



## **NOTICE OF AVAILABILITY AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

The County of Ventura Resource Management Agency (RMA) Planning Division, as the designated Lead Agency, has reviewed the following project:

1. **Entitlement:** Major Modification Case No. PL21-0051 to Conditional Use Permit, Case No. LU10-0069
2. **Applicant:** Camp Hess Kramer, Inc.
3. **Location:** 11495 and 11677 Pacific Coast Highway, Malibu CA 90265
4. **Assessor's Parcel Nos.:** 700-0-070-450, 700-0-060-310, 700-0-060-140, 700-0-060-260
5. **Parcel Size:** 187 acres
6. **General Plan Designation:** Rural and Open Space
7. **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).
8. **Responsible and/or Trustee Agencies:** California Department of Fish and Wildlife
9. **Project Description:** The applicant requests a Major Modification, Case No. PL21-0051, to Conditional Use Permit, Case No. LU10-0069, to authorize the reconstruction and continued operation of a recreational camp known as "Camp Hess Kramer." The request includes replacement, restoration, and reconstruction of damaged and destroyed buildings, vehicle and pedestrian bridges, and outdoor activity areas. Walkways and trails, water, and wastewater infrastructure, electrical and communication, storm drainage facilities and lighting will also be repaired, replaced, or constructed. Segments of Little Sycamore Creek will be stabilized, restored, and enhanced to improve overall functionality and protect infrastructure.

In accordance with Section 15070 of the California Code of Regulations, the RMA Planning Division determined that this proposed project may have a significant effect on the environment, however mitigation measures are available that would reduce the impacts to less than significant levels. As such, a Mitigated Negative Declaration has been prepared and the applicant has agreed to implement the mitigation measures.

**List of Potentially Significant Environmental Impacts Identified:**

Ventura County Initial Study Assessment Guidelines Item 4A. Biological Resources - Species, Item 4B. Ecological Communities-Sensitive Plant Communities, Item 4C. Ecological Communities - Waters and Wetlands, Item 4D. Ecological Communities - ESHA, and Item 4E. Habitat Connectivity.

The public review period is from November 22, 2024 to December 23, 2024. The Initial Study/Mitigated Negative Declaration is available for public review on-line at <https://vcrma.org/divisions/planning/ceqa-environmental-review/> (select "Mitigated Negative Declarations") or at the County of Ventura, RMA, Planning Division, 800 South Victoria Avenue, Ventura, California from 8:00 am to 5:00 pm Monday through Friday. The public is encouraged to submit written comments to Jennifer Trunk, no later than 5:00 p.m. on December 23, 2024 to the address listed above. Alternatively, you may e-mail your comments to the Planning Manager at [jennifer.trunk@ventura.org](mailto:jennifer.trunk@ventura.org)



**Dave Ward,**  
Planning Director



**Date**



## MITIGATED NEGATIVE DECLARATION

### A. PROJECT DESCRIPTION:

**Entitlement:** Major Modification to Conditional Use Permit (CUP) Case No. LU10-0069

**Applicant:** Camp Hess Kramer, Inc.

**Location:** 11495 and 11677 Pacific Coast Highway, Malibu CA 90265

**Assessor's Parcel Nos.:** 700-0-070-450, 700-0-060-310, 700-0-060-140, 700-0-060-260

**Parcel Size:** 187 Acres

**General Plan Designation:** Rural and Open Space

**Zoning Designation:**

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- CRE-10 ac/M (Coastal Rural Exclusive, 10 acre minimum parcel size, Santa Monica Mountains overlay zone)

**Responsible and/or Trustee Agencies:** California Department of Fish and Wildlife

**Project Description:** The applicant requests a Major Modification, Case No. PL21-0051, to Conditional Use Permit, Case No. LU10-0069, to authorize the reconstruction and continued operation of a recreational camp known as "Camp Hess Kramer." The request includes replacement, restoration, and reconstruction of damaged and destroyed buildings, vehicle and pedestrian bridges, and outdoor activity areas. Walkways and trails, water, and wastewater infrastructure, electrical and communication, storm drainage facilities and lighting will also be repaired, replaced, or constructed. Segments of Little Sycamore Creek will be stabilized, restored, and enhanced to improve overall functionality and protect infrastructure.

### 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 that 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:** Ventura County Initial Study Assessment Guidelines Item 4A. Biological Resources -Species, Item 4B. Ecological Communities-Sensitive Plant Communities, Item 4C. Ecological Communities - Waters and Wetlands, Item 4D. Ecological Communities - ESHA, and Item 4E. Habitat Connectivity.

**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 the *Ventura County Star*.

**Document Posting Period:** November 22, 2024 through December 23, 2024

**Public Review:** The Initial Study/Mitigated Negative Declaration is available for public review online at <https://vcrma.org/divisions/planning/ceqa-environmental-review/> (select "Mitigated Negative Declarations") 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.

**Comments:** The public is encouraged to submit written comments regarding this Initial Study/Mitigated Negative Declaration no later than 5:00 p.m. on the last day of the document posting period to Jennifer Trunk, Planning Manager, at the County of Ventura Resource Management Agency, Planning Division, 800 South Victoria Avenue L#1740, Ventura, CA 93009. You may also e-mail the case planner at [jennifer.trunk@ventura.org](mailto:jennifer.trunk@ventura.org).

**D. 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:**

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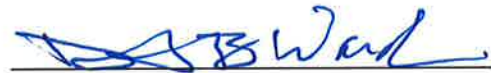
Noe Torres, Case Planner  
(805) 654-3635

**Reviewed for Release to the Public by:**



Jennifer Trunk, Manager  
Residential Permits Section

**Recommended for Approval by  
Lead Agency by:**



Dave Ward, Director  
Ventura County Planning Division