

Gindling Hilltop will continue to be served by six onsite septic systems, shown on the site plan as Systems 13 through 18. Each system is composed of a septic tank sized between 1,200 to 4,500-gallons and associated leach fields.

Camp Hess Kramer (Lower and Middle Camp) – On-Site Wastewater Treatment System:

An advanced onsite wastewater treatment system (OWTS) will serve Middle and Lower Camps. The proposed OWTS will consist of: approximately 500 and 4,500 linear feet of 4-inch and 6-inch (respectively) polyvinyl chloride (PVC) gravity sewer lines; approximately 400 linear feet of force main; 15 manholes; an Orenco Systems, Inc. AdvanTex recirculating bed filter system (or equivalent); 21 seepage pits (i.e., dry wells); and, 34 seepage pits designated for an 100% expansion area. The OWTS will be placed underground. All above-ground equipment of the OWTS will be visually screened with landscaping so as not to be visible from off-site.

Wastewater will be transferred from Middle to Lower Camp via a 4-inch and 6-inch sewer gravity line. Four, 4-inch force mains, pumps and collection systems, will be constructed at the three vehicle bridge crossings and pedestrian bridge. At creek crossings, the lines will be attached to the existing bridges.

Wastewater will be discharged into the recirculating bed filter system located southeast of the Alan A. Seiner Memorial Sports Center, and will include three settlement tanks (75,000-gallons total) for primary treatment, a 25,000-gallon recirculation tank for secondary treatment, and a 25,000-gallon dosing tank. From the dosing tank, effluent will be distributed to 10 treatment pods located at the southern end of Gil Fitch Field before being discharged into the seepage pits.

The OWTS will be maintained through a multiyear contract with a licensed operator such as the Ventura Regional Sanitary District (VRSD). The actual operator has not been chosen at this time; however maintenance of the OWTS will be in accordance with all rules and regulations of the County of Ventura and State Regional Water Quality Control Board (Los Angeles RWQCB).

The sludge accumulated in the septic tanks would be minimal. The applicant will arrange to have a Ventura County licensed Septic Tank Pumper pump the primary tanks every two to five years, depending on kitchen usage, and take the sludge to a waste water treatment facility, in the same manner as would be conducted for a standard septic tank.

All existing septic tanks and sewer lines no longer being used by Middle and Lower Camps will be abandoned in place. Gindling Hilltop Camp will continue to be served by existing septic systems.

Approximately 19,800 square feet (sq.ft.) of ground surface area is proposed to be disturbed, primarily along existing camp roads. Excavation includes trenching for the gravity sewer lines [approximately 1,210 cubic yards (c.y.) of cut], trenching for the force main (about 290 c.y. of cut), and construction of the OWTS (approximately 820 c.y. of cut and 370 c.y. of fill). Due to soil shrinkage, the majority of excavated fill material will be recompacted into the trenched areas, and any excess will be spread within existing developed camp field areas. The installation of the OWTS tanks will require removal of some non-native vegetation. No native trees, habitat trees or native vegetation will be removed.

B. STATEMENT OF ENVIRONMENTAL FINDINGS:

State law requires the Resource Management Agency, Planning Division, as the lead agency for the proposed project, to prepare an Initial Study (environmental analysis) to determine if the proposed project could significantly affect the environment. Based on the findings contained in the attached Initial Study, it has been determined that the proposed project may have a significant effect on the environment, however mitigation measures are available which would reduce the impacts to less than significant levels. Therefore, a Mitigated Negative Declaration has been prepared and the applicant has agreed to implement the mitigation measures.

C. LISTING OF POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS IDENTIFIED:

Item 4 – Biological Resources
Impacts to Nesting Birds, Monarch Butterfly Winter Roost Sites, Drainages, and Sensitive Plant Communities (Coast Live Oak Woodland, California Sycamore Woodland, and Giant Coreopsis Scrub Habitats)

Item 8 – Cultural Resources
Impacts to Archaeological Resources

Item 21 – Noise and Vibration
Impacts resulting from Noise

D. PUBLIC REVIEW:

Legal Notice Method: Direct mailing to property owners within 300 feet of the property on which the proposed project is located, and a legal notice in a newspaper of general circulation.

Document Posting Period: April 25, 2013 through May 27, 2013

Public Review: The Initial Study prepared for this proposed project has determined that the project will not have a significant environmental impact. The

Initial Study/Mitigated Negative Declaration is available for public review on-line at www.ventura.org/planning (select "CEQA Environmental Review") or at the County of Ventura, Resource Management Agency, Planning Division, 800 South Victoria Avenue, Ventura, California, from 8:00 am to 5:00 pm, Monday through Friday. A draft MND was previously circulated for public review from October 9, 2012, through November 9, 2012.

Comments: The public is encouraged to submit written comments regarding this Mitigated Negative Declaration no later than 5:00 p.m. on the last day of the above posting period to Holly Harris, the case planner, at the County of Ventura Resource Management Agency, Planning Division, 800 South Victoria Avenue L#1740, Ventura, CA 93009. The Planning Division's FAX number is (805) 654-2509. You may also e-mail the case planner at andrea.ozdy@ventura.org.

E. CONSIDERATION AND APPROVAL OF THE MITIGATED NEGATIVE DECLARATION:

Prior to approving the project, the decision-making body of the Lead Agency must consider this Mitigated Negative Declaration and all comments received on the Mitigated Negative Declaration. That body may approve the Mitigated Negative Declaration if it finds that all the significant effects have been identified and that the proposed mitigation measures will reduce those effects to less than significant levels.

Prepared by:

Holly Harris

Holly Harris, Case Planner
Residential Permits Section
Ventura County Planning Division

Reviewed for Release to the Public by:

Daniel Klemann

Daniel Klemann, Manager
Residential Permits Section
Ventura County Planning Division

Recommended for Approval by Lead Agency by:

Daniel Klemann FOR

Kim L. Prillhart, Director
Ventura County Planning Division

RESOURCE MANAGEMENT AGENCY

county of ventura

Planning Division
Kimberly L. Prillhart
Director

MITIGATED NEGATIVE DECLARATION

A. PROJECT DESCRIPTION:

Entitlement: LU10-0069

Applicant: Howard G. Kaplan, Executive Director, Camp Hess Kramer

Location: 11495 and 11677 Pacific Coast Highway, Santa Monica Mountains

Assessor's Parcel Nos: 700-0-060-140, 700-0-060-260, 700-0-060-310, and 700-0-070-450

Parcel Size: Approximately 187 acres

General Plan Designation: "Rural" and "Open Space"

Coastal Area Plan Designation: "Residential Rural 1 DU/2 ac" (Residential Rural, one dwelling unit per two acres) and "Coastal Open Space"

Zoning Designation: "COS-10 ac-sdf/M" (Coastal Open Space, 10 acre minimum parcel size, slope density formula, Santa Monica Mountains overlay zone), "CRE-20 ac/M" (Coastal Rural Exclusive, 20 acre minimum parcel size, Santa Monica Mountains overlay zone), and "CRE-10 ac/M" (Coastal Rural Exclusive, 10 acre minimum parcel size, Santa Monica Mountains overlay zone)

Responsible and/or Trustee Agencies:
Los Angeles Regional Water Quality Control Board
California Department of Fish and Wildlife
California Coastal Commission

Project Description:
Camp Hess Kramer, Inc., the applicant, requests approval of a Conditional Use Permit (CUP) to operate a camp known as "Camp Hess Kramer," which will include a campground area, and special events not to exceed 60 events annually. The request is for a CUP life of 20 years with an option to extend the CUP for an additional 20 years with a minor modification. According to the Ventura County Coastal Zoning Ordinance (CZO) (2013) § 8172-1, the proposed uses are defined as follows:

- Camp: *A rural facility with permanent structures for overnight accommodation and accessory structures and buildings, which is used for temporary leisure, recreational or study purposes, and provides opportunities for the enjoyment or appreciation of the natural environment.*

- Campground: *A rural facility without permanent structures for overnight accommodation, but with limited accessory structures and buildings, which is used for temporary leisure or recreational purposes and provides opportunities for the enjoyment or appreciation of the natural environment.*

Camp Buildings:
The project area covers 187 acres, most of which was previously developed under CUP 1321. The project area contains three distinct camp areas: (1) Camp Hess Kramer (Lower Camp); (2) Camp Hess Kramer (Middle Camp); and, (3) Gindling Hilltop Camp (Upper Camp). All three camp areas are within the limits of the CRE (Coastal Rural Exclusive) zoning designation.

(1) Camp Hess Kramer (Lower Camp) – approximately 17 acres zoned CRE

Camp Hess Kramer (Lower Camp) is located within APN 700-0-060-450. The camp is composed of: an assembly building (i.e., Baruh Hall); a meeting room (i.e., Gildred Hall); an arts and crafts area and separate buildings for restrooms; an infirmary; a dining hall; an adult sleeping quarters; a conference center and adult overnight accommodations; executive and staff housing; a maintenance shop; a staff restroom building; a pool; and, recreation areas. The sizes of the buildings, structures, and areas, are as follows:

Building No.	Use	Area (Square Feet)
1	Chef House	1,922
2	Maintenance Shop	1,250
3	Maintenance Office	393
4	Maintenance Sup. Residence	885
5	Maintenance Restroom	184
6	Conference Center Adult Overnight Accommodations (Two Floors)	13,224
7	Overnight Accommodations (First Floor)	2,100
	Dining Hall (Second Floor)	6,799
8	Kitchen & Restrooms	2,675
9	Camp Office	1,664
10	Infirmary	1,951
11	Infirmary Store Room	238
12	Rooms 41-42	992
13	Rooms 43-45	1,664
14	Gildred Hall	2,960
15	Executive Housing	2,675
16	Arts & Crafts Restroom	420
17	Arts & Crafts	2,113
18	Baruh Hall/Pool Restroom	5,796
19	Pool Pump Building	405
19A	Judy Wolf Lee Dance Stage/Outdoor Assembly Area	625
Shed N	Storage (Shipping Container)	160
Shed O	Storage Shed	120
Shed P	Storage Shed	48
Shed Q	Storage Shed	108
Shed R	Storage (Shipping Containers)	320
Shed S	Storage Shed	48
Shed T	Storage Shed	72
Shed U	Storage Shed	96

Building No.	Use	Area (Square Feet)
Shed V	Storage Shed	42
Shed W	Storage Shed	96
Shed X	Storage Shed	49
Jacuzzi	Jacuzzi	25
	TOTAL:	**52,119 sq.ft.**

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

Camp Hess Kramer (Middle Camp) is located within the portion of the property identified as APN 700-0-060-310. The camp includes 19 guest cabins (some with bathrooms and showers), two shower buildings, and one restroom building, as follows:

Building No.	Use	Area (Square Feet)
20	Cabin 1-2	1,106
21	Cabin 3-4	1,082
22	Cabin 5-6	1,342
23	Cabin 7-8	1,082
24	Cabin 9-10	1,342
25	Cabin 11-30	1,060
26	Cabin 12-13	1,106
27	Cabin 14-15	1,082
28	Cabin 16-17	1,082
29	Piness Village Cabin 18	668
30	Piness Village Cabin 22	668
31	Piness Village Cabin 19	668
32	Piness Village Shower Bldg.	692
33	Piness Village Cabin 21	668
34	Piness Village Cabin 20	668
35	Leadership Village Cabin 1	400
36	Leadership Village Cabin 2	400
37	Leadership Village Cabin 3	400
38	Leadership Village Cabin 4	400
39	Leadership Village Cabin 5	400
40	Leadership Village Cabin 6	400
41	Leadership Village Restroom	345
42	Leadership Village Shower	581
Shed F	Storage Shed (Shipping Container)	320
Shed G	Yerba Buena Pump House	80
Shed H	Yerba Buena Storage	80
Shed I	Storage Shed	56
Shed J	Storage Shed	64
Shed K	Storage Shed	64
Shed L	Storage Shed	16
Shed M	Storage Shed	32
Yerba Buena Water Tank	Yerba Buena Water Tank (47,000 gallon tank for water storage)	452
	TOTAL:	**18,206 sq.ft.**

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

Gindling Hilltop Camp is located within the portion of the property identified as APN 700-0-060-140. The camp includes seven guest cabins with bathrooms

and showers, staff housing, a dining hall, administration office, pool and recreation areas, as follows:

Building No.	Use	Area (Square Feet)
43	Staff Residence	2,882
45	Dining Pavilion	8,045
46	GHC Arts & Crafts	529
47	GHC Pool/Shower/Rec	1,330
48	GHC Pool Pump Bldg.	120
49	Administration	960
50	Guest Cabin 1-2	1,198
51	Guest Cabin 3-4	1,520
52	Guest Cabin 5-6	1,198
53	Guest Cabin 7-8	1,198
54	Guest Cabin 43-44	904
55	Guest Cabin 9-10	1,198
56	Guest Cabin 11-12	1,198
57	GHC Staff Cabin 25-28	1,040
58	GHC Caretaker 21-24	1,040
Shed A	Storage Shed	336
Shed B	Storage Shed	480
Shed C	Storage Shed	400
Shed D	Storage Shed	112
Shed E	Storage Shed	120
Shed E1	Storage Shed	120
	TOTAL:	**25,928 sq.ft.**

Overnight Accommodations:
Pursuant to the CZO (§ 8175-5.4.2.2), the maximum number of persons that are allowed to be accommodated overnight on land that is zoned CRE is based on the following formula:

(Lot Size in Acres)(10.24) = the maximum number of persons to be accommodated overnight.

The CUP area includes approximately 25.42 acres of land zoned CRE-10 ac/M (Coastal Rural Exclusive, 10-acre minimum lot size/Santa Monica Mountains Overlay) and approximately 28.93 acres of land zoned CRE-20 ac/M (Coastal Rural Exclusive, 20-acre minimum lot size/Santa Monica Mountains Overlay), for a total of about 54.35 acres of CRE-zoned area. Therefore, overnight accommodations for a maximum of 557 people is allowed [(54.35 acres)(10.24) = 557 people]. The applicant proposes overnight accommodations for up to 549 people. Maximum occupancy includes campers (school children ranging in age from 3rd through 12th grade), camp counselors, adult chaperones, and camp staff. Summer camp sessions range from eight to 27 days. Guests and camp staff will sleep in either of the following areas:

- in cabins and buildings within the CRE-zoned areas of the site; or,

- at an overnight campground site located in the northeast corner of APN 700-0-060-260 (zoned COS-10 ac/M). Guests and camp staff will hike to an area where seven wooden platform structures (8-feet x 18-feet) are used for spending the night outdoors in sleeping bags.

Employees:
Thirty-two full-time employees and six part-time employees will operate Camp Hess Kramer. Of the 32 full-time employees, 11 are full-time residents and six are summer residents during the summer camp season from June through August.

Activities and Uses:
Camp organizers offer a multitude 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 for group camping from September through May, when the summer camp is not in session.

Pursuant to the CZO (§ 8175-5.4.3.2), the total population allowed on land that is zoned CRE is based on the following formula:

(Lot Size in Acres)(20.48) = total population allowed on site.

As discussed in this project description above (under "Overnight Accommodations") the CUP area includes approximately 25.42 acres of land zoned CRE-10 ac/M and approximately 28.93 acres of land zoned CRE-20 ac/M, for a total of about 54.35 acres of CRE-zoned area. Therefore, a maximum daily population of 1,113 people is allowed [(54.35 acres)(20.48) = 1,113 people]. The applicant proposes a maximum daily population of 549 persons.

Special Events:
Use of the camp will include outdoor special events [e.g., B'nai Mitzvahs (and the parties) and weddings]. Outdoor event hours of operation will be limited to the months of September through May, Monday through Sunday from 10:00 a.m. to 12:30 a.m. for a maximum of 60 days within the calendar year. Outdoor events are required to end by 12:30 a.m. with lights out and all guests and vendors off the property by 1:00 a.m. While outdoor events will be subject to these time restrictions, some guests will remain on the property after 1:00 a.m. in various overnight accommodations. The proposed outdoor special events will be limited to 549 persons total and shall be limited to areas north of the graded Gil Fitch field at the south end of the camp. Event coordinators will be responsible for making sure guests remain in designated areas. Camp Hess Kramer will provide all rentals (e.g., tables, chairs, linens, china, and silverware), food, and beverages for the outdoor special events. No loudspeakers or sound amplification systems or devices will be used in the Gil Fitch field at any time.

For the proposed special events, athletic fields and courts and open space areas adjacent to developed portions of the property will provide parking to accommodate special events.

Parking and Access:
There are 46 standard parking spaces and two designated handicap parking spaces located within APN 700-0-070-450. Cabins include rear access doors accessible by car to drop off individuals with disabilities. Informal loading spaces are located adjacent to dining halls at Gindling Hilltop (Upper Camp) and Camp Hess Kramer (Lower Camp).

Access to the site is via PCH to Yerba Buena Road to the camp entrance. A paved private road with an average width of 14 feet (20-foot maximum in some areas) provides access to the developed areas (i.e., the Upper, Middle, and Lower camps).

During the summer camp calendar (June through August), guests meet at Wilshire Boulevard Temple Camps Headquarter offices located at 3663 Wilshire Blvd. in Los Angeles. Guests are then brought by bus to Camp Hess Kramer. Upon arrival, guests disembark from the buses and hike to their respective camps. Staff loads vans to deliver luggage to the camp areas and returns luggage to Camp Hess Kramer ("Lower Camp") at the close of the camp session. During the off-season (September through May), groups are bused in or arrive in personal vehicles.

The proposed project includes the request for a Variance to reduce the number of required parking spaces. According to §§ 8176-2(w)2 and 8176-2(w)3 of the Ventura County Coastal Zoning Ordinance (2013), the camp and campground uses combined are required to include 474 parking spaces. As described above, the facility contains a total of 48 parking spaces. Therefore, the facility has a shortage of 426 parking spaces. The applicant proposes to use existing parking spaces, buses to transport campers, and various fields and open areas of the site for parking during special events.

Water Supply:
The Yerba Buena Water Company will provide water for the proposed project.

Sewage Disposal:
Private septic systems will provide sewage disposal for the proposed use. The septic systems will include the following:

Gindling Hilltop (Upper Camp) – Traditional Septic Systems:

Gindling Hilltop will continue to be served by six onsite septic systems, shown on the site plan as Systems 13 through 18. Each system is composed of a septic tank sized between 1,200 to 4,500-gallons and associated leach fields.

Camp Hess Kramer (Lower and Middle Camp) – On-Site Wastewater Treatment System:

An advanced onsite wastewater treatment system (OWTS) will serve Middle and Lower Camps. The proposed OWTS will consist of: approximately 500 and 4,500 linear feet of 4-inch and 6-inch (respectively) polyvinyl chloride (PVC) gravity sewer lines; approximately 400 linear feet of force main; 15 manholes; an Orenco Systems, Inc. AdvanTex recirculating bed filter system (or equivalent); 21 seepage pits (i.e., dry wells); and, 34 seepage pits designated for an 100% expansion area. The OWTS will be placed underground. All above-ground equipment of the OWTS will be visually screened with landscaping so as not to be visible from off-site.

Wastewater will be transferred from Middle to Lower Camp via a 4-inch and 6-inch sewer gravity line. Four, 4-inch force mains, pumps and collection systems, will be constructed at the three vehicle bridge crossings and pedestrian bridge.

Wastewater will be discharged into the recirculating bed filter system located southeast of the Alan A. Seiner Memorial Sports Center, and will include three settlement tanks (75,000-gallons total) for primary treatment, a 25,000-gallon recirculation tank for secondary treatment, and a 25,000-gallon dosing tank. From the dosing tank, effluent will be distributed to 10 treatment pods located at the southern end of Gil Fitch Field before being discharged into the seepage pits.

The OWTS will be maintained through a multiyear contract with a licensed operator such as the Ventura Regional Sanitary District (VRSD). The actual operator has not been chosen at this time; however maintenance of the OWTS will be in accordance with all rules and regulations of the County of Ventura and State Regional Water Quality Control Board (Los Angeles RWQCB).

The sludge accumulated in the septic tanks would be minimal. The applicant will arrange to have a Ventura County licensed Septic Tank Pumper pump the primary tanks every two to five years, depending on kitchen usage, and take the sludge to a waste water treatment facility, in the same manner as would be conducted for a standard septic tank.

All existing septic tanks and sewer lines no longer being used by Middle and Lower Camps will be abandoned in place. Gindling Hilltop Camp will continue to be served by existing septic systems.

Approximately 19,800 square feet (sq.ft.) of ground surface area is proposed to be disturbed, primarily along existing camp roads. Excavation includes trenching for the gravity sewer lines [approximately 1,210 cubic yards (c.y.) of cut], trenching for the force main (about 290 c.y. of cut), and construction of the OWTS (approximately 820 c.y. of cut and 370 c.y. of fill). Due to soil shrinkage, the majority of excavated fill material will be recompacted into the trenched areas, and any excess will be spread within existing developed camp field areas.

B. STATEMENT OF ENVIRONMENTAL FINDINGS:

State law requires the Resource Management Agency, Planning Division, as the lead agency for the proposed project, to prepare an Initial Study (environmental analysis) to determine if the proposed project could significantly affect the environment. Based on the findings contained in the attached Initial Study, it has been determined that the proposed project may have a significant effect on the environment, however mitigation measures are available which would reduce the impacts to less than significant levels. Therefore, a Mitigated Negative Declaration has been prepared and the applicant has agreed to implement the mitigation measures.

C. LISTING OF POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS IDENTIFIED:

Item 4 – Biological Resources
Impacts to Nesting Birds, Monarch Butterfly Winter Roost Sites, Drainages, and Sensitive Plant Communities (Coast Live Oak Woodland, California Sycamore Woodland, and Giant Coreopsis Scrub Habitats)

Item 8 – Cultural Resources
Impacts to Archaeological Resources

Item 21 – Noise and Vibration
Impacts resulting from Noise

D. PUBLIC REVIEW:

Legal Notice Method: Direct mailing to property owners within 300 feet of the property on which the proposed project is located, and a legal notice in a newspaper of general circulation.

Document Posting Period: April 25, 2013 through May 27, 2013

Public Review: The Initial Study prepared for this proposed project has determined that the project will not have a significant environmental impact. The Initial Study/Mitigated Negative Declaration is available for public review on-line at www.ventura.org/planning (select "CEQA Environmental Review") or at the County of Ventura, Resource Management Agency, Planning Division, 800 South Victoria Avenue, Ventura, California, from 8:00 am to 5:00 pm, Monday through Friday. A draft MND was previously circulated for public review from October 9, 2012, through November 9, 2012.

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E. CONSIDERATION AND APPROVAL OF THE MITIGATED NEGATIVE DECLARATION:

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Prepared by:

Andrea Ozdy

Andrea Ozdy, Case Planner
Residential Permits Section
Ventura County Planning Division

Reviewed for Release to the Public by:

Daniel Klemann, Manager
Residential Permits Section
Ventura County Planning Division

Recommended for Approval by Lead Agency by:

Kim L. Prillhart, Director
Ventura County Planning Division

County of Ventura Planning Division

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INITIAL STUDY FOR LU10-0069 (Camp Hess Kramer)

Section A – Project Description

1. **Project Number(s):** LU10-0069

2. **Applicant/Property Owner:** Howard G. Kaplan, Executive Director, Camp Hess Kramer

3. **Project Location (including map):** 11495 and 11677 Pacific Coast Highway (PCH), Santa Monica Mountains, (Assessor's Parcel Nos: 700-0-060-140, 700-0-060-260, 700-0-060-310, and 700-0-070-450)

4. **Project Description:** Camp Hess Kramer, Inc., the applicant, requests approval of a Conditional Use Permit (CUP) to operate a camp known as "Camp Hess Kramer," which will include a campground area, and special events not to exceed 60 events annually. The request is for a CUP life of 20 years with an option to extend the CUP for an additional 20 years with a minor modification. (See attached plans.) According to the Ventura County Coastal Zoning Ordinance (CZO) (2013) § 8172-1, the proposed uses are defined as follows:

   - Camp: *A rural facility with permanent structures for overnight accommodation and accessory structures and buildings, which is used for temporary leisure, recreational or study purposes, and provides opportunities for the enjoyment or appreciation of the natural environment.*

   - Campground: *A rural facility without permanent structures for overnight accommodation, but with limited accessory structures and buildings, which is used for temporary leisure or recreational purposes and provides opportunities for the enjoyment or appreciation of the natural environment.*

Camp Buildings:
The project area covers 187 acres, most of which was previously developed under CUP 1321. The project area contains three distinct camp areas: (1) Camp Hess Kramer (Lower Camp); (2) Camp Hess Kramer (Middle Camp); and, (3) Gindling Hilltop Camp (Upper Camp). All three camp areas are within the limits of the CRE (Coastal Rural Exclusive) zoning designation.

(1) Camp Hess Kramer (Lower Camp) – approximately 17 acres zoned CRE

Camp Hess Kramer (Lower Camp) is located within APN 700-0-060-450. The camp is composed of: an assembly building (i.e., Baruh Hall); a meeting room (i.e., Gildred Hall); an arts and crafts area and separate buildings for restrooms; an infirmary; a dining hall; an adult sleeping quarters; a conference center and adult overnight accommodations; executive and staff housing; a maintenance shop; a staff restroom building; a pool; and, recreation areas. The sizes of the buildings, structures, and areas, are as follows:

Building No.	Use	Area (Square Feet)
1	Chef House	1,922
2	Maintenance Shop	1,250
3	Maintenance Office	393
4	Maintenance Sup. Residence	885
5	Maintenance Restroom	184
6	Conference Center Adult Overnight Accommodations (Two Floors)	13,224
7	Overnight Accommodations (First Floor)	2,100
	Dining Hall (Second Floor)	6,799
8	Kitchen & Restrooms	2,675
9	Camp Office	1,664
10	Infirmary	1,951
11	Infirmary Store Room	238
12	Rooms 41-42	992
13	Rooms 43-45	1,664
14	Gildred Hall	2,960
15	Executive Housing	2,675
16	Arts & Crafts Restroom	420
17	Arts & Crafts	2,113
18	Baruh Hall/Pool Restroom	5,796
19	Pool Pump Building	405
19A	Judy Wolf Lee Dance Stage/Outdoor Assembly Area	625
Shed N	Storage (Shipping Container)	160
Shed O	Storage Shed	120
Shed P	Storage Shed	48
Shed Q	Storage Shed	108
Shed R	Storage (Shipping Containers)	320
Shed S	Storage Shed	48
Shed T	Storage Shed	72
Shed U	Storage Shed	96
Shed V	Storage Shed	42
Shed W	Storage Shed	96
Shed X	Storage Shed	49
Jacuzzi	Jacuzzi	25
	TOTAL:	**52,119 sq.ft.**

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

Camp Hess Kramer (Middle Camp) is located within the portion of the property identified as APN 700-0-060-310. The camp includes 19 guest cabins (some with bathrooms and showers), two shower buildings, and one restroom building, as follows:

Building No.	Use	Area (Square Feet)
20	Cabin 1-2	1,106
21	Cabin 3-4	1,082
22	Cabin 5-6	1,342
23	Cabin 7-8	1,082
24	Cabin 9-10	1,342
25	Cabin 11-30	1,060
26	Cabin 12-13	1,106
27	Cabin 14-15	1,082
28	Cabin 16-17	1,082
29	Piness Village Cabin 18	668
30	Piness Village Cabin 22	668
31	Piness Village Cabin 19	668
32	Piness Village Shower Bldg.	692
33	Piness Village Cabin 21	668
34	Piness Village Cabin 20	668
35	Leadership Village Cabin 1	400
36	Leadership Village Cabin 2	400
37	Leadership Village Cabin 3	400
38	Leadership Village Cabin 4	400
39	Leadership Village Cabin 5	400
40	Leadership Village Cabin 6	400
41	Leadership Village Restroom	345
42	Leadership Village Shower	581
Shed F	Storage Shed (Shipping Container)	320
Shed G	Yerba Buena Pump House	80
Shed H	Yerba Buena Storage	80
Shed I	Storage Shed	56
Shed J	Storage Shed	64
Shed K	Storage Shed	64
Shed L	Storage Shed	16
Shed M	Storage Shed	32
Yerba Buena Water Tank	Yerba Buena Water Tank (47,000 gallon tank for water storage)	452
	TOTAL:	**18,206 sq.ft.**

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

Gindling Hilltop Camp is located within the portion of the property identified as APN 700-0-060-140. The camp includes seven guest cabins with bathrooms and showers, staff housing, a dining hall, administration office, pool and recreation areas, as follows:

Building No.	Use	Area (Square Feet)
43	Staff Residence	2,882
45	Dining Pavilion	8,045
46	GHC Arts & Crafts	529
47	GHC Pool/Shower/Rec	1,330
48	GHC Pool Pump Bldg.	120
49	Administration	960
50	Guest Cabin 1-2	1,198
51	Guest Cabin 3-4	1,520
52	Guest Cabin 5-6	1,198
53	Guest Cabin 7-8	1,198
54	Guest Cabin 43-44	904
55	Guest Cabin 9-10	1,198
56	Guest Cabin 11-12	1,198
57	GHC Staff Cabin 25-28	1,040
58	GHC Caretaker 21-24	1,040
Shed A	Storage Shed	336
Shed B	Storage Shed	480
Shed C	Storage Shed	400
Shed D	Storage Shed	112
Shed E	Storage Shed	120
Shed E1	Storage Shed	120
	TOTAL:	**25,928 sq.ft.**

Overnight Accommodations:

Pursuant to the CZO (§ 8175-5.4.2.2), the maximum number of persons that are allowed to be accommodated overnight on land that is zoned CRE is based on the following formula:

(Lot Size in Acres)(10.24) = the maximum number of persons to be accommodated overnight.

The CUP area includes approximately 25.42 acres of land zoned CRE-10 ac/M (Coastal Rural Exclusive, 10-acre minimum lot size/Santa Monica Mountains Overlay) and approximately 28.93 acres of land zoned CRE-20 ac/M (Coastal Rural Exclusive, 20-acre minimum lot size/Santa Monica Mountains Overlay), for a total of about 54.35 acres of CRE-zoned area. Therefore, overnight accommodations for a maximum of 557 people is allowed [(54.35 acres)(10.24) = 557 people]. The applicant proposes overnight accommodations for up to 549 people. Maximum occupancy includes campers (school children ranging in age from 3rd through 12th grade), camp counselors, adult chaperones, and camp staff. Summer camp sessions range from eight to 27 days. Guests and camp staff will sleep in either of the following areas:

- in cabins and buildings within the CRE-zoned areas of the site; or,
- at an overnight campground site located in the northeast corner of APN 700-0-060-260 (zoned COS-10 ac/M). Guests and camp staff will hike to an area where seven wooden platform structures (8-feet

x 18-feet) are used for spending the night outdoors in sleeping bags.

Employees:
Thirty-two full-time employees and six part-time employees will operate Camp Hess Kramer. Of the 32 full-time employees, 11 are full-time residents and six are summer residents during the summer camp season from June through August.

Activities and Uses:
Camp organizers offer a multitude 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 for group camping from September through May, when the summer camp is not in session.

Pursuant to the CZO (§ 8175-5.4.3.2), the total population allowed on land that is zoned CRE is based on the following formula:

(Lot Size in Acres)(20.48) = total population allowed on site.

As discussed in this project description above (under "Overnight Accommodations") the CUP area includes approximately 25.42 acres of land zoned CRE-10 ac/M and approximately 28.93 acres of land zoned CRE-20 ac/M, for a total of about 54.35 acres of CRE-zoned area. Therefore, a maximum daily population of 1,113 people is allowed [(54.35 acres)(20.48) = 1,113 people]. The applicant proposes a maximum daily population of 549 persons.

Special Events:
Use of the camp will include outdoor special events [e.g., B'nai Mitzvahs (and the parties) and weddings]. Outdoor event hours of operation will be limited to the months of September through May, Monday through Sunday from 10:00 a.m. to 12:30 a.m. for a maximum of 60 days within the calendar year. Outdoor events are required to end by 12:30 a.m. with lights out and all guests and vendors off the property by 1:00 a.m. While outdoor events will be subject to these time restrictions, some guests will remain on the property after 1:00 a.m. in various overnight accommodations. The proposed outdoor special events will be limited to 549 persons total and shall be limited to areas north of the graded Gil Fitch field at the south end of the camp. Event coordinators will be responsible for making sure guests remain in designated areas. Camp Hess Kramer will provide all rentals (e.g., tables, chairs, linens, china, and silverware), food, and beverages for the outdoor special events. No

loudspeakers or sound amplification systems or devices will be used in the Gil Fitch field at any time.

For the proposed special events, athletic fields and courts and open space areas adjacent to developed portions of the property will provide parking to accommodate special events.

Parking and Access:
There are 46 standard parking spaces and two designated handicap parking spaces located within APN 700-0-070-450. Cabins include rear access doors accessible by car to drop off individuals with disabilities. Informal loading spaces are located adjacent to dining halls at Gindling Hilltop (Upper Camp) and Camp Hess Kramer (Lower Camp).

Access to the site is via PCH to Yerba Buena Road to the camp entrance. A paved private road with an average width of 14 feet (20-foot maximum in some areas) provides access to the developed areas (i.e., the Upper, Middle, and Lower camps).

During the summer camp calendar (June through August), guests meet at Wilshire Boulevard Temple Camps Headquarter offices located at 3663 Wilshire Blvd. in Los Angeles. Guests are then brought by bus to Camp Hess Kramer. Upon arrival, guests disembark from the buses and hike to their respective camps. Staff loads vans to deliver luggage to the camp areas and returns luggage to Camp Hess Kramer ("Lower Camp") at the close of the camp session. During the off-season (September through May), groups are bused in or arrive in personal vehicles.

The proposed project includes the request for a Variance to reduce the number of required parking spaces. According to §§ 8176-2(w)2 and 8176-2(w)3 of the Ventura County Coastal Zoning Ordinance (2013), the camp and campground uses combined are required to include 474 parking spaces. As described above, the facility contains a total of 48 parking spaces. Therefore, the facility has a shortage of 426 parking spaces. The applicant proposes to use existing parking spaces, buses to transport campers, and various fields and open areas of the site for parking during special events.

Water Supply:
The Yerba Buena Water Company will provide water for the proposed project.

Sewage Disposal:
Private septic systems will provide sewage disposal for the proposed use. The septic systems will include the following:

Gindling Hilltop (Upper Camp) – Traditional Septic Systems:

Gindling Hilltop will continue to be served by six onsite septic systems, shown on the site plan as Systems 13 through 18. Each system is composed of a septic tank sized between 1,200 to 4,500-gallons and associated leach fields.

Camp Hess Kramer (Lower and Middle Camp) – On-Site Wastewater Treatment System:

An advanced onsite wastewater treatment system (OWTS) will serve Middle and Lower Camps. The proposed OWTS will consist of: approximately 500 and 4,500 linear feet of 4-inch and 6-inch (respectively) polyvinyl chloride (PVC) gravity sewer lines; approximately 400 linear feet of force main; 15 manholes; an Orenco Systems, Inc. AdvanTex recirculating bed filter system (or equivalent); 21 seepage pits (i.e., dry wells); and, 34 seepage pits designated for an 100% expansion area. The OWTS will be placed underground. All above-ground equipment of the OWTS will be visually screened with landscaping so as not to be visible from off-site.

Wastewater will be transferred from Middle to Lower Camp via a 4-inch and 6-inch sewer gravity line. Four, 4-inch force mains, pumps and collection systems, will be constructed at the three vehicle bridge crossings and pedestrian bridge.

Wastewater will be discharged into the recirculating bed filter system located southeast of the Alan A. Seiner Memorial Sports Center, and will include three settlement tanks (75,000-gallons total) for primary treatment, a 25,000-gallon recirculation tank for secondary treatment, and a 25,000-gallon dosing tank. From the dosing tank, effluent will be distributed to 10 treatment pods located at the southern end of Gil Fitch Field before being discharged into the seepage pits.

The OWTS will be maintained through a multiyear contract with a licensed operator such as the Ventura Regional Sanitary District (VRSD). The actual operator has not been chosen at this time; however maintenance of the OWTS will be in accordance with all rules and regulations of the County of Ventura and State Regional Water Quality Control Board (Los Angeles RWQCB).

The sludge accumulated in the septic tanks would be minimal. The applicant will arrange to have a Ventura County licensed Septic Tank Pumper pump the primary tanks every two to five years, depending on kitchen usage, and take the sludge to a waste water treatment facility, in the same manner as would be conducted for a standard septic tank.

All existing septic tanks and sewer lines no longer being used by Middle and Lower Camps will be abandoned in place. Gindling Hilltop Camp will continue to be served by existing septic systems.

Approximately 19,800 square feet (sq.ft.) of ground surface area is proposed to be disturbed, primarily along existing camp roads. Excavation includes trenching for the gravity sewer lines [approximately 1,210 cubic yards (c.y.) of cut], trenching for the force main (about 290 c.y. of cut), and construction of the OWTS (approximately 820 c.y. of cut and 370 c.y. of fill). Due to soil shrinkage, the majority of excavated fill material will be recompacted into the trenched areas, and any excess will be spread within existing developed camp field areas.

5. General Plan Designation and Zoning of the Project Site:

General Plan Designation: "Rural" and "Open Space"

Zoning Designation: "CRE-10 ac/M" (Coastal Rural Exclusive, 10 acre minimum parcel size, Santa Monica Mountains overlay zone), "CRE-20 ac/M" (Coastal Rural Exclusive, 20 acre minimum parcel size, Santa Monica Mountains overlay zone), and "COS-10 ac-sdf/M" (Coastal Open Space, 10 acre minimum parcel size, slope density formula, Santa Monica Mountains overlay zone)

6. Description of the Physical Alterations/Improvements Caused by the Project (including site plan, elevations, off-site improvements, etc.):

As discussed above, the proposed project includes the construction of an advanced OWTS to replace the existing individual septic systems currently providing wastewater treatment for the Lower and Middle Hess Kramer Camp areas (Gindling Hilltop Camp will continue to be serviced by individual septic systems), and the legalization of various existing non-habitable structures.

7. Description of the Public Facilities (e.g., roads, water supply, sewers, utilities) that must be Extended or Expanded to Serve the Project:

No public facilities will be extended or expanded to serve the project area. The proposed OWTS will provide wastewater treatment only to the project site.

8. List of Responsible and Trustee Agencies:

Los Angeles Regional Water Quality Control Board
California Department of Fish and Wildlife
California Coastal Commission

Section B
Initial Study Checklist and Discussion of Responses

PROJECT NO. LU10-0069

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
RESOURCES:								
1. **Air Quality** (APCD)		X				X		

Based on information provided by the applicant and the URBEMIS 2007 computer model, air quality impacts will be below the 25 pounds per day threshold for reactive organic compounds and oxides of nitrogen as described in the Ventura County Air Quality Assessment Guidelines (3.20 lbs/day and 3.56 lbs/day, respectively). Although the project is not expected to result in any significant local air quality impacts, the Ventura County Air Pollution Control District (VCAPCD) recommended conditions of approval for the project to minimize fugitive dust and particulate matter that may result from activities on the site. The conditions will require the applicant to conduct all project construction and site preparation operations in compliance with all applicable VCAPCD Rules and Regulations with emphasis on Rule 10 (Permits Required), Rule 50 (Opacity), Rule 51 (Nuisance), and Rule 55 (Fugitive Dust). Therefore, based on information in the project application, the project will result in less than significant project-specific and cumulative impacts on local or regional air quality.

Source Documents: Ventura County Initial Study Assessment Guidelines of July 2010; Ventura County Air Quality Assessment Guidelines (October 2003); and, Memo from Alicia Stratton to Debbie Morrisset (dated June 29, 2010).

2. **Water Resources** (PWA):								
a. Groundwater Quantity		X				X		

The project will continue to be served by the Yerba Buena Water Company. There is no anticipated change in annual demand volume as a result of the reauthorization of the camp use and the installation of a new OWTS. Additionally, the project will not create a cumulative impact on the underlying Groundwater Basin, as the proposed project will not change the demand for groundwater supplies. Therefore, adverse project-specific and cumulative impacts related to groundwater quantity will be less than significant.

Source Documents: Ventura County Initial Study Assessment Guidelines of July 2010 and Memos from Rick Viergutz to Debbie Morrisset (dated December 13, 2010) and Memo from Rick Viergutz to Andrea Ozdy, (dated January 27, 2011)

b. Groundwater Quality		X				X		

Groundwater quality concerns associated with aging septic systems have been addressed by a planned, complete redesign and replacement of the 11 septic systems that serve the Middle and Lower Camp areas.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS

Six deep seepage pit effluent disposal systems will remain to serve the Upper Camp area buildings since these systems have adequate setback distances from historical high groundwater and surface streams. These Upper Camp area septic systems are fully permitted with the Ventura County Resource Management Agency, Environmental Health Division, and are all in good working order.

The proposed Orenco Systems, Inc. AdvanTex wastewater treatment system will contain a recirculating packed-bed filter product (or approved equivalent). Effluent will be treated in accordance with Ventura Regional Sanitation District and Regional Water Quality Control Board requirements and Ventura County Environmental Health Division's standards. The engineering consultant (Penfield & Smith, Drainage report dated December 13, 2010) indicated that the proposed system will removal Total Nitrogen (N) to less than 10 mg/l (State standard), and will result in a 2 log scale reduction in bacteria. Reduction of Biochemical Oxygen Demand (BOD) will be less than 20 mg/l, and Total Suspended Solids (TSS) will also be less than 20 mg/l (written and oral communication with P&S Project Engineer Peter Nostrand). All chemical component values will be below the maximum allowable passing levels in order to meet Environmental Protection Agency (EPA) standards for secondary wastewater treatment.

Packed bed trickling filters (AX100 pods) will provide the final stage of secondary treatment following the Settling Tank (75,000 gallons of primary treatment), the Recirculation Tank (secondary treatment), and the series of Dosing Tanks (25,000 gallons each).

Both a primary deep seepage pit system, and a new 100 percent expansion area for additional seepage pits (if needed) will be designed in conjunction with the rest of the wastewater system for final disposal of up to 30,000 gallons per day of pre-treated liquid effluent into fractured Topanga Formation sandstone beds underlying the camp.

With the use of the proposed OWTS described above, project-specific and cumulative adverse impacts related to groundwater quality will be less than significant.

Source Documents: Ventura County Initial Study Assessment Guidelines of July 2010, Memo from Rick Viergutz to Debbie Morrisset (dated December 13, 2010), Memo from Rick Viergutz to Andrea Ozdy (dated January 27, 2011), Drainage Report prepared by Penfield & Smith (dated December 13, 2010), Memo from Peter Nostrand of Penfield & Smith (dated August 24, 2012), and E-mail from Rick Viergutz to Andrea Ozdy (dated August 27, 2012)

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
c. Surface Water Quantity	X				X			

The proposed project does not rely on surface water supplies for water supply needs, and there are no anticipated cumulative effects on surface water quantity. Therefore, there will be no adverse impacts related to surface water quantity.

Source Documents: Ventura County Initial Study Assessment Guidelines of July 2010 and Memos from Rick Viergutz to Debbie Morrisset (dated December 14, 2010) Memo from Rick Viergutz to Andrea Ozdy (dated January 27, 2011), and Memo from Rick Viergutz to Andrea Ozdy (dated April 30, 2012).

d. Surface Water Quality		X				X		

The proposed project is not expected to result in a violation of any surface water quality standards as defined in the Los Angeles Basin Plan. In accordance with the Ventura Countywide Municipal Stormwater National Pollutant Discharge Elimination System (NPDES) Permit CAS004002, "Development Construction Program" Subpart 4.F, the applicant will be required to include Best Management Practices (BMPs) designed to ensure compliance and implementation of an effective combination of erosion and sediment control measures to protect surface water quality during construction. The project involves ground disturbance activities of approximately 19,800 square feet and, therefore, the applicant will be required to implement construction BMPs for projects that disturb less than once acre of land. As such, neither the individual project nor the cumulative threshold for significance would be exceeded, and the project is expected to have a less than significant project-specific and cumulative impact on surface water quality.

Source Documents: Ventura County Initial Study Assessment Guidelines of July 2010 and Memo from Ewelina Mutkowska to Andrea Ozdy (dated January 28, 2011), E-mail from Yugal Lall to Andrea Ozdy (dated December 13, 2011), and Memo from Ewelina Mutkowska to Andrea Ozdy (dated May 15, 2012)

3. **Mineral Resources** (Plng):								
a. Aggregate	X				X			

The subject property is not located on or adjacent to land classified as MRZ-2 or land that is subject to an aggregate extraction CUP. Additionally the subject property and neighboring properties are not within the "MRP" (Mineral Resource Protection) overlay zone. Therefore, no project-specific or cumulative adverse impacts related to extraction of aggregate resources would occur.

Source Document: Ventura County Initial Study Assessment Guidelines of July 2010

b. Petroleum	X				X			

Pursuant to General Plan Resources Appendix Figure 1.4.7 (Petroleum Resources Map), the project is not located in petroleum resource area. Additionally, the project site is not located adjacent to a principal access road to an area that is subject to an

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS

existing petroleum CUP, and does not have the potential to hamper or preclude access to petroleum resources. Therefore, the project will have no project-specific or cumulative adverse impacts to petroleum resources.

Source Documents: Ventura County Initial Study Assessment Guidelines of July 2010, Ventura County General Plan Resources Appendix (Petroleum Resources Map – Figure 1.4.7), and Ventura County General Plan Resources Appendix (Petroleum Resources – Section 1.4.2).

4. Biological Resources			X				X	

The proposed project involves the installation of the OWTS (including pipes throughout the camp) and the legalization of several existing structures within the developed portions of the site. The following responses to the Initial Study Checklist were prepared based on information provided in the Initial Study Biological Assessment (ISBA) prepared by Rincon Consultants, Inc. (dated September 29, 2011), as well as County biological resources maps.

Species

Plants

Southern California black walnut, a California Rare Plant Rank (RPR) 4 species, is the only special status plant species that was observed on the site during a site survey conducted in March 2011. This native walnut species occurs throughout Little Sycamore Canyon Creek on the property. The proposed pipeline for the OWTS will cross the creek at various locations throughout the property, but the creek crossings have been designed to avoid the banks and bed of the creek and, therefore, the southern California black walnut will be avoided as well.

The following special status plant species have a moderate potential to occur onsite: Catalina mariposa lily (RPR 4); Plummer's mariposa lily (RPR 1B and Ventura County Locally Important Plant); and, Ojai navarretia (RPR 1B). Although the field survey was conducted outside of the blooming period for these species and their presence/absence on the property could not be confirmed, the OWTS, including the pipelines, are proposed to be located in areas that do not contain native vegetation or suitable habitats for these species.

Because installation of the proposed OWTS would avoid suitable habitat for special status plants, no impacts on special status plants are expected.

Animals

No special status animals were observed on the project site during a biological survey conducted in March 2011. However, the following special status animals have a moderate potential to occur onsite based on presence of suitable habitat: Cooper's hawk (Rank S3, meaning vulnerable to extirpation in the State); coastal whiptail

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS

(Rank S3); and, two-striped garter snake (a California Species of Special Concern). In addition, one monarch butterfly (Rank S3) has been reported in the California Natural Diversity Database (CNDDB) as occurring along Little Sycamore Canyon Creek on the property. The CNDDB has tracked data from this winter roosting site since 1986 and reports that up to 10,000 monarchs have been observed roosting along Little Sycamore Canyon Creek. Direct impacts on these species are not expected to occur, because the proposed OWTS has been designed to completely avoid the removal of suitable habitat for these species. However, noise, vibration, and dust during construction of the OWTS could negatively affect nesting Cooper's hawk or other migratory birds and roosting monarch butterflies within the woodland habitats along Little Sycamore Canyon Creek. Therefore, potential indirect impacts on nesting migratory birds and monarch butterflies are considered potentially significant but mitigable. Mitigation measures 1 and 2 (below) will reduce potential impacts on special status animals to less than significant levels.

Ecological Communities

Sensitive Plant Communities

The plant communities on the site are: coast live oak woodland, a locally important community; California sycamore woodland, a sensitive plant community with a rank of G3S3 (vulnerable to extirpation/extinction globally and in the State); giant coreopsis scrub, a sensitive plant community with a rank of G3S3; California sagebrush – black sage scrub; annual brome grassland; and, ornamental – native mix. The OWTS has been designed to avoid removal of the plant communities listed as sensitive by locating the facilities and pipelines within existing trails and roads. However, because trenching would occur close to these sensitive plant communities, there is a potential for significant indirect impacts on sensitive plant communities. Implementation of Mitigation Measure 3 (below) will ensure that construction activities avoid impacts on sensitive plant communities.

Waters and Wetlands

Little Sycamore Canyon Creek and three tributaries to the creek occur within the project boundaries. The creek supports mature riparian woodland and special status species and, therefore, it is considered significant wetland habitat. The proposed OWTS has been designed to entirely avoid the bed and banks of the creek and tributaries by spanning the pipes across the creek and tributaries on the existing bridges. Therefore, no direct impacts on waters and wetlands are expected. Potential indirect impacts to waters and wetlands from construction activities occurring adjacent to the creek and tributaries would be potentially significant. However, with implementation of Mitigation Measure 3 potentially significant impacts would be reduced to less than significant levels.

Environmentally Sensitive Habitat Areas

All of the native plant communities on the property, including coast live oak

woodland, California sycamore woodland, giant coreopsis scrub, and California sagebrush – black sage scrub, are considered to be environmentally sensitive habitat areas (ESHA) in the Coastal Zone. The annual brome grassland and native-ornamental mix are not considered to be ESHA. The proposed OWTS has been designed to avoid removal of ESHA by locating the facilities and pipelines within existing trails and roads. However, because trenching would occur close to ESHA, there is a potential for significant indirect impacts on ESHA. Implementation of Mitigation Measure 3 below would ensure that construction activities avoid impacts on ESHA. Additionally, the fuel modification areas associated with existing structures to be legalized are located within areas that previously have been cleared as part of previously permitted development within the project site.

Habitat Connectivity

The property is not located within a regional linkage for wildlife migration. Little Sycamore Canyon Creek flows through the property and may provide some local connectivity for wildlife. The property is currently developed with structures associated with the existing camp operations. The project involves the continuation of camp operations and the installation of an OWTS that will be mostly buried underground. Therefore, no new barriers to wildlife movement are proposed and no changes to camp operations are proposed that would have an impact on habitat connectivity.

Mitigation Measures

The project-specific impact, as well as the project's contribution to cumulative impacts, to biological resources will be reduced to a less-than-significant level with the implementation of the following mitigation measures:

Mitigation Measure 1: Avoidance of Nesting Birds
Purpose: In order to prevent impacts on birds protected under the Migratory Bird Treaty Act, construction activities shall be regulated.

Requirement: The Permittee shall conduct all construction activities related to installing the OWTS in such a way as to avoid nesting native birds. This can be accomplished by implementing either one of the following options:

1. Timing of construction: Prohibit construction activities during the breeding and nesting season (February 1 – August 31), in which case the following surveys are not required; or,
2. Surveys and avoidance of occupied nests: Conduct site-specific surveys prior to construction activities during the breeding and nesting season (February 1 – August 31) and avoid occupied bird nests. Surveys shall be conducted to identify any occupied (active) bird nests in the area proposed for disturbance. Occupied nests shall be avoided until juvenile birds have vacated the nest. All surveys shall be conducted by a County-approved biologist with a California

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS

Department of Fish and Wildlife (CDFW) Scientific Collecting Permit.

An initial breeding and nesting bird survey shall be conducted 30 days prior to the initiation of construction activities. The project site must continue to be surveyed on a weekly basis with the last survey completed no more than 3 days prior to the initiation of construction activities. The nesting bird survey must cover the development footprint and 300 feet from the development footprint. If occupied (active) nests are found, construction activities within a setback area surrounding the nest shall be postponed or halted. Construction activities may commence in the setback area when the nest is vacated (juveniles have fledged) provided that there is no evidence of a second attempt at nesting, as determined by the County-approved biologist. Construction activities can also occur outside of the setback areas. The required setback is 300 feet for most birds and 500 feet for raptors, as recommended by CDFW. This setback, including allowances for specific non-disruptive activities within specified areas of the required setback, can be increased or decreased based on the recommendation of the County-approved biologist and approval from the Planning Division.

Documentation: The Permittee shall provide to the Planning Division a Survey Report from a County-approved biologist documenting the results of the initial nesting bird survey and a plan for continued surveys and avoidance of nests in accordance with the requirements above. Along with the Survey Report, the Permittee shall provide a copy of a signed contract (financial information redacted) with a County-approved biologist responsible for the surveys, monitoring of any occupied nests discovered, and establishment of mandatory setback areas. The Permittee shall submit to the Planning Division a Mitigation Monitoring Report from a County-approved biologist following construction activities documenting actions taken to avoid nesting birds and results.

Timing: If construction activities will occur between February 1 and August 31, nesting bird surveys shall be conducted 30 days prior to initiation of construction activities, and weekly thereafter, and the last survey for nesting birds shall be conducted no more than 3 days prior to initiation of construction activities. The Survey Report documenting the results of the first nesting bird survey and the signed contract shall be provided to the Planning Division prior to issuance of a Zoning Clearance for construction. The Mitigation Monitoring Report shall be submitted within 14 days of completion of the construction activities.

Monitoring and Reporting: The Planning Division shall review the Survey Report and signed contract for adequacy prior to issuance of a Zoning Clearance for construction. The Planning Division shall maintain copies of the signed contract, Survey Report, and Mitigation Monitoring Report in the project file.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS

Mitigation Measure 2: Avoidance of Monarch Butterfly Winter Roost Sites
Purpose: To minimize indirect project impacts to monarch butterfly roosts.

Requirement: The Permittee shall avoid monarch butterfly roosts during all construction activities related to installing the OWTS. This can be accomplished by implementing either one of the following options:

1. Timing of construction: Prohibit construction activities during the monarch wintering season (October 1 through March 1); or,
2. Surveys and avoidance: Conduct site-specific surveys prior to construction activities during the monarch wintering season (October 1 through March 1) and avoid monarch roosts.

   Surveys shall be conducted to identify any monarch roosts in the area proposed for disturbance. Monarch roosts shall be avoided during the wintering season by establishing a 100-foot buffer between construction activity and the roost. All surveys shall be conducted by a County-approved biologist with a CDFW Scientific Collecting Permit.

   An initial monarch survey shall be conducted 30 days prior to the initiation of construction activities. The project site must continue to be surveyed on a weekly basis with the last survey completed no more than 7 days prior to the initiation of construction activities. The monarch butterfly survey must cover monarch wintering habitat within the footprint of the OWTS, including pipelines, and 100 feet from the footprint including all construction areas. If monarch roosts are found, construction activities within 100 feet surrounding the roost shall be postponed or halted while the monarchs are present (typically October 1 through March 1). Construction activities can occur outside of the 100-foot setback areas.

Documentation: The Permittee shall provide to the Planning Division a Survey Report from a County-approved biologist documenting the results of the initial monarch survey and a plan for continued surveys and avoidance of roosts in accordance with the requirements above. Along with the Survey Report, the Permittee shall provide a copy of a signed contract (financial information redacted) with a County-approved biologist responsible for the surveys and monitoring of any monarch roosts that are discovered. The Permittee shall submit to the Planning Division a Mitigation Monitoring Report from a County-approved biologist following construction activities that documents the results of subsequent surveys and actions taken to avoid monarch roosts.

Timing: If construction activities will occur between October 1 and March 1, monarch surveys shall be conducted 30 days prior to initiation of construction activities, and weekly thereafter, and the last survey for monarchs shall be conducted no more than 7 days prior to initiation of construction activities. The Survey Report documenting the results of the first monarch survey and the signed contract shall be provided to the Planning Division prior to issuance of a Zoning Clearance for

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS

construction. The Mitigation Monitoring Report shall be submitted within 14 days of completion of the construction activities.

Monitoring and Reporting: The Planning Division shall review for adequacy the Survey Report and signed contract prior to issuance of a Zoning Clearance for construction. The Planning Division maintains copies of the signed contract, Survey Report, and Mitigation Monitoring Report in the project file.

Mitigation Measure 3: Construction Monitoring by a County-approved Biologist

Purpose: To avoid indirect impacts on sensitive plant communities, wetland habitat and ESHA during installation of the OWTS.

Requirement: The Permittee shall retain the services of a County-approved qualified biologist to monitor activities associated with installation of the OWTS when work occurs within 30 feet of stream banks, coast live oak woodland, California sycamore woodland, and/or giant coreopsis scrub habitats. The biological monitor will be responsible for ensuring that construction activities avoid these sensitive plant communities.

Documentation: The Permittee shall provide a copy of a signed contract (financial information redacted) with a County-approved biologist responsible for monitoring. The locations of the sensitive habitats that will be monitored and the schedule for the monitoring must be clearly stipulated in the contract. The Permittee shall submit to the Planning Division a Mitigation Monitoring Report from a County-approved biologist following completion of construction activities that documents actions taken to ensure that all activities avoid the sensitive habitats listed above.

Timing: The signed contract shall be provided to the Planning Division prior to issuance of a Zoning Clearance for construction. The Mitigation Monitoring Report shall be submitted within 14 days of completion of installation of the OWTS.

Monitoring and Reporting: The Planning Division shall review for adequacy the signed contract prior to issuance of a Zoning Clearance for construction. The Planning Division maintains copies of the signed contract and Mitigation Monitoring Report in the project file.

5. **Agricultural Resources:**								
a. Soils (Plng.)	X				X			

The Important Farmland Inventory soils classification for all of the soils underlying the proposed project site is "Other." Soils classified as "Other" are not subject to resource protection and environmental impact analysis, pursuant to the Initial Study Assessment Guidelines. Additionally, no new impervious area will be created as a result of the proposed project. Therefore, the project will not result in project-specific or cumulative impacts related to agricultural soils.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS

Source Documents: Ventura County Initial Study Assessment Guidelines of July 2010, and Planning GIS Important Farmland Inventory Layer (accessed January 31, 2011)

b. Land Use Incompatibility (Ag. Dept.)		X						

The evaluation of land use incompatibility pertains to the introduction of incompatible effects from new non-agricultural projects that may affect off-site agricultural properties in the vicinity, particularly within 300 feet of any Important Farmlands. There are no agricultural properties in the vicinity of the project area, and therefore there will be no adverse project-specific impacts related to land use compatibility. Projects that are consistent with the General Plan and do not have project-specific effects will result in a determination of less-than-significant environmental effects. Therefore, cumulative impacts related to land use incompatibility will be less than significant.

Source Documents: Ventura County Initial Study Assessment Guidelines of July 2010, Memo from Rita Graham to Debbie Morrisset (dated June 24, 2010), and e-mail from Rudy Martel to Andrea Ozdy (dated December 23, 2011).

6. **Scenic Resources** (Plng)		X				X		

Portions of the project site will be visible from a public viewing location along Pacific Coast Highway and Yerba Buena Road. However, development associated with the proposed project that is visible from Pacific Coast Highway and Yerba Buena Road already exists, was previously approved, and is not proposed for alteration. The request to approve the camp use is a result of the expiration of the original Conditional Use Permit (CUP 1321). New construction proposed at the site consists of the installation of a new OWTS, of which the majority will be subterranean and the remaining above-ground equipment will be screened from public view. Additionally, the various structures proposed to be legalized as part of the reauthorization of the now-expired camp use are not visible from public viewing locations. The proposed project will not result in the physical alteration of a scenic resource or obstruction of a scenic vista. Additionally, the project site is not located within the "SRP" (Scenic Resource Protection) overlay zone. Therefore, project-specific and cumulative adverse impacts to scenic resources will be less than significant.

Source Document: *Ventura County Initial Study Assessment Guidelines of July 2010.*

7. **Paleontological Resources**		X				X		

According to the *On-Site Wastewater Treatment System (OWTS) Design Report* prepared by Earth Systems Southern California (dated October 25, 2010, page 2), construction activities would occur in area that "is underlain by a combination of fractured Tertiary rocks, including sedimentary rocks of the Topanga Formation that dip southward at about 65 degrees, and intrusive igneous rocks of the Conejo

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS

Volcanics." According to the Initial Study Assessment Guidelines, the Topanga formation is assigned a paleontological importance ranking of "Moderate" and the Conejo Volcanics formation is assigned a ranking of "None." According to staff from the Ventura County Public Works Agency – Engineering Services Department, the Quaternary deposits (alluvium) on and within the subject site are ranked "Low" paleontological importance. Therefore, project-specific impacts, and the project's contribution to cumulative impacts, to paleontological resources will be less than significant.

However, in the unlikely event that paleontological resources are uncovered during ground disturbance or construction activities, a standard condition will be imposed requiring that construction be suspended until the find can be evaluated and recovered. This condition would cause a temporary cessation of all ground disturbance activities, notification of the Planning Director, and assessment of the find by a paleontological consultant or professional geologist. The Planning Director would review the recommendations of the consultant and decide on the disposition of the resources encountered.

Source Documents: *Ventura County Initial Study Assessment Guidelines of July 2010, On-Site Wastewater Treatment System (OWTS) Design Report prepared by Earth Systems Southern California (dated October 25, 2010), Ventura County General Plan Section 1.8 – Paleontological and Cultural Resources, and E-mail from Jim O'Tousa to Andrea Ozdy (dated November 11, 2011)*

8. **Cultural Resources:**								
a. Archaeological			X				X	

The project area contains Little Sycamore Creek, which is known to contain archaeological resources. According to the analysis provided by Applied Earthworks, Inc., "...many such site clusters located near streams all along the South-central Coast... were damaged or lost entirely as a result of highway improvements, urban growth, recreational developments, and infrastructural projects." Due to the lack of documentation of resources prior to damage and destruction, archaeologists cannot determine with certainty the cumulative loss of archaeological resources; however, they agree that the majority of significant archaeological sites in the Little Sycamore Canyon area is damaged or gone, and "Any further attrition of prehistoric sites at [Camp Hess Kramer], therefore, would add to the growing tally of cumulative impacts on the archaeological record of the South-central Coast."

The report further states that "no archaeological sites have been documented in Middle Camp;" however, the "...terrain, where most of the Middle Camp improvements are situated, is archaeologically rated as being of moderate sensitivity. The trenching for sewer lines...and the force main...could physically disturb or destroy the depositional integrity, and thus diminish the data potentials, of any intact anthrosols that might be encountered during construction. Such trenching also has

the potential to disturb and damage human remains, if any are buried in this part of the canyon."

Lower Camp contains additional potential for impacts beyond that stated for Middle Camp, above. According to the Phase I study, the proposed project will occur in an area that will potentially affect archaeological sites CA-VEN-1, CA-VEN-85, and CA-VEN-127.

Therefore, the proposed project will have a potentially significant, but mitigable, project-specific impact on archaeological resources.

Other recently approved, pending, and reasonably foreseeable projects that involve ground disturbance activities have the potential to result in the cumulative loss of information regarding archaeological resources. The proposed project has the potential to contribute to this cumulative loss of information, due the project's potential to adversely affect subsurface resources that might exist within the project site. Therefore, the proposed project will result in a potentially significant, but mitigable contribution to cumulative impacts to archaeological resources.

The project-specific impact, as well as the project's contribution to cumulative impacts, to archaeological resources will be reduced to a less-than-significant level with the implementation of the following mitigation measure:

Mitigation Measure 4: Construction Monitoring Plan (CMP) for Archaeological Resources

Purpose: The purpose of this mitigation measure is to ensure the protection of archaeological resources that exist within and in proximity to the project site.

Requirement: Prior to the issuance of a Zoning Clearance for construction, a qualified Registered Professional Archaeologist (RPA) shall be retained to prepare a CMP, to the satisfaction of the Planning Director, for the OWTS that describes how the recommendations of the Phase I study will be implemented during construction and installation of the OWTS. The CMP shall include a discussion of the following:

- Procedures for archaeological and Native American monitoring of all earth-moving activities related to project construction, including but not limited to activities that occur within CA-VEN-127 and CA-VEN-85;
- Discussion of conditions that would necessitate a Phase 2 (testing-and-evaluation) archaeological investigation;
- Methods that will be used to identify any archaeological deposits that might be found during project excavations and to determine whether such deposits are intact or disturbed;
- A plan of action for treating unanticipated discoveries of intact archaeological deposits during construction, including specifications of sampling procedures to be used, the data-recovery methods to be employed, and the anticipated

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS

approach to post-field data and analysis, reporting, and curation of archaeological collections;

- Identification by the Native American Heritage Commission of the Most Likely Descendent for the Project area;
- A checklist of the sequential steps to be taken in the event that human remains are encountered, in order to comply with applicable sections of the California Public Resources Code and Health and Safety Code;
- Criteria by which decisions will be made to suspend construction work temporarily at find locations and to promptly recover archaeological data that otherwise would be lost;
- Protocols for communications among the owner, construction supervisor, archaeologist, and Native American monitor to ensure that decisions are made timely in the field with respect to temporary relocation of OWTS excavation work, as warranted;
- Protocols for discussions between the owner and the designated Most Likely Descendent regarding the disposition of any Native American human remains that might be found; and,
- A safety plan for archaeological and Native American monitoring and data-recovery work in the context of the OWTS construction project.

Documentation: The Permittee shall submit the CMP for review and approval by the Planning Director.

Timing: The Permittee shall submit the CMP to the Planning Division for review and approval, prior to the issuance of a Zoning Clearance for construction, and prior to conducting any vegetation removal, ground disturbance activities, or construction activities (whichever occurs first).

Monitoring and Reporting: The Planning Division maintains the CMP provided by the Permittee in the project file. The Planning Division has the authority to inspect the site to confirm that the construction and installation of the OWTS is in compliance with the CMP for all ground disturbance and construction activities of the project.

Source Documents: Ventura County Initial Study Assessment Guidelines of July 2010, Ventura County General Plan Resources Appendix (Paleontological and Cultural Resources – Section 1.8), and Phase I Archaeological Survey Report prepared by Applied Earthworks, Inc. (dated August 1, 2011).

b. Historical (Plng.)	X				X			

The project site is developed as a camp, and has been in operation since 1961. The site is not known to contain any historic resources. Furthermore, no demolition or alteration of existing buildings is proposed in order to facilitate the existing use of the site and install the proposed OWTS. Therefore, no adverse project-specific or cumulative impacts to historical resources are anticipated.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS

Source Documents: Ventura County Initial Study Assessment Guidelines of July 2010 and Ventura County General Plan Resources Appendix (Paleontological and Cultural Resources – Section 1.8).

9. **Coastal Beaches & Sand Dunes**	X				X			

The proposed project is located within the Coastal Zone of the County's *Local Coastal Program*. However, It is located entirely on the landward side of Pacific Coast Highway (PCH) and does not include any development or construction that would impact coastal beaches or sand dunes. Therefore, this project will have no adverse impacts on coastal beaches and sand dunes.

Source Documents: Ventura County Initial Study Assessment Guidelines of July 2010 and Ventura County Local Coastal Plan

HAZARDS:

10. **Fault Rupture** (PWA)	X				X			

There are no known active or potentially active faults extending through the proposed lot based on State of California Earthquake Fault Zones in accordance with the Alquist-Priolo Earthquake Fault Zoning Act, and Ventura County General Plan Hazards Appendix (Figure 2.2.3b). Therefore, the proposed project will not result in adverse impacts with respect to potential fault rupture hazards. Additionally, seismic and geologic hazards are project and location specific and, therefore, would not result in cumulative impacts associated with seismic and geologic hazards.

Source Documents: Ventura County Initial Study Assessment Guidelines of July 2010, Ventura County General Plan Hazards Appendix (Figure 2.2.3b), Memo from Jim O'Tousa to Andrea Ozdy (dated February 2, 2011) and E-mail from Jim O'Tousa to Andrea Ozdy (dated April 24, 2012).

11. **Ground Shaking** (PWA)		X			X			

The property is subject to moderate to strong ground shaking from seismic events on local and regional fault systems. The County of Ventura Building Code adopted from the California Building Code, dated 2007, Chapter 16, Division IV requires the structures to be designed to withstand this ground shaking. Imposition of the requirements of the Building Code will ensure that the effects of ground shaking will be less than significant. Additionally, seismic and geologic hazards are project and location specific and, therefore, would not result in cumulative impacts associated with seismic and geologic hazards.

Source Documents: Ventura County Initial Study Assessment Guidelines of July 2010, Geotechnical Report prepared by Advanced Geotechnical Services (dated May 18, 2010), Memo from Jim O'Tousa to Andrea Ozdy (dated February 2, 2011) and and E-mail from Jim O'Tousa to Andrea Ozdy (dated April 24, 2012).

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
12. **Liquefaction** (PWA)		X			X			

Portions of the site are located within potential liquefaction zones based on the Ventura County General Plan Hazards Appendix (Figure 2.4b). The Hazards Appendix map is a compilation of the State of California Seismic Hazards Maps for the County of Ventura and was used as the basis for delineating the potential liquefaction hazards within the County. The proposed project does not include the construction of new habitable buildings. A licensed operator will maintain the proposed OWTS pursuant to a multiyear contract that will specify the maintenance and operation standards for all emergency situations. Therefore, the potential hazards resulting from liquefaction will be less than significant. Additionally, seismic and geologic hazards are project and location specific and, therefore, would not result in cumulative impacts associated with seismic and geologic hazards.

Source Documents: Ventura County Initial Study Assessment Guidelines of July 2010, Ventura County General Plan Hazards Appendix (Figure 2.2.4b), Memo from Jim O'Tousa to Andrea Ozdy (dated February 2, 2011) and E-mail from Jim O'Tousa to Andrea Ozdy (dated April 24, 2012).

13. **Seiche & Tsunami** (PWA)	X				X			

The site is not located adjacent to a closed or restricted body of water based on aerial photograph review (photos dated January 2010) and would not be subject to a seiche hazard. The project site is not located within a tsunami inundation zone based on the Ventura County General Plan, Hazards Appendix (Figure 2.6). Therefore, there will be no adverse impacts resulting from potential seiche and tsunami hazards. Additionally, seismic and geologic hazards are project and location specific and, therefore, would not result in cumulative impacts associated with seismic and geologic hazards.

Source Documents: Ventura County Initial Study Assessment Guidelines of July 2010, Ventura County General Plan Hazards Appendix (Figure 2.6), Memo from Jim O'Tousa to Andrea Ozdy (dated February 2, 2011), and E-mail from Jim O'Tousa to Andrea Ozdy (dated April 24, 2012).

14. **Landslides/Mudslides (PWA)**		X			X			

The site is located in a hillside area of Ventura County. The project area does not include presently mapped landslides, based on mapping conducted by Dibblee, T.W., 1990, Geologic Map of the Point Mugu and Triunfo Pass Quadrangles. Based on an analysis conducted by the California Geological Survey, portions of the site are located in a potential seismically induced landslide zone. The proposed project does not include the construction of habitable buildings. The proposed OWTS will be maintained pursuant to a multiyear contract with a licensed operator, and with maintenance and operation standards for emergencies that involve earthquake–induced landslides and/or mudslides that could damage portions of the system. Therefore, adverse impacts resulting from landslides and mudslides will be less than

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS

significant. Additionally, seismic and geologic hazards are project and location specific and, therefore, would not result in cumulative impacts associated with seismic and geologic hazards.

Source Documents: Ventura County Initial Study Assessment Guidelines of July 2010, Memo from Jim O'Tousa to Andrea Ozdy (dated February 2, 2011), E-mail from Jim O'Tousa to Andrea Ozdy (dated April 24, 2012), and Geologic Map of the Point Mugu and Triunfo Pass Quadrangles prepared by T.W. Dibblee (1990).

15. **Expansive Soils (PWA)**	X				X			

Legalization of the existing structures will be subject to the design provisions of the County of Ventura Building Code (VCBC) in effect at time of the construction. The expansive soil design procedures in the VCBC are intended to safeguard against major structural damage. The onsite wastewater treatment system that consists of treatment tanks and eventual infiltration into the ground below the soil utilizing deep seepage pits will not result in any significant expansive soil hazards. The legalization of the structures complying with the building code and infiltration onsite of the wastewater below the soil will not result in adverse impacts relating to expansive soil. Additionally, seismic and geologic hazards are project and location specific, and therefore the project will result in no cumulative impacts associated with seismic and geologic hazards.

Source Documents: Ventura County Initial Study Assessment Guidelines of July 2010, Memo from Jim O'Tousa to Andrea Ozdy (dated February 2, 2011), and E-mail from Jim O'Tousa to Andrea Ozdy (dated April 24, 2012).

16. **Subsidence (PWA)**	X				X			

The subject property is not within the probable subsidence hazard zone as delineated on the Ventura County General Plan Hazards Appendix (Figure 2.8). Additionally, the project does not involve oil, gas, or groundwater withdrawal. Therefore, no adverse impacts related to subsidence hazards will occur as a result of the project. Furthermore, seismic and geologic hazards are project and location specific and, therefore, would result in no cumulative impacts associated with seismic and geologic hazards.

Source Documents: Ventura County Initial Study Assessment Guidelines of July 2010, Ventura County General Plan Hazards Appendix (Figure 2.8), Memo from Jim O'Tousa to Andrea Ozdy (dated February 2, 2011), and E-mail from Jim O'Tousa to Andrea Ozdy (dated April 24, 2012).

17. **Hydraulic Hazards):**								
a. Non-FEMA (PWA)		X				X		

The proposed OWTS will be subject to the requirements of the Ventura County Building Code Appendix J relating to grading. Appendix J requires that there be no

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS

increase in runoff from the property as a result of construction that may change the existing drainage patterns of the site. Cumulative impacts from the proposed project will be less than significant, as any other projects will be required to mitigate the increased runoff between undeveloped and developed conditions, as well. Therefore, the project-specific and cumulative adverse impacts relating to hydraulic hazards will be less than significant.

Source Documents: Ventura County Initial Study Assessment Guidelines of July 2010, Memo from Jim Myers to Andrea Ozdy (dated January 31, 2011), and E-mail from Jim Myers to Andrea Ozdy (dated May 15, 2012).

b. FEMA (WPD)		X				X		

A portion of the southeast corner of the subject property is located within a 1% annual chance floodplain as evidenced on the latest "Effective" Digital Flood Insurance Rate Maps (DFIRMs) issued by the Federal Emergency Management Agency (FEMA) (January 20, 2010) (Panel 1140 of 1275, Map # 06111C1140E). These lands have been mapped by FEMA as an "Unnumbered/Approximate 'A Zone" (100-year) floodplain and an "Unshaded X Zone" (beyond the 500-year) floodplain. The applicant's civil engineering consultant, Penfield & Smith, has prepared a site plan of the proposed location of the eight structures illustrating that all structures will be out of the 1% annual chance (100-year) floodplain. All of the structures are proposed to be located in an 'Unshaded X Zone (500 year) floodplain.

Therefore, the proposed development is not subject to a Floodplain Development Permit requirement from the County of Ventura Public Works Agency (PWA). However, the applicant will be required to obtain a Floodplain Clearance from the PWA prior to the issuance of a building permit or a grading permit. Therefore, the project-specific and cumulative impacts related to flooding hazards will be less than significant.

Source Documents: Ventura County Initial Study Assessment Guidelines of July 2010, Memo from Brian Trushinski to Andrea Ozdy (dated January 19, 2011), and Memo from Brian Trushinski to Andrea Ozdy (dated April 18, 2012).

18. **Fire Hazards (Fire)**		X				X		

Any additions or new construction will be required to meet the requirements of the Fire Code as adopted and amended by the Ventura County Fire Protection District (VCFPD) Current Ordinance for Fire Hazard Abatement, and the Ventura County Building Code. Compliance with the requirements of these codes will ensure that project-specific and cumulative impacts related to fire hazards will be less than significant.

Source Documents: Memo from Penny Miller to Debbie Morrisset (dated June 25, 2010) and Memo from John Dodd to Andrea Ozdy (dated January 12, 2011)

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
19. **Aviation Hazards** (Airports)		X				X		

The project site is not located within the sphere of influence of the Camarillo or Oxnard airports, and is not within a military training area. Additionally, the proposed project will not result in the construction of buildings or structures that would interfere with flight patterns. The OWTS is partially subterranean, with above-ground equipment and facilities that will be a maximum of 8 feet in height, without lighting. Additionally, the maximum height of structures to be permitted as part of the CUP is 35 feet. Therefore, the proposed project will result in less than significant project-specific and cumulative impacts relating to aviation hazards.

Source Document: Ventura County Initial Study Assessment Guidelines of July 2010

20. **Hazardous Materials/Waste:**								
a. Hazardous Materials (EH/Fire)		X				X		

The proposed project includes the use of hazardous materials. Improper storage, handling, and disposal of these material(s) could result in the creation of adverse impacts to public health. Compliance with existing State regulations will ensure that impacts do not exceed less than significant levels. Additionally, any hazardous material use and storage is required to meet the requirements of the Fire Code as adopted and amended by the VCFPD Current Ordinance. Therefore, project-specific and cumulative adverse impacts related to hazardous materials will be less than significant.

Source Documents: Memo from Penny Miller to Debbie Morrisset (dated June 25, 2010), Memo from John Dodd to Andrea Ozdy (dated January 12, 2011) and Memo from Melinda Talent to Andrea Ozdy (dated February 14, 2011).

b. Hazardous Waste (EH)	X				X			

The proposed project is not considered an activity that generates hazardous waste. Therefore, the project will not have any project-specific or cumulative impacts relative to hazardous wastes.

Source Documents: Memo from Melinda Talent to Andrea Ozdy (dated February 14, 2011) and Memo from Melinda Talent to Andrea Ozdy (dated April 23, 2012).

21. **Noise and Vibration**			X				X	

The Ventura County Initial Study Assessment Guidelines (page 119) define noise as "any unwanted sound that is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying."

New construction is limited to installation of the new OWTS within the existing developed site. During construction related to the proposed project, noise is

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS

expected to be produced. However, by restricting the noise-generating activities to the days and times during which residential uses are not "noise-sensitive," noise impacts would be considered less than significant. To ensure this, the project will be subject to standard conditions of approval that limit noise-generating construction activities to the daytime (i.e., 7:00 AM to 7:00 PM, Monday through Friday, and 9:00 AM to 7:00 PM, Saturday, Sunday, and local holidays), which is the time during which residential uses typically are not noise sensitive (County of Ventura Construction Noise Threshold Criteria and Control Plan, July 2010, page 5, Figure 3).

In order for a project to have a significant noise impact from noise that is unassociated with construction activities, the Ventura County Initial Study Assessment Guidelines (page 120) state that a project must generate noise at the nearest noise sensitive use/residential district that exceeds:

- Leq(1hr) of 55 dB(A)[1] or ambient noise level plus 3 dB(A), whichever is greater, between 6:00 AM and 7:00 PM;
- Leq(1hr) of 50 dB(A) or ambient noise level plus 3 dB(A), whichever is greater, between 7:00 PM and 10:00 PM; or,
- Leq(1hr) of 45 dB(A) or ambient noise level plus 3 dB(A), whichever is greater, between 10:00 PM and 6:00 AM.

Noise sensitive uses are dwellings, schools, hospitals, nursing homes, churches and libraries.

The project site is located within 150 feet of the closest residence, which is on the eastern (opposite) side of Yerba Buena Road as the subject property, approximately 500 feet north of the intersection of Yerba Buena Road and Pacific Coast Highway. Approximately 20 beachfront residences are located on the south (opposite) side of Pacific Coast Highway as the subject property, with the closest residence located about 300 feet from the subject property. According to information provided by the applicant regarding the specifications of the sound system proposed to be used, and the Ventura County Initial Study Assessment Guidelines (page 123) which state that "In general, noise decreases by 5 dB for each doubling of the distance from the noise source" emitted noise levels may exceed the noise thresholds described above, the operation of the camp and temporary outdoor events are expected to produce noise that will exceed the three noise thresholds described above, especially when amplified sound (e.g., music) is used during events. This is a potentially significant impact. However, with the implementation of Mitigation Measure MM-5 (below), this

[1] A-weighted sound level [dB(A)] refers to the sound pressure level measured using the A-weighting network, a filter which discriminates against low and very high frequencies in a manner similar to the human hearing mechanism at moderate sound levels [*Ventura County Initial Study Assessment Guidelines* (2011)].

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS

potentially significant impact related to noise generated on-site will be reduced to less than significant levels.

There is no Resource Management Agency record of complaints regarding the camp use, noise or otherwise, during its 50-year history. Furthermore, the Sheriff's Department has no record of complaints of noise or nuisances related to the camp use. However, the proposed use includes an expansion of the existing, previously-approved occupancy from 530 people to 549 people, and temporary events that have the potential to create additional noise that—although it may not exceed the significance levels set forth above—may constitute a nuisance for the surrounding area. Therefore, conditions of approval will be placed on the permit to ensure that the noise levels resulting from special events do not become a nuisance. One condition will require a designated "Contact Person" to be available and responsible for responding to complaints during an event. Another condition will establish a "Resolution of Noise Complaints" process for neighbors to contact the event coordinator during an event if noise becomes a nuisance, and steps for the coordinator to take to reduce noise levels from the event. Also, a condition will require the Permittee to submit an "Events Report Form" on an annual basis. The form will require specific information about each event held on the property, including but not limited to:

- Designation of type of temporary event;
- Date and hours of event;
- Number of guests;
- Number of vehicles;
- Whether or not the Ventura County Sheriff's Department was called to the site for traffic or noise-related complaints;
- Whether noise complaints were received and resolved; and
- Whether or not a sound monitor was used during an event.

Mitigation Measure MM-5: Maintenance of Noise Levels

Purpose: To reduce project-generated noise to a less-than-significant level, and ensure that noise levels do not exceed the maximum acceptable noise levels for residential uses that are located within proximity to the project site, pursuant to Ventura County General Plan *Goals, Policies and Programs* (2011) Noise Policy 2.16.2-1.

Requirement: The Permittee shall use a sound monitoring system to monitor the sound emissions at 10 feet from the amplified speakers for events, with the meter set to the "A-weighting, slow response" scale. The Permittee shall use the sound level measurement system to monitor and, if required, adjust the sound levels from amplified music and PA's, such that the sound levels do not exceed: 80 dBA Leq (1hr) during the daytime hours (between 6 A.M. and 7 P.M.); 75 dBA Leq (1hr) during

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS

the evening hours (between 7 P.M. and 10 P.M.); and, 70 dBA Leq (1hr) during the nighttime hours (between 10 P.M. and 6 A.M.).

Documentation: The Permittee shall indicate on the Events Report Form (which must be submitted annually to the Ventura County Planning Division), whether or not a sound monitoring system was used for each event held throughout the calendar year.

Prior to the issuance of the Zoning Clearance for use inauguration, and annually thereafter on February 1st, the Permittee shall provide the Planning Director and all residents within 500 feet of the parcel on which the Project site is located with the contact information (e.g., name and/or position title, address, phone number, mailing and email addresses, and business and cell phone numbers) of the person who receive all orders, notices, and communications regarding matters of condition and code compliance at the CUP site ("Contact Person").

Prior to the issuance of the Zoning Clearance for use inauguration, the Permittee shall post the phone number of the designated Contact Person in a visible location on the site. The Contact Person shall be available via telephone on a 24-hour basis. Persons with concerns about an event as it is occurring may directly contact the Contact Person.

Timing: A sound monitoring system shall be used for all events using amplified sound, for the entire duration of the event.

Monitoring: During the life of the permit, the Contact Person shall respond to noise complaints immediately upon receiving a noise complaint from a nearby resident during an event that is permitted as part of this CUP. (See Project Description, Condition No.1 above.) The Contact Person shall investigate the complaint to ascertain if any of the following actions can be taken to reduce noise levels below the maximum allowed:

(1) Lower speaker volumes of PA systems and/or amplified music;
(2) Discontinue the use of PA systems;
(3) Discontinue the use of amplified music and replace it with acoustical music; and/or,
(4) Alter the timing and sequence of event activities to comply with the maximum noise standards.

During the life of the CUP, the RMA, Planning Division shall monitor applicable noise complaints received from the public. Any complaints received will be investigated by RMA-Planning Division-Condition Compliance Staff.

Source Documents: Ventura County Initial Study Assessment Guidelines of July

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS

2010, County of Ventura Construction Noise Threshold Criteria and Control Plan, July 2010, and E-mail from Sgt. Monica McGrath to Andrea Ozdy (dated January 21, 2011)

22. **Daytime Glare**		X				X		

The proposed project includes the construction of limited new above-ground facilities associated with the OWTS and the legalization of several existing structures, which are all either not visible from public viewing locations or are screened from view. The majority of the development related to the construction of the new OWTS will be subterranean. Existing unlit sports areas located immediately north of PCH are buffered from the highway by an approximately 10-foot high landscaped berm. Additionally, the existing previously-permitted monument sign visible from Pacific Coast Highway and Yerba Buena Road does not contain reflective materials or surfaces, and will therefore not create daytime glare in the direction of public viewing locations. Therefore, project-specific and cumulative impacts related to daytime glare will be less than significant.

Source Document: Ventura County Initial Study Assessment Guidelines of July 2010.

23. **Public Health** (EH)		X				X		

The proposed project may have impacts to public health from hazardous materials and onsite sewage disposal (septic system). Compliance with applicable state and county regulations enforced by the Environmental Health Division will reduce potential impacts to a level considered less than significant.

Source Documents: Memo from Melinda Talent to Andrea Ozdy (dated February 14, 2011) and Memo from Melinda Talent to Andrea Ozdy (dated April 23, 2012).

24. **Greenhouse Gases** (APCD)		X			X			

The VCAPCD has not yet adopted any approach to setting a threshold of significance for land use development projects in the area of project greenhouse gas emissions. The proposed project will generate less than significant impacts to regional and local air quality and the proposed project will be subject to a condition of approval to ensure that all project construction and operations shall be conducted in compliance with all VCAPCD Rules and Regulations. Furthermore, the amount of greenhouse gases anticipated from the project will be a small fraction of the levels being considered by the VCAPCD for greenhouse gas significance thresholds and far below those adopted to date by any air district in the state. Therefore, the project specific and cumulative impacts related to greenhouse gases resulting from the project will be less than significant.

Source Document: Ventura County Initial Study Assessment Guidelines of July 2010.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
LAND USE:								
25. **Community Character** (Plng.)		X				X		

The project site is located in the southern portion of the sparsely populated area of the Santa Monica Mountains near Malibu. The Santa Monica Mountains consist primarily of undeveloped open space areas, with residential development on parcels typically several acres in size. A portion of the project site is across Yerba Buena Road and immediately west of a restaurant known as "Neptune's Net," and across PCH from beach houses on parcels ranging from 2,614 sq.ft. to 2.71 acres in size. Additionally, two existing residences on the eastern side of Yerba Buena Road are located approximately 150 feet and 1,000 feet from the subject property, and custom homes are currently under construction approximately 2,000 feet east of Neptune's Net. Surrounding development consists of structures varying in size from approximately 2,000 sq.ft. to approximately 10,000 sq.ft., consisting of both single-story buildings and multi-level structures with a maximum height of approximately 27 feet. While the height of the tallest structure on the project site is 35 feet, structures are screened by existing vegetation and topography, and those structures closest to Yerba Buena Road are below the level of the road. The proposed project complies with the development standards (e.g., maximum building height, maximum building coverage, and minimum setback requirements) of the CRE-10 ac/M, CRE-20 ac/M, and COS-10 ac-sdf/M zones. Additionally, the proposed activities are consistent with previously permitted activities and, therefore, will not alter the current community character. Furthermore, the above-ground components of the proposed OWTS will be shielded from view from Yerba Buena Road and PCH, and neighboring properties. The proposed project will take public access from Yerba Buena Road, and the road is not proposed to be expanded. Therefore, project-specific and cumulative impacts related to community character will be less than significant.

Source Document: Ventura County Initial Study Assessment Guidelines of July 2010.

26. **Housing** (Plng.)	X				X			

The proposed project does not involve the destruction of existing housing, and will not create a long-term demand for additional new housing. Construction is temporary and will not generate a significant number of workers who will require the construction of additional housing, in order to accommodate. As discussed above, the project includes the continued employment of 32 full-time employees related to the existing camp operation previously permitted under CUP 1321. Therefore, the proposed project will not result in individual or cumulative adverse impacts to existing housing or demand for additional housing.

Source Document: Ventura County Initial Study Assessment Guidelines of July 2010

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
PUBLIC FACILITIES AND SERVICES:								
27. **Transportation/Circulation:**								
a. Roads and Highways:								
(1) Level of Service (PWA)		X				X		

The proposed continued use of the existing facility, the legalization of several non-habitable structures, and the construction of the proposed OWTS will not generate new traffic on the local public roads, and the approved land use will not change. An increase from the previously permitted maximum of 530 people on site to a new maximum of 549 is not expected to result in a change in the level of service to public roads. From June to August, the applicant proposes to bus campers to the site. The project-specific and cumulative impacts of this project on the Regional Road Network or local roads near the project site will be less than significant.

Source Documents: Memo from Behnam Emami to Andrea Ozdy (dated December 8, 2011), and Memo from Behnam Emami to Andrea Ozdy (dated June 14, 2011).

(2) Safety/Design of Public Roads(PWA)		X			X			

The proposed continued use of the facility and construction of the proposed OWTS will not generate new traffic on the local public roads, and the approved land use will not change. An increase from the previously permitted maximum of 530 people on site to a new maximum of 549 for camp use and special events is not expected to result in a change in the level of service to public roads. The increase in trips associated with the project are not expected to have the potential to alter the level of safety of the nearest County local road. The existing road systems in the Yerba Buena Area are not considered standard and, as such, the Transportation Department recommends a condition of approval that ensures that this information is disclosed to the applicant and any successors in interest of the properties in the area. Although the existing roads in the area do not create a substantial risk of injury, they are still considered substandard and rural in nature with widths, grades, and other road features and should be used with due care. With the implementation of the Notice of Substandard Access Roads disclosure, the adverse traffic impacts related to safety and design will be less than significant.

The project-specific and cumulative impacts of this project on the Regional Road Network or local roads near the project site will be less than significant.

Source Documents: Memo from Behnam Emami to Andrea Ozdy (dated December 8, 2011), and Memo from Behnam Emami to Andrea Ozdy (dated June 14, 2011).

(3) Safety/Design of Private Access (Fire)		X				X		

Any future construction will be required to comply with current VCFPD Access Standards, and current VCFPD access standards must be maintained by the Permittee. The Permittee is required to maintain 20-foot wide roads throughout the property except when exemptions allow for 15-foot wide roads, as well as VCFPD

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS

turnarounds. Additionally, all roads will be maintained with an all-weather surface suitable for access by VCFPD apparatus. Therefore, the proposed project will have less than significant project-specific and cumulative impacts related to the safety and design of the private driveway and tactical access.

Source Document: Memo from Penny Miller to Debbie Morrisset (dated June 25, 2010) and Memo from John Dodd to Andrea Ozdy (dated January 12, 2011)

(4) Tactical Access (Fire)		X				X		

Any future construction will be required to comply with current VCFPD Access Standards, and current VCFPD access standards must be maintained by the Permittee. Therefore, the proposed project will have less than significant project-specific and cumulative impacts related to tactical access.

Source Document: Memo from Penny Miller to Debbie Morrisset (dated June 25, 2010) and Memo from John Dodd to Andrea Ozdy (dated January 12, 2011)

b. Pedestrian/Bicycle (PWA/Plng.)		X				X		

The Transportation Department determined that the proposed project will not generate significant pedestrian and bicycle traffic. There are no schools, commercial centers, or transit stops in the immediate area of the project site which would generate significant pedestrian and bicycle traffic, or with which the proposed project could interfere. Although the nearest County road (Yerba Buena Road) does not have pedestrian or bicycle facilities, the road standards that would be applied to the rural roads in this area would not require pedestrian and bicycle facilities, Therefore, adverse project-specific and cumulative impacts relating to the supplementary addition of pedestrians and bicycles in the area would be less than significant.

Source Documents: Memo from Behnam Emami to Andrea Ozdy (dated December 8, 2011), and Memo from Behnam Emami to Andrea Ozdy (dated June 14, 2011).

c. Bus Transit	X				X			

The project site is not located near any bus transit facilities. The reauthorization of an existing camp use and special events, and an increase from the previously permitted maximum of 530 people on site to a new maximum of 549 is not expected to interfere with existing bus transit facilities or routes, or create a substantial demand for bus transit facilities and services. Therefore, the project will have no project-specific or cumulative adverse impacts on existing bus transit.

Source Documents: Ventura County Initial Study Assessment Guidelines of July 2010.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
d. Railroads	X				X			

The construction of an OWTS and the legalization of several structures at an existing camp facility will not interfere with an existing railroad's facilities or operations, as the project site is located at least 11 miles from the nearest railroad (Southern Pacific Railroad), is not proposed to be served by the existing railway system, and does not involve the use or expansion of any railroad crossings. Therefore, no project-specific or cumulative impacts related to railroads will result from the proposed project.

Source Document: Ventura County Initial Study Assessment Guidelines of July 2010.

e. Airports (Airports)	X				X			

The project site is located at the base of the Santa Monica Mountains at the intersection of PCH and Yerba Buena Road. It is not located near an airport or within the Sphere of Influence of any of the following airports: Santa Paula, Oxnard, Camarillo, and the Ventura County Naval Base. Therefore, the proposed project will have no adverse project-specific or cumulative impacts on existing airport activities and facilities.

Source Document: Ventura County Initial Study Assessment Guidelines of July 2010

f. Harbors (Harbors)	X				X			

The proposed project site is not adjacent to any harbor and, therefore, will not affect the operations of a harbor in any way, or increase the demands on harbor facilities. Therefore, the proposed project will have no adverse project-specific or cumulative impacts to harbor facilities.

Source Document: Ventura County Initial Study Assessment Guidelines of July 2010.

g. Pipelines	X				X			

The proposed project will not substantially interfere with or affect the operation of an existing pipeline, as no pipeline runs under or adjacent to the proposed site. Therefore, the proposed project will have no adverse impacts to pipelines.

Source Document: Ventura County Initial Study Assessment Guidelines of July 2010, Ventura County General Plan Public Facilities and Services Appendix (Figure 4.2.5), and Ventura County Planning GIS – Major Pipelines and Minor Pipelines layers (accessed January 20, 2011).

28. **Water Supply:**								
a. Quality (EH)	X				X			

The public water system which will continue to serve domestic water to this project is regulated by the State Department of Health Services. The quality of domestic water

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS

must be in compliance with applicable State drinking water standards. The design and construction of the proposed project must conform with applicable State and Building Code requirements pertaining to water systems. Therefore, there will be no adverse project-specific or cumulative impacts to the quality of water supplied by the public water system.

Source Documents: Memo from Melinda Talent to Andrea Ozdy (dated February 14, 2011) and Memo from Melinda Talent to Andrea Ozdy (dated April 23, 2012).

b. Quantity (PWA)		X				X		

Water service will remain unchanged as supplied by the nearby or onsite wells owned by the Yerba Buena Water Company. This State-licensed water supplier is considered to have the ability to provide a permanent supply of domestic water for the anticipated life of the project. Therefore, impacts related to water quantity will be less than significant.

Source Documents: Ventura County Initial Study Assessment Guidelines of July 2010 and Memos from Rick Viergutz to Andrea Ozdy (dated December 14, 2010, and January 27, 2011).

c. Fire Flow (Fire)		X				X		

Water supply for fire protection will be required to meet VCFPD Standards and Current Ordinance for any future construction. Therefore, project-specific and cumulative impacts related to fire flow will be less than significant.

Source Document: Memo from Penny Miller to Debbie Morrisset (dated June 25, 2010) and Memo from John Dodd to Andrea Ozdy (dated January 12, 2011).

29. **Waste Treatment/Disposal:**								
a. Individual Sewage Disposal System (EH)		X				X		

A portion of the project will utilize existing individual septic systems. Information submitted with the project application indicates that the systems are functioning properly. In addition, portions of the proposed project will be connected to an OWTS. The discharges from the treatment systems are regulated by the Los Angeles Regional Water Quality Control Board. Compliance with applicable State and County regulations with respect to the design and operation of the OWTS will ensure that any project-specific or cumulative impacts resulting from the on-site sewage disposal will be maintained at less than significant levels.

Source Documents: Memo from Melinda Talent to Andrea Ozdy (dated February 14, 2011) and Memo from Melinda Talent to Andrea Ozdy (dated April 23, 2012).

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
b. Sewage Collection/Treatment Facilities (EH)	X				X			

The proposed project does not include connection to a public sewer. Therefore, the project will not have any impacts to a sewage collection facility.

Source Documents: Memo from Melinda Talent to Andrea Ozdy (dated February 14, 2011) and Memo from Melinda Talent to Andrea Ozdy (dated April 23, 2012).

c. Solid Waste Management (PWA)		X				X		

Pursuant to the Public Works Agency, Integrated Waste Management Division's factors for determining the significance of project impacts to solid waste facilities within Ventura County, any discretionary development project generating solid waste will impact the County's remaining solid waste disposal capacity. Additionally, as required by California Public Resources Code (PRC) 41701, Ventura County's Countywide Siting Element (CSE), adopted in June of 2001 and updated annually, confirms that Ventura County has at least 15 years of disposal capacity available for waste generated by in-County projects. Therefore, because the County currently exceeds the minimum disposal capacity required by the PRC, no individual project will have a significant impact upon remaining Ventura County solid waste disposal capacity. Therefore, project-specific and cumulative adverse impacts related to solid waste management will be less than significant.

Source Documents: Memo from Derrick Wilson to Andrea Ozdy (dated January 13, 2011) and Memo from Derrick Wilson to Andrea Ozdy (dated May 3, 2012).

d. Solid Waste Facilities (EH)	X				X			

The proposed project does not include a solid waste facility. Therefore, the project will not create any adverse project-specific or cumulative impacts relating to the construction or operation of a new solid waste facility.

Source Documents: Memo from Melinda Talent to Andrea Ozdy (dated February 14, 2011) and Memo from Melinda Talent to Andrea Ozdy (dated April 23, 2012).

30. **Utilities**	X				X			

According to information provided as part of the project application, the project site is already served by the following existing utility connections: gas – AAA Propane Services; electricity – Southern California Edison; phone – Verizon; and, cable – Charter Cable. The proposed project does not include an expansion of the existing utility services and, therefore, does not include an expansion of the existing facilities. Therefore, there will be no adverse project-specific or cumulative impacts to utility services as a result of the project.

Source Document: Ventura County Initial Study Assessment Guidelines of July 2010

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
31. **Flood Control/Drainage:**								
a. WPD Facilities/Watercourses (WPD)		X				X		

The proposed project includes the installation of an OWTS and supporting equipment, as well as the legalization of several existing structures on site. Any increase in impervious area and the associated increase in surface runoff must be addressed in accordance with Watershed Protection District standards as a part of the final engineering process.

Little Sycamore Canyon, a WPD jurisdictional red line channel, runs through the easterly portion of the site. Any activity in, on, over, under or across the jurisdictional red line channel requires a permit from the Watershed Protection District. In addition, the applicant may not impair, divert, impede or alter the characteristics of the flow of water running in or to the jurisdictional red line channel. Research of permit files for Little Sycamore Canyon reveals Permit Number 1992-020 for work near the southerly property boundary described as follows: "To allow construction of storm drain outlet with rock riprap dissipater for Grading Permit 8256, CUP 1321-9 PCH Malibu." The completion date of the permit is identified as February 28, 1992.

The Drainage Report dated December 13, 2010, shows the limits of calculated potential flooding within the site from a 100-year storm event. Structures potentially affected include the basketball court, 1st pedestrian bridge, small shed, Building 2 Maintenance Shop, Building 5 Maintenance Restroom, 1st vehicle bridge, arts and crafts building and restroom, 2nd vehicle bridge, Baruh Hall/Pool Restroom, Pool, wood plank bridge, 3rd vehicle bridge, Pool Pump Building, Judy Lee Wolf Dance Stage, 2nd pedestrian bridge and small shed, 4th vehicle bridge, 3rd pedestrian bridge, L.V. Cabins 1 through 3, and 5th vehicle bridge. (See attached site plan for the proposed location of the buildings and structures.) An Encroachment Permit is required prior to the issuance of a Zoning Clearance for construction for the OWTS and structures to be legalized, which will ensure that impacts to flood control facilities/watercourses will be maintained at less than significant levels.

The proposed OWTS includes sewer collection system lines from the middle and lower camps that appear to cross Little Sycamore Canyon at four locations, terminating near Yerba Buena Road and PCH at the OWTS. The treatment facilities appear to be exterior of the bed and banks of Little Sycamore Canyon and exterior of the flood limits described in the project Drainage Report. The Watershed Protection District recommends the imposition of a condition to require an Encroachment Permit for any wastewater line crossings across Little Sycamore Canyon. The required Encroachment Permit will ensure that all necessary stream crossing protections are in place in order to avoid any potential impacts to Little Sycamore Canyon.

Therefore, the proposed project will result in a less than significant project-specific and cumulative impact related to red line channels under the jurisdiction of the Watershed Protection District.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS

Source Documents: Ventura County Initial Study Assessment Guidelines of July 2010, Memo from Tom Wolfington to Andrea Ozdy (dated January 28, 2011), Memo from Tom Wolfington to Andrea Ozdy (dated May 17, 2012), and Drainage Report prepared by Penfield & Smith (dated December 13, 2010).

b. Other Facilities/Watercourses (PWA)		X				X		

The proposed project will be subject to the requirements of the Ventura County Building Code Appendix J relating to grading. Appendix J requires that there be no increase in runoff from the property. Cumulative impacts from the proposed project will be less than significant, as any other projects will be required to mitigate the increased runoff between undeveloped and developed conditions, as well. Therefore, the adverse project-specific and cumulative impacts to drainage facilities not owned by the Watershed Protection District are considered to be less than significant.

Source Documents: Ventura County Initial Study Assessment Guidelines of July 2010 and Memo from Jim Myers to Andrea Ozdy (dated January 31, 2011).

32. **Law Enforcement/Emergency Svs.** (Sheriff):		X				X		

The proposed project for the reauthorization of an existing camp facility has no history of a need for law enforcement intervention related to the existing, expired camp use (Camp Hess Kramer), permitted as CUP 1321. An increase from the previously permitted maximum of 530 people on site to a new maximum of 549 will not result in an expansion of the use that would create an additional demand on law enforcement or emergency services. Therefore, the project-specific and cumulative impacts to the functions of the Ventura County Sheriff's Department or emergency services with respect to the project will be less than significant.

Source Document: Ventura County Initial Study Assessment Guidelines of July 2010 and Memo from Sgt. Monica McGrath to Andrea Ozdy (dated January 21, 2011).

33. **Fire Protection** (Fire):								
a. Distance/Response Time		X				X		

Distance from a full-time, paid fire station is adequate (County Fire Station 56 is less than one mile from the project site). Therefore, the proposed project will result in less than significant adverse project-specific or cumulative impacts related to VCFPD distance/response time.

Source Document: Memo from Penny Miller to Debbie Morrisset (dated June 25, 2010) and Memo from John Dodd to Andrea Ozdy (January 12, 2011).

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS
b. Personnel/Equipment/Facilities		X				X		

Distance from a full-time, paid fire station is adequate (County Fire Station 56 is less than one mile from the project site). Therefore, the proposed project will result in less than significant adverse project-specific or cumulative impacts to VCFPD personnel, equipment, and facilities.

Source Document: Memo from Penny Miller to Debbie Morrisset (dated June 25, 2010) and Memo from John Dodd to Andrea Ozdy (January 12, 2011).

34. **Education:**								
a. Schools	X				X			

The Oxnard Union and Ocean View School Districts serve the project area. However, the proposed project is not a residential use and would not generate additional demand on local schools. Furthermore, there are no schools located within the vicinity of the project site with which the operation of the camp, temporary events, or construction activities associated with the OWTS, could interfere. Therefore, no adverse impact to schools will result from the proposed project.

Source Documents: Ventura County General Plan and Ventura County Initial Study Assessment Guidelines of July 2010 and Planning GIS High School and Elementary School data layers (accessed January 20, 2011)

b. Libraries (Lib. Agency)	X				X			

The proposed project is non-residential. Additionally, the proposed project site is not located in the vicinity of a library and the functions of the facility will not require the use of a public library. Therefore, the proposed project will result not result in adverse project-specific or cumulative impacts related to libraries.

Source Documents: Ventura County General Plan and Ventura County Initial Study Assessment Guidelines of July 2010

35. **Recreation** (GSA):		X				X		

An increase from the previously permitted maximum of 530 people on site to a new maximum of 549 will not result in significant new or additional demands on recreational needs, and will not impede future development of recreation parks/facilities and/or regional trails/corridors. Recreational areas are provided in the form of regional parks, trails, and corridors provided by Federal, State, County, quasi-public and local facilities, such as the Los Padres National Forest, Santa Monica Mountains National Recreational Area, Channel Islands National Parks, and the recreational lakes of Piru and Casitas. The project site is not located in the vicinity of any of the public recreational areas, except for public beaches that are managed by the California State Parks. However, the proposed project site is separated from public beaches by State Route 1 and, due to the distance and separation from the public beaches, does not have the potential to interfere with the use of those beaches.

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS

Furthermore, the reauthorization of an existing, expired camp would not result in increased demand for recreational facilities. Therefore, the proposed project will have a less than significant project-specific or cumulative impact on recreation.

Source Documents: Ventura County General Plan and Ventura County Initial Study Assessment Guidelines of July 2010

Degree of Effect:

N = No Impact.
LS = Less Than Significant
PS-M = Potentially Significant Impact Unless Mitigation Incorporated.
PS = Potentially Significant Impact.

Agencies:

Airports - Department Of Airports
Ag. Dept. - Agricultural Department
APCD - Air Pollution Control District
EH - Environmental Health Division
Fire - Fire Protection District
GSA - General Services Agency
Harbors - Harbor Department
Lib. Agency - Library Services Agency
Plng. - Planning Division
PWA - Public Works Agency
Sheriff - Sheriff's Department
WPD – Watershed Protection District

Section C. - Mandatory Findings of Significance

Based on the information contained within Sections B and C:	Yes/ Maybe	No
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	X	
2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future).		X
3. Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effect of other current projects, and the effect of probable future projects. (Several projects may have relatively small individual impacts on two or more resources, but the total of those impacts on the environment is significant).		X
4. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?		X

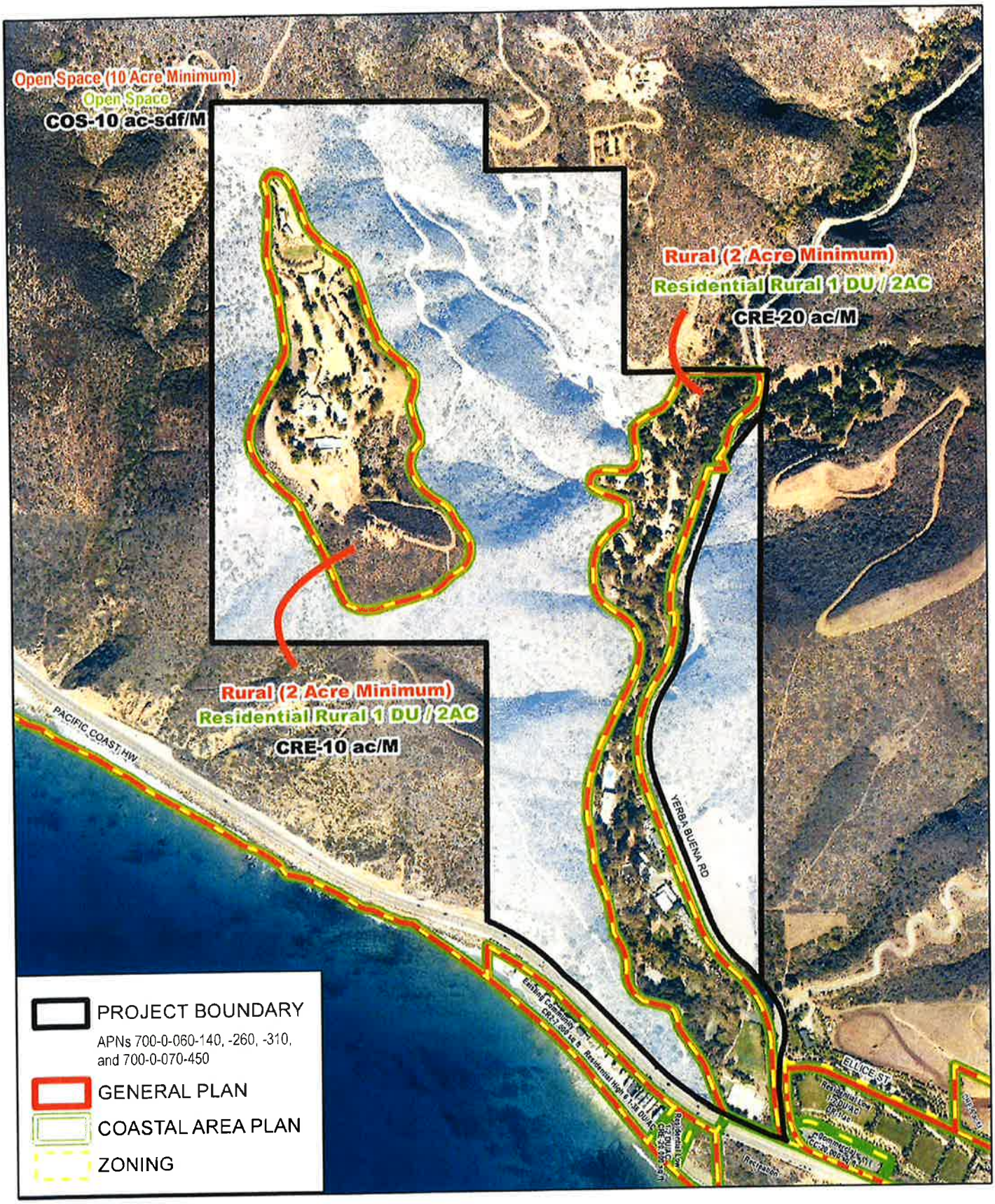
Section D. - Determination of Environmental Document

On the basis of this initial evaluation:

[ ]	I find the proposed project **could not** have a significant effect on the environment, and a **Negative Declaration** should be prepared.
[X]	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measure(s) described in section C of the Initial Study will be applied to the project. A **Mitigated Negative Declaration** should be prepared.
[ ]	I find the proposed project, individually and/or cumulatively, MAY have a significant effect on the environment and an **Environmental Impact Report** is required.*
[ ]	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **Environmental Impact Report** is required, but it must analyze only the effects that remain to be addressed.
[ ]	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or Negative Declaration pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project, **nothing further is required.**

Andrea Ozdy
Andrea Ozdy, Planner

4/22/13
Date



Ventura County
Resource Management Agency
Information Systems

Date Printed: 04/23/2013

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LU10-0069
General Plan, Area Plan & Zoning

0 440 880 Feet

N

GH

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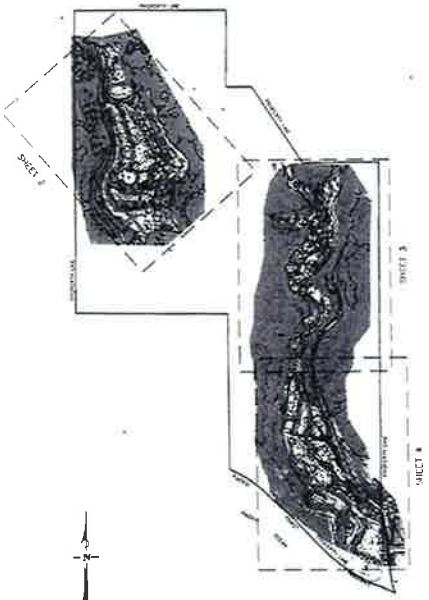
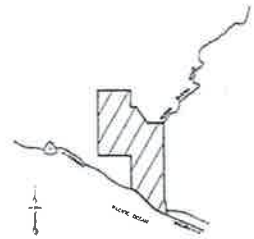


SHEET LAYOUT INDEX

40 SCALE EXHIBITS



VICINITY MAP

PROPERTY OWNER/APPLICANT

PROJECT SITE ADDRESS

ENGINEER

LAND USE CONSULTANT

ASSESSOR'S INFORMATION

PROJECT STATISTICS

MAXIMUM CAMP OCCUPANCY

FLOOD ZONE

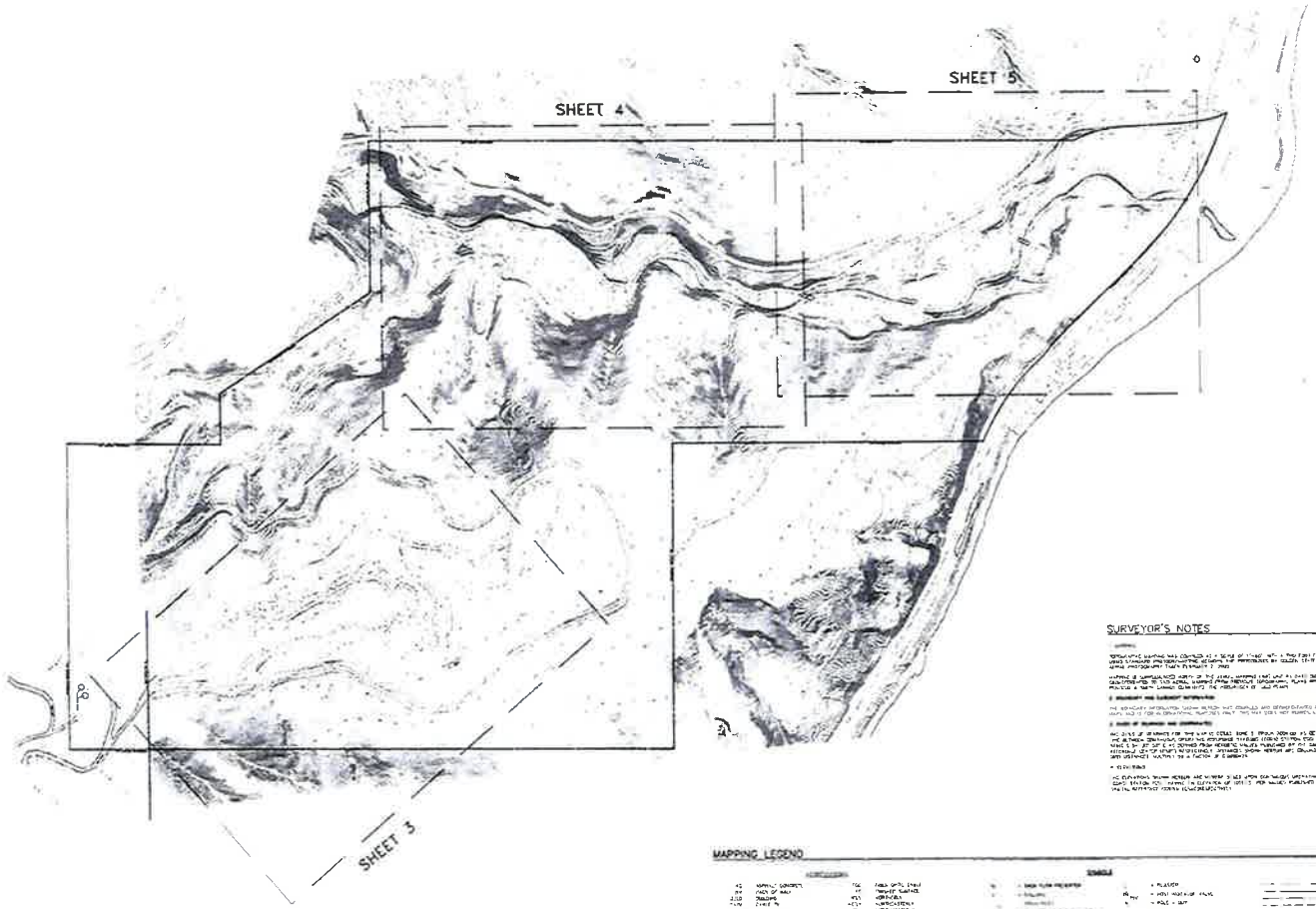
WATER SERVICE

WASTEWATER SERVICE

SHEET INDEX

Penfield & Smith

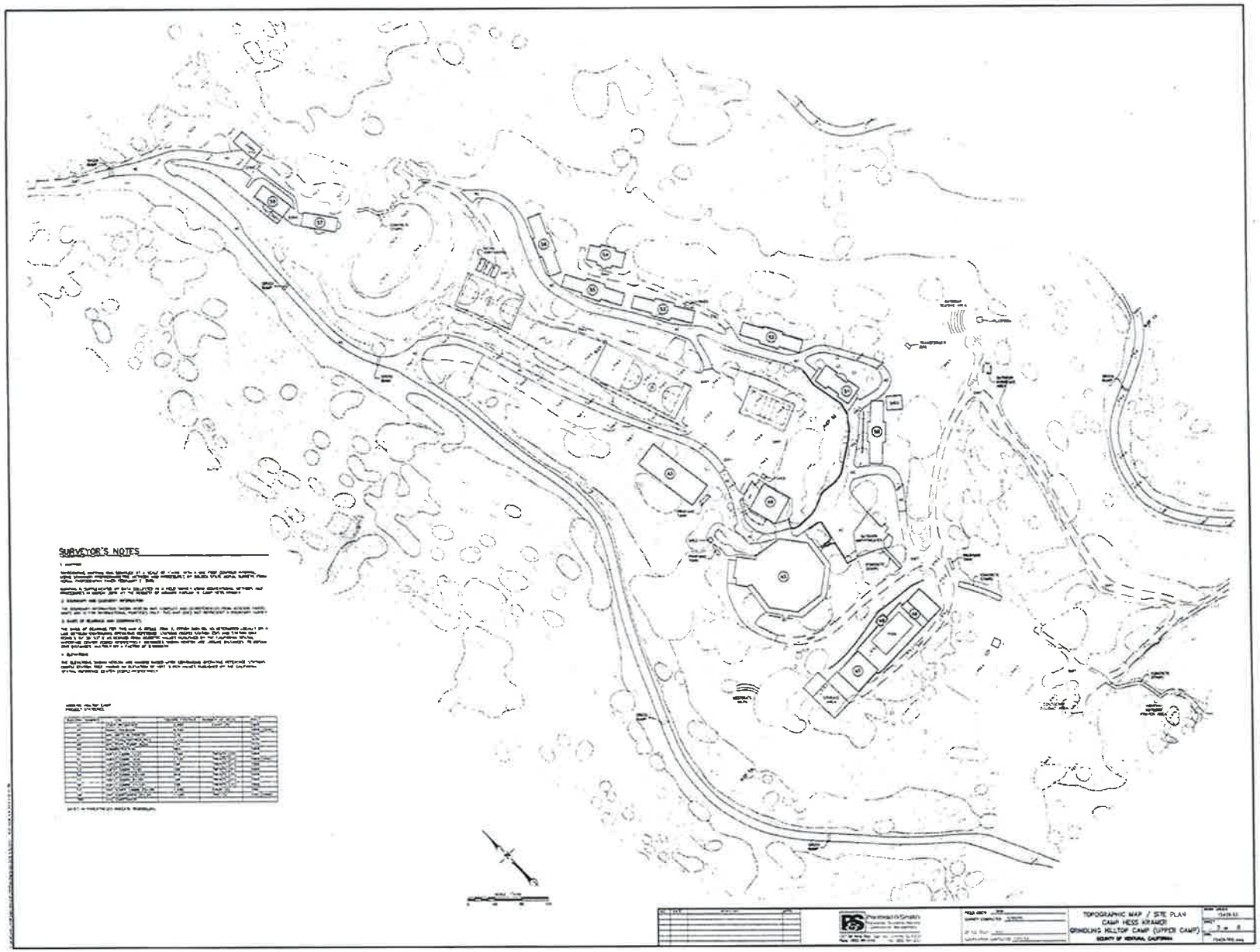
TOPOGRAPHIC MAP / SITE PLAN
CAMP HESS KRAMER
TITLE SHEET
COUNTY OF VENTURA, CALIFORNIA

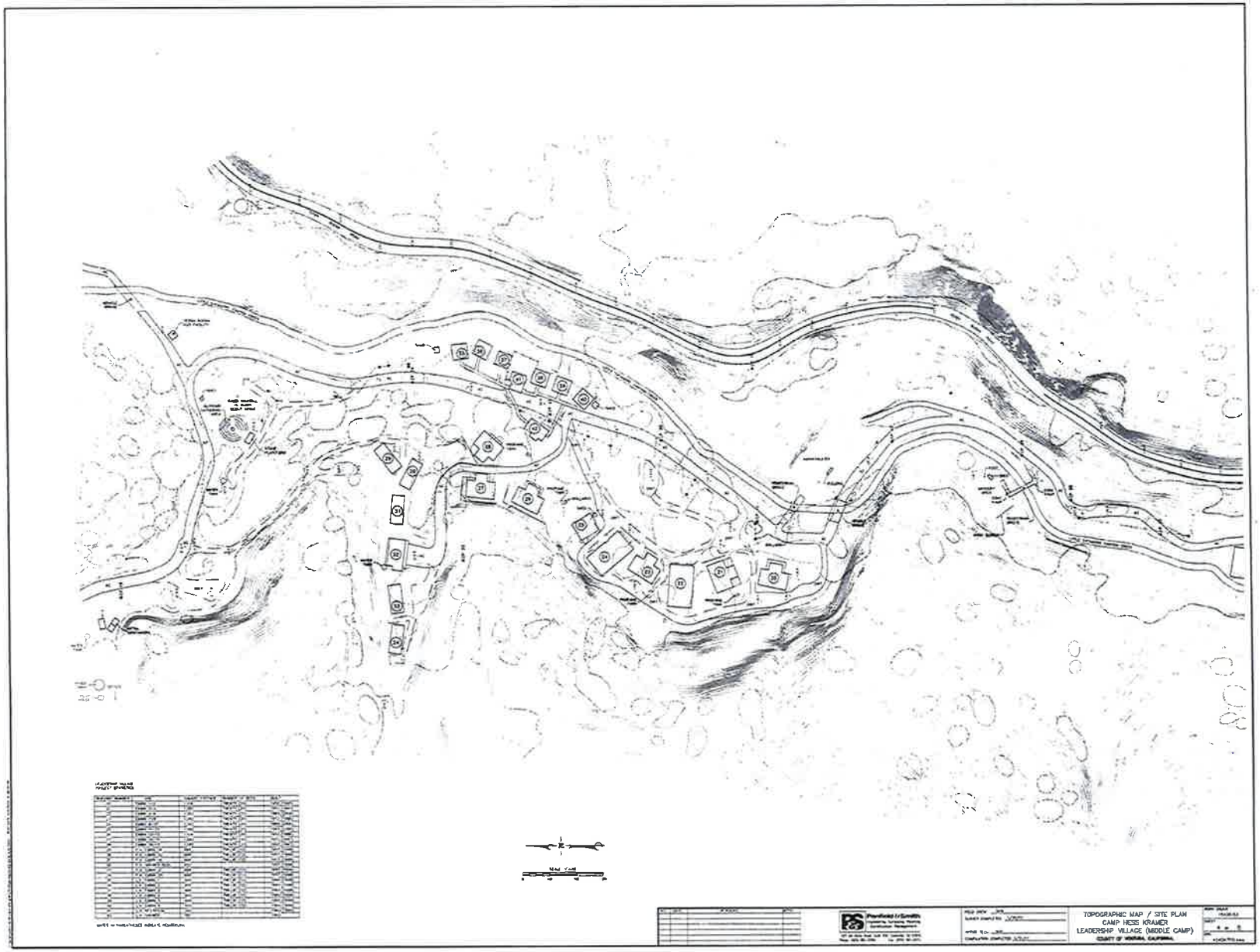


SURVEYOR'S NOTES

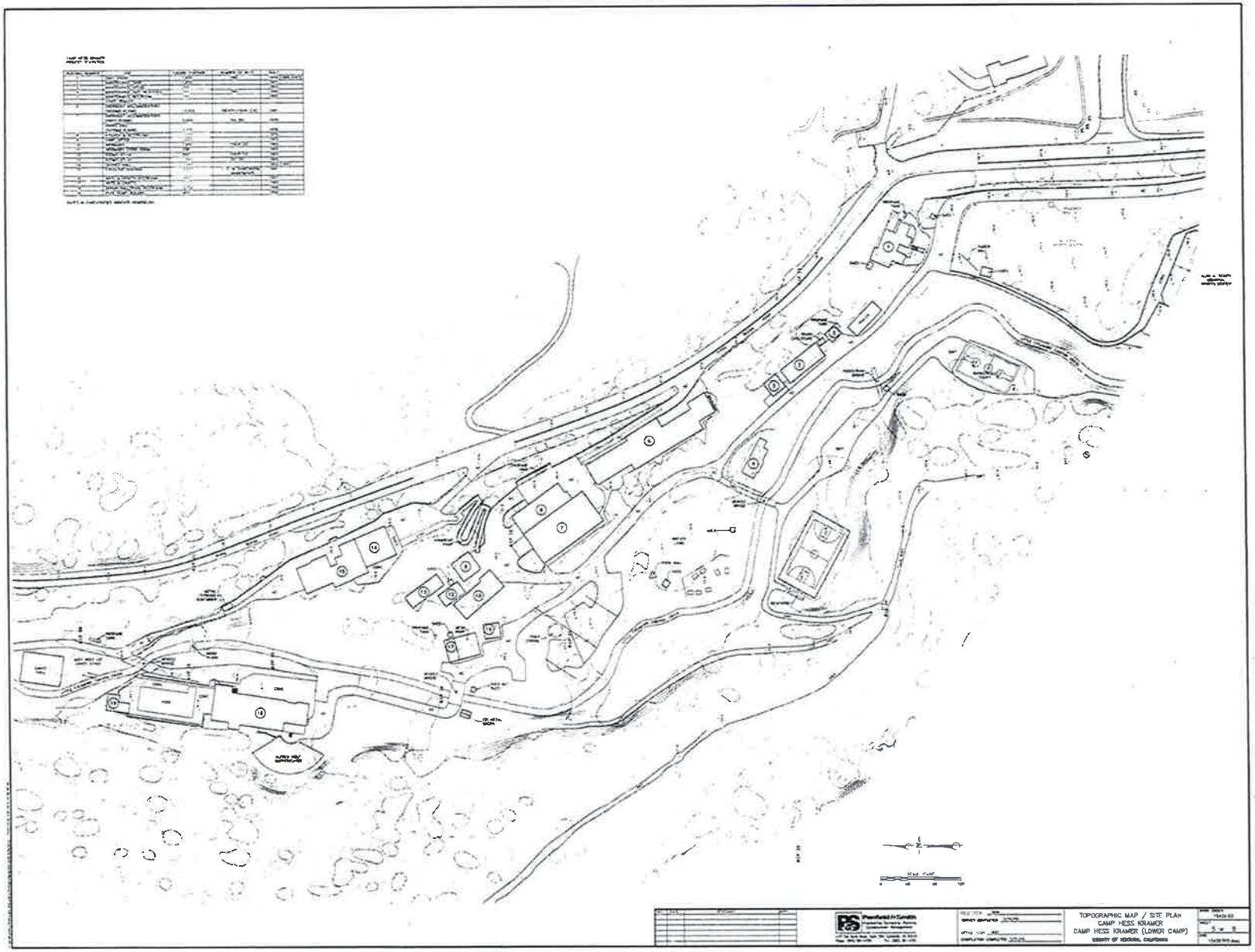
MAPPING LEGEND

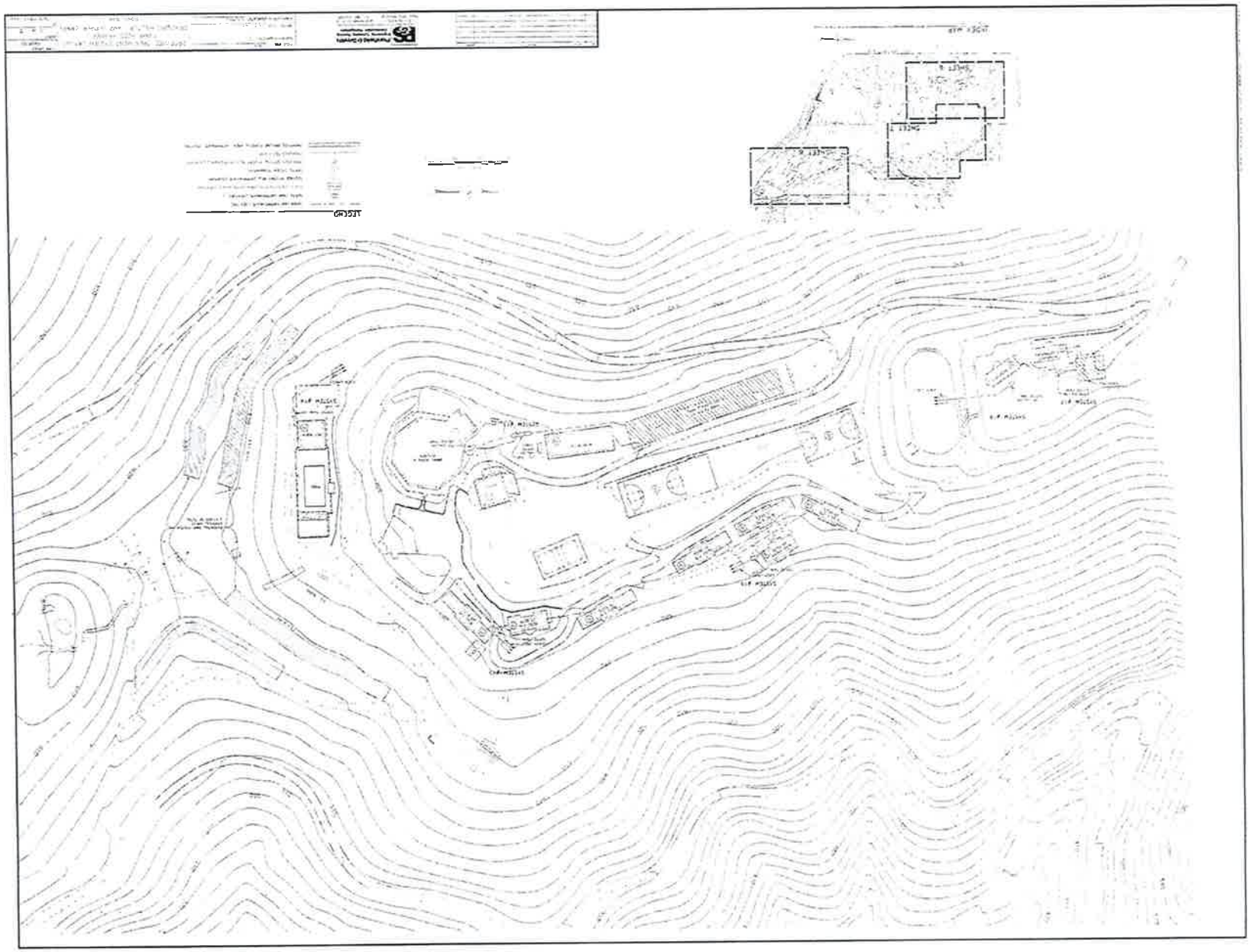
TOPOGRAPHIC MAP / SITE PLAN
CAMP KRESS KRAMER
OVERALL PLAN

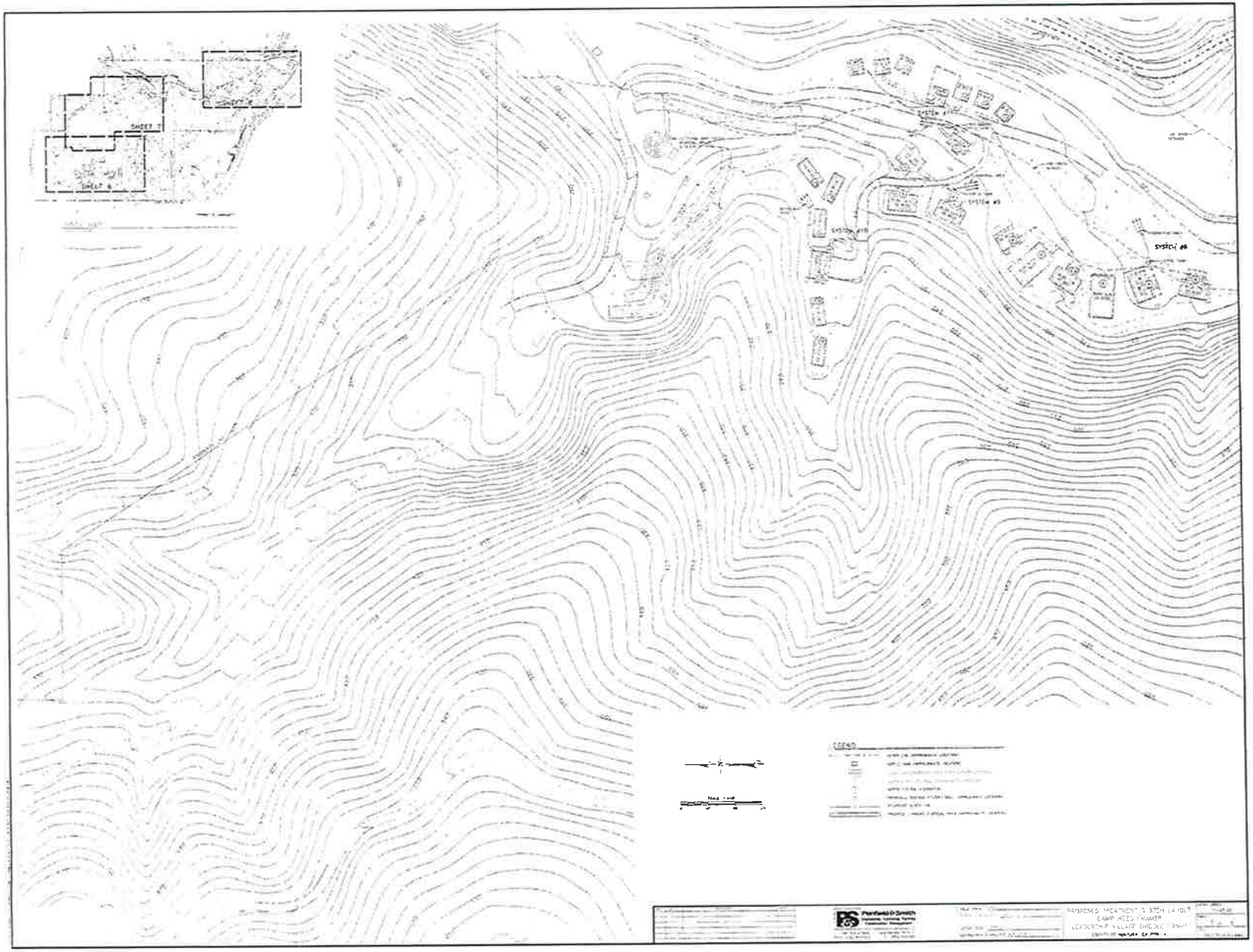

SURVEYOR'S NOTES
TOPOGRAPHIC MAP / SITE PLAN
CAMP HESS KRAMER
GRINDLINE HILLTOP CAMP (UPPER CAMP)

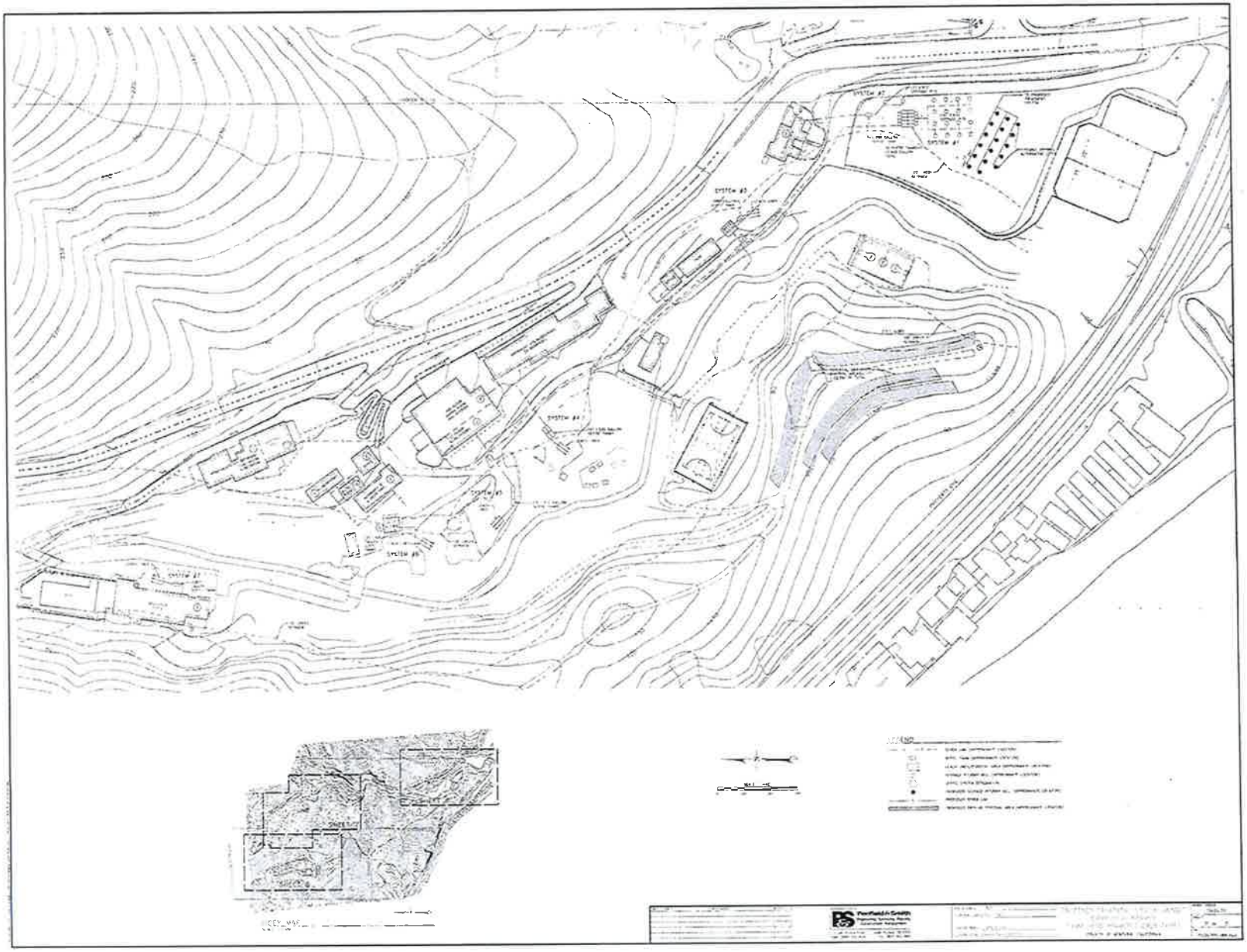


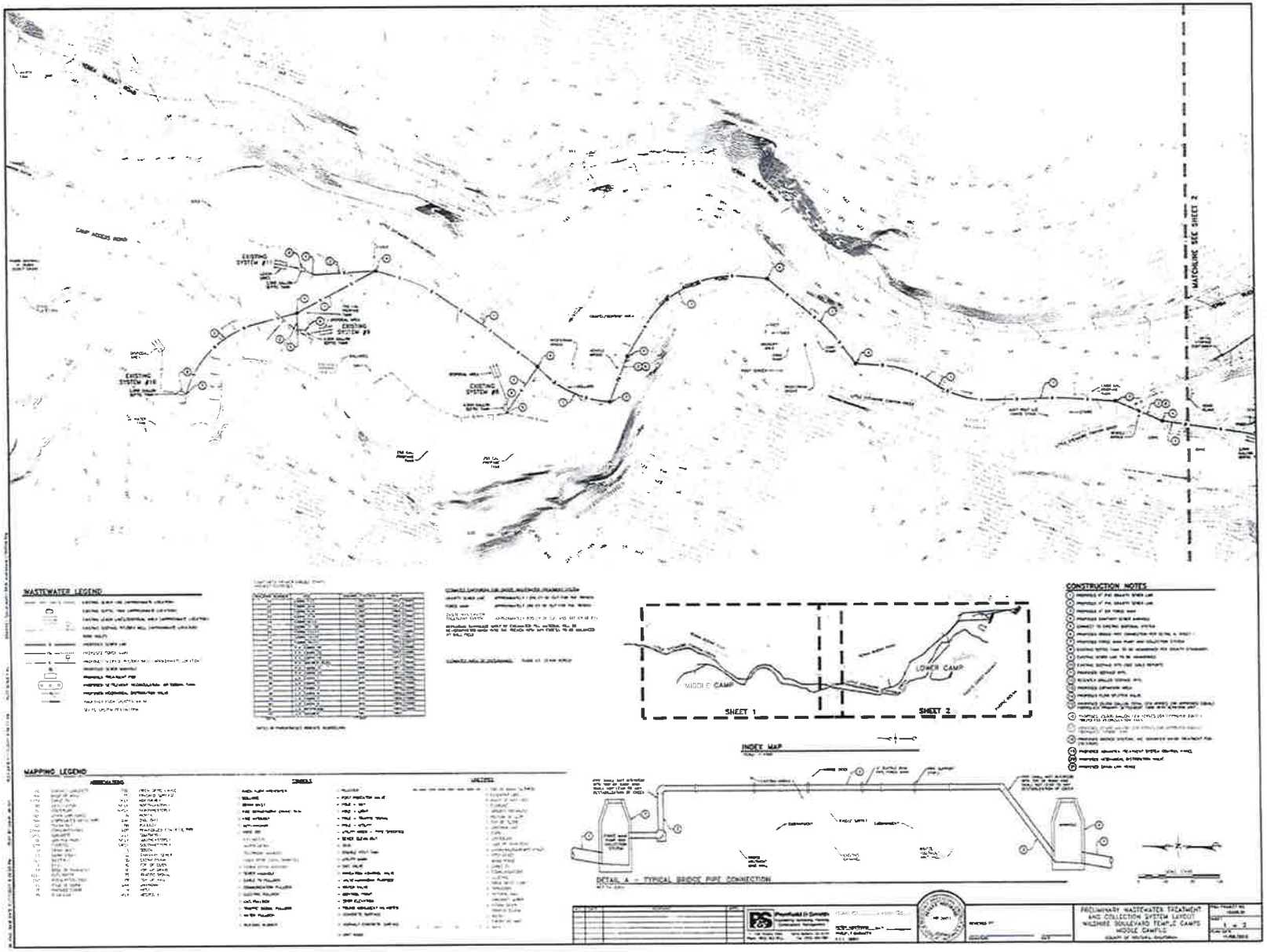
TOPOGRAPHIC MAP / SITE PLAN
CAMP HESS KRAMER
LEADERSHIP VILLAGE (MIDDLE CAMP)
COUNTY OF VENTURA, CALIFORNIA


TOPOGRAPHIC MAP / SITE PLAN
CAMP HESS KRAMER
CAMP HESS KRAMER (LOWER CAMP)




SHEET 1
SHEET 2
SHEET 3
SYSTEM #1
SYSTEM #2
SYSTEM #3
SYSTEM #4
LEGEND
Parkhill Smith




CAMP ACCESS ROAD
EXISTING SYSTEM #11
EXISTING SYSTEM #10
EXISTING SYSTEM #9
MATCHLINE SEE SHEET 2
WASTEWATER LEGEND
MAPPING LEGEND
MIDDLE CAMP
LOWER CAMP
SHEET 1
SHEET 2
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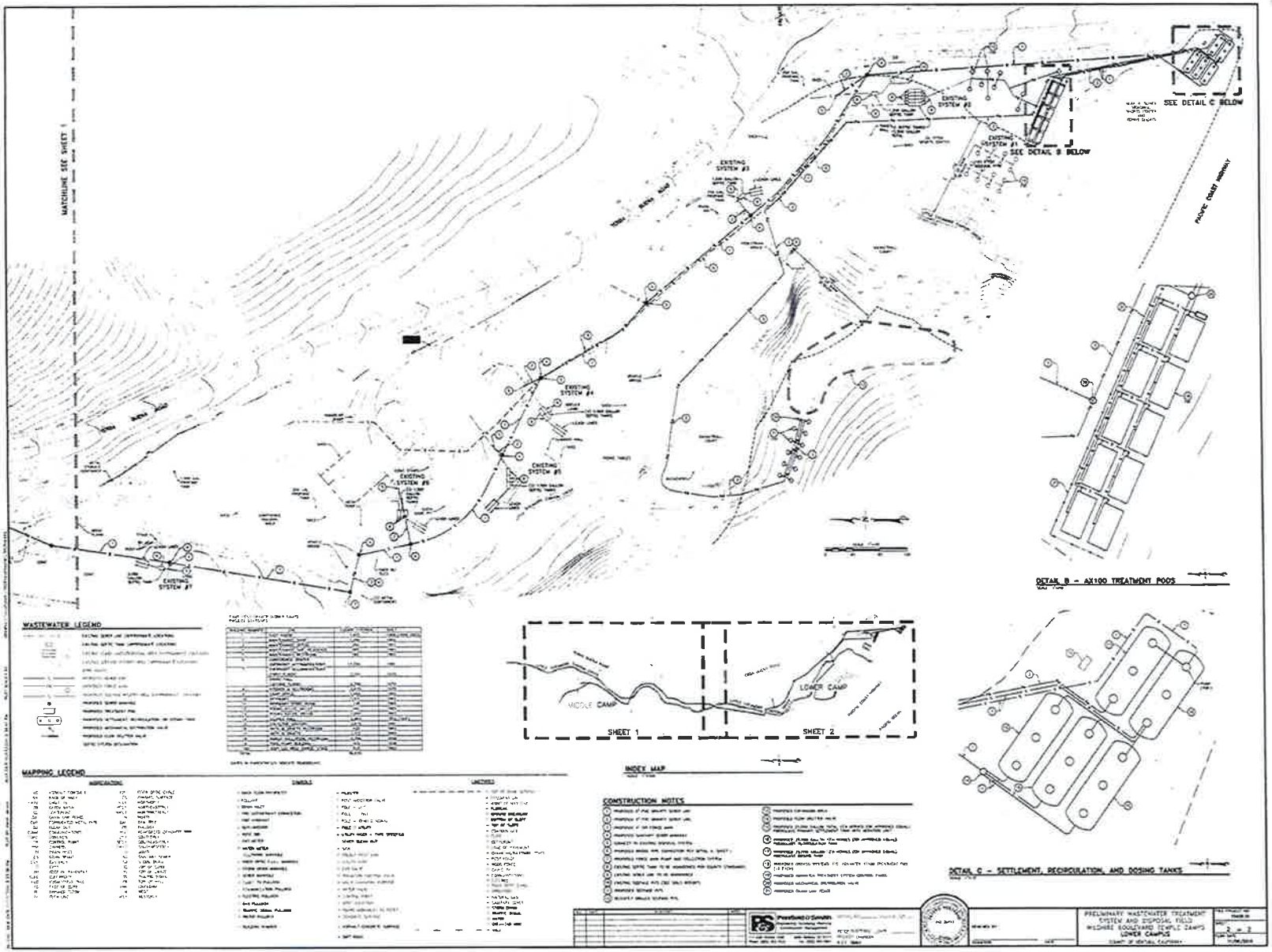
CONSTRUCTION NOTES
DETAIL A - TYPICAL BRIDGE PIPE CONNECTION
PRELIMINARY WASTEWATER TREATMENT AND COLLECTION SYSTEM LAYOUT
WILSHIRE BOULEVARD TEMPLE CAMPS
MIDDLE CAMP(S)


MATCHLINE SEE SHEET 1
EXISTING SYSTEM #1
EXISTING SYSTEM #2
EXISTING SYSTEM #3
EXISTING SYSTEM #4
EXISTING SYSTEM #5
EXISTING SYSTEM #6
SEE DETAIL C BELOW
SEE DETAIL B BELOW
PACIFIC COAST HIGHWAY
DETAIL B - AX100 TREATMENT POOS
WASTEWATER LEGEND
MAPPING LEGEND
MIDDLE CAMP
LOWER CAMP
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SHEET 2
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DETAIL C - SETTLEMENT, RECIRCULATION, AND DOSING TANKS
PRELIMINARY WASTEWATER TREATMENT SYSTEM AND DISPOSAL FIELD
MALIBU BOULEVARD TEMPLE CAMPS
LOWER CAMPUS

36-EXB SAVE DATE: 7/23/2019 11:05:37 AM PLOT BY: Hendren, Matthew PLOT DATE: 7/23/2019 11:41:41 AM DRAWING: v:\2064\active\2064134600\engineering\drawing\prelim_eng\channel grade control structure work\creek_grade_control_structure_sections.dwg

SURVEYOR'S NOTES

1. MAPPING
TOPOGRAPHIC MAPPING WAS COMPILED AT A SCALE OF 1"=60', WITH A TWO FOOT CONTOUR INTERVAL, USING STANDARD PHOTOGRAMMETRIC METHODS AND PROCEDURES BY GOLDEN STATE AERIAL SURVEYS FROM AERIAL PHOTOGRAPHY TAKEN FEBRUARY 2, 2005.

MAPPING IS SUPPLEMENTED NORTH OF THE AERIAL MAPPING LIMIT LINE BY DATA DIGITIZED AND GEOREFERENCED TO SAID AERIAL MAPPING FROM PREVIOUS TOPOGRAPHIC PLANS PROVIDED BY CLIENT. STANTEC CANNOT GUARANTEE THE ACCURACCY OF SAID PLANS.

IN SURROUNDING AREAS AROUND LOWER, MID, AND UPPER CAMP, TOPOGRAPHIC MAPPING WAS COMPILED AT A SCALE OF 1"=40', WITH A ONE FOOT CONTOUR INTERVAL, USING STANDARD PHOTOGRAMMETRIC METHODS AND PROCEDURES BY GOLDEN STATE AERIAL SURVEYS FROM AERIAL PHOTOGRAPHY TAKEN FEBRUARY 2, 2005.

MAPPING IS SUPPLEMENTED BY DATA COLLECTED IN A FIELD SURVEY USING CONVENTIONAL METHODS AND PROCEDURES IN MARCH, 2010, AT THE REQUEST OF HOWARD KAPLAN OF CAMP HESS KRAMER.

2. BOUNDARY AND EASEMENT INFORMATION
THE BOUNDARY INFORMATION SHOWN HEREON WAS COMPILED AND GEOREFERENCED FROM ASSESOR PARCEL MAPS AND IS FOR INFORMATIONAL PURPOSES ONLY. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.

3. BASIS OF BEARINGS AND COORDINATES
THE BASIS OF BEARINGS FOR THIS MAP IS CCS83, ZONE 5, EPOCH 2004.00, AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS OPERATING REFERENCE STATIONS (CORS) STATION CSCI AND STATION CIRX BEING S 54° 35' 53" E AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) RESPECTIVELY. DISTANCES SHOWN HEREON ARE GROUND DISTANCES. TO OBTAIN GRID DISTANCES, MULTIPLY BY A FACTOR OF 0.9999679.

4. ELEVATIONS
THE ELEVATIONS SHOWN HEREON ARE NAVD88 BASED UPON CONTINUOUS OPERATING REFERENCE STATIONS (CORS) STATION TOST, HAVING AN ELEVATION OF 1017.13 PER VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) RESPECTIVELY.

PROJECT DIRECTORY

PROPERTY OWNER/APPLICANT:
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DOUG LYNN, CAMP DIRECTOR
RICK WATERS, DIRECTOR OF CONSTRUCTION & FACILITIES
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LOS ANGELES, CA 90010-2703
T: (213) 388-2401
F: (213) 388-2595

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MALIBU, CA 92065
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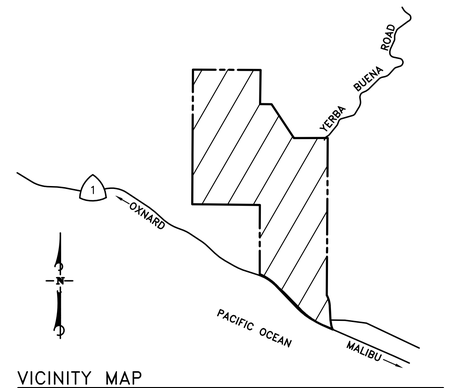
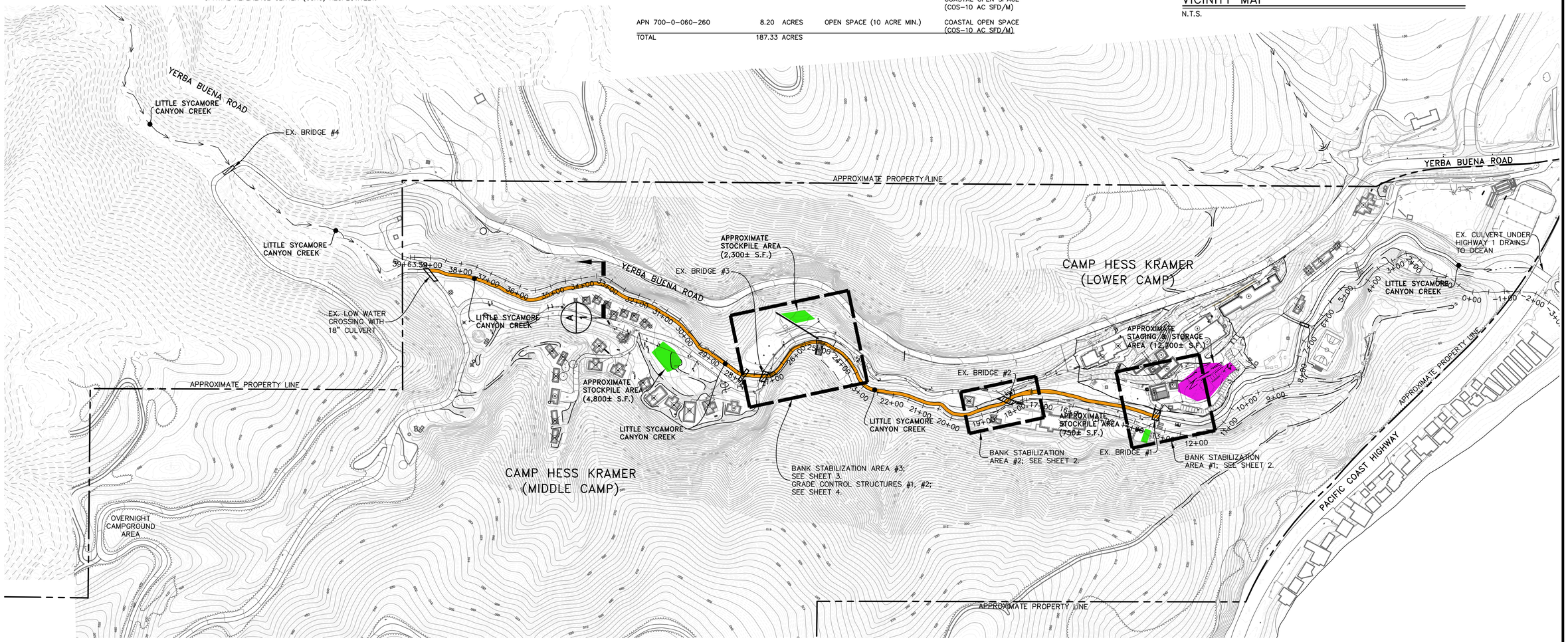
ENVIRONMENTAL:
RINCON CONSULTANTS, INC.
LINDSAY GRIFFIN, CISEC QSP
180 NORTH ASHWOOD AVENUE
VENTURA, CA 93003
T: (805) 947-4843

PROPERTY INFORMATION:

ASSESSOR'S PARCEL NUMBERS	ACREAGE	GENERAL PLAN	ZONE DESIGNATION
APN 700-0-070-450	55.90 ACRES	DEVELOPED AREAS:	DEVELOPED AREAS:
APN 700-0-060-310	43.23 ACRES	RURAL (2 ACRE MIN.)	COASTAL RESOURCE EXCLUSIVE (CRE-20 AC/M)
APN 700-0-060-140	80.00 ACRES	UNDEVELOPED AREAS: OPEN SPACE (10 ACRE MIN.)	UNDEVELOPED AREAS COASTAL OPEN SPACE (COS-10 AC SFD/M)
APN 700-0-060-260	8.20 ACRES	OPEN SPACE (10 ACRE MIN.)	COASTAL OPEN SPACE (COS-10 AC SFD/M)
TOTAL	187.33 ACRES		



VICINITY MAP
N.T.S.

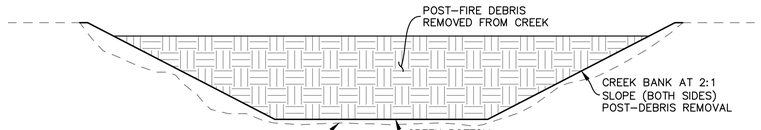


LEGEND

- EXISTING VEHICLE BRIDGE
- DEBRIS REMOVAL AREA
- DEBRIS STOCKPILE AREA
- STAGING & STORAGE AREA

DEBRIS REMOVAL NOTES

1. DEBRIS REMOVAL LIMITS WITHIN EXISTING PRE-FIRE CREEK ALIGNMENT OCCURRED FROM EXISTING BRIDGE #1 AT STA. 13+50 TO EXISTING LOW WATER CROSSING AT STA. 39+00. REFERENCE PROJECT COMPLETION REPORT BY RINCON CONSULTANTS, INC. DATED JUNE 2019.
2. DEBRIS REMOVAL QUANTITY IS APPROXIMATELY 15,000± C.Y. AND STOCKPILED ONSITE.



TYPICAL BANK STABILIZATION DETAIL (A/1)
NOT TO SCALE

Stantec
111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-9532

1"=60'

CAMP HESS KRAMER
WOOLSEY FIRE EMERGENCY RESPONSE
DEBRIS REMOVAL & PROPOSED BANK STABILIZATION

COUNTY OF VENTURA, CA
07/22/2019

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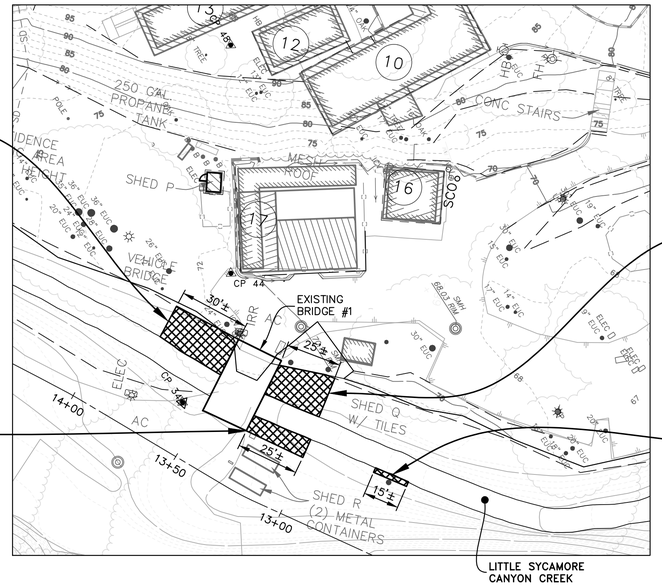
BANK STABILIZATION AREA; 570± SF
RECONSTRUCT BANK PER DETAIL "A", SHEET 3.

BANK STABILIZATION AREA; 200± SF
RECONSTRUCT BANK PER DETAIL "A", SHEET 3.

BANK STABILIZATION AREA; 950± SF
RECONSTRUCT BANK PER DETAIL "A", SHEET 3.

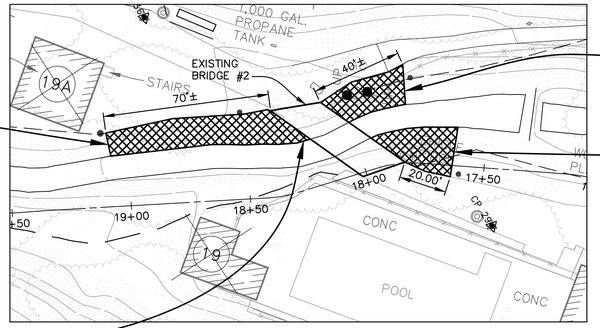
ADD ROCK PROTECTION AT BRIDGE ABUTMENT PER
DETAIL "B", SHEET 3.



BANK STABILIZATION AREA #1 – STA. 12+60–13+80±
SCALE: 1"=30'

BANK STABILIZATION AREA; 380± SF
RECONSTRUCT BANK PER DETAIL "A", SHEET 3.

BANK STABILIZATION AREA; 30± SF
RECONSTRUCT BANK WITH 3' HIGH 1'–2' DIAMETER
ROCKS TO PROTECT SLOPE UNDER TREE.



BANK STABILIZATION AREA #2 – STA. 17+60–19+30±
SCALE: 1"=30'

BANK STABILIZATION AREAS; 460± SF & 480± SF
RECONSTRUCT BANKS PER DETAIL "A", SHEET 3.

LEGEND

PROPOSED BANK STABILIZATION

CAMP HESS KRAMER
WOOLSEY FIRE EMERGENCY RESPONSE
DEBRIS REMOVAL & PROPOSED BANK STABILIZATION

COUNTY OF VENTURA, CA
07/22/2019

SHEET 2 OF 4

Stantec
111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-9532

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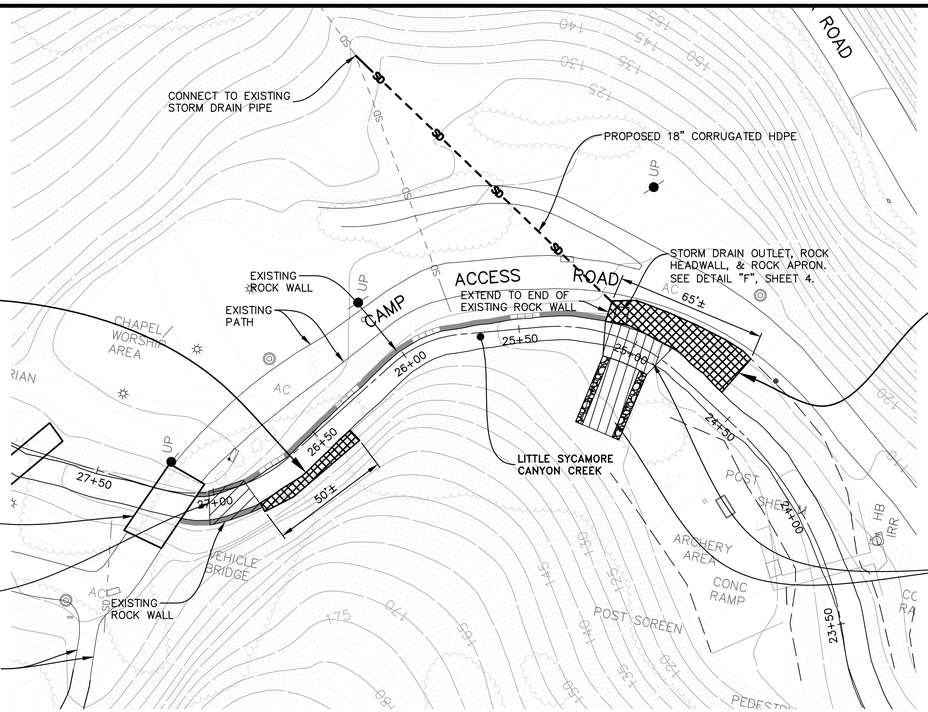
BANK STABILIZATION AREA; 250± SF
RECONSTRUCT BANK PER DETAIL "B", THIS SHEET.

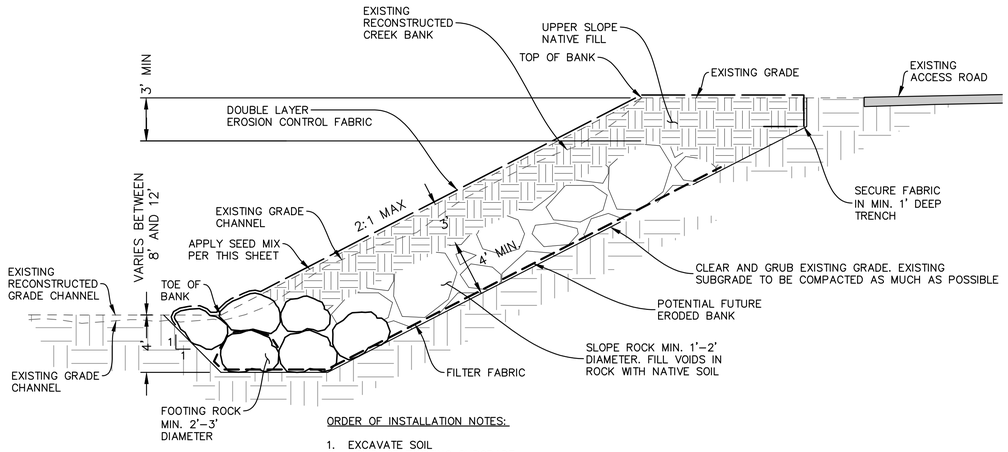


BANK STABILIZATION AREA; 850± SF
RECONSTRUCT BANK PER DETAIL "A", THIS SHEET.

BANK STABILIZATION AREA #3 – STA. 24+60–26+90±
SCALE: 1"=30'

LEGEND

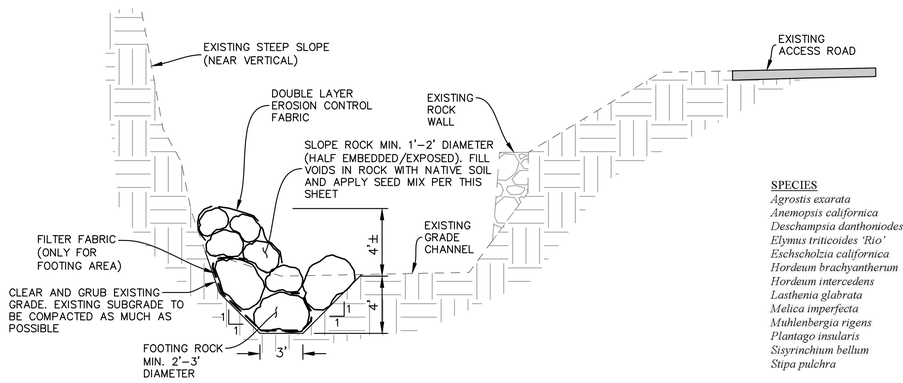
- PROPOSED BANK STABILIZATION
- PROPOSED GRADE CONTROL STRUCTURE
- PROPOSED ROCK TRENCH



ORDER OF INSTALLATION NOTES:

1. EXCAVATE SOIL
2. COMPACT EXISTING SUBGRADE
3. PLACE FILTER FABRIC
4. PLACE ROCK
5. PLACE FILL SOIL
6. APPLY SEED MIX
7. DOUBLE LAYER EROSION CONTROL FABRIC

TYPICAL BANK STABILIZATION DETAIL — A/3
NOT TO SCALE



ORDER OF INSTALLATION NOTES:

1. COMPACT EXISTING SOIL
2. PLACE FILTER FABRIC
3. PLACE ROCK
4. PLACE FILL SOIL
5. APPLY SEED MIX
6. DOUBLE LAYER EROSION CONTROL FABRIC

TYPICAL BANK STABILIZATION DETAIL — B/3
NOT TO SCALE

SPECIES	COMMON NAME	BULK #'s/ACRE	MIN % PLS*
Agrostis exarata	Spike bentgrass	2.00	76
Anemopsis californica	Yerba mansa	1.00	44
Deschampsia danthoniodes	Annual hairgrass	2.00	72
Elymus triticoides 'Rio'	Rio creeping wild rye	5.00	72
Eschscholzia californica	California poppy	1.00	83
Hordeum brachyantherum	Meadow barley	6.00	72
Hordeum intercedens	Little barley	4.00	72
Lasthenia glabrata	Goldfields	0.50	89
Melica imperfecta	Coast melic	2.00	60
Muhlenbergia rigens	Deergrass	0.50	32
Plantago insularis	Plantain	20.00	74
Sisyrinchium bellum	Blue eyed grass	1.00	78
Stipa pulchra	Purple needle grass	4.00	73
		49.00	

* MIN % PLS (Pure Live Seed) = Seed Purity x Germination Rate

Seeding rate: 49.00 lbs per acre
Height: 12-36 inches
Emergence: 10-21 days
Establishment: 55 days to 80% cover after emergence

SEED MIX

CAMP HESS KRAMER
WOOLSEY FIRE EMERGENCY RESPONSE
DEBRIS REMOVAL & PROPOSED BANK STABILIZATION

COUNTY OF VENTURA, CA
07/22/2019

Stantec
111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-9532

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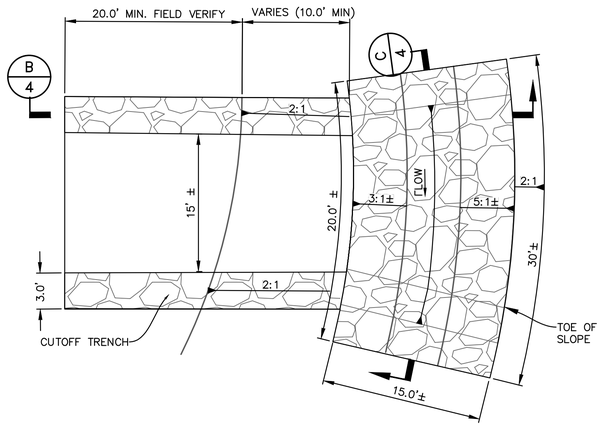
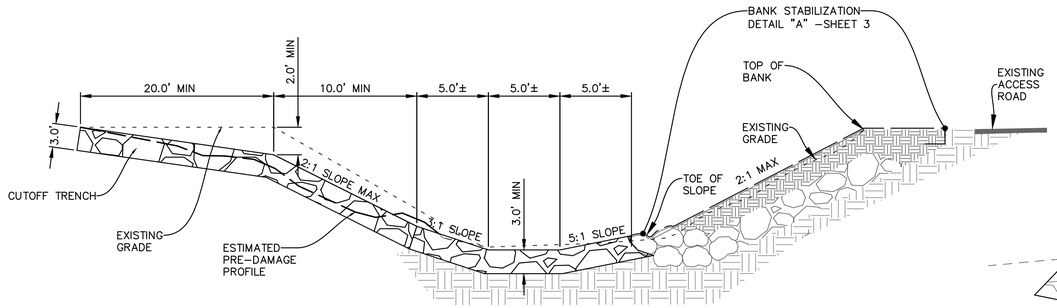


NOTES:

1. DIMENSIONS AND EXTENTS ARE APPROXIMATE. ADJUST STRUCTURE PER ACTUAL CONDITIONS IN THE FIELD.
2. ELEVATIONS ARE ESTIMATED. VERIFY IN THE FIELD.
3. FILL VOIDS WITH NATIVE SOIL, GRAVEL, COBBLE (TYP).
4. LOCATION OF GRADE CONTROL STRUCTURE TO BE CONFIRMED IN THE FIELD.
5. ASSUME MIX OF ROCK: ½ TON (40%), 200 LB (20%), 75 LB (20%), 25 LB (20%) WITH NATIVE ALLUVIUM (VOID FILL).
6. CUTOFF TRENCH SHALL BE 3' WIDE BY 3' DEEP MINIMUM.
7. LATERAL EXTENTS OF CUTOFF TRENCH TO BE ADJUSTED IN FIELD, 30; MINIMUM.

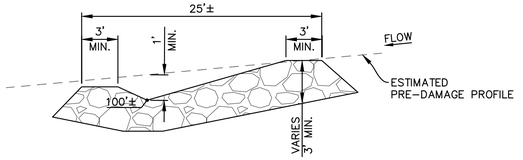
GRADE CONTROL STRUCTURE #1
(STA. 25+00±) – PLAN VIEW
NOT TO SCALE
A
4



NOTES:

1. DIMENSIONS AND GEOMETRIES OF GRADE CONTROL STRUCTURE WILL VARY OVER STRUCTURE FOOTPRINT.
2. GRADE CONTROL STRUCTURE SHALL SPAN VALLEY WIDTH.
3. KEY/TIE GRADE CONTROL STRUCTURE INTO PRE–DAMAGE CONDITIONS.
4. EXISTING GRADE TO BE DETERMINED. CONDITIONS VARY.
5. FILL VOIDS WITH NATIVE SOIL, GRAVE, COBBLE (TYP).
6. BACKFILL AND BURY BANK STABILIZATION AND CUTOFF TRENCH STRUCTURES WITH NATIVE MATERIAL, 2' MINIMUM DEPTH.

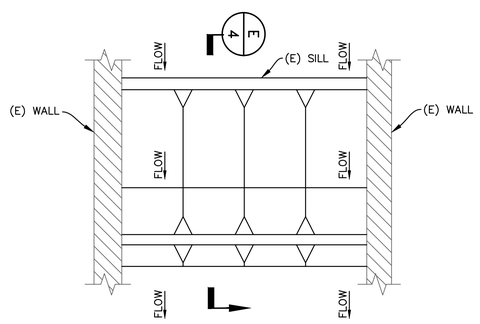
GRADE CONTROL STRUCTURE #1
(STA. 25+00±) – SECTION B
NOT TO SCALE
B
4



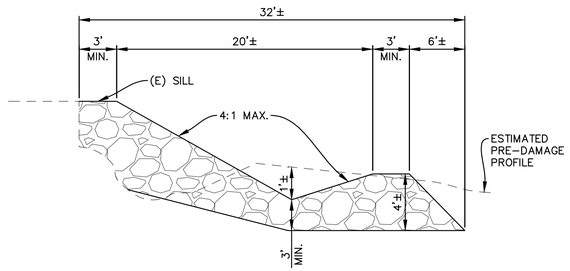
NOTES:

1. INTEGRATE GRADE CONTROL STRUCTURE WITH PRE–DAMAGE CHANNEL MATERIALS.
2. ADJUST STRUCTURE DIMENSIONS AND GEOMETRIES IN THE FIELD.
3. ADJUST ROCK SECTION TO ACCOUNT FOR PRESENCE OF STABLE CHANNEL MATERIALS (I.E. BOULDERS).

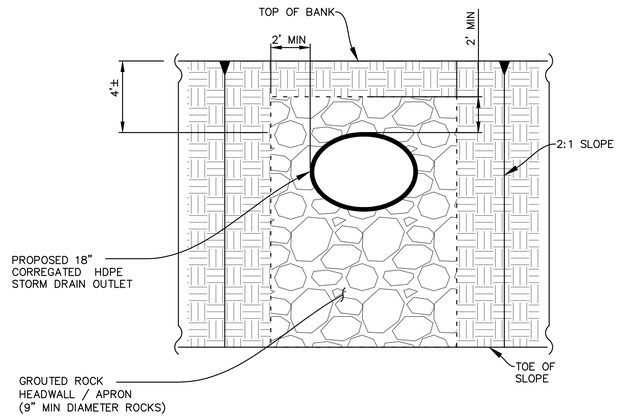
GRADE CONTROL STRUCTURE #1
(STA. 25+00±) – SECTION C
NOT TO SCALE
C
4



GRADE CONTROL STRUCTURE #2
(STA. 27+00±) – PLAN VIEW
NOT TO SCALE
D
4



GRADE CONTROL STRUCTURE #2
(STA. 27+00±) – SECTION E
NOT TO SCALE
E
4



STORM DRAIN OUTLET – ELEVATION
NOT TO SCALE
F
4

WOOLSEY FIRE EMERGENCY RESPONSE

PROPOSED GRADE CONTROL STRUCTURES & DEBRIS REMOVAL

COUNTY OF VENTURA, CA
07/22/2019

Stantec
111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-9532

36-EXB SAVE DATE: 7/23/2019 11:05:37 AM PLOT BY: Hendren, Matthew PLOT DATE: 7/23/2019 11:36:08 AM DRAWING: v:\2064\active\2064134600\engineering\drawing\prelim_eng\channel grade control structure work\creek_grade_control_structure_sections.dwg

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Attachment B

Restoration Area Photographs

Photograph 1. View of northern Restoration Area 1, looking upstream. March 2, 2020.

Photograph 2. View of southern Restoration Area 1, looking downstream. March 2, 2020.

Photograph 3. View of northern Restoration Area 2, looking upstream. March 2, 2020.

Photograph 4. View of southern Restoration Area 2, looking downstream. March 2, 2020.

Photograph 5. View of southern Restoration Area 3, looking upstream. March 2, 2020.

Photograph 6. View of northern Restoration Area 3, looking downstream. April 1, 2019.

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