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] on the Camp Hess Kramer property (Case No. PL19-0005).

2. **Applicant/Property Owner:** Doug Lynn, Executive Director, Camps and Conference Center, Camp Hess Kramer, Gindling Hilltop Camp, Wilshire Boulevard Temple, 3663 Wilshire Boulevard, Los Angeles, CA 90010

3. **Applicant's Representative:** Ginger Anderson c/o Brownstein Hyatt Farber Schreck, LLP, 1021 Anacapa Street, 2nd Floor, 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:** Camp Hess Kramer (Middle and Lower Camps) and Gindling Hilltop Camp are confined to an area zoned Coastal Rural Exclusive (CRE), approximately 54.35 acres. The remaining portions of the property are zoned Open Space and are approximately 56 acres. The property is 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. (Exhibit 2).

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

   a. Countywide General Plan Land Use Map Designation:

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:

[1] Ventura County Coastal Zoning Ordinance Section 8181-3.7 - Emergency Coastal Development Permits.

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

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 meanders through the camp property before discharging into a culvert beneath State Route (SR) 1 (Pacific Coast Highway) and into the Pacific Ocean. Following the fire, significant rainstorms in November 2018 and January 2019, sent debris and mud originating from the burn areas into Little Sycamore Creek. Storm drains were obstructed or broken and when the creek was full, water with mud and debris backed up onto the camp property.

On January 31, 2019, the Planning Division approved an Emergency Permit for the removal of debris and mud within Little Sycamore Creek pursuant to the Ventura County Coastal Zoning Ordinance (CZO) Section 8181-3.7 (Exhibit 3). The emergency work performed was the "minimum amount necessary" to alleviate the immediate threat. On February 15, 2019, construction activities commenced and were completed on April 30, 2019.

On May 1, 2019, the applicant submitted a Coastal PD application to permit the emergency work completed in April 2019 and construct additional bank stabilization and restoration measures at three locations within Little Sycamore Creek.

On June 20, 2019, an Emergency Project Completion Report ("Completion Report"), prepared by Rincon Consultants, was submitted to the Planning Division (Exhibit 4). The Completion Report details the emergency work that was performed and an explanation of how the work complied with the Emergency Permit conditions.

After the removal of mud and debris from Little Sycamore Creek, three locations within the creek were determined to be vulnerable due to the still-weakened state of the creek banks. The project description for the Coastal PD Permit (Case No. PL19-0005), included permitting the emergency work plus the construction of three creek bank stabilization measures (i.e., rock rip-rap followed by revegetation of the creek banks). Installation of two grade control structures, cut-off trenches, and a storm drain outlet were also proposed.

On May 6, 2021, a Planning Director Hearing was conducted. A letter dated May 6, 2021, from Jacqueline Phelps, District Supervisor with the California Coastal Commission South Central Coast District Office was received. Coastal Commission staff noted that because a majority of the existing development on the project site was destroyed, it appeared the proposed creek bank stabilization was not necessary to protect public safety or existing development. The hearing was continued to allow the applicant time to revisit the project description and explain the need for the creek bank stabilization measures.

On January 12, 2022, the project was revised to eliminate the bank stabilization, grade control structures, cut-off trenches, and a storm drain outlet. Therefore, this Coastal PD permit application only includes a request by the applicant to authorize the previous emergency work granted by the 2019 Emergency Permit. Impacts to ESHA that are attributed to the Woolsey Fire are considered a natural disaster and not from the operation of Camp Hess Kramer. Therefore, areas disturbed to remove debris and mud from the creek will be restored on their own accord.[2]

[2] Additional work that may be required to stabilize the creek will be evaluated as part of the camp rebuild project (Case No. PL21-0051), including restoration of creek banks and adjoining upland areas.

9. **Project Description:** Camp Hess Kramer (applicant), requests approval of a Coastal Planned Development (PD) permit (Case No. PL19-0005) to authorize the work completed within Little Sycamore Creek under an Emergency Coastal PD Permit ("Emergency Permit"). Under the Emergency Permit, debris and mud were removed along an estimated 2,572 linear feet of the creek. Approximately 14,000 cubic yards of mud and debris was removed from Little Sycamore Creek.

   Five temporary check dams, made of rock from the creek, were constructed at different points within the creek to direct water away from the work sites. The temporary check dams were disassembled following the completion of the emergency work (Exhibit 4, Completion Report). Additionally, three temporary water diversions (upstream and downstream sandbag coffer dams) were constructed onsite to ensure emergency work conducted within the creek avoided surface water. The diversions were constructed between April 1 and April 17, 2019, out of sandbags (approximately 3 to 4 feet high) filled with clean sand and wrapped with visqueen plastic to prevent sedimentation into the creek (Exhibit 4). All diversions were removed by April 30, 2019. The locations of the water diversions are as follows:

	Upstream Location	Downstream Location
Water Diversion No. 1	Approximately 0.5 miles upstream of Pacific Coast Highway crossing	Approximately 500 feet downstream of the upstream dam
Water Diversion No. 2	Within the creek approximately 10 feet downstream of the Diversion 1	Within the creek approximately 200 feet downstream from the Diversion 1 upstream dam
Water Diversion No. 3	Within the creek approximately 10 feet downstream of the Diversion 1 downstream dam	Within the creek approximately 500 feet downstream from the Diversion 2 upstream dam

   To control groundwater seeping and pooling within the work area, water was pumped out and used for dust control on the roads or contained within earthen berms and sandbags within the project area. Following the completion of the project, the three temporary water diversions (upstream and downstream sandbag coffer dams) were removed.

   Three temporary stockpile areas and one temporary storage / staging area are located within unvegetated, previously disturbed areas outside of the creek and creek bank (Exhibit 5). The locations and size of these areas include the following:

Table 2 - Temporary Stockpile, Staging and Storage Areas		
Stockpile Areas		
Location	**Approximate Size (Square Feet)**	**Distance from top of bank of Little Sycamore Creek**
North of Bridge No. 1	750	Between 41 and 83 feet
South of Bridge No. 3 and north of Bridge No. 1	2,300	Between 68 and 109 feet
Middle Camp cabin area	4,800	Between 63 and 121 feet
Staging and Storage Area		
South of Bridge No. 1 in Lower Camp	12,700	Between 44 and 144 feet

Fiber rolls were installed around stockpiles to prevent the transport of soils into the creek and construction fencing was placed around the temporary construction staging areas to prevent the discharge of fuel, lubrication, or other materials being stored, as required by the Emergency Permit conditions of approval (Exhibit 3, Condition BIO-5). Stockpiled soil is routinely maintained to ensure no soil migrates to the creek. Stockpiled soil will be used for additional restoration of the creek under Coastal PD Permit (PL21-0051) that is currently under review.

Impacts to ESHA that are attributed to the Woolsey Fire are considered a natural disaster and not from the operation of Camp Hess Kramer.

All project activities were completed by April 30, 2019.

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, construction of 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 6.

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. An addendum to the adopted MND (Exhibit 6) has been prepared and 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 6) reflects the County's independent judgment and analysis.

C. CONSISTENCY WITH THE GENERAL PLAN

The 2040 Ventura County General Plan *Goals, Policies and Programs* (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, the Ventura County CZO (Section 8181-3.5.a) states that in order to be approved, a project must be found consistent with all applicable policies of the Ventura County Coastal Area Plan.

An evaluation of the consistency of the proposed project with the applicable policies of the General Plan *Goals, Policies and Programs* and *Coastal Area Plan* and Coastal Area Plan are included in Exhibit 7 of this staff report.

D. ZONING ORDINANCE COMPLIANCE

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

Pursuant to Section 8181-3.7 of the Ventura County Coastal Zoning Ordinance (CZO) (Emergency Coastal Development Permits) in the event of an emergency, the Planning Director may issue an emergency permit in accordance with Section 30624 of the Public Resource Code. Development[3] 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. Pursuant to the requirements of CZO Section 8174-4, development where the primary function is habitat enhancement or restoration, is permitted in ESHA. The emergency work was

[3] Coastal Act Section 30106 defines development to include but not be limited to, grading, removing, dredging, or extraction of any materials, and the removal of major vegetation.

conducted to restore the functions of Little Sycamore Creek. 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 14,000 cubic yards of mud and debris was removed from Little Sycamore Creek. The following 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.*

   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).*

   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.*

   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.*

   As discussed in Section A.8 (above), following the Woolsey Fire in 2018, significant rainstorms sent debris and mud originating from the burn areas into Little Sycamore Creek. Storm drains were obstructed or broken and when the creek was full, water with mud and debris backed up onto the Camp Hess

property. Under the Emergency Permit, the applicant removed approximately 14,000 cubic yards (1.45 acres) of mud and debris from Little Sycamore Creek. The emergency work performed was the "minimum amount necessary" to restore the creek functions and allow the conveyance of water, and to alleviate the immediate threat of further destruction to the camp property and the adjacent beach. On February 15, 2019, construction activities commenced and were completed on April 30, 2019. Debris and mud resulting from the onslaught of rain were removed from the creek as a result of the emergency work. To prevent erosion, the applicant removed spoils from the creek and suitable materials free of contaminants, such as trash and debris, to recontour an eroded slope. In addition, all trees along the creek bank were left in place for continued stabilization purposes. Runoff from impervious surfaces would be significantly less due to the removal of most of the development within the camp. That coupled with minimal rain fall in 2021-2022, and some vegetation voluntarily coming back, erosion of the creek banks is not expected to intensify or threaten the camp or beach.

The applicant intends to use the fill dirt for the camp rebuild project currently in process with the County (Case No. PL21-0051). Best Management Practices (BMPs) (i.e., silt barriers, fiber rolls, sand/gravel bags, straw bale barriers, etc.) were installed to confine the stockpiles and prevent transport of sediment (Exhibit 8, Condition Nos. 17, 23 and 31) and ensure that stormwater offset designs comply with the LARWQCB National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit No. CAS004002 (Permit) requirements. The temporary stockpile, storage and staging areas are frequently inspected and if necessary, additional BMPs are as needed. The emergency work was completed in April 2019 and no additional work is required. Further, no work was permitted during the rainy season. Based on the discussion above, the proposed project is consistent with Ventura County CZO Sections 8175-5.17.1, 8175-5.17.2, 8175-5.17.4, 8175-5.17.5 and 8175-5.17.6.

2. **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.*

   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 emergency work involved removing debris and mud from Little Sycamore Creek. Hillside grading was neither proposed nor required for the emergency work. Silt barriers, fiber rolls, sand/gravel bags, and straw bale barriers were installed to confine the temporary stockpile, storage and staging areas to prevent the transport of sediment and runoff into the creek.

The applicant obtained Watercourse Permit No. 2022054 on June 23, 2022 for the removal of approximately 14,000 cubic yards of mud and woody debris from Little Sycamore Canyon Creek. The removed material was stockpiled on site in various areas as shown in Exhibit 5 of this staff report.

The MND (Exhibit 6) prepared for Camp Hess Kramer's CUP (Case No. LU10-0069) included Biological Resources Mitigation Measures which required protection of nesting birds and monarch roosting sites. The applicant was also required to retain a County-approved biologist to monitor construction activities. The mitigation measures assigned to Case No. LU10-0069, together with the Emergency Permit conditions, minimized impacts to ESHA (Exhibit 8, Condition Nos. 24 through 26). The applicant has applied for a Major Modification to Conditional Use Permit Case No. LU10-0069), to redevelop the camp (Case No. PL21-0051). An ISBA (Exhibit 11) was submitted with that application that discusses the potential for steelhead trout to be present in Little Sycamore Creek. In summary, this ISBA evaluated Little Sycamore Canyon Creek and the wildlife that utilizes the creek as their habitat. The ISBA concluded that during surveys of the creek in 2020 and 2021, no water was present, and the creek did not experience any tidal influence from the nearby Pacific Ocean. As such, the creek does not provide suitable spawning or rearing habitat for steelhead trout. Only in an above average rainfall year might there be enough persistent flow, for short periods of time, to support fish species, such as the steelhead trout. In addition, there was little, if any, brush clearance required for the emergency work as approximately 85 percent of the camp burned.

Based on the discussion above, the proposed project is consistent with Ventura County CZO Sections 8175-5.17.3, 8175-5.17.8 and 8175-5.17.9.

3. **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.

No structures, buildings or paved areas are proposed. The removal of mud and debris from the creek was required to restore the functions of Little Sycamore Creek and to minimize potential flood hazards on the camp property and the adjacent beach. Mud/soil removed from the creek will be used for additional creek restoration required under the camp rebuild project (Case No. PL21-0051). Silt barriers, fiber rolls, sand/gravel bags and straw bale barriers were installed to confine the stockpiled mud/soil, and the storage and staging areas in order to prevent transport of sediment.

As discussed in the project description, five temporary check dams and three temporary water diversions (upstream and downstream sandbag coffer dams approximately 3 to 4 feet high) were constructed onsite to ensure emergency work conducted within the creek avoided surface water. Following completion of the emergency work the check dams and water diversion structures were disassembled / removed. The applicant obtained Watercourse Permit No. 2022054 on June 23, 2022 for removal of 14,000 cubic yards of mud and woody debris from Little Sycamore Canyon Creek. Based on the discussion above, the proposed project is consistent with Ventura County CZO Section 8175-5.17.7.

4. **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.*

   Little Sycamore Creek provides habitat, a wildlife corridor, improves water quality, and balances erosion and sediment deposition for a significant area of the Santa Monica Mountains. The removal of approximately 14,000 cubic yards of mud and debris from the creek has reestablished the creek's ability to convey water and minimize flood hazards on the camp property and the adjacent beach. Spoil materials removed from the creek were stockpiled onsite. Silt barriers, fiber rolls, sand/gravel bags, and straw bale barriers were installed to confine the stockpiles and prevent transport of sediment. Construction fencing and fiber rolls were installed around temporary construction staging and storage areas to prevent the discharge of fuel, lubrication, or other materials being stored during the emergency work (Exhibit 8, Condition Nos. 14 and 17). These construction BMPs ensure that emergency work complied with NPDES stormwater requirements (Exhibit 8, Condition Nos. 23 and 31).

On June 20, 2022, 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.[4] Based on the discussion above, the proposed project is consistent with Ventura County CZO Sections 8175-5.17.10 and 8175-5.17.11.

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 in the Santa Monica Mountains Overlay Zone. The purpose of this overlay is to protect unique coastal resources that provide for several unique, rare, or endangered plant and animal species. Little Sycamore Creek meanders through the developed portions of the subject property referred to as Lower and Middle Camp. This creek drains a significant area of the Santa Monica Mountains. The creek provides habitat, a wildlife corridor, improves water quality, and balances erosion and sediment deposition. The creek also provides opportunities for the enjoyment or appreciation of the natural environment.

   The removal of approximately 14,000 cubic yards of mud and debris reestablished the creek's ability to carry water downslope and remedy flood hazards on the camp property and the adjacent beach. Therefore, the proposed project will be consistent with the character of the surrounding development.

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

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[4] In November 2021, CDFW, ACOE, and USFWS were consulted to discuss creek restoration proposed under Case No. PL21-0051. Additional work required to stabilize the creek will be evaluated as part of the camp rebuild project (Case No. PL21-0051), including restoration of creek banks and adjoining upland areas.

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 authorize the previous emergency work completed to date under the Emergency Permit. While Camp Hess Kramer is governed by Conditional Use Permit LU10-0069, per Ventura County CZO Section 8181-3.7(f)(6), the emergency work requires a Coastal PD Permit. 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 completed emergency work was not obnoxious or harmful or impaired the utility of neighboring property or uses and instead corrected an imminent threat of further destruction of the camp's property and the beach. Following the Woolsey Fire, significant rainstorms in November 2018 and January 2019, sent debris and mud originating from the burn areas into Little Sycamore Creek. Storm drains were obstructed or broken and when the creek was full of water, mud and debris that backed up onto the camp property and damaged structures, bridges, and roadways that were not destroyed by the fire.

   Impacts resulting from the emergency work are temporary. The temporary stockpile, storage and staging areas were installed to confine mud and debris and prevent transport of sediment. BMPs (i.e., silt barriers, fiber rolls, sand/gravel bags, straw bale barriers, etc.) were installed to confine the stockpiles and prevent transport of sediment. The stockpiles, storage and staging areas are frequently inspected and if necessary, additional BMPs are added (Exhibit 8, Condition Nos. 14 and 21). Therefore, the completed emergency work was not obnoxious or harmful, or impaired the utility of neighboring properties 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].**

   The completed emergency work restored creek function and habitat, as well as protect the surrounding habitat from further destruction. The completed emergency work also protects on-site infrastructure not affected by the Woolsey Fire and limits the potential for future channel cuts and significant bank erosion.

   The emergency work did not interrupt continued emergency services, nor 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. The emergency work restored fire access through the camp.

The surrounding public road network did not significantly generate additional traffic on the County Regional Road Network and local public roads, such that the existing level of service on the local roads was altered by the project because excavated soil was not hauled offsite and instead will be used for additional restoration of the creek under Coastal PD Permit (PL21-0051). Adequate public resources and infrastructure exist to serve the area. The emergency work did not interfere with, or significantly affect, public use of recreational and open space resources within the Santa Monica Mountains National Recreation Area, as all emergency work occurred within the Camp property.

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.**

The camp is served by the Yerba Buena Water Company. Temporary water usage was utilized during the emergency work only. Water service was temporarily out of service due to the Woolsey Fire but that it has been restored and while there were structures not affected by the Woolsey Fire, water service is minimal given the camp is currently not in operation. A Water Availability Letter (April 18, 2022) has been received for Coastal PD Permit (Case No. PL21-0051).

To control groundwater seeping and pooling within the work area, water was pumped, captured within the work area and used for dust control on the roads or contained within earthen berms and sandbags within the project area.

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 was not used as part of the emergency work. An April 18, 2022, Water Availability letter from the Yerba Buena Water Company confirmed that the camp has been allocated multiple service connections for domestic and irrigation purposes from five wells owned and operated by the water company for

the camp rebuild 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.**

   The camp is currently served by private onsite wastewater systems. No development is proposed under Case No. PL19-0005. Temporary port-a-potties were brought onsite for construction personnel and have since been removed. 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 was not required for the emergency work. 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 June 16, 2022, 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 June 20, 2022, the Planning Division placed a legal ad in the Ventura County Star. As of the date of this document, no public comments were received.

The California Coastal Commission provided three comment letters on the proposed project (Exhibit 10, May 6, 2021, December 1, 2021, and June 29, 2022). In summary, Coastal Commission staff requested additional analysis demonstrating the need for the additional bank stabilization measures, grade control structures, cut-off trenches, and a storm drain outlet, impacts to ESHA, and the presence of steelhead trout.

The June 29, 2022, Planning Director hearing was continued to July 14, 2022, to accurately describe the emergency work. As noted in Section A.8 of this staff report, the project was revised to eliminate the bank stabilization, grade control structures, cut-off trenches, and a storm drain outlet. With reference to ESHA impacts, five temporary check dams were constructed out of rock from within the creek in order to direct water away from the work sites. The temporary check dams were disassembled following the completion of the emergency work (Exhibit 4, Completion Report). Additionally, the Applicant provided an analysis of Little Sycamore Creek and the potential for steelhead trout to be in this watershed (Exhibit 11, ISBA). In summary, only in an above average

rainfall year might there be enough persistent flow, for short periods of time, to support fish species, such as the steelhead trout.

Staff's response to the California Coastal Commission letters are included in Exhibit 10 of this staff report.

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 6);

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 Sections C through E of this staff report and the entire record;

5. **GRANT** Coastal PD Permit (Case No. PL19-0005), subject to the conditions of approval (Exhibit 8).

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:

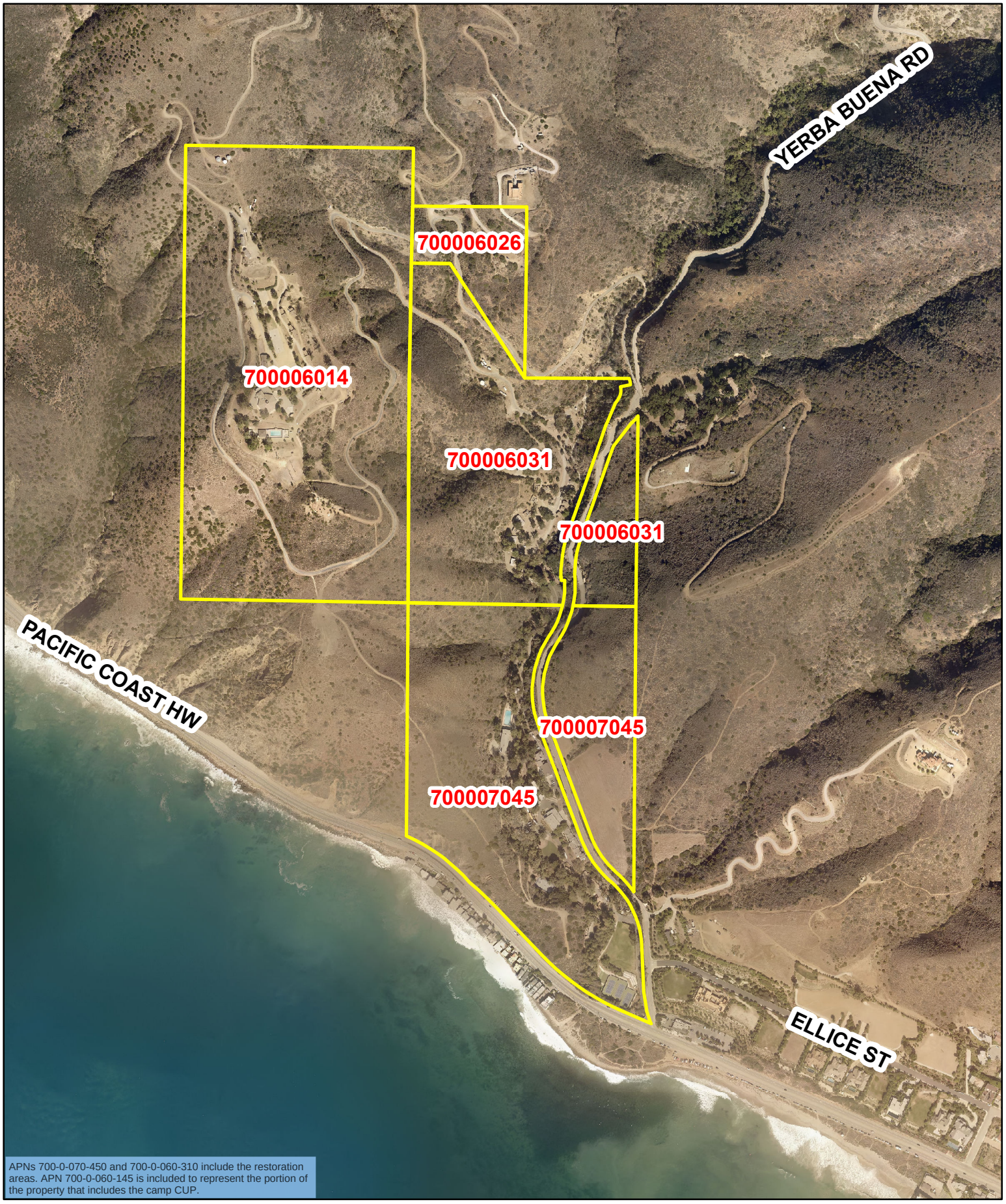
Kristina Boero, Senior Planner
Residential Permits Section
Ventura County Planning Division

Reviewed by:

Jennifer Trunk, Manager
Residential Permits Section
Ventura County Planning Division

EXHIBITS

Exhibit 2	Maps
Exhibit 3	Emergency Permit and USACE Letter, dated March 28, 2019
Exhibit 4	Emergency Permit Completion Report, dated June 2019
Exhibit 5	Project Plans, dated January 26, 2022
Exhibit 6	Mitigated Negative Declaration (MND) and Addendum
Exhibit 7	General Plan Consistency Analysis
Exhibit 8	Draft Conditions of Approval
Exhibit 9	July 22, 2011, Initial Study Biological Assessment for LU10-0069
Exhibit 10	May 6, 2021, and December 1, 2021, California Coastal Commission Letters and County Response
Exhibit 11	April 13, 2022 Initial Study Biological Assessment for PL21-0051



APNs 700-0-070-450 and 700-0-060-310 include the restoration areas. APN 700-0-060-145 is included to represent the portion of the property that includes the camp CUP.

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

RH

January 31, 2019

Mr. Doug Lynn
c/o Wilshire Boulevard Temple Camps – Camp Hess Kramer
11495 and 11677 Pacific Coast Highway
Malibu, CA 90265

Stantec Consulting Services Inc
Attn: Ginger Andersen, Senior Land Use Planner
111 East Victoria Street
Santa Barbara, CA 93101

SUBJECT: Emergency Coastal Development Permit for Debris Removal & Check Dams located at Camp Hess Kramer - Little Sycamore Creek
APNs 700-0-060-310 and 700-0-070-450
Case No. PL19-0005

Dear Mr. Doug Lynn:

The Planning Division has reviewed your request for an Emergency Coastal Development Permit, along with the information that Mr. Hady Izadpanah provided to Ms. Jennifer Welch on January 16, 2019, which was submitted pursuant to the requirements of the Ventura County Coastal Zoning Ordinance (CZO) §8181-3.7. This letter serves as approval of the Emergency Coastal Development Permit to remove debris related to the Woolsey Fire from Little Sycamore Creek and to construct five check dams as described below.

EMERGENCY COASTAL DEVELOPMENT PERMIT

Permittees: Wilshire Boulevard Temple Camps – Camp Hess Kramer, 11495 and 11677 Pacific Coast Highway, Malibu, CA 90265.

Location: Camp Hess Kramer, 11495 and 11677 Pacific Coast Highway, Malibu, CA 90265, and in and along Little Sycamore Creek.

Assessor's Parcel Number (APN): 700-0-060-310 and 700-0-070-450.

General Plan Land Use Designation and Zoning Designation of the Project Site:

a. **General Plan Land Use Designation:** Open Space

County of Ventura
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PL19-0005
Exhibit 3 - Emergency Permit and ACOE Letter, dated March 29, 2019

b. **Coastal Area Plan Land Use Designation:** Open Space

c. **Zoning Designation:** COS-10ac-sdf/M (Coastal Open Space, 10-acre minimum lot size, slope density formula, Santa Monica Mountains Overlay Zone).

Date of Issuance: January 31, 2019

Nature of the Emergency: On November 8, 2018, the Woolsey Fire ignited and burned 96,949 acres of land in Los Angeles and Ventura Counties. In the unincorporated area of Ventura County's coastal zone south coast region, 19 single-family dwellings were destroyed in the Santa Monica Mountains, nine condominium units and three homes on the seaward side of US Highway 1 (Pacific Coast Highway) were destroyed, and approximately 27 structures were damaged. Camp Hess Kramer, the subject property, was affected by the Woolsey fire, and approximately 85% of all the structures onsite were destroyed.

Little Sycamore Creek runs through Camp Hess Kramer before discharging into a culvert beneath US Highway 1 and into the Pacific Ocean. The headwaters of Little Sycamore Creek (east and west fork tributaries) originate approximately four miles north of the Pacific Ocean. Debris and mud originating from burn areas has migrated into Little Sycamore Creek and has the potential to obstruct the flow of water, causing creek bank erosion and impacts on adjoining property. Rain storms on November 29, 2018, December 6, 2018, and more recently, the week of January 14 and 31, 2019 continue to saturate bare ground and transport mud, sediment and debris into Little Sycamore Creek, which worsens the creek's ability to convey runoff.

Date of Expiration: This Emergency Coastal Development Permit shall expire on May 1, 2019 (i.e., 90 days following the issuance of this Emergency Coastal Development Permit). Pursuant to the CZO §8181-3.7.f(7), 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 by May 1, 2019. If a regular Coastal Development Permit authorizing permanent retention of the development, or a portion of the development, is denied, then the development that is authorized in this Emergency Coastal Development Permit, or the denied portion of the development, must be removed.

Project Description (Scope of Work to be Performed):

The project aims to remove mud, downed trees and bridges, and other fire related debris that has made its way into Little Sycamore Creek. The project limits include approximately 4,200 linear feet (LF) along Little Sycamore Creek and adjoining upland areas that are within the Wilshire Boulevard Temple property (Attachment 1, Project Plans).

The emergency actions requested by this permit include the following:

1) Debris and Mud Removal:

Large woody debris and mud will be removed from Little Sycamore Creek. The creek width varies between 10-20 feet. Approximately 252,000 cubic feet (9,333 cubic yards) of mud and woody debris will be removed (estimate assuming 4,200 LF x 15' wide average x 4' average depth).

The contractor will remove debris using excavators, bobcats, dump trucks and skip loaders. The equipment staging, and storage area will be in the middle camp cabin area or other flat previously developed or disturbed areas of the camp. All construction staging, and storage areas shall be located a minimum of 100 feet from Little Sycamore Creek.

The purpose of debris and mud removal is to alleviate the immediate emergency. All repairs and reconstruction shall be kept to an absolute minimum and limited to in-kind replacement or refurbishment of onsite features. The material removed from the creek will be sorted and stockpiled on site in the middle camp cabin area, and later hauled off site to an approved but yet to be determined location.

2) Check Dams:

In order to protect existing bridges from mud and debris while the watershed recovers, nine check dams are contemplated to be installed in Little Sycamore Creek. However, check dams 1, 2, 8 and 9 are not on Wilshire Boulevard Temple property. Therefore, the Emergency Coastal Development Permit authorizes a total of five check dams, numbered 3 through 7 as shown on the project plans (Attachment 1, Project Plans).

The check dams will be constructed from materials found within the creek (i.e. rock). Each check dam is comprised of 1- to 3-ton rocks placed across the creek with larger rocks anchored into the bank approximately two feet deep. The check dams would be approximately two to three feet in height depending on how the rocks are stacked. Smaller rocks would be placed downstream and upstream to act as an apron and interrupt the flow of water and flatten the gradient of the channel. The check dams will be constructed across the creek to counteract erosion by reducing water flow velocity. By constructing a series of check dams situated at regular intervals across the area of interest, water can pond between the check dams and thus slow the flow's velocity down substantially as the water progresses downslope.

In accordance with Coastal Zoning Ordinance Section 8181-3.7(f)(7) Emergency Coastal Development Permits, 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.

Conditions of Approval:

Avoidance and Minimization Measures to Protect Fish, Wildlife and Plant Resources

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.

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.

BIO-3 Night Construction Avoidance

No night time work is permitted.

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. If additional access into the creek is required, the Completion Report (see Condition No. 8 below) shall describe the location of these temporary access roads.

BIO-5 Staging Equipment

A Construction Staging and Storage 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.

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.

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 setback 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.

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 the emergency project, this includes access roads.

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.

BIO-10 Re-fueling and Maintenance

All re-fueling, cleaning, or maintenance of equipment will occur at least 100-feet from potentially jurisdictional waters.

Planning Division Conditions:

1. All development authorized by this Emergency Coastal Development Permit is temporary until authorized by a follow-up Coastal Development Permit. This

Emergency Coastal Development Permit does not constitute an entitlement to the erection of permanent structures.

2. By May 1, 2019 (i.e., within 90 days of issuance of this Emergency Coastal Development Permit), the Permittee shall submit a follow-up, regular Coastal Development Permit application to the Ventura County Planning Division. If a regular Coastal Development Permit authorizing permanent retention of the development, or a portion of the development, is denied, then the development that is authorized in this Emergency Coastal Development Permit, or the denied portion of the development, must be removed.

3. Documentation Verifying Compliance with Other Agencies' Requirements
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 Emergency Coastal Development Permit (Case No. PL19-0005).

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 Emergency Coastal Development Permit (Case No. PL19-0005) 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 within 14 days after the regulatory agency has issued the permit and authorized the work.

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.

4. Permittee's Consent to Site Inspections
Pursuant to the Ventura County Coastal Zoning Ordinance (§ 8183-5.5), the Planning Division conducts periodic site inspections of permitted facilities and land uses to monitor compliance with the conditions of County-issued permits and the County zoning ordinance. The Permittee hereby consents to the inspection of all property, facilities, operations, that is subject of this Emergency Coastal Development Permit, inspections may occur at any time the Planning Division

deems necessary to fully and effectively monitor the Project, including nights or weekends. Upon the Planning Division's provision of reasonable notice, the Permittee agrees to provide Planning Division staff access to conduct the above-described inspections for the sole and exclusive purpose of monitoring compliance with this permit and the County zoning ordinance.

5. 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 activities to alleviate the immediate emergency as described in Condition No.1, Project Description, of this Emergency Coastal Development 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: Within 48 hours of project initiation, 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.

6. 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:

a. Cease operations and assure the preservation of the area in which the discovery was made;

b. Notify the Planning Director in writing, within three days of the discovery;

c. 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;

d. Obtain the Planning Director's written concurrence with the recommended disposition of the site before resuming development; and

e. 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.

7. 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.

8. Project Completion Report

Purpose: To document the activities conducted in accordance with this Emergency Coastal Development Permit and to identify permanent retention of the development, or a portion of the development, that would remain after May 1, 2019 (the expiration date of the Emergency Coastal Development Permit).

Requirement: The Permittee shall provide a written Completion Report that describes the work conducted under the Emergency Coastal Development Permit. The report shall include, but not be limited to, a full description of the emergency, objective(s) of the project, scope of work, materials and equipment used, quantities of materials, temporary/permanent impacts, and recommended compensatory mitigation.

Documentation: The Permittee shall provide a written Completion Report to the Planning Division. Additional documentation may be required to demonstrate that the Permittee has implemented any recommendations made by other permitting agencies (i.e. ACOE, RWQCB, CDFW).

Timing: The Permittee shall submit the Completion Report to the Planning Division within 45 days of completing the emergency work authorized by this Emergency Coastal Development Permit.

9. Relationship of Emergency Coastal Development Permit Conditions, Laws, and Other Permits

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 Emergency Coastal Development Permit condition contained herein is in conflict with any other Emergency Coastal Development Permit condition contained herein, when principles of law do not provide to the contrary, the Emergency Coastal Development Permit condition most protective of public health and safety and environmental resources shall prevail to the extent feasible.

No condition of this Emergency Coastal Development 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 Emergency Coastal Development Permit, nor compliance with the conditions of this Emergency Coastal Development Permit, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property.

10. Acceptance of Conditions and Schedule of Enforcement Responses

The Permittee's acceptance of this Emergency Coastal Development Permit and/or commencement of construction and/or operations under this Emergency Coastal

Development Permit shall constitute the Permittee's formal agreement to comply with all conditions of this Emergency Coastal Development Permit. Failure to abide by and comply with any condition of this Emergency Coastal Development 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 emergency repairs;
c. Modification of the conditions listed herein;
d. Recordation of a "Notice of Noncompliance" on the deed to the subject property; and/or
e. The imposition of civil administrative penalties;

The Permittee is responsible for being aware of and complying with the Emergency Coastal Development Permit conditions and all applicable federal, state, and local laws and regulations.

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 Emergency Coastal Development 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 Emergency Coastal Development 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 Emergency Coastal Development 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 Emergency Coastal Development Permit serve to impose any liability upon the Indemnified Parties for injury or damage to persons or property.

If you have any questions about this letter and the terms and conditions of this Emergency Coastal Development Permit, please contact Jennifer Welch at (805) 654-2465 or jennifer.welch@ventura.org.

Sincerely,

Jennifer Welch for

Kim L. Prillhart, Director
Ventura County Planning Division

Attachment 1: Project Plans (Debris Removal & Check Dams)

c: California Coastal Commission – Jacqueline Phelps
Office of Supervisor Parks – Jan Osterhaven
County Executive Office – J. Matthew Carroll

DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, LOS ANGELES DISTRICT
60 SOUTH CALIFORNIA STREET, SUITE 201
VENTURA, CALIFORNIA 93001-2598

March 28, 2019

SUBJECT: Regional General Permit Verification

Doug Lynn
Wilshire Boulevard Temple Camps - Camp Hess Kramer
3663 Wilshire Boulevard
Los Angeles, California 90010

Dear Mr. Lynn:

I am responding to your request (SPL-2019-00052-GLH) for a Department of the Army permit for your proposed project, Camp Hess Kramer Emergency Check Dams and Debris Removal. The proposed project is located within Little Sycamore Creek, unincorporated Ventura County, California (lat: 34.055743°, long: -118.964513°).

Because this project would result in a discharge of dredged and/or fill material into waters of the United States a Department of the Army permit is required pursuant to Section 404 of the Clean Water Act (33 USC 1344; 33 CFR parts 323 and 330). This activity was previously authorized under Regional General Permit (RGP) No. 63 – *Repair and Protection Activities in Emergency Situations*, in a letter dated January 28, 2019. Due to site and weather conditions, the proposed work extended beyond the expiration date of the previously issued RGP.

Because the proposed impacts to waters of the U.S. are less than what was previously authorized and the current situation continues to present an imminent unforeseen threat to life and/or property, I have determined reauthorization of your proposed project is appropriate and would comply with RGP 63. This verification letter shall supersede our letter of January 28, 2019. Specifically, and as shown in the enclosed figures, you are authorized to:

1. Temporarily impact approximately 1.45 acres of non-wetland waters of the U.S. within Little Sycamore Creek via temporary surface water diversions constructed of SuperSack® and corrugated flex pipe and the removal of approximately 14,000 cubic yards of accumulated sediment and debris.

For this RGP verification letter to be valid, you must comply with all of the terms and conditions stated in the enclosed copy of the RGP. Furthermore, you must comply with the following non-discretionary Special Conditions:

Special Conditions:

1. As directed in RGP 63, any work authorized by this RGP must be the minimum necessary to alleviate the immediate emergency, unless complete reconstruction does not result in significantly increased impacts to aquatic resources and logistical concerns indicate such reconstruction is as expedient considering the condition of the project site and is limited to in-kind replacement or refurbishment. The Permittee shall also avoid impacts to riparian and native vegetation to the extent feasible.

2. The Permittee shall provide a written report of activities completed within 45 days of project completion as noted in General Condition 26 of RGP 63.

3. Pursuant to 36 C.F.R. section 800.13, in the event of any discoveries during construction of either human remains, archeological deposits, or any other type of historic property, the Permittee shall notify the Corps Regulatory Project Manager (Jerry Hidalgo at 805-585-2145) and the Corps' Archeology Staff (Danielle Storey at 213-452-3855 or Meg McDonald at 213 452- 3849) within 24 hours. The Permittee shall immediately suspend all work in any area(s) where potential cultural resources are discovered. The Permittee shall not resume construction in the area surrounding the potential cultural resources until the Corps Regulatory Division re-authorizes project construction, per 36 C.F.R. Section 800.13.

4. The Permittee shall clearly mark the limits of the workspace with flagging or similar means to ensure mechanized equipment does not enter avoided waters of the U.S. Adverse impacts to waters of the U.S. beyond the Corps-approved construction footprint are not authorized. Such impacts could result in permit suspension and revocation, administrative, civil or criminal penalties, and/or substantial, additional, compensatory mitigation requirements.

5. The permittee shall implement clear water diversion best management practices including but not limited to; water quality monitoring before and after construction at a point upstream from the diversion and a point downstream from the diversion.

The work authorized by this RGP must be underway no later than fourteen (14) calendar days from date of issuance of this letter of verification. All work must be completed no later than May 12, 2019. If the Permittee is unable to complete the authorized work by this date, the Permittee must request, in writing, an extension from the Corps Regulatory Division prior to the deadline.

A general permit does not grant any property rights or exclusive privileges. Also, it does not authorize any injury to the property or rights of others or authorize interference with any existing or proposed Federal project. Furthermore, it does not obviate the need to obtain other Federal, State, or local authorizations required by law.

Thank you for participating in the regulatory program. If you have any questions, contact Jerry Hidalgo at (805) 585-2145 or via e-mail at Gerardo.L.Hidalgo@usace.army.mil. Please help me to evaluate and improve the regulatory experience for others by completing the customer survey form at http://corpsmapu.usace.army.mil/cm_apex/f?p=regulatory_survey.

Sincerely,

Antal Szijj
Team Lead
Ventura Field Office
Regulatory Division

Enclosures

DEPARTMENT OF THE ARMY REGIONAL GENERAL PERMIT NUMBER 63 FOR REPAIR AND PROTECTION ACTIVITIES IN EMERGENCY SITUATIONS

SPONSOR AND ISSUING OFFICE: U.S. Army Corps of Engineers, Los Angeles District

PERMIT NUMBER: Regional General Permit (RGP) No. 63 (File No. SPL-2018-00038-CLH)

ISSUANCE DATE: NOVEMBER 19, 2018

PERMITTEE: Public agencies, businesses, or private parties (i.e., the public in general)

Note: The term "you" and its derivatives, as used in this permit, means the permittee or any future transferee. The term "this office" refers to the appropriate district or division office of the Corps of Engineers having jurisdiction over the permitted activity or the appropriate official acting under the authority of the commanding officer.

You are authorized to perform work in accordance with the terms and conditions specified below.

Project Description: This permit authorizes discharges of dredged or fill material into Waters of the United States, including wetlands, and/or work or structures in Navigable Waters of the United States for necessary repair and protection measures associated with an emergency situation. An “emergency situation” is present where there is a clear, sudden, unexpected, and imminent threat to life or property demanding immediate action to prevent or mitigate loss of, or damage to, life, health, property or essential public services (i.e., a situation that could potentially result in an unacceptable hazard to life or a significant loss of property if corrective action requiring a permit is not undertaken immediately).

Project Location: Within those parts of the State of California subject to regulatory review by this office, including the coastal slopes of San Luis Obispo County, all of Santa Barbara County except for the Carrizo Plain, Ventura, Los Angeles, San Bernardino, Riverside, Orange, San Diego, Imperial and Inyo counties, Mono County to the Conway Summit above Mono Lake, the southern slopes of the Tehachapi Mountains in Kern County, and all of the State of Arizona. In the event of future modifications to District boundaries, this permit would also apply in any areas so revised.

General conditions of this RGP:

1. **Time Period Covered**: This RGP shall expire on November 19, 2023. Authorized activities which have commenced or are under contract to commence prior to this date shall remain authorized provided work within waters of the U.S. is completed within 60 days following expiration of this RGP.

2. **Notification/Communication**:
   a. **Timing:** The applicant must notify the District Engineer (DE) as early as possible and shall not begin the activity until notified by the DE that the activity may proceed under this RGP with any site-specific special conditions imposed by the District or Division Engineer. The Corps recognizes there may be situations where imminent threats to life or property occur and the applicant has not received a notice to proceed from the DE. It is not the intention of this office to imply that one allows such threat to life or property result in actual loss. If one proceeds without such notice from the DE, one must ensure that prior notice of such a unilateral decision to proceed is made to this office by telephone, facsimile, e-mail, delivered written notice or other alternative means.
   b. **Contents of Notification:** The notification should be in writing and include the following information:
   (1) The name, address, e-mail address and telephone number of the applicant and the designated point of contact and their address, e-mail address and telephone number;
   (2) The location of the proposed project, including the identification of the waterbody(ies) (this should include a copy of a U.S. Geologic Survey [USGS] topographic map, electronic map images, annotated photographs, Thomas Guide map, or hand-drawn location map with suitable landmarks; the map should have sufficient detail to clearly indicate the location and extent of the project, as well as detailed directions to the site);
   (3) A brief, but clear, description of the imminent threat to life or property and the proposed project's purpose and need;
   (4) A description of methods anticipated to be used to rectify the situation ("field engineering" is not an adequate description. It is presumed if one mobilizes material and a particular piece of equipment to a site, then one probably has a fairly well-defined intention for that material and equipment. Photographs, visual renderings of the project, plans, drawings or sketches showing the area to be impacted, cross sections showing details of construction, if appropriate, and a short narrative describing how the work is to be completed should be provided as a minimum); and
   (5) A brief description of the project area's existing conditions and anticipated environmental impacts resulting from the proposed work (amount of dredge or fill material, acreage of disturbance, removal of significant vegetation, loss of habitat, etc.).
   c. **Form of Notification:** The standard Application for Department of the Army Permit (Form ENG 4345), available from the District's website at **https://www.spl.usace.army.mil/Portals/17/docs/regulatory/Permit_Process/engform_4345_2017sept.pdf?ver=2017-10-03-165521-953** may be used as the notification and must include all of the information required in General Condition 2.b. Items (1)-(5) above. A letter, facsimile transmission or electronic mail may also be used. In certain situations where there is an imminent threat to life or property and the applicant is unable to make direct contact with this office, a message shall be left on voice mail or an e-mail message shall be sent.

d. Agency Coordination: Upon receipt of a notification, the DE will immediately provide (i.e., by facsimile transmission, overnight mail, electronic mail or other expeditious manner) a copy to the offices of the Environmental Protection Agency (EPA), the U.S. Fish and Wildlife Service (FWS), the National Marine Fisheries Service (NMFS), the Monterey Bay National Marine Sanctuary, the California Department of Fish and Wildlife (CDFW), the California State Water Resources Control Board (SWRCB), the Arizona Department of Environmental Quality (ADEQ), the Arizona Game and Fish Department, the Navajo Nation, the Hopi Tribe, the Hualapai Tribe, the White Mountain Apache Tribe; the Big Pine Paiute Tribe of Owens Valley, the Bishop Paiute Tribe, and the Twenty-Nine Palms Band of Mission Indians (collectively, "Tribes"), the California Regional Water Quality Control Boards (RWQCB), the California Coastal Commission (CCC), and the State and Tribal Historic Preservation Offices of California or Arizona (SHPO/THPO), as appropriate. These agencies will be requested to provide a response to the Corps Regulatory Branch Project Manager as expeditiously as possible by telephone, facsimile transmission (fax) or e-mail, indicating whether they intend to provide substantive, site-specific comments regarding the proposed project. If notified that comments will be provided by an agency or tribal representative, the DE will allow them to provide their comments in a short timeframe determined by the DE on a case-by-case basis to not likely result in loss of life or property before making a decision on the proposed project.

The DE will fully consider any comments received within the specified timeframe concerning the proposed activity's compliance with the conditions of the agency's authority, the need to impose terms and conditions to avoid and minimize adverse effects on aquatic resources, and the need for mitigation to reduce the project's adverse environmental effects to a minimal level. The DE will indicate the results of that consideration in the administrative record associated with the notification and will provide an informal response to the commenting agency by electronic mail, facsimile transmission or other means.

e. Mitigation: Discharges of dredged or fill material into Waters of the United States must be avoided or minimized to the maximum extent practicable at the project site. Compensation for unavoidable discharge of fill materials may require appropriate mitigation measures. Factors that the DE will consider when determining the suitability of appropriate and practicable mitigation will include, but are not limited to:

(1) The approximate functions and values of the aquatic resource being impacted, such as habitat value, aquifer recharge, sediment conveyance or retention, flood storage, etc;

(2) The permanence of the project's impacts on the resource; and

(3) The potential long-term effects of the action on remaining functions and values of the impacted aquatic resource.

To be practicable, the mitigation must be available and capable of being done considering costs, existing technology, and logistics in light of the overall project purposes. Examples of mitigation that may be appropriate and practicable include, but are not limited to: reducing the size of the project; establishing wetland or upland

buffer zones to protect aquatic resource values; replacing the loss of aquatic resource values by creating, restoring, or enhancing similar functions and values; or using bioremediation techniques in conjunction with other methods to offset project impacts. To the extent appropriate, applicants should consider mitigation banking and other forms of mitigation, including contributions to wetland trust funds or in-lieu fees to organizations such as State, county or other governmental or non-governmental natural resource management organizations, where such fees contribute to the restoration, creation, replacement, enhancement, or preservation of aquatic resources.

f. District Engineer's Decision: In reviewing the notification for the proposed activity, the DE will determine whether the activity would likely result in more than minimal individual or cumulative adverse environmental effects or may be contrary to the public's interest. The applicant may, as an option, submit a proposed mitigation plan with the notification to expedite the process and the DE will consider any mitigation (See General Condition 2.e. above.) the applicant has included in the proposal in determining whether the net adverse environmental effects for the proposed work are minimal. If the DE determines the activity complies with the terms and conditions of this RGP and the adverse effects are minimal, this office will notify the applicant and include any situation-specific conditions deemed necessary.

If the applicant elects to submit a mitigation plan as part of the proposed project, the DE will expeditiously review the proposed plan also. However, the DE may approve the mitigation proposal after the work is approved and project work has commenced.

If the DE determines the adverse effects of the proposed work are more than minimal, the DE will notify the applicant either:

(1) That the project does not qualify for authorization under this RGP and instruct the applicant on the procedures to seek authorization under an individual permit or other general permit, or

(2) That the project is authorized under this RGP subject to the applicant submitting a mitigation proposal that would reduce the adverse effects to the minimal level.

3. **Authorized Work**: Any work authorized by this RGP must be the minimum necessary to alleviate the immediate emergency, unless complete reconstruction only results in very minor additional impact to aquatic resources and logistical concerns indicate such reconstruction is as expedient considering the condition of the project site and is limited to in-kind replacement or refurbishment. Moderate upgrading would be considered if the applicant wishes to use bioremediation or other environmentally sensitive solutions. The RGP may NOT be used to upgrade an existing structure to current standards when that activity would result in additional adverse effects on aquatic resources, except in very limited circumstances. Such upgrade projects shall be considered separate activities for which other forms of authorization will be required.

Work not described in permit application documentation but deemed necessary after a field assessment is not authorized unless coordinated with the Regulatory project manager and acknowledged by appropriate means (i.e., e-mail or facsimile transmission,

memo to the record, etc.). These coordinated permit modifications must also be described in sufficient detail in the post-project report (see RGP 63 General Condition 26).

4. **Start Work Date**: Any projects authorized under this RGP must be initiated within fourteen (14) days of receiving authorization to proceed. If the project start time can be delayed for more than two weeks, the imminent threat of impending loss may have diminished in magnitude, as well as immediacy, and generally would not meet the definition of an "emergency." However, there may be limited circumstances where, after notice to and input by the agencies, logistical considerations necessitate an extension beyond 14 days. Further, this RGP cannot be used to authorize long-planned-for projects, nor shall it be used for projects that are likely to have been known to the applicant but for which an application was not submitted in a timely manner. That is, the Corps and other agencies are not obligated to authorize work for a self-described emergency situation unless we agree that the situation qualifies as an emergency as defined on page 1.

5. **Access to Site**: You must allow representatives from this office and other agencies to inspect the authorized activity at any time deemed necessary to ensure the project is being or has been accomplished in accordance with the terms and conditions of this RGP.

6. **Tribal Rights**: No activity or its operation may impair reserved tribal rights, including, but not limited to, reserved water rights and treaty fishing and hunting rights.

7. **Water Quality Certification**: Within Los Angeles District, water quality certifications pursuant to Section 401 of the Clean Water Act are administered by the California State Water Resources Control Board (SWRCB) and the Arizona Department of Environmental Quality (ADEQ) for non-tribal land, the U.S. Environmental Protection Agency for tribal lands of Tribes not treated as States, and seven Native American Tribes that are treated as States for Section 401 water quality certification. Section 401 water quality certification from the USEPA is pending as of the date of this permit. Permittees working on tribal land in Los Angeles District must receive individual Section 401 water quality certification from the EPA or one of the seven Tribes identified on page 3 as appropriate. Conditions of the pending water quality certification from the EPA will be incorporated when issued and the permit modified appropriately.

ARIZONA
The ADEQ issued its certification (401 cert reading file SWGP18:0126) on July 26, 2018. No additional conditions were added.

CALIFORNIA
The SWRCB issued its conditional certification (Water Quality Order No. 2018-0029) on November 8, 2018. As with previous reissuances of the RGP, conditions within issued Section 401 certifications are included within the body of the RGP to facilitate dissemination of information to permittees regarding water quality certifications for work authorized under

RGP 63. The SWRCB's water quality conditions are adopted within this permit as RGP 63 General Conditions.

For California Permittees on Non-tribal Land: *The State Water Resources Control Board (SWRCB) issued a conditional Section 401 water quality certification for RGP 63 dated November 08, 2018 for all waters of the United States on non-tribal lands Los Angeles District in the State of California, with the following exception:*
The State's certification does not apply to any discharge from any activity involving a hydroelectric facility requiring a Federal Energy Regulatory Commission (FERC) license or an amendment to a FERC license unless the pertinent Certification application was filed pursuant to title 23 of the California Code of Regulations subsection 3855(b) and the application specifically identified that a FERC license or amendment to a FERC license for a hydroelectric facility was being sought.

The SWRCB's certification for Regional General Permit No. 63 for Emergency Situations, No. 2018-0029,*is contingent on all of the conditions listed below being met, and any discharge from an authorized project being in compliance with applicable provisions of Clean Water Act sections 301 (Effluent Limitations), 302 (Water Quality Related Effluent Limitations), 303 (Water Quality Standards and Implementation Plans), 306 (National Standards of Performance), and 307 (Toxic and Pretreatment Effluent Standards). Discharges covered under this certification are also regulated pursuant to State Water Board Water Quality Order No. 2003-0017-DWQ which authorizes the State's certification to serve as Waste Discharge Requirements pursuant to the Porter-Cologne Water Quality Control Act. (Wat. Code, § 13000 et seq.)*

Except as modified by any of the certification conditions below, all certification actions are contingent on (a) the discharge being limited and all proposed mitigation being completed in strict compliance with the conditions of the certification and the attachments to the certification, and (b) compliance with all applicable requirements of Statewide Water Quality Control Plans and Policies and the Regional Water Boards' Water Quality Control Plans and Policies.

Regional Water Quality Control Plan Information

Individual projects authorized under this Order may be located within the jurisdiction of Central Valley, Colorado River Basin, Lahontan, Los Angeles, San Diego and Santa Ana Regional Water Quality Control Boards (collectively Regional Water Boards). Receiving waters and groundwater potentially impacted by individual projects authorized under this Order are protected in accordance with the applicable water quality control plans (Basin Plan) for the regions and other plans and policies which may be accessed online at: http://www.waterboards.ca.gov/plans_policies/. The Basin Plans include water quality standards, which consist of existing and potential beneficial uses of waters of the state, water quality objectives to protect those uses, and the state and federal antidegradation policies.

Dischargers must identify the receiving waters, as listed in the applicable Basin Plan, that would be impacted by a proposed project. This information must be included in the Notice of Intent (NOI; Attachment D).

A. Standard Conditions

1. *This Certification action is subject to modification or revocation upon administrative or judicial review, including review and amendment pursuant to section 13330 of the California Water Code and section 3867 of title 23 of the California Code of Regulations.*

2. *This Certification action is not intended and must not be construed to apply to any discharge from any activity involving a hydroelectric facility requiring a Federal Energy Regulatory Commission (FERC) license or an amendment to a FERC license unless the pertinent Certification application was filed pursuant to title 23 of the California Code of Regulations subsection 3855(b) and the application specifically identified that a FERC license or amendment to a FERC license for a hydroelectric facility was being sought.*

3. *This Certification is conditioned upon full payment of any fee required under California Code of Regulations, chapter 28, title 23, and owed by the Applicant.*

4. *In the event of any violation or threatened violation of the conditions of this order, the violation or threatened violation shall be subject to any remedies, penalties, process, or sanctions as provided for under state and federal law. For purposes of Clean Water Act, section 401 (d), the applicability of any state law authorizing remedies, penalties, processes, or sanctions for the violation or threatened violation constitutes a limitation necessary to assure compliance with the water quality standards and other pertinent requirements incorporated into this order.*

B. General Conditions

1. *This Certification is limited to emergency actions that meet the California Environmental Quality Act (CEQA) (Public Resources Code, § 21000 et seq.) definition of an "emergency," which is defined as follows:*

   > *A sudden, unexpected occurrence, involving a clear and imminent danger, demanding immediate action to prevent or mitigate loss of, or damage to, life, health, property, or essential public services. Emergency includes such occurrences as fire, flood, earthquake, or other soil or geologic movement, as well as such occurrences as riot, accident, or sabotage. (Pub. Resources Code, § 21060.3.)*

   Emergency actions must meet the above definition of "emergency" and demonstrate an imminent threat to qualify for this Certification. For actions that do not qualify for enrollment under this Certification, the discharger (i.e. the person or entity proposing to conduct actions which may result in a discharge to a water of the state) must contact either the State Water Board or the applicable Regional Water Board to apply for an individual water quality certification.

2. *This Certification is limited to emergency actions that satisfy one or more of the following exemption criteria as defined by the CEQA Guidelines (Cal. Code Regs., tit. 14, § 15269.):*

    a. *Projects to maintain, repair, restore, demolish, or replace property or facilities damaged or destroyed as a result of a disaster in a disaster stricken area in which a state of emergency has been proclaimed by the Governor pursuant to the California Emergency Services Act, commencing with section 8550 of the Government Code.*

    b. *Emergency repairs to publicly or privately owned service facilities necessary to maintain service essential to the public health, safety, or welfare.*

    c. *Specific actions necessary to prevent or mitigate an emergency. This does not include long-term projects undertaken for the purpose of preventing or mitigating a situation that has a low probability of occurrence in the short-term.*

    d. *Projects undertaken, carried out, or approved by a public agency to maintain, repair, or restore an existing highway damaged by fire, flood, storm, earthquake, land subsidence, gradual earth movement, or landslide, provided that the project is within the existing right of way of that highway and is initiated within one year of the damage occurring. This does not apply to highways designated as official State scenic highways, nor any project undertaken, carried out, or approved by a public agency to expand or widen a highway damaged by fire, flood, storm, earthquake, land subsidence, gradual earth movement, or landslide.*

    e. *Seismic work on highways and bridges pursuant to section 180.2 of the Streets and Highways Code, section 180 et seq.*

3. *This Certification is limited only to sudden, unexpected emergency situations defined in General Conditions 1 and 2 above that: (1) have occurred, or (2) have a high probability of occurring in the short term as a result of recently discovered factors or events not related to known or expected conditions. Additionally, the sudden, unexpected emergency situation must have the potential to result in an unacceptable hazard to life or a significant loss of property if corrective action is not undertaken within a time period less than the normal time needed to process an application under standard procedures.*

4. *Emergency repairs and reconstruction must begin within fourteen (14) calendar days of receiving authorization unless an extension is granted by the Corps and agreed to, in writing, by the appropriate Regional Water Board.*

5. *Authorized work in waters of the state shall be completed within 180 days of the enrollment date. If it is anticipated that work will not be completed prior to the expiration of enrollment, the Applicant shall request an extension at least thirty (30) days prior to the expiration date. The request shall include justification for the extension.*

6. *All repairs and construction shall be kept to the minimum necessary to alleviate the immediate emergency and limited to in-kind replacement or refurbishment of on-site features. Minor upgrading may be considered if the Enrollee uses bioremediation or other environmentally sensitive solutions. Permanent restoration work other than that performed as an associated part of the emergency operations, including any minor upgrades, shall not be performed without prior approval and authorization by the Water Boards.*

7. Failure to comply with any condition of this Certification shall constitute a violation of the Porter-Cologne Water Quality Control Act and the Clean Water Act. The Enrollee and/or discharger may then be subject to administrative and/or civil liability pursuant to Water Code section 13385.

8. *Permitted actions must not cause a violation of any applicable water quality standards, including impairment of designated beneficial uses for receiving waters as adopted in the Basin Plans by any applicable Regional Water Board or any applicable State Water Board (collectively Water Boards) water quality control plan or policy. The source of any such discharge must be eliminated as soon as practicable.*

9. *In response to a suspected violation of any condition of this Order, the State Water Board may require the holder of this Order to furnish, under penalty of perjury, any technical or monitoring reports the Water Boards deem appropriate, provide that the burden, including costs, of the reports shall bear a reasonable relationship to the need for the reports and the benefits to be obtained from the reports. The additional monitoring requirements ensure that permitted discharges and activities comport with any applicable effluent limitations, water quality standards, and/or other appropriate requirement of state law.*

10. *The Applicant must, at all times, fully comply with engineering plans, specifications, and technical reports submitted to support this Certification; and all subsequent submittals required as part of this Order. The conditions within this Certification and Attachments supersede conflicting provisions within Enrollee submittals.*

11. *This Certification and all of its conditions contained herein continue to have full force and effect regardless of the expiration or revocation of any federal license or permit issued for the Project. For purposes of Clean Water Act, section 401(d), this condition constitutes a limitation necessary to assure compliance with the water quality standards and other pertinent requirements of state law.*

C. Administrative Conditions

1. *Signatory requirements for all document submittals required by this Certification are presented in Attachment B of the Certification.*

2. *This Certification does not authorize any act which results in the taking of a threatened, endangered or candidate species or any act, which is now prohibited, or becomes prohibited in the future, under either the California Endangered Species Act (Fish & G. Code, §§ 2050-2097) or the federal Endangered Species Act (16 U.S.C. §§ 1531-1544). If a "take" will result from any act authorized under this Order held by the Corps, the Corps and/or the Enrollee must obtain authorization for the take prior to any construction or operation of the portion of the Project that may result in a take. The Corps is responsible for meeting all requirements of the applicable endangered species act for the Project authorized under this Order.*

3. *Water Boards staff, or an authorized representative, upon presentation of credentials and other documents as may be required by law, shall be granted permission to enter the dischargers' site(s) at reasonable times, to ensure compliance with the terms and conditions of this Certification and/or to determine the impacts the discharge may have on waters of the state.*

4. *A copy of this Certification shall be provided to any consultants, contractors, and subcontractors working on the Project. Copies of this Certification shall remain at the Project site for the duration of this Certification. The Applicant shall be responsible for work conducted by its consultants, contractors, and any subcontractors.*

5. *A copy of this Certification shall be available at the Project site(s) during construction for review by site personnel and agencies. All personnel performing work on the Project shall be familiar with the content of this Certification and its posted location at the Project site.*

D. Construction

1. *At all times, appropriate types and sufficient quantities of materials shall be maintained on site to contain and clean up any spill or inadvertent release of materials that may cause a condition of pollution or nuisance if the materials reach waters of the state. Construction personnel must know how to use appropriate containment and clean up materials.*

2. *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 not enter or affect such waters.*

3. *If construction related materials reach surface waters, appropriate spill response procedures must be initiated as soon as the incident is discovered. In addition, the State Water Board staff contact identified in this Order must be notified via email and telephone within twenty-four (24) hours of occurrence.*

4. *Construction materials and debris from all construction work areas shall be removed from the site and disposed of properly following completion of individual projects enrolled under this Order.*

5. *Water diversion activities must not result in the degradation of beneficial uses or exceedances 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.*

6. *Effective best management practices (BMPs) must be implemented to control erosion and runoff from areas associated with the emergency project, this includes access roads. All areas of temporary impacts and all other areas of temporary disturbance which could result in a discharge or a threatened discharge to waters of the U.S. and/or state must be restored. Restoration must include grading of disturbed areas to pre-project contours and revegetation with native species.*

7. *All repairs and reconstruction shall be kept to the minimum necessary to alleviate the immediate emergency and limited to in-kind replacement or refurbishment of on-site features. Minor upgrading may be considered if the Enrollee uses bioremediation or other environmentally sensitive solutions. Permanent restoration work other than that performed as an associated part of the emergency operations, including any minor upgrades, shall not be performed without prior approval and authorization by the Water Boards.*

E. Mitigation: *Permitted activities shall be the minimum necessary to alleviate the immediate emergency and a sequence of actions must be taken to avoid and then to minimize adverse impacts to aquatic resources. Compensatory mitigation may be required to offset any remaining unavoidable adverse impacts to aquatic resources.*

F. Emergency Notification and Fee Requirements

1. *T*he State Water Board and the applicable Regional Water Board must receive notification by the discharger at least 48 hours prior to initiating emergency actions. This notification must be followed within three (3) business days by submission of all of the information in the Emergency Notification Form (**Attachment D**).

a. Notification may be via telephone, e-mail, written notice, or other verifiable means.
   - A staff directory that includes contact information for State and Regional Program Managers is found at: https://www.waterboards.ca.gov/water_issues/programs/cwa401/docs/staffdirectory.pdf.
   - A map of Regional Board boundaries is found at: https://www.waterboards.ca.gov/waterboards_map.html

***Electronic Submittal**:*

1. *Address e-mail to the "State Program Manager" and the appropriate "Region Program Manager" from the staff directory linked above.*
2. *Include "Attention – RGP 63 Notice of Intent" in the subject line.*

Hardcopy Submittal Addresses:

ATTN: Program Manager
Wetlands Permitting and Planning
Division of Water Quality
State Water Resources Control Board
1001 "I" St. 15th Floor
Sacramento, CA 95814

AND

ATTN: Program Manager
CWA Section 401 WQC Program
Insert mailing address of appropriate Regional Water Board from the staff directory linked above

2. *The Water Boards recognize there may be situations where imminent threats to life or property occur and the discharger has not received a notice to proceed. If immediate, specific actions, as defined in the California Code of Regulations, title 14, section 15269(c), are required by a discharger and prior notice to the State Water Board and the applicable Regional Water Board is not possible, then the discharger must contact the State Water Board and the applicable Regional Water Board within one (1) business day of the emergency action. This notification must be followed within three (3) business days by submission of all of the information in the Emergency Notification Form (**Attachment D**).*

3. *The Applicant must provide the appropriate fee to the Regional Water Board in accordance with California Code of Regulations, title 23, section 2200 within forty-eight (48) hours of project initiation. Failure to promptly pay the correct fee amount may result in a disqualification for enrollment pursuant to this Certification.*

4. Once the appropriate Regional Water Board receives a completed Notice of Intent (NOI) and the correct fee from the Enrollee, the Water Board will transmit a Notice of Applicability (NOA) to the Enrollee verifying enrollment in this Certification.

G. Project Status Notifications

1. *The discharger must provide the State Water Board and the applicable Regional Water Board copies of all correspondence and reports that are submitted to the Corps to satisfy*

the requirements of RGP 63. In addition, the discharger must fill in and submit the form provided in Attachment E.

2. *A completed Notice of Completion (NOC) must be submitted to the appropriate Regional Water Board and State Water Board within 45 calendar days of completion of any action conducted under RGP 63.*

3. *Failure to submit* ***Attachment E*** *within 45 calendar days of completion of any emergency actions conducted under this Certification may result in the imposition of administrative and/or civil liability pursuant to Water Code section 13385.*

H. Project Reporting: *If required by the NOA, the Applicant shall submit an Annual Report each year on the anniversary of the date that the individual project is authorized under this Order. Annual reporting shall continue until a Notice of Project Complete Letter is issued to the Applicant.*

I. Conditional Notification and Reporting: *The following notifications and reports are required as appropriate. Reporting requirements are found in Attachment C of the authorization.*

1. Accidental Discharges of Hazardous Materials: *Following an accidental discharge of a reportable quantity of a hazardous material, sewage, or an unknown material, the following applies (Wat. Code, § 13271):*

a. *As soon as (A) Enrollee has knowledge of the discharge or noncompliance, (B) notification is possible, and (C) notification can be provided without substantially impeding cleanup or other emergency measures then:*

- *first call – 911 (to notify local response agency)*
- *then call – Office of Emergency Services (OES) State Warning Center at: (800) 852-7550 or (916) 845-8911*
- *Lastly follow the required OES procedures as set forth in:*http://occupainfo.com/civicax/filebank/blobdload.aspx?BlobID=26396 *http://www.caloes.ca.gov/FireRescueSite/Documents/CalOES-Spill_Booklet_Feb2014_FINAL_BW_Acc.pdf*

b. Following notification to OES, the Enrollee shall notify State Water Board, as soon as practicable (ideally within 24 hours). Notification may be via telephone, e-mail, delivered written notice, or other verifiable means.

c. Within five (5) working days of notification to the State Water Board, the Enrollee must submit an Accidental Discharge of Hazardous Material Report.

2. Violation of Compliance with Water Quality Standards: *The Enrollee shall notify the State Water Board of any event causing a violation of compliance with water quality standards. Notification may be via telephone, e-mail, delivered written notice, or other verifiable means.*

a. *Examples of noncompliance events include: lack of storm water treatment following a rain event, discharges causing a visible plume in a water of the state, and water contact with uncured concrete.*

b. *This notification must be followed within three (3) working days by submission of a Violation of Compliance with Water Quality Standards Report.*

3. ***Transfer of Property Ownership:*** *This Certification is not transferable in its entirety or in part to any person or organization except after notice to the State Water Board in accordance with the following terms:*

a. *The Applicant must notify the Water Board of any change in ownership or interest in ownership of the Project area by submitting a Transfer of Property Ownership Report. The Applicant and purchaser must sign and date the notification and provide such notification to the Water Board at least 10 days prior to the transfer of ownership. The purchaser must also submit a written request to the State Water Board to be named as the applicant in a revised order.*

4. ***Transfer of Long-Term BMP Maintenance:*** *If maintenance responsibility for post-construction BMPs is legally transferred, the Enrollee must submit to the appropriate Regional Water Board a copy of such documentation and must provide the transferee with a copy of a long-term BMP maintenance plan that complies with manufacturer or designer specifications. The Enrollee must provide such notification to the Water Board with a Transfer of Long-Term BMP Maintenance Report at least 10 days prior to the transfer of BMP maintenance responsibility.*

J. Water Quality Monitoring

a. *General: If surface water is present, continuous visual surface water monitoring shall be conducted to detect accidental discharge of construction related pollutants (e.g. oil and grease, turbidity plume, or uncured concrete).*

b. *Accidental Discharges/Noncompliance: Upon occurrence of an accidental discharge of hazardous materials or a violation of compliance with a water quality standard, State Water Board staff may require water quality monitoring based on the discharge constituents and/or related water quality objectives and beneficial uses.*

END OF SWRCB SECTION 401 WATER QUALITY CERTIFICATION CONDITIONS

8. Coastal Zone Management: For those projects affecting uses or resources of the coastal zone, the Federal Coastal Zone Management Act (CZMA) requires that the Permittee obtain concurrence from the California Coastal Commission that the project is consistent with the State's certified Coastal Management Program. For activities within the coastal zone that require a coastal development permit from the commission, the Permittees should contact the Commission office to request an emergency permit, and no additional federal consistency review is necessary. For activities within the coastal zone that require a coastal

development permit from a local government with a certified local coastal program, the Permittee should contact the appropriate local government. Because a coastal permit issued by a local agency does not satisfy the federal consistency requirements of the CZMA, the Permittee should also contact Larry Simon, Federal Consistency Coordinator for the Commission, at 415-904-5400 to determine the appropriate emergency procedures. For any activity outside the coastal zone, but with the potential to affect coastal uses or resources, or for any activity conducted by a federal agency, the Permittee should contact Larry Simon, Federal Consistency Coordinator for the Commission at 415-904-5400 to determine the appropriate emergency procedures.

Due to the often limited time constraints with emergency actions, the Corps would not require the Permittee to provide proof of review by the Commission, if such an action would result in undue harm to life or property. However, the Corps will require the Permittee to provide evidence of consistency upon completion of the project unless the Corps is already aware that a particular project, class of projects, or projects in a particular area described by the Commission, have received such determinations or waivers. Disposal of flood-delivered sediments into the marine environment is not authorized under RGP 63 due to potential adverse effects to the habitat and water quality. If such activity is proposed, it shall be addressed through other permitting procedures.

9. Endangered Species: No activity is authorized under this RGP which is likely to jeopardize the continued existence of a threatened or endangered species or destroy or adversely modify designated critical habitat as identified under the Federal Endangered Species Act (ESA). Authorization of an activity by the RGP does NOT authorize the "take" of a listed threatened or endangered species, as defined under the Federal ESA. The U.S. Fish and Wildlife Service and/or National Marine Fisheries Service may provide project-specific recommendations to avoid or minimize potential take of listed species or adverse modification of designated critical habitat. The Corps would determine which recommendations would be incorporated into the emergency authorization.

Information on the location of listed or proposed threatened or endangered species and their designated or proposed critical habitat can be obtained directly from the FWS or NMFS or from their websites at:
USFWS – http://www.fws.gov/endangered
NMFS – http://www.nmfs.noaa.gov/pr/species/

10. Historic Properties: Impacts to historic properties listed, proposed for listing, or potentially eligible for listing in the National Register of Historic Places will be avoided to the maximum extent practicable. If such resources are impacted because of actions authorized under this RGP, the permittee shall provide a full report of the action and the impacts incurred by the resource to this office within 45 days after completion of the action. The Corps, the State and Tribal Historic Preservation Officers, and/or the Advisory Council for Historic Preservation will
then jointly make a determination as to appropriate procedures and/or mitigation to be addressed.

If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this RGP, you must immediately notify the Corps Regulatory Division who will initiate the Federal and State coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.

11. Regional and Case-by-Case Conditions: The activity must comply with any regional conditions added by the Division Engineer (see CFR Part 330.4(e)) and with any case-specific conditions added by the District Engineer.

12. Erosion and Siltation Controls: Every effort must be made to ensure any material dredged or excavated from Waters of the United States is not likely to be washed back into any Waters of the United States. When feasible, erosion and siltation controls, such as siltation or turbidity curtains, sedimentation basins, and/or straw bales or other means designed to minimize turbidity in the watercourse above background levels existing at the time of construction, shall be used and maintained in effective operating condition during construction unless conditions preclude their use, or if conditions are such that the proposed work would not increase turbidity levels above the background level existing at the time of the work. All exposed soil and other fills, as well as any work below the ordinary high water mark or high tide line, must be stabilized at the earliest practicable date to preclude additional damage to the project area through erosion or siltation.

13. Equipment: When feasible, and if personnel would not be put into any additional potential hazard, heavy equipment working in wetlands must be placed on mats, or other measures must be taken to minimize soil disturbance, such as use of wide-treaded equipment or floatation devices.

14. Suitable Material: No discharge of dredged or fill material may consist of unsuitable material (e.g., trash, debris, car bodies, asphalt, etc.) and material discharged must be free from toxic pollutants in toxic amounts. (See Section 307 of the Clean Water Act).

15. Wild and Scenic Rivers: No activity may occur in a component of the National Wild and Scenic River System, or in a river officially designated by Congress as a "study river" for possible inclusion in the system while that river is in an official study status, unless the appropriate Federal agency with direct management responsibility for that river has determined in writing that the proposed activity would not adversely affect the Wild and Scenic River designation or study status. Information on Wild and Scenic Rivers may be obtained from the appropriate Federal land management agency in the area (e.g., FWS, National Park Service, USDA Forest Service, Bureau of Land Management). Currently the only designated Wild and Scenic River systems in the Los Angeles District are the main stem of Sespe Creek from its confluence with Rock Creek and Howard Creek downstream to where it leaves Section 26, T5N, R20W; the Sisquoc River from its origin to the Los Padres National Forest boundary in California; and the Verde River from the section line between Sections 26 and 27, T13N, R5E, Gila-Salt River meridian to the confluence of

Red Creek with the Verde River within Section 34, T9 l/2N, R6E.

16. Aquatic Life Movements: No activity may substantially disrupt the movement of those species of aquatic life indigenous to the water body, including those species that normally migrate through the area. Culverts placed in streams must be installed to maintain low flow conditions.

17. Shellfish Production: No discharge of dredged or fill material may occur in areas of concentrated natural or commercial shellfish production, unless the discharge is directly related to a shellfish harvesting activity authorized by the Corps' Nationwide Permit (NWP) 4.

18. Spawning Areas: Discharges in spawning areas during spawning seasons must be avoided to the maximum extent practicable.

19. Waterfowl Breeding Areas: Discharges into breeding areas for migratory waterfowl must be avoided to the maximum extent practicable.

20. Navigation: No activity may cause more than a minimal adverse effect on the course or capacity of a navigable water. The permittee shall agree that, if future operations by the United States require the removal, relocation, or other alteration of the structure or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the
permittee will be required, upon due notice from the Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expenses to the United States. No claim shall be made against the United States on account of any such removal or alteration.

21. Water Supply Intakes: No discharge of dredged or fill material may occur in the proximity of a public water supply intake except where the discharge is for repair of the public water supply intake structures or adjacent bank stabilization.

22. Obstruction of High Flows: To the maximum extent practicable, discharges must not permanently restrict or impede the passage of normal or expected high flows or cause the relocation of the water except within the existing river plain unless the primary purpose of the fill is to impound waters.

23. Adverse Effects from Impoundments: If the discharge creates an impoundment of water, adverse effects on the aquatic system caused by the accelerated passage of water and/or the restriction of its flow shall be minimized to the maximum extent practicable.

24. Proper Maintenance: Any structure or fill authorized by this RGP shall be maintained, including maintenance to ensure public safety, unless it is later determined that the structure is further contributing to other adverse conditions to private or public property. In such

situations, corrective measures will be taken to rectify these adverse conditions, including removal and/or redesign of the original emergency corrective action, or appropriate mitigation as determined through coordination with you and the appropriate Federal and State agencies. Temporary levees constructed to control flows shall not be maintained beyond the current storm season (i.e., maintenance of temporary levees is not authorized after the storm season in which the need arose).

25. Removal of Temporary Fills: Temporary fills shall be removed in their entirety and the affected areas returned to pre-existing elevations and revegetated with appropriate native riparian or wetland vegetation common to the area. If an area impacted by such a temporary fill is considered likely to naturally re-establish native riparian or wetland vegetation to a level similar to pre-project or pre-event conditions within two years, you will not be required to do so.

26. Reports: You shall provide a concise written report to this office as soon as practicable (within 45 days of completing the project) after completion of any action conducted under this RGP. **PROVIDING THIS REPORT IS MANDATORY**. This office has additional responsibilities pursuant to consultation with the FWS and NMFS under Section 7 of the ESA. Further, these reports enable us to track the use of this RGP to verify that the minimal effects determination is being met as required by Section 404(e) of the CWA. Failure to provide timely reports following responses to emergencies is non-compliance with the General Conditions of this RGP and would be considered a violation (33 CFR Part 326.4(d)).

At a minimum the Report shall include the following:
I. The name, address, e-mail address and telephone number of:
a. the applicant, and
b. the applicant's agent (if appropriate)
II. Full description of the activity including:
a. description of the emergency and the potential for loss of life or property;
b. purpose of the activity;
c. final goal of the entire activity;
d. location (e.g., latitude/longitude or UTM coordinates; section/township/range on appropriate USGS topo map; electronic map images; Thomas Guide map; or other source to accurately portray project location);
e. size and description of project area (include maps or drawings showing the areal and lineal extent of the project, and pre- and post-construction photographs);
f. quantities of materials used;
g. information on receiving waterbody impacted including:
(1) name of waterbody
(2) type of receiving waterbody (e.g., river/streambed, lake/reservoir, ocean/estuary/bay, riparian
area, wetland type, etc.)
(3) temporary/permanent adverse impact(s) in acres/cubic yards/linear feet

(4) compensatory mitigation in acres/cubic yards/linear feet
(5) other mitigation steps (to avoid, minimize, compensate); and
h. information on an activity that required permission from the Corps pursuant to 33 U.S.C. 408 because the project altered, temporarily or permanently occupied use of a U.S. Army Corps of Engineers federally authorized civil works project.
i. information on federally listed or proposed endangered species or designated or proposed critical habitat (notification must be provided to FWS and/or NMFS as appropriate) including:
(1) temporary/permanent adverse impacts
(2) compensatory mitigation
(3) other mitigation steps (to avoid, minimize, compensate).
(4) Federal agencies should follow their own procedures for complying with requirements with the Endangered Species Act (ESA) and the National Historic Preservation Act (NHPA). The Federal permittee must provide to the district engineer (DE) the appropriate documentation to demonstrate compliance with these requirements. The DE will verify that the appropriate documentation was submitted. If any documentation is not submitted, and additional ESA and/or NHPA consultation may be necessary for the activity the respective federal agency would be responsible for fulfilling its obligation."

If there are a substantial number of projects and this requirement would consume large quantities of staff resources, the permittee may, as an option, submit a comprehensive report providing all of the information required in the notification condition (Item 2.b.) above. If a project was conducted in an area known to harbor Federally listed or proposed endangered species or designated or proposed critical habitat, a list of measures taken to minimize harm to the species and/or habitat and provide a copy of the report to the FWS and/or the NMFS, as appropriate, must also be included. If mitigation was determined to be appropriate for a specific project or group of projects, a mitigation proposal must be submitted to this office for review and approval. We will forward the report to the appropriate agencies for their review and comment.

Further Information:

1. Congressional Authorities. You have been authorized to undertake the activity described above pursuant to:
(X) Section 10 of the River and Harbor Act of 1899 (33 U.S.C. 403).
(X) Section 404 of the Clean Water Act (33 U.S.C. 1344).
( ) Section 103 of the Marine Protection, Research and Sanctuaries Act of 1972 (33 U.S.C. 1413).

2. Limits of this authorization.
a. This permit does not obviate the need to obtain other Federal, state, or local authorizations required by law.
b. This permit does not grant any property rights or exclusive privileges.
c. This permit does not authorize any injury to the property or rights of others.
d. This permit does not authorize interference with any existing or proposed Federal project.

3. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any liability for the following:
a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.
b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.
c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.
d. Design or construction deficiencies associated with the permitted work.
e. Damage claims associated with any future modification, suspension, or revocation of this permit.

4. Reliance on Applicant's Data. The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.

5. Reevaluation of Permit Decision. This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:
a. You fail to comply with the terms and conditions of this permit.
b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (See 4 above).
c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.

Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you to comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measure ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CFR 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.

6. Extensions. General condition 1 establishes a time limit for the completion of the activity authorized by this permit. Unless there are circumstances requiring either a prompt completion of the authorized activity or a reevaluation of the public interest decision, the Corps will normally give you favorable consideration to a request for an extension of this time limit.

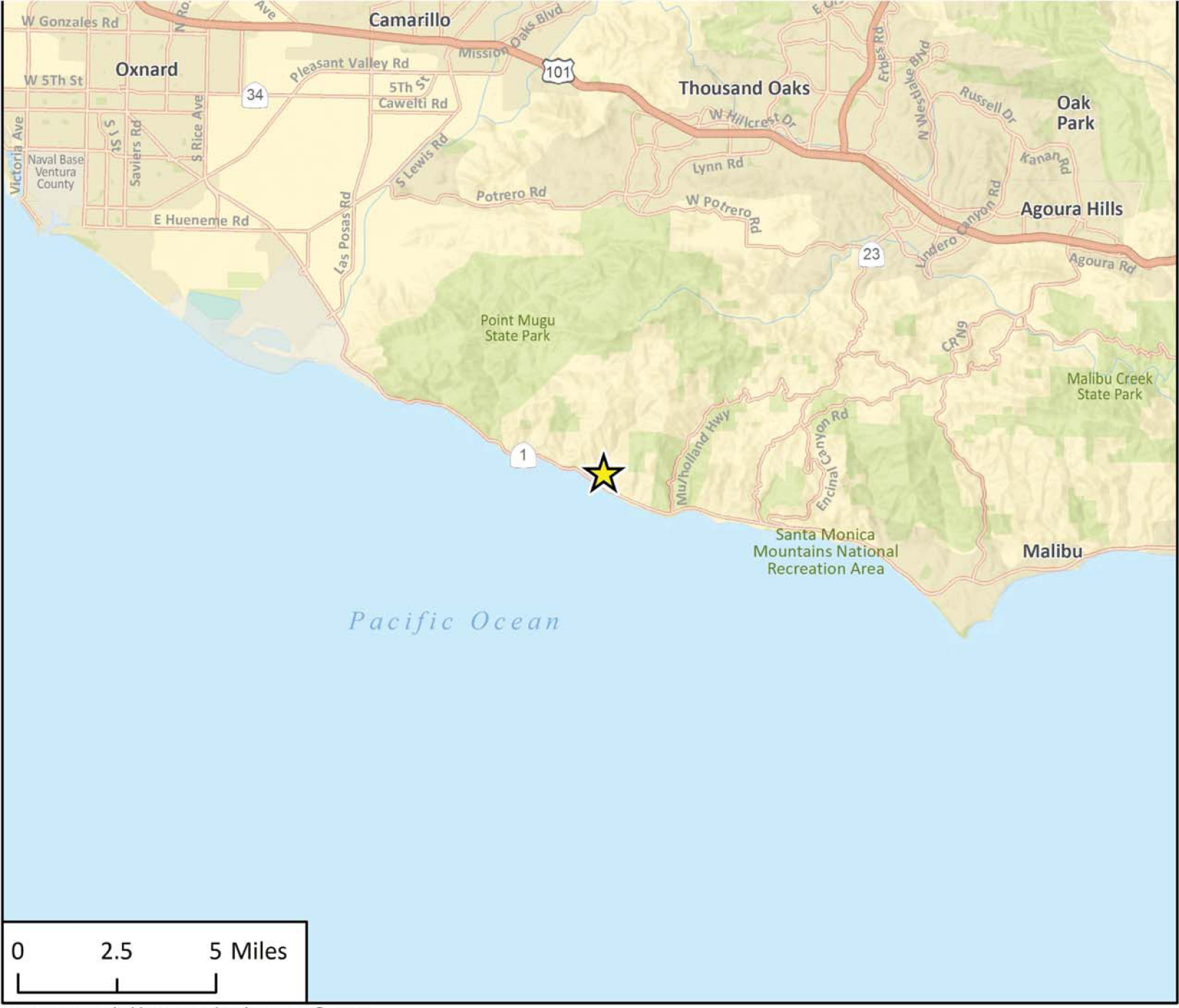
This permit becomes effective when the Federal official, designated to act for the Secretary of the Army has signed below.



Digitally signed by CASTANON.DAVID.J.1231966150
DN: c=US, o=U.S. Government, ou=DoD, ou=PKI, ou=USA, cn=CASTANON.DAVID.J.1231966150
Date: 2018.11.19 14:00:04 -08'00'

David J. Castanon
Chief, Regulatory Division

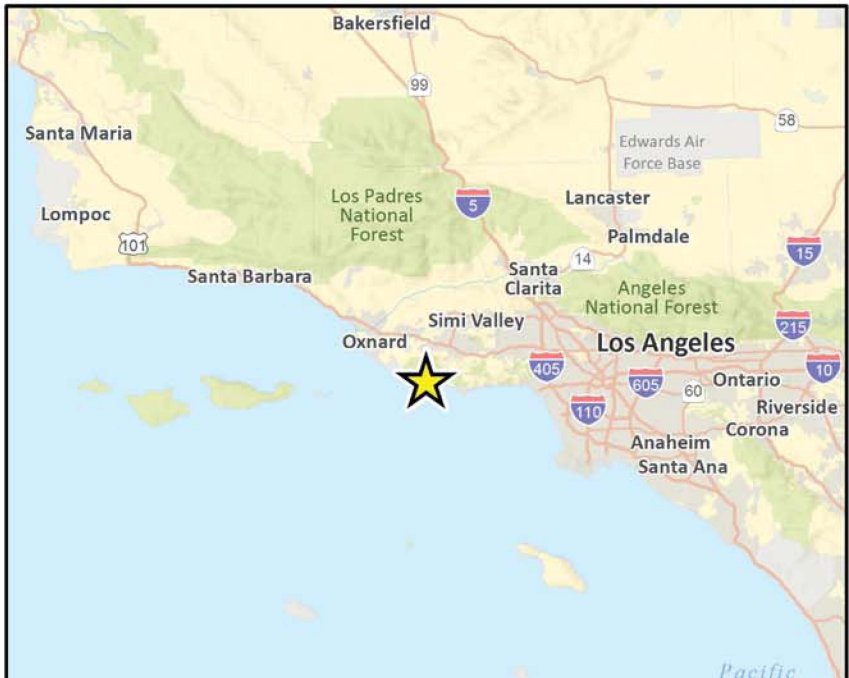
DATE



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Project Location

N




Yerba Buena Rd
LITTLE SYCAMORE CANYON CRK
Pacific Coast Hwy
1
Ellice St
Existing Lot Lines
0
260
520
Feet
N

PROJECT DIRECTORY

PROPERTY OWNER/APPLICANT:
ALBERTO VALNER, EXECUTIVE DIRECTOR
DOUG LYNN, CAMP DIRECTOR
RICK WATERS, DIRECTOR OF CONSTRUCTION & FACILITIES
C/O CAMP HESS KRAMER
3863 WILSHIRE BLVD.
LOS ANGELES, CA 90010-2703
T: (213) 388-2401
F: (213) 388-2595

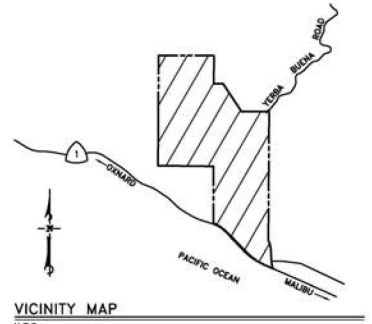
PROJECT SITE ADDRESS:
CAMP HESS KRAMER
11495 PACIFIC COAST HIGHWAY (STATE HIGHWAY 1)
MALIBU, CA 92065
T: (310) 457-7861
F: (310) 457-4614

CIVIL ENGINEER:
STANTEC
HADY IZADPANAH, P.E.
111 EAST VICTORIA ST.
SANTA BARBARA, CA 93101
TEL: (805) 308-9153
FAX: (805) 966-9801

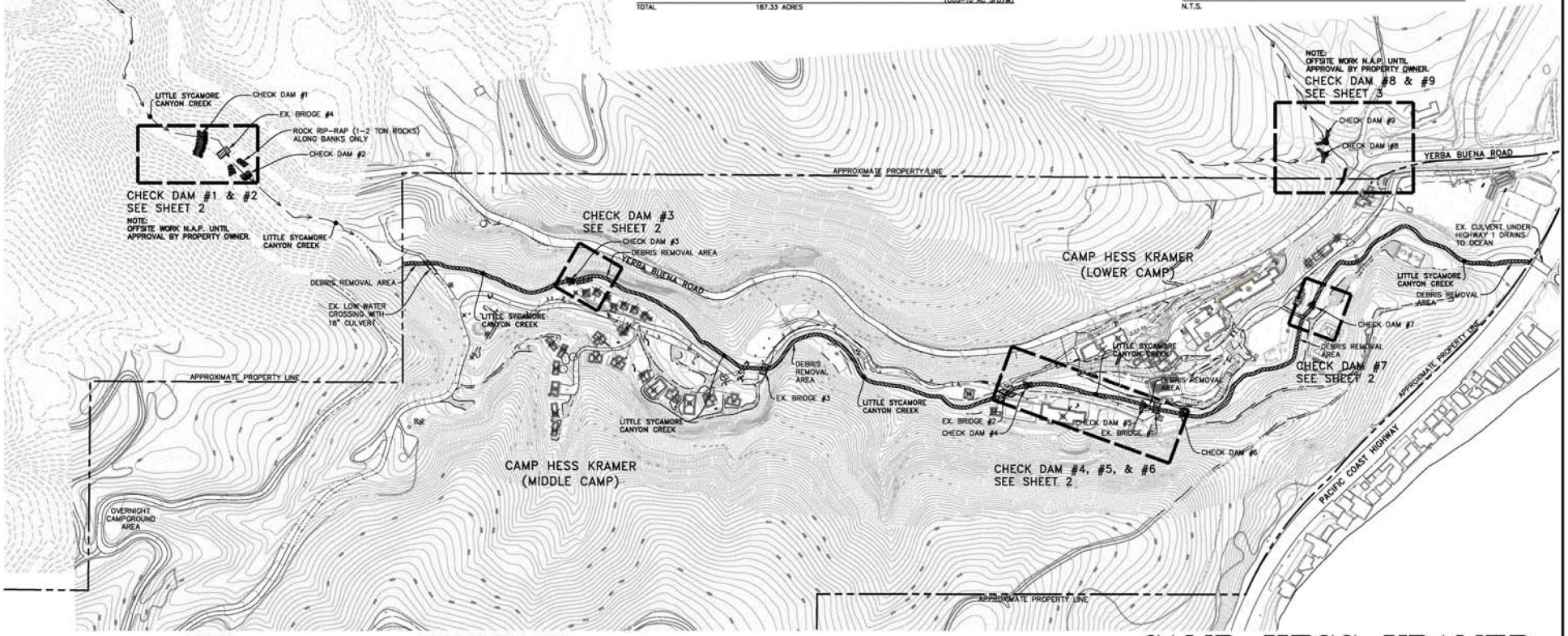
PLANNING:
STANTEC
GINGER ANDERSEN, MCRP AICP
111 EAST VICTORIA ST.
SANTA BARBARA, CA 93101
T: (805) 308-9170
FAX: (805) 966-9801

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
- PROPOSED ROCK RIP-RAP
- PROPOSED 2-3 TON ROCK
- PROPOSED 1-2 TON ROCK
- PROPOSED DEBRIS REMOVAL AREA

NOTE: PRECISE LOCATION AND CHECK DAM HEIGHT TO BE DIRECTED BY ENGINEER IN THE FIELD AND SUBJECT TO CONDITIONS.

DEBRIS REMOVAL NOTE

DEBRIS REMOVAL WITHIN LITTLE SYCAMORE CANYON CREEK SHALL BE APPROXIMATELY 4,200' LONG X 10'-20' WIDE X 3'-6' DEEP.

CAMP HESS KRAMER
WOOLSEY FIRE EMERGENCY RESPONSE
~~PROPOSED CHECK DAMS~~ & DEBRIS REMOVAL

COUNTY OF VENTURA, CA
01/11/2019

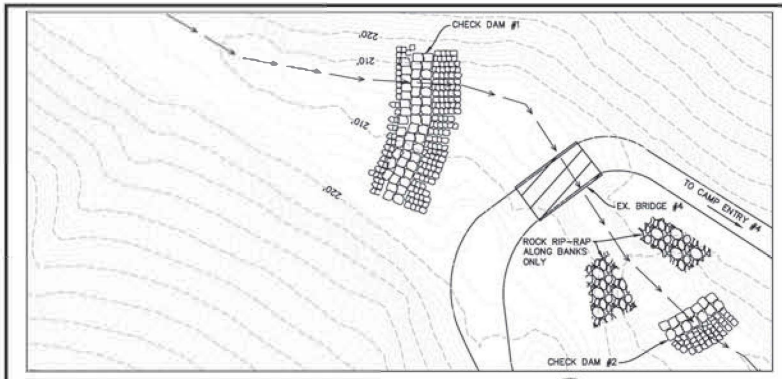
SHEET 1 OF 3

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

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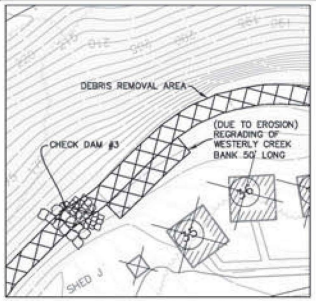
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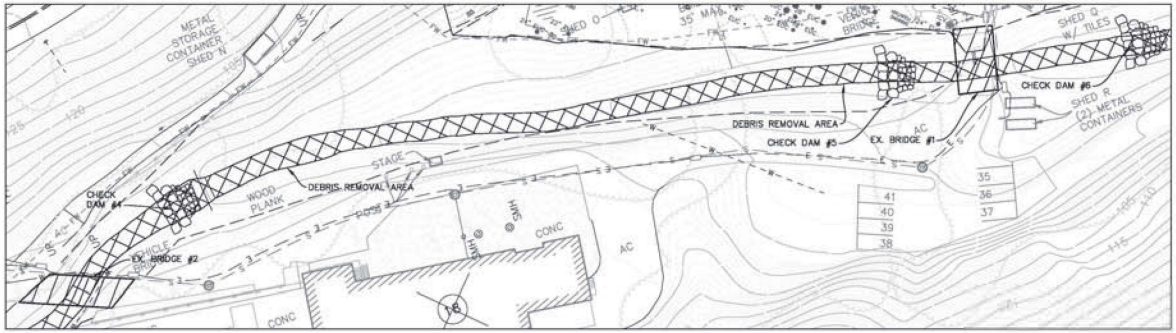
CHECK DAM #1 & #2 – SEE DETAILS ON SHEET 3.

1"=30'



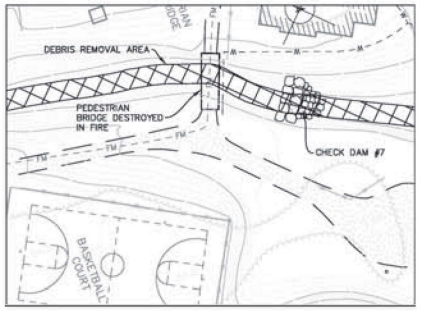
CHECK DAM #3 – SEE DETAILS ON SHEET 3.

1"=30'



CHECK DAM #4, #5 & #6 – SEE DETAILS ON SHEET 3.

1"=30'



CHECK DAM #7 – SEE DETAILS ON SHEET 3.

1"=30'

LEGEND

- EXISTING VEHICLE BRIDGE
- PROPOSED ROCK RIP-RAP
- PROPOSED 2-3 TON ROCK
- PROPOSED 1-2 TON ROCK
- PROPOSED DEBRIS REMOVAL AREA

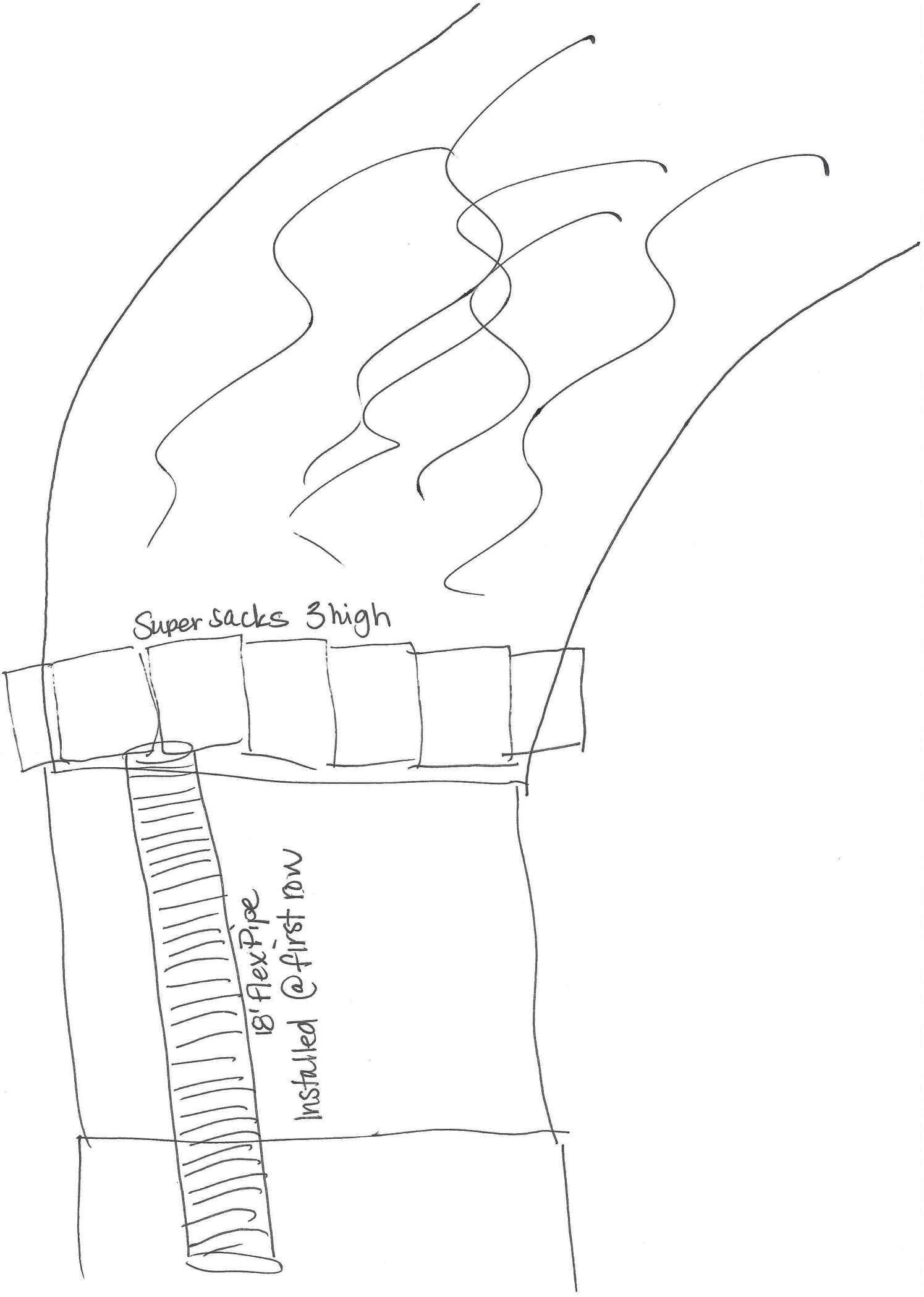
NOTE: PRECISE LOCATION AND CHECK DAM HEIGHT TO BE DIRECTED BY ENGINEER IN THE FIELD AND SUBJECT TO CONDITIONS.

CAMP HESS KRAMER
WOOLSEY FIRE EMERGENCY RESPONSE
~~PROPOSED CHECK DAMS~~ & DEBRIS REMOVAL

COUNTY OF VENTURA, CA
01/11/2019

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

39-108 SAVE DATE: 1/11/2019 2:23:26 PM PLOT BY: Shell, Pete PLOT DATE: 1/11/2019 2:25:39 PM DRAWING: x:\2084\vc\dwg\208413460\engineering\drawing\exhibits\check dam.dwg


Super sacks 3 high
18' Flex Pipe
Installed @ first row

Recommended Avoidance and Minimization Measures to Protect Fish, Wildlife and Plant Resources

BIO-1 Avoidance of Rain Event

Work during times of precipitation shall be avoided to the maximum extent possible. No work will occur within the creek while water is flowing through the work area.

BIO-2 Best Management Practice (BMPs) to Prevent Erosion

Spoil shall be spread in the designated area identified in this project. Spoil shall be spread to avoid or minimize risk of erosion. Trees along the bank, even if dead or damaged, will be left in place for their roots' stabilizing function.

BIO-3 Night Construction Avoidance

No night time work is anticipated. Night-time work should be avoided as feasible, to avoid impacts to bats and other wildlife in the area.

BIO-4 Disturbance Area

Areas of temporary disturbance shall be minimized to the extent practicable. Each section of creek (section defined as between two bridges) will have one point of entry for equipment to reduce bank disturbance.

BIO-5 Staging Equipment

Staging and laydown areas shall be unvegetated areas and previously disturbed sites, on site in the middle camp cabin area, and outside of the creek. Fiber rolls will be installed around staging and storage areas. Dump trucks will be staged outside of the creek banks to accept spoil material coming out of the creek.

BIO-6 Pollutant Management

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.

BIO-7 Material Storage

Spoil materials removed from Little Sycamore Creek shall be stored , on site in the middle camp cabin area, or other areas outside of the creek. Construction materials and spoils 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. Fiber rolls will be installed between the stockpile and the creek to contain spoil material so that it is not allowed to re-enter the creek.

BIO-8 Pollution Prevention

Prevent the discharge of silt or pollutants off of the site when working adjacent to potentially jurisdictional waters. Install BMPs (i.e., silt barriers, sand bags, straw bales) as appropriate.

BIO-9 Site Materials and Refuse Management

All food related 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.

BIO-10 Re-fueling and Maintenance

All re-fueling, cleaning, or maintenance of equipment will occur at least 100-feet from potentially jurisdictional waters.



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

County of Ventura
Planning Director Hearing
PL19-0005
Exhibit 4 - Emergency Permit Completion Report, dared June 2019

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

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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Ventura, California 93003

June 2019

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

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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.

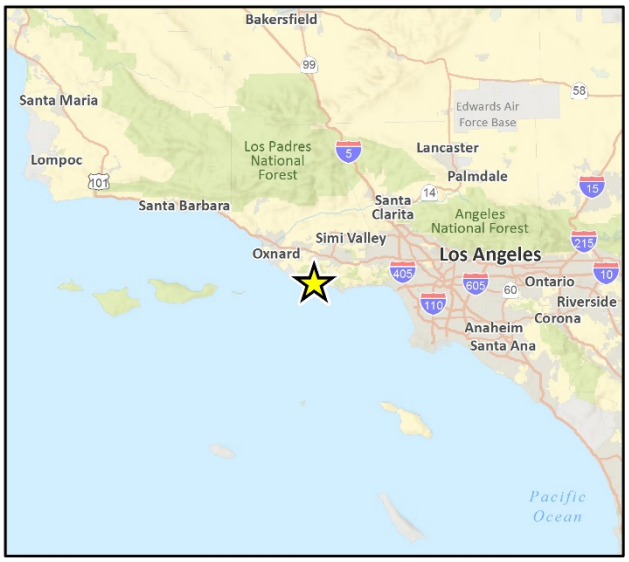
Figure 1 Regional Location



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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).

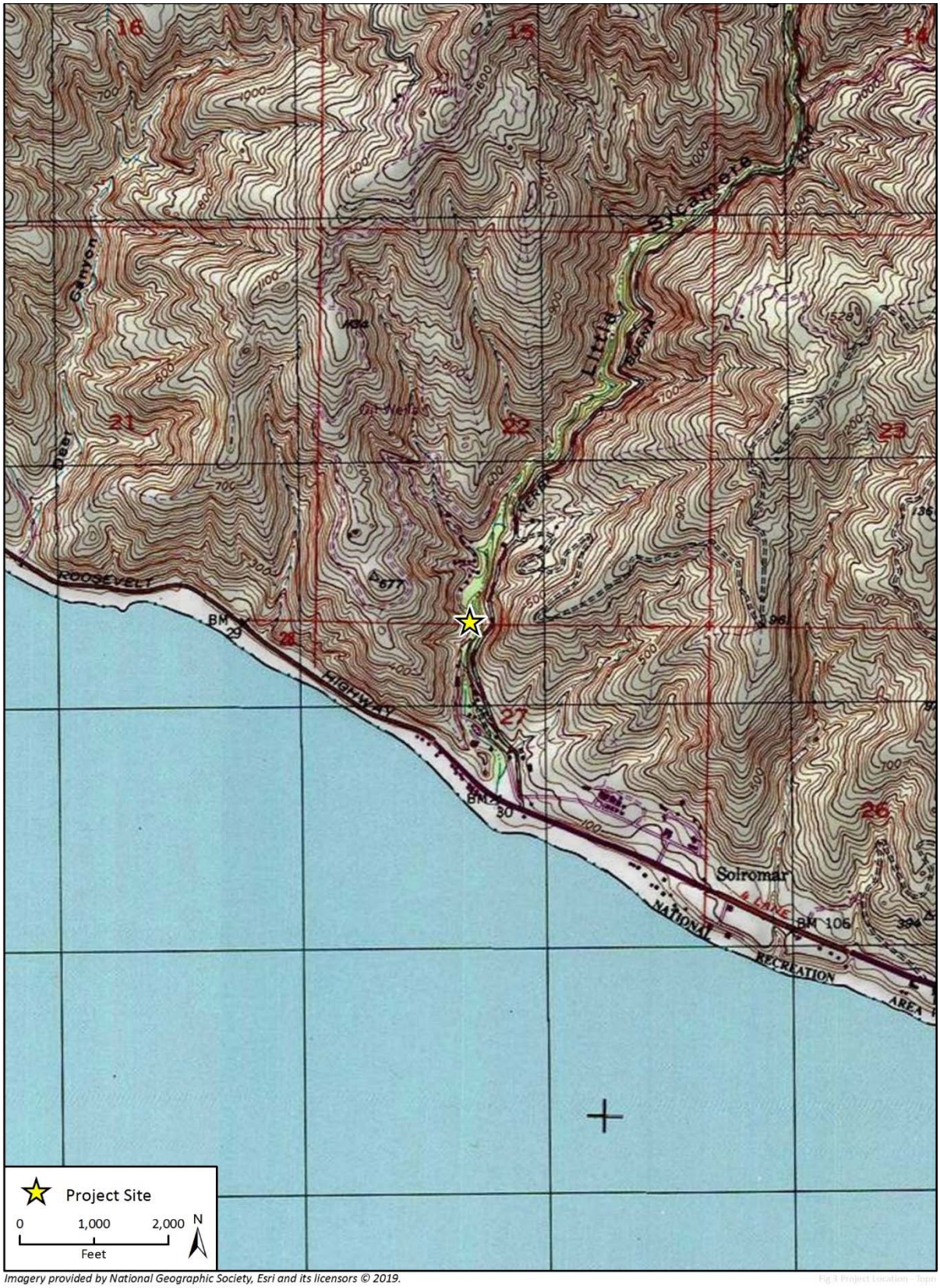
The Woolsey Fire began on November 8, 2018 and burned 96.949 acres of land in Los Angeles and Ventura Counties before it was contained. The fire burned the property on and around the camp, including approximately 85% of all structures that were on the site. During the 2018-2019 rain year following the 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).

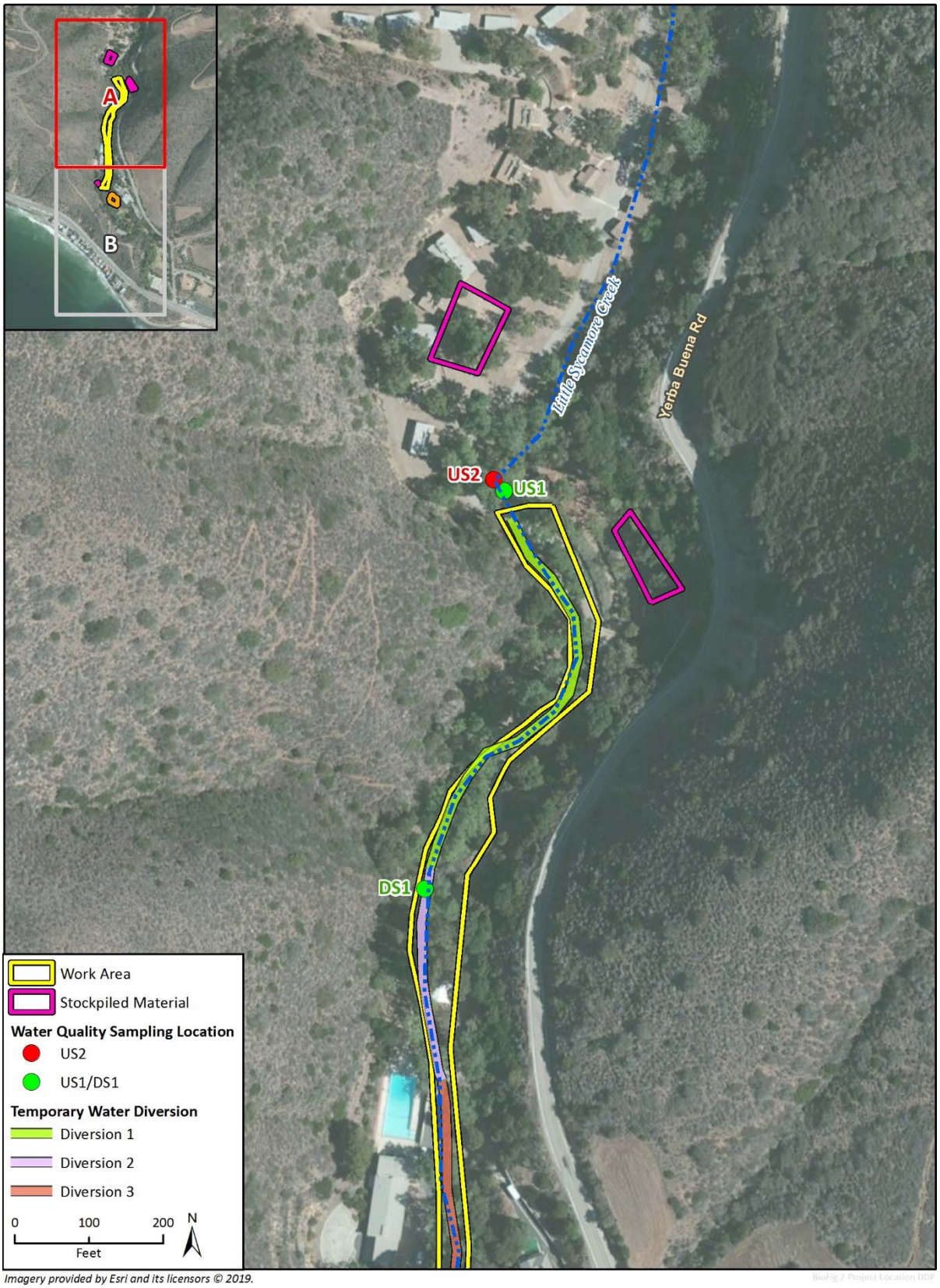
The rain events that occurred after the fire caused a significant amount of sediment to flow onto the camp from upstream via Little Sycamore Creek and the tributaries, and from erosion of the slopes surrounding the creek on the property itself. The creek bank eroded significantly in various locations 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



Imagery provided by Esri and its licensors © 2019.

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 [ºF])

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

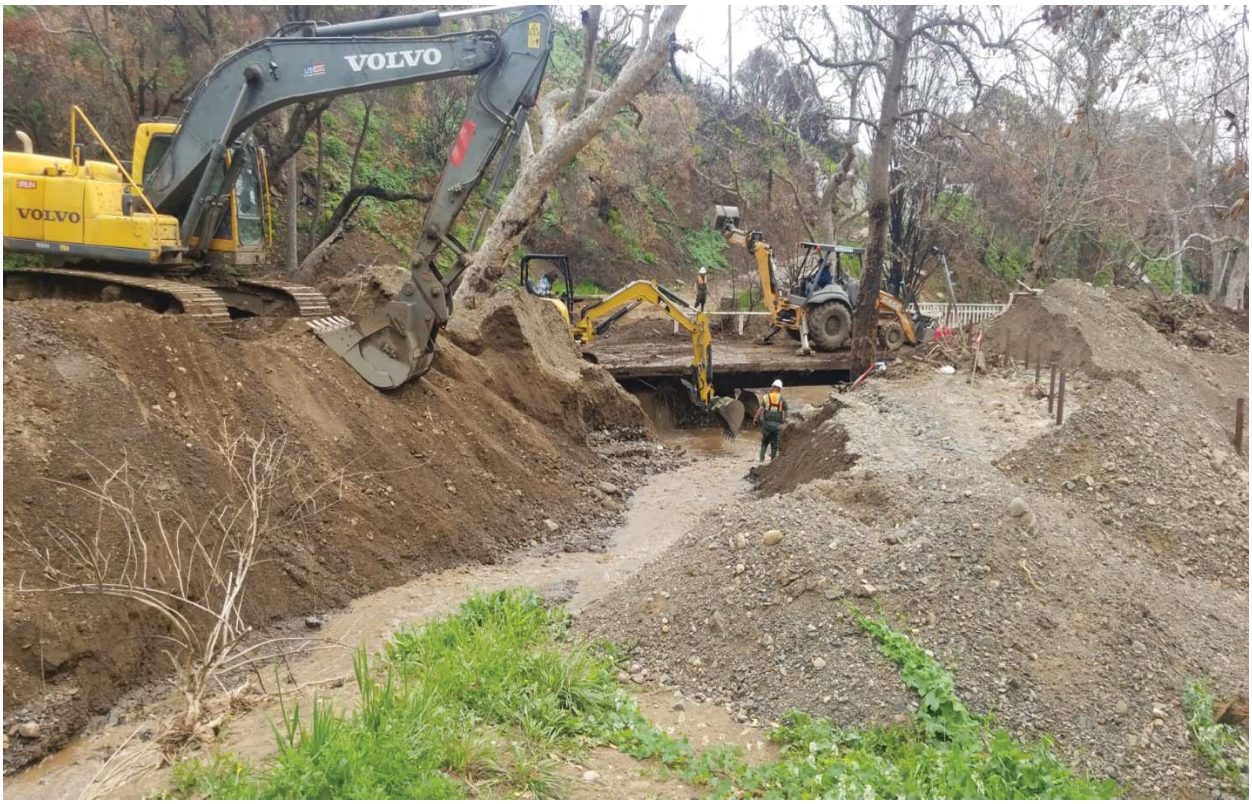
Project Photographs



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: Daniele Yaconelli

DOWNSTREAM Location

Sample ID	Temp (° C)	pH	D.O. (mg/L)	TSS (mg/L)	Turbidity (NTU)	Notes (weather, flow description, etc.)
DS 1	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.)
US 1	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

US 1 : 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
DS3	15.2	8.0	10.0	/	4.70 4.20 6.20 > 5.0	(weather, flow description, etc.)

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
US3	15.6	8.1	9.5	/	3.70 2.70 3.60 > 3.3	(weather, flow description, etc.)

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 ~~worker~~ crew member began using a backhoe to trench along where the creek originally flowed in order to redirect it.

16:30 - Worker 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*

Scanned with CamScanner

Daily Monitoring Report

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

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 at 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 depart.

Species: AMCR, CALT, BHPA, ANHU, WESJ, 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 Yacunelli **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 Iless 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 Iless 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 Iless). Recommended to Joe that stockpiles should be moved or reinforced with boulders / BMPs so sediment does not mobilize into creek during the rain event. Also recommended for straw wattles / clean sand or gravel bags to be onsite for turbidity.

Special-Status Species Observations: None

☒ **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), ~~plans~~ 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, ~~and discussed~~

1000 – Bio. offsite

1015 – called Joe and discussed the water that was flowing in the road. ~~Talked about future days~~ 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: _____ Environmental Lead: _____

Signature *Signature*

Daily Monitoring Report (Cont.)

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

Daily Activities (Cont.): BMPs observed onsite:

- wattled all stockpiled material that wasn't considered a berm
- visqueen ~~boot~~ + 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 Environmental Lead: _____

Signature *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 Environmental Lead: _____

Signature *Signature*

Daily Monitoring Report

Monitor(s): Danielle Yaconelli **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 bank.

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 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 Yavonelli **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, 5-10mph, 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. Ground water 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 Yaconelli **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 groundwater that was exposed so that it would not flow downstream.
1530 - Monitor offsite.

Daily Monitoring Report

Monitor(s): Danielle Yamonemi **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 ground water separated. Contractor will berm any pools that form and pump ground water 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 Yaconelli **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 non-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, brisqueen, 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 Ness 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 compete 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): ~~0730~~ 0715 **Stop Time (24 hour):** 0830 **Hours:** 1.25

Weather: 80% cloud cover, 1-3 mph wind, 55-65°F

Location (Station Numbers or Lat/Long): Camp Hess 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 R 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 ~~was~~ 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°F

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. 20-25' 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: (34.0577253, -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, 0-3mph

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): Kipp 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*

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:
ALBERTO VALNER, EXECUTIVE DIRECTOR
DOUG LYNN, CAMP DIRECTOR
RICK WATERS, DIRECTOR OF CONSTRUCTION & FACILITIES
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LOS ANGELES, CA 90010-2703
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MALIBU, CA 92065
T: (310) 457-7861
F: (310) 457-4614

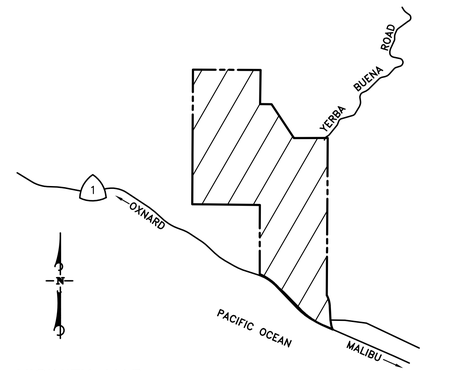
CIVIL ENGINEER:
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111 EAST VICTORIA ST.
SANTA BARBARA, CA 93101
T: (805) 308-9153
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PLANNING:
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111 EAST VICTORIA ST.
SANTA BARBARA, CA 93101
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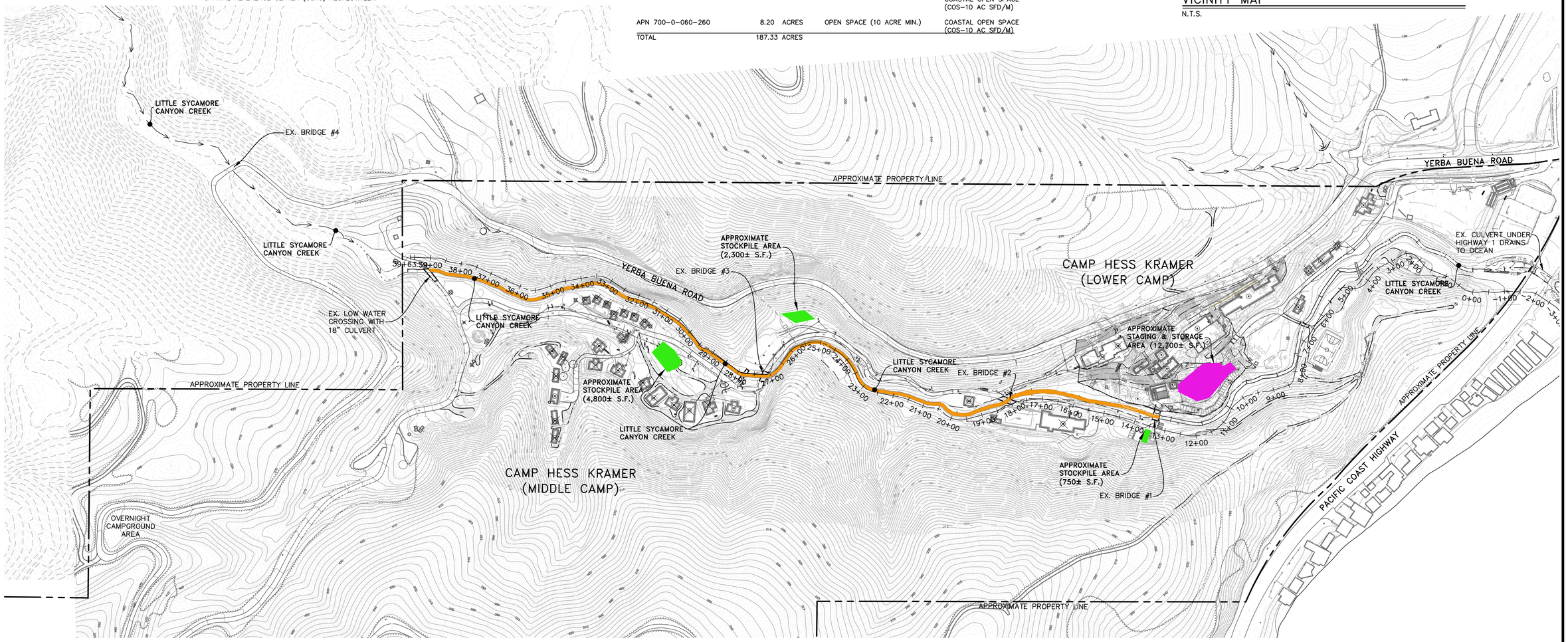
ENVIRONMENTAL:
RINCON CONSULTANTS, INC.
LINDSAY GRIFFIN, CISEC QSP
180 NORTH ASHWOOD AVENUE
VENTURA, CA 93003
T: (805) 947-4843

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.

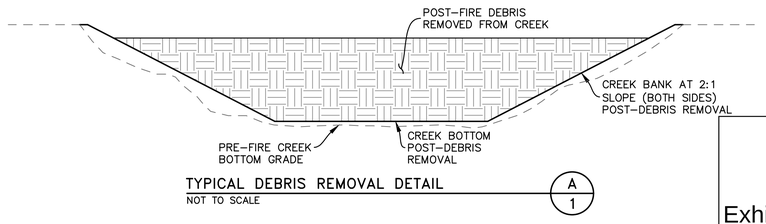


LEGEND

- 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 DEBRIS REMOVAL 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 & STOCKPILE AREAS

County of Ventura
Planning Director Hearing
PL19-0005
Exhibit 5 - Project Plans, dated 1/26/2022

COUNTY OF VENTURA, CA
1/26/2022

SHEET 1 OF 1

ATTENTION: IF THIS DOCUMENT IS PROVIDED AS A COURTESY IN AN ELECTRONIC FORMAT, THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF THE PROFESSIONAL WORK PRODUCT. ONLY A HARD COPY DOCUMENT THAT IS SIGNED AND SEALED BY AN AUTHORIZED PROFESSIONAL EMPLOYEE OF STANTEC CONSTITUTES THE PROFESSIONAL WORK PRODUCT. IN THE EVENT THE ELECTRONIC FILE IS ALTERED, THE HARD COPY MUST BE REFERRED TO FOR THE ORIGINAL ... FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY AN AUTHORIZED PROFESSIONAL EMPLOYEE OF STANTEC. COPYRIGHT 2016, STANTEC CONSULTING SERVICES INC

36-EXB SAVE DATE: 7/14/2021 5:34:13 PM PLOT BY: Hendren, Matthew PLOT DATE: 1/26/2022 2:16:56 PM DRAWING: v:\2064\active\206413460O\engineering\drawing\prelim_eng\channel grade control structure work\creek_grade_control_structure_sections_update.dwg

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.

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 Andrea Ozdy, 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:

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

800 South Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2488 • http://www.ventura.org/rma/planning

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

(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

Issue (Responsible Department)	Project Impact Degree Of Effect*				Cumulative Impact Degree Of Effect*			
	N	LS	PS-M	PS	N	LS	PS-M	PS

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

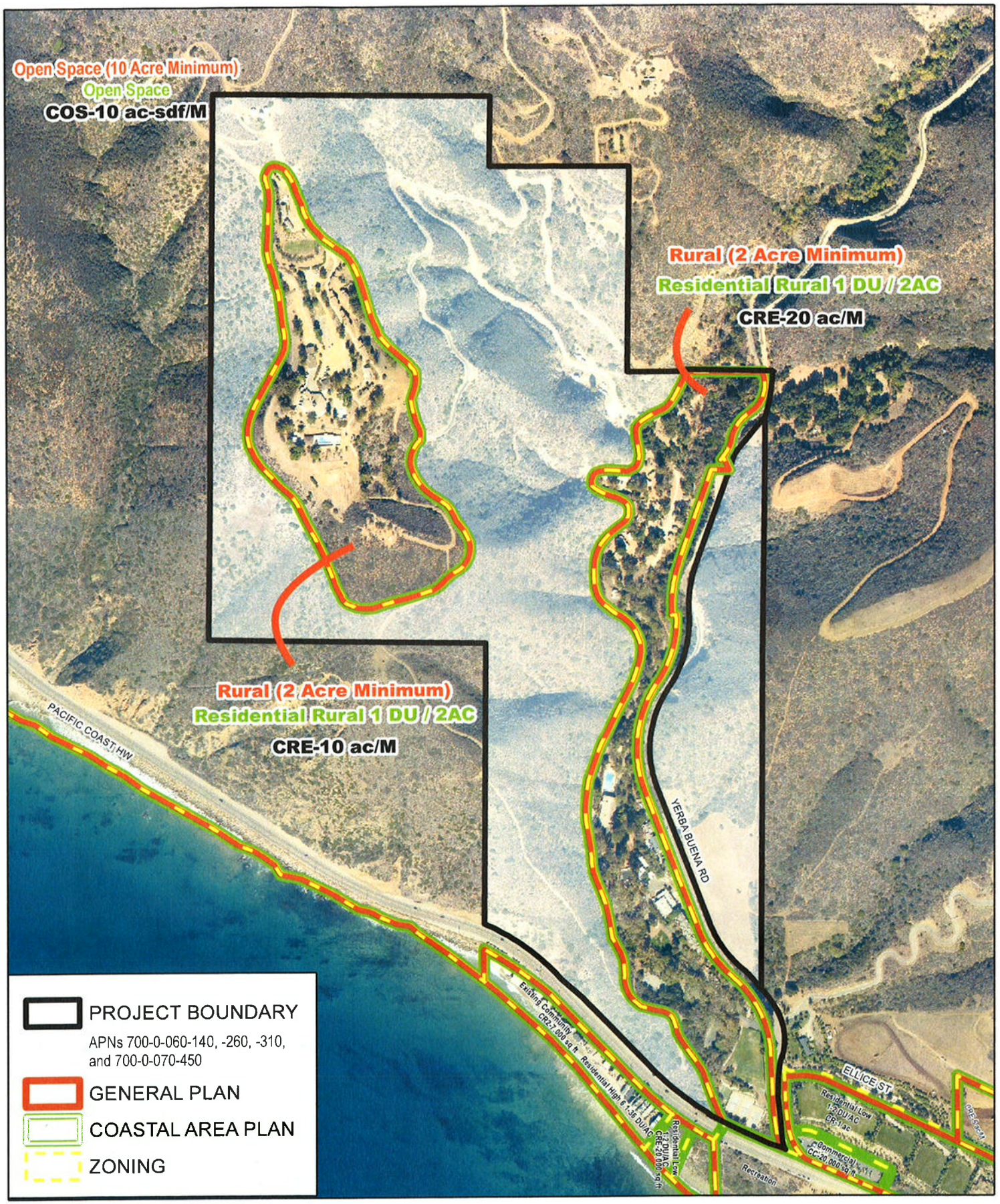
Section D. - Determination of Environmental Document

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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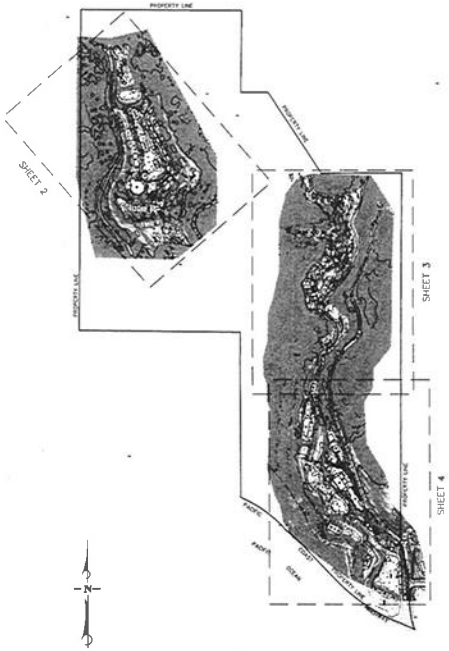
LU10-0069
General Plan, Area Plan & Zoning

0 440 880 Feet

N

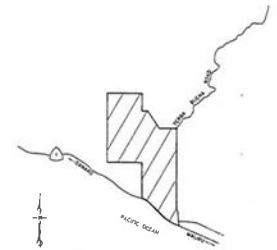
GH

Disclaimer: this map was created by the Ventura County Resource Management Agency, Mapping Services - 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



SHEET LAYOUT INDEX

40 SCALE SHEETS



VICINITY MAP

N.T.S.

PROPERTY OWNER/APPLICANT

DONALD W. MAHER, FACILITIES DIRECTOR
570 CAMP HESS KRAMER
MALIBU, CA 90265
(SEE ABELES, CA 91301-2763
P. (310) 589-2101
F. (310) 589-2568

PROJECT SITE ADDRESS

CAMP HESS KRAMER
17985 PACIFIC COAST HIGHWAY (STATE HIGHWAY 1)
MALIBU, CA 90265
T. (310) 457-9761
F. (310) 457-4614

ENGINEER

PETER HOSTRAND NCE 20811
C/O PENFIELD & SMITH
111 EAST VICTORIA STREET
SANTA BARBARA, CA 93101
T. (805) 963-9532
F. (805) 966-9853

SURVEYOR

JAMES FALLON, PLS 7917
C/O PENFIELD & SMITH
1257 DEL NORTE ROAD
CAMARILLO, CA 93010
T. (805) 987-0700
F. (805) 987-0251

LAND USE CONSULTANT

ADRIENNE WELCH
C/O PENFIELD & SMITH
1257 DEL NORTE ROAD
CAMARILLO, CA 93010
T. (805) 987-0700
F. (805) 987-0251

ASSESSOR'S INFORMATION

ASSESSOR'S PARCEL NUMBERS	ACREAGE	GENERAL PLAN	ZONE DESIGNATION
APN 700-0-070-043	55.90 ACRES	DEVELOPED AREAS	DEVELOPED AREAS
APN 700-0-080-210	43.53 ACRES	RURAL (2 ACRE MIN.)	COASTAL RESOURCE EXCLUSIVE
APN 700-0-080-140	80.00 ACRES	UNDEVELOPED AREAS	(CRE-20 AC/W)
APN 700-0-080-260	8.10 ACRES	OPEN SPACE (10 ACRE MIN.)	UNDEVELOPED AREAS
			COASTAL OPEN SPACE
			(COS-10 AC MTN/W)

CAMP HESS KRAMER USE OF BUILDINGS AS DEFINED BY VENTURA COUNTY COASTAL ORDINANCE SECTION 8174-6 PERMITTED USES BY ZONE AND SECTION 8175-5.4 CAMPS. DEVELOPED AREAS OF GANDUL HILLTOP, LEADERSHIP VILLAGE AND CAMP HESS KRAMER ARE ZONED COASTAL RURAL EXCLUSIVE (CRE). ALL OTHER AREAS ARE ZONED COASTAL OPEN SPACE (COS). CAMPS ARE PERMITTED IN THE CRE ZONE. A CAMP IS DEFINED AS A RURAL FACILITY WITH PERMANENT STRUCTURES FOR OVERNIGHT ACCOMMODATION AND ACCESSORY STRUCTURES AND BUILDINGS, WHICH ARE USED FOR TEMPORARY LEISURE, RECREATIONAL OR OUTDOOR PURPOSES, AND PROVIDES OPPORTUNITIES FOR ENJOYMENT OR APPRECIATION OF THE NATURAL ENVIRONMENT.

PROJECT STATISTICS

	OVERNIGHT ACCOMMODATIONS SLEEPING/RESTROOMS		OTHER ROOFED STRUCTURES BUILDING AREA	TOTAL
	GUESTS	STAFF		
GANDUL HILLTOP CAMP (UPPER CAMP)	6,411 SF	4,862 SF	10,884 SF	24,360 SF
LEADERSHIP VILLAGE (MIDDLE CAMP)	13,813 SF	4,031 SF	+/-	17,843 SF
CAMP HESS KRAMER (LOWER CAMP)	5,666 SF	17,880 SF	39,764 SF	63,310 SF
			50,648 SF	105,513 SF

MAXIMUM CAMP OCCUPANCY

DEVELOPED AREAS OF GANDUL HILLTOP, LEADERSHIP VILLAGE AND CAMP HESS KRAMER IS ZONED COASTAL RURAL EXCLUSIVE. ALL OTHER AREAS ARE ZONED COASTAL OPEN SPACE

§8175-5.4.2.1 +75 ACRES ÷ 10.34 = 7.26 OVERNIGHT GUESTS
§8175-5.4.2.2 CAMPS ON PROPERTY ZONED COASTAL RURAL EXCLUSIVE +75 ACRES X 20.48 = 1,536 GUESTS ALLOWED ONSITE

FLOOD ZONE

SOUTHERN PORTION OF APN 700-0-070-043 IS DESIGNATED ZONE A AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 06111C1430E, EFFECTIVE DATE: JANUARY 20, 2010

WATER SERVICE

VENTURA COUNTY WATERWORKS DISTRICT #1

WASTEWATER SERVICE

PRIVATE LEACH FIELDS, DRY WELLS AND SEPTIC TANKS

SHEET INDEX

SHEET 1 - TITLE SHEET
SHEET 2 - TOPOGRAPHIC MAP / SITE PLAN (OVERALL)
SHEET 3 - TOPOGRAPHIC MAP / SITE PLAN
SHEET 4 - TOPOGRAPHIC MAP / SITE PLAN
SHEET 5 - TOPOGRAPHIC MAP / SITE PLAN
SHEET 6 - PROPOSED TREATMENT SYSTEM LAYOUT
SHEET 7 - PROPOSED TREATMENT SYSTEM LAYOUT
SHEET 8 - PROPOSED TREATMENT SYSTEM LAYOUT

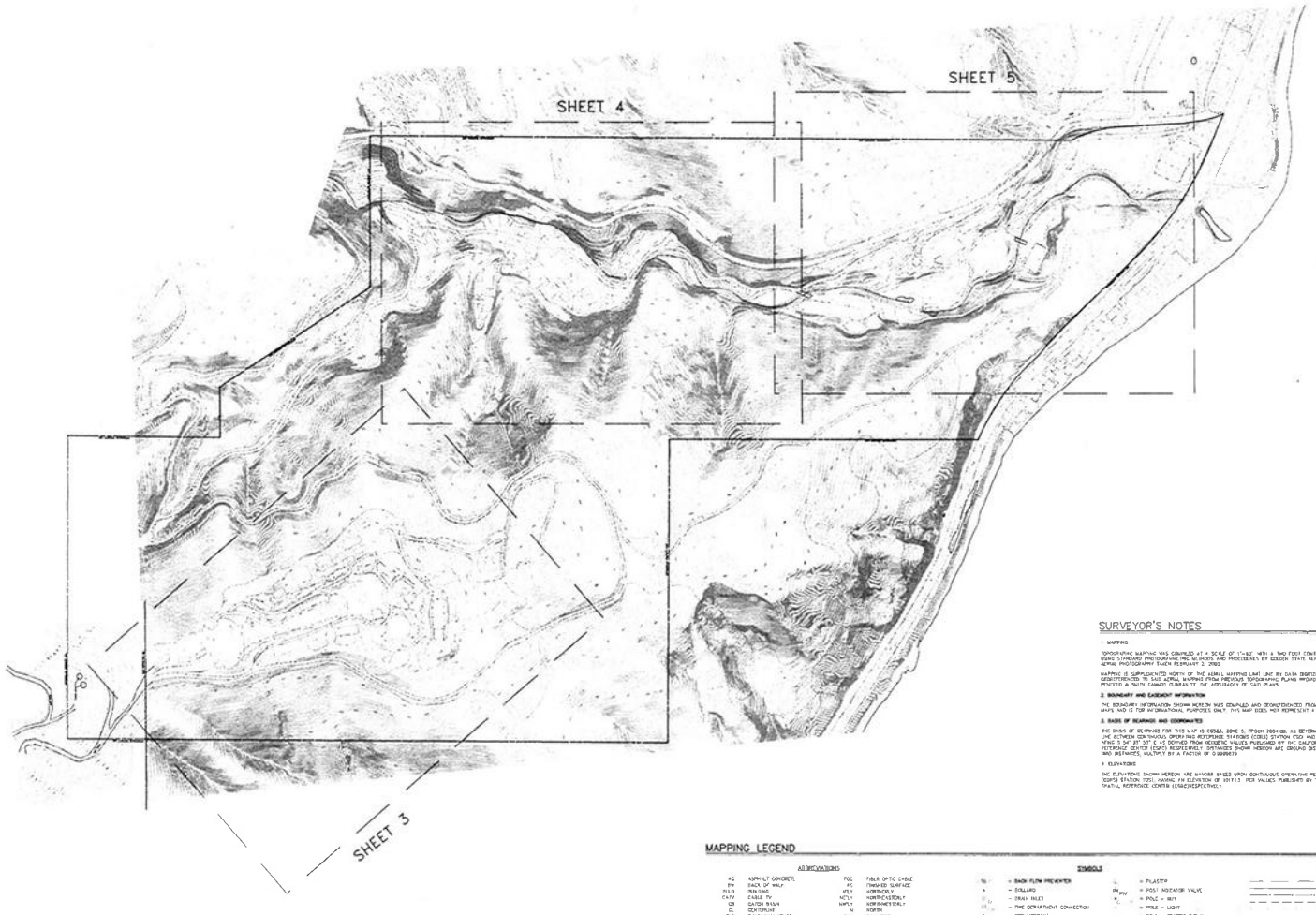
NO.	DATE	REVISIONS	APPR.

Penfield & Smith
Engineering Surveying Planning
Construction Management
211 East Victoria Street, Suite 200, Camarillo, CA 93010
Phone: (805) 987-0700 Fax: (805) 987-0251

FIELD CREW: SKW
SURVEY COMPLETED: 3/26/08
OFFICE TECH: MJM
COMPILATION COMPLETED: 3/31/08

TOPOGRAPHIC MAP / SITE PLAN
CAMP HESS KRAMER
TITLE SHEET
COUNTY OF VENTURA, CALIFORNIA

WORK ORDER: 15426.03
SHEET: 1 OF 8
DWG: 15426TPO.dwg



SURVEYOR'S NOTES

1 MAPPING

TOPOGRAPHIC MAPPING WAS COMPILED AT A SCALE OF 1"=40' WITH A TWO FOOT CONTOUR INTERVAL USING STANDARD PHOTOGRAMMETRIC METHODS AND PROCEDURES BY GOLDEN STATE AERIAL SURVEYS FROM AERIAL PHOTOGRAPHY TAKEN FEBRUARY 2, 2010.

MAPPING IS SUPPLEMENTED NORTH OF THE AERIAL MAPPING LIMIT LINE BY DATA DIGITIZED AND COMPILED FROM A PLAN BY PENFIELD & SMITH DATED 10/2/06. NECESSARY SUBDIVISION PLANS PROVIDED BY CLIENT. PENFIELD & SMITH CANNOT GUARANTEE THE ACCURACY OF SAID PLANS.

2 BOUNDARY AND EASEMENT INFORMATION

THE BOUNDARY INFORMATION SHOWN HEREON WAS COMPILED AND ORTHORECTIFIED 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 CSDA AND STATION CMPN WHICH BEARS S 34° 27' 37" 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

MAPPING LEGEND

ABBREVIATIONS

AC	ASPHALT CONCRETE	FOC	FIBER OPTIC CABLE
BW	BACK OF WALK	FS	FINISHED SURFACE
BLDG	BUILDING	HTLY	HORIZONTALLY
CATV	CABLE TV	NCTLY	NORTH-CASTERLY
CB	CATCH BASIN	NWTLY	NORTHWESTERLY
CL	CENTERLINE	N	NORTH
CLF	CHAIN LINK FENCE	GAS	GAS LINE
CMP	CORRUGATED METAL PIPE	PE	PLASTIC
CO	CLEAN OUT	RCP	REINFORCED CONCRETE PIPE
COMM	COMMUNICATIONS	STLY	SOUTHERLY
CONC	CONCRETE	SCTLY	SOUTHEASTERLY
CP	CONTROL POINT	SWTLY	SOUTHWESTERLY
CYP	CYPRESS	S	SOUTH
D	DRAIN INLET	SS	SANITARY SEWER
DS	DOWN SPOUT	SD	STORM DRAIN
ELY	EASTERLY	TC	TOP OF CURB
E	EAST	TG	TOP OF GRATE
EP	EDGE OF PAVEMENT	TS	TRAFFIC SIGNAL
ELEC	ELECTRICITY	TW	TOP OF WALL
EUC	EUCALYPTUS TREE	UNK	UNKNOWN
FC	FACE OF CURB	W	WEST
FF	FINISHED FLOOR	WLY	WESTERLY
FL	FLOW LINE		

SYMBOLS

- = BACK FLOW PREVENTER
- = BOLLARD
- = DRAIN INLET
- = FIRE DEPARTMENT CONNECTION
- = FIRE HYDRANT
- = GUY-ANCHOR
- = HOSE BIB
- = GAS METER
- = WATER METER
- = TELEPHONE MANHOLE
- = FIBER OPTIC CABLE MANHOLE
- = STORM DRAIN MANHOLE
- = SEWER MANHOLE
- = CABLE TV PULLBOX
- = COMMUNICATION PULLBOX
- = ELECTRIC PULLBOX
- = GAS PULLBOX
- = TRAFFIC SIGNAL PULLBOX
- = WATER PULLBOX
- = PLASTIC
- = POST INDICATOR VALVE
- = POLE - WIT
- = POLE - LIGHT
- = POLE - TRAFFIC SIGNAL
- = POLE - UTILITY
- = UTILITY ASSOC. - TYPE SPECIFIED
- = SEWER CLEAN OUT
- = SIGN
- = DOUBLE POST SIGN
- = TREE
- = UTILITY MARK
- = GAS VALVE
- = IRRIGATION CONTROL VALVE
- = VALVE-UNKNOWN PURPOSE
- = WATER VALVE
- = CONTROL POINT
- = LEASHED SPOT ELEVATION
- = SPOT ELEVATION
- = CONCRETE SURFACE
- = FOUND MONUMENT AS NOTED

LINETYPES

- = EASEMENT LINE
- = RIGHT OF WAY LINE
- = FLOWLINE
- = GROUND BREAKLINE
- = BOTTOM OF SLOPE
- = TOP OF SLOPE
- = CENTERLINE
- = CENTER LINE
- = CURB
- = CENTERLINE
- = EDGE OF PAVEMENT
- = CHAINLINK/BARBWIRE FENCE
- = POST FENCE
- = WOOD FENCE
- = CABLE TV
- = COMMUNICATIONS
- = ELECTRIC
- = FIBER OPTIC CABLE
- = IRRIGATION
- = NATURAL GAS
- = SANITARY SEWER
- = STORM DRAIN
- = TRAFFIC SIGNAL
- = WATER
- = OVERHEAD WIRE
- = WALL

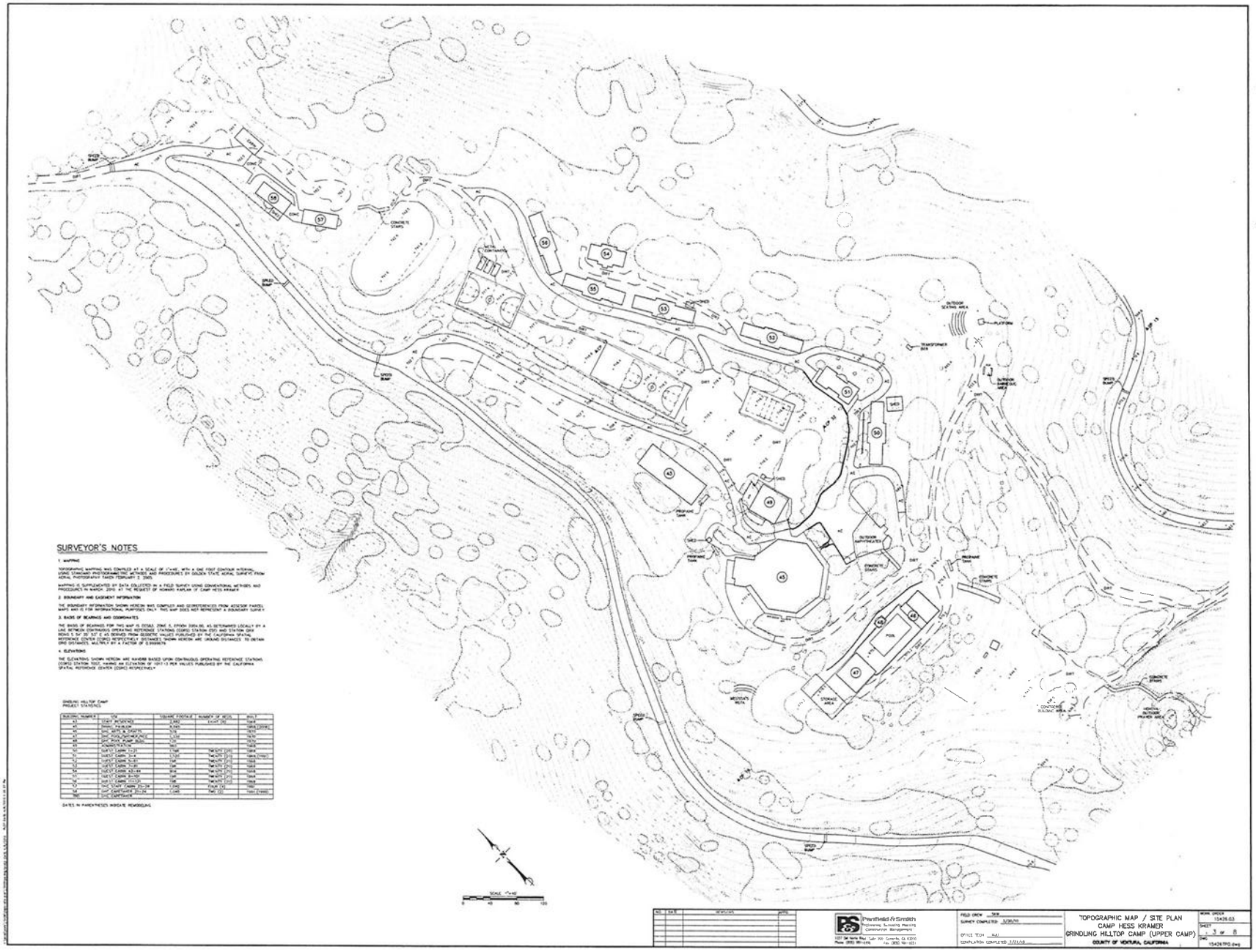
NO.	DATE	REVISIONS	APPD.

PenfieldSmith
Engineering Surveying Planning Construction Management
1271 Del Norte Road, Suite 300, Camarillo, Ca 93010
Phone (805) 987-5505 Fax (805) 987-0251

FIELD CREW: SW
SURVEY COMPLETED: 5/30/2010
OFFICE WORK: MJC
COMPILATION COMPLETED: 6/29/2010

TOPOGRAPHIC MAP / SITE PLAN
CAMP KRESS KRAMER
OVERALL PLAN
COUNTY OF VENTURA, CALIFORNIA

WORK ORDER: 15426.03
SHEET: 2 OF 4
DWG: 15426TPO-OVERALL.dwg



SURVEYOR'S NOTES

1. MAPPING

TOPOGRAPHIC MAPPING WAS COMPILED AT A SCALE OF 1"=40' WITH A ONE FOOT CONTOUR INTERVAL USING STEREOSCOPIC PHOTOGRAMMETRIC METHODS AND PROCEDURES BY GOLDEN STATE AERIAL SURVEYS FROM AERIAL PHOTOGRAPHY TAKEN FEBRUARY 7, 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 GCS83, ZONE 5, EPOCH 2006.00, AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) STATION P301 AND STATION CRO BOND 5 3rd 20' 33" 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 HAVING BASED UPON CONTINUOUS OPERATING REFERENCE STATIONS (CORS) STATION TOOT, HAVING AN ELEVATION OF 1017.13 PER VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) RESPECTIVELY.

GRINDLING HILLTOP CAMP
PROJECT STATISTICS

BUILDING / NUMBER #	USE	SQUARE FOOTAGE	NUMBER OF BEDS	(YEAR)
43	STAFF RESIDENCE	1,500	4 ADULT (S)	1948
45	DINING PAVILION	6,240		1954 (2004)
46	SHC WATER TANK (S)	5,131		1970
47	SHC POOL/SHOWER (NC)	1,530		1970
48	SHC POOL PUMP BLDG	120		1970
49	ADMINISTRATION	960		1958
50	GUEST CABIN 1+23	1,568	TWENTY (20)	1948
51	GUEST CABIN 21+8	1,520	TWENTY (20)	1948 (1980)
52	GUEST CABIN 9+10	768	TWENTY (20)	1948
53	GUEST CABIN 11+20	1568	TWENTY (20)	1948
54	GUEST CABIN 43+44	804	TWENTY (20)	1948
55	GUEST CABIN 31+32	1568	TWENTY (20)	1948
56	GUEST CABIN 41+42	1568	TWENTY (20)	1948
57	SHC STAFF CABIN 25+26	1,040	FOUR (4)	1950
58	SHC CARETAKER 27+28	1,040	TWO (2)	1950 (1980)
TBD	SHC CARETAKER			

DATES IN PARENTHESES INDICATE REMODELING

SCALE: 1"=40'
0 40 80 120

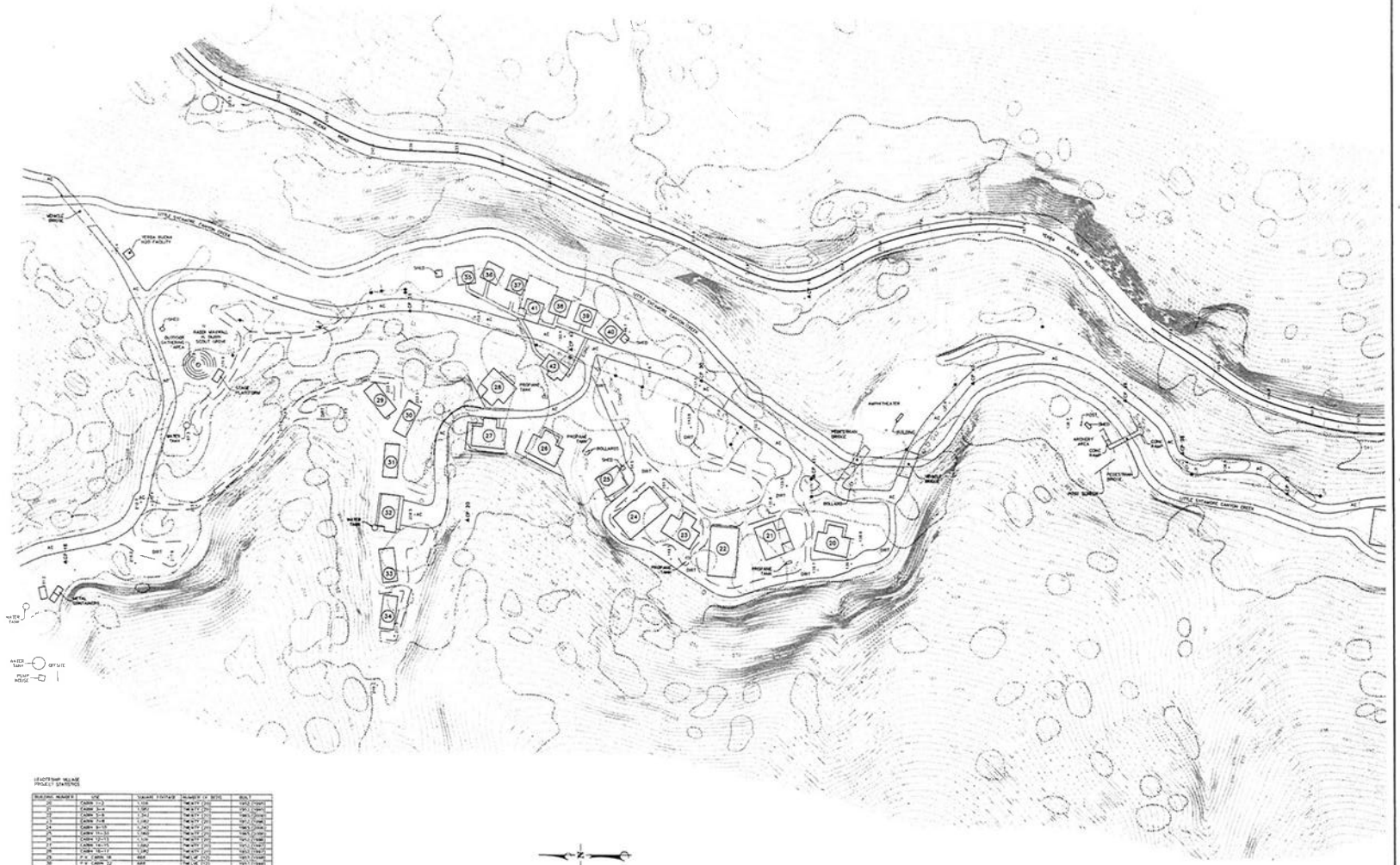
NO.	DATE	REVISIONS	APPD.

Pearlfield & Smith
Engineering, Surveying, Planning, Construction Management
1327 Del Norte Blvd, Suite 200, Camarillo, CA 93010
Phone: (805) 987-1616 Fax: (805) 987-1251

FIELD CREW: SKW
SURVEY COMPLETED: 3/30/10
OFFICE TECH: MAJ
COMPILATION COMPLETED: 7/01/10

TOPOGRAPHIC MAP / SITE PLAN
CAMP HESS KRAMER
GRINDLING HILLTOP CAMP (UPPER CAMP)
COUNTY OF VENTURA, CALIFORNIA

WORK ORDER: 15426.03
SHEET: 3 OF 8
DWG: 15426TPG.dwg



LEADERSHIP VILLAGE
PROJECT STATISTICS

BUILDING NUMBER	TYPE	SQUARE FOOTAGE	NUMBER OF BEDS	BUILT
20	CABIN 1+3	1,008	TWENTY (20)	1972 (1999)
21	CABIN 3+4	1,080	TWENTY (20)	1971 (1999)
22	CABIN 5+6	1,344	TWENTY (20)	1969 (1998)
23	CABIN 7+8	1,080	TWENTY (20)	1971 (1998)
24	CABIN 9+10	1,340	TWENTY (20)	1969 (1998)
25	CABIN 11+33	1,960	TWENTY (20)	1969 (1998)
26	CABIN 12+13	1,104	TWENTY (20)	1970 (1998)
27	CABIN 14+15	1,080	TWENTY (20)	1971 (1998)
28	CABIN 16+17	1,080	TWENTY (20)	1972 (1998)
29	P.A. BRIDGE	888	TWELVE (12)	1969 (1998)
30	P.A. CABIN 34	528	TWELVE (12)	1969 (1998)
31	P.A. CABIN 35	888	TWELVE (12)	1969 (1998)
32	P.A. MESS HALL	4,512		1969 (1998)
33	P.A. CABIN 37	888	TWELVE (12)	1969 (1998)
34	P.A. CABIN 38	888	TWELVE (12)	1969 (1998)
35	L.V. CABIN 1	888	TWELVE (12)	1969 (1998)
36	L.V. CABIN 2	888	TWELVE (12)	1969 (1998)
37	L.V. CABIN 3	888	TWELVE (12)	1969 (1998)
38	L.V. CABIN 4	888	TWELVE (12)	1969 (1998)
39	L.V. CABIN 5	888	TWELVE (12)	1969 (1998)
40	L.V. CABIN 6	888	TWELVE (12)	1969 (1998)
41	L.V. KITCHEN	540		1969 (1998)
42	L.V. SHOWER	120		1969

DATES IN PARENTHESES INDICATE REMODELING

SCALE: 1"=40'

NO.	DATE	REVISIONS	INITIALS

Penfield & Smith
Engineering, Surveying, Planning, Construction Management
221 Del Norte Road, Suite 310, Camarillo, CA 93010
Phone: (805) 987-1990 Fax: (805) 987-4570

FIELD CREW: DCM
SURVEY COMPLETED: 3/28/05
OFFICE TECH: MAL
COMPILATION COMPLETED: 3/29/05

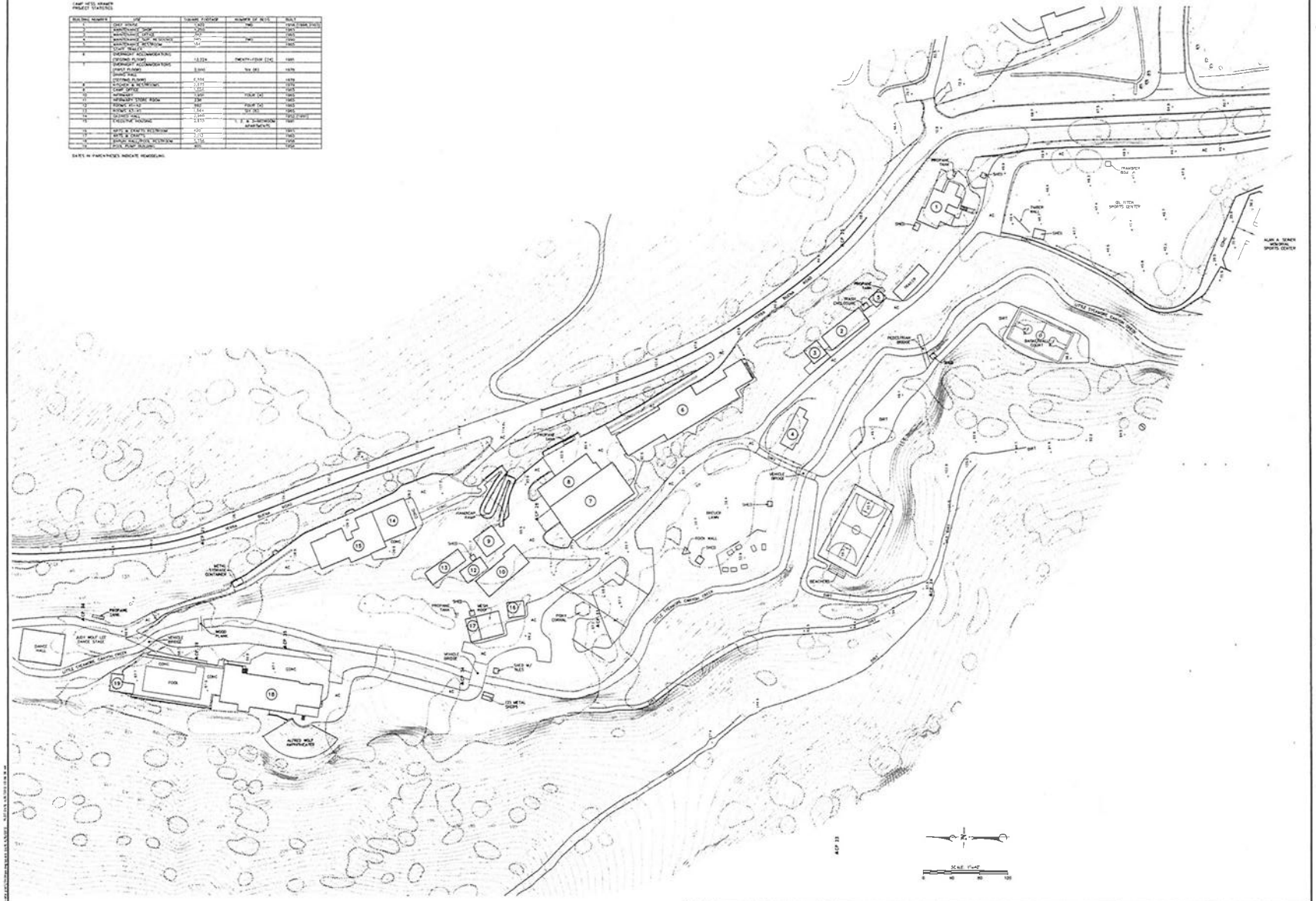
TOPOGRAPHIC MAP / SITE PLAN
CAMP HESS KRAMER
LEADERSHIP VILLAGE (MIDDLE CAMP)
COUNTY OF VENTURA, CALIFORNIA

WORK ORDER: 15436.03
SHEET: 4 OF 8
DWG: 15436TPO.dwg

CAMP HESS KRAMER
PROJECT STATISTICS

BUILDING NUMBER #	USE	TOTAL SQUARE FOOTAGE	NUMBER OF BEDS	BUILT
1	CHIEF RANGER	1,920	TWO	1974 (1984 STATE)
2	MAINTENANCE SHOP	3,200		1965
3	MAINTENANCE OFFICE	750		1965
4	MAINTENANCE SHED W/ OFFICE	1,440	TWO	1990
5	MAINTENANCE SECTION SHOP	1,344		1965
6	STAFF MEALS (1 STORY)			
7	OVERNIGHT ACCOMMODATIONS (SECOND FLOOR)	18,224	TWENTY-FOUR (24)	1965
7	OVERNIGHT ACCOMMODATIONS (FIRST FLOOR)	3,040	SIX (6)	1979
	GARAGE WING (SECOND FLOOR)	6,144		1979
8	KITCHEN & RECTROOMS	2,371		1979
9	CAMP OFFICE	1,200		1965
10	INFIRMARY	1,969	FOUR (4)	1965
11	INFIRMARY STORE ROOM	736		1965
12	RESTROOMS	960	FOUR (4)	1965
13	LAUNDRY FACILITY	1,344	SIX (6)	1965
14	DORMITORY WING	2,240		1965 (1989)
15	CAMPSTORE BUILDING	2,815	1 - 2 - 3 BEDROOM APARTMENTS	1990
16	MEN'S & STAFF'S RESTROOM	420		1965
17	GIRL'S & STAFF'S RESTROOM	1,152		1965
18	DINING HALL (SEATS 200 PERSONS)	4,032		1965
19	SCHOOL HOUSE (CLASS)	800		1965

DATES IN PARENTHESES INDICATE REMODELING



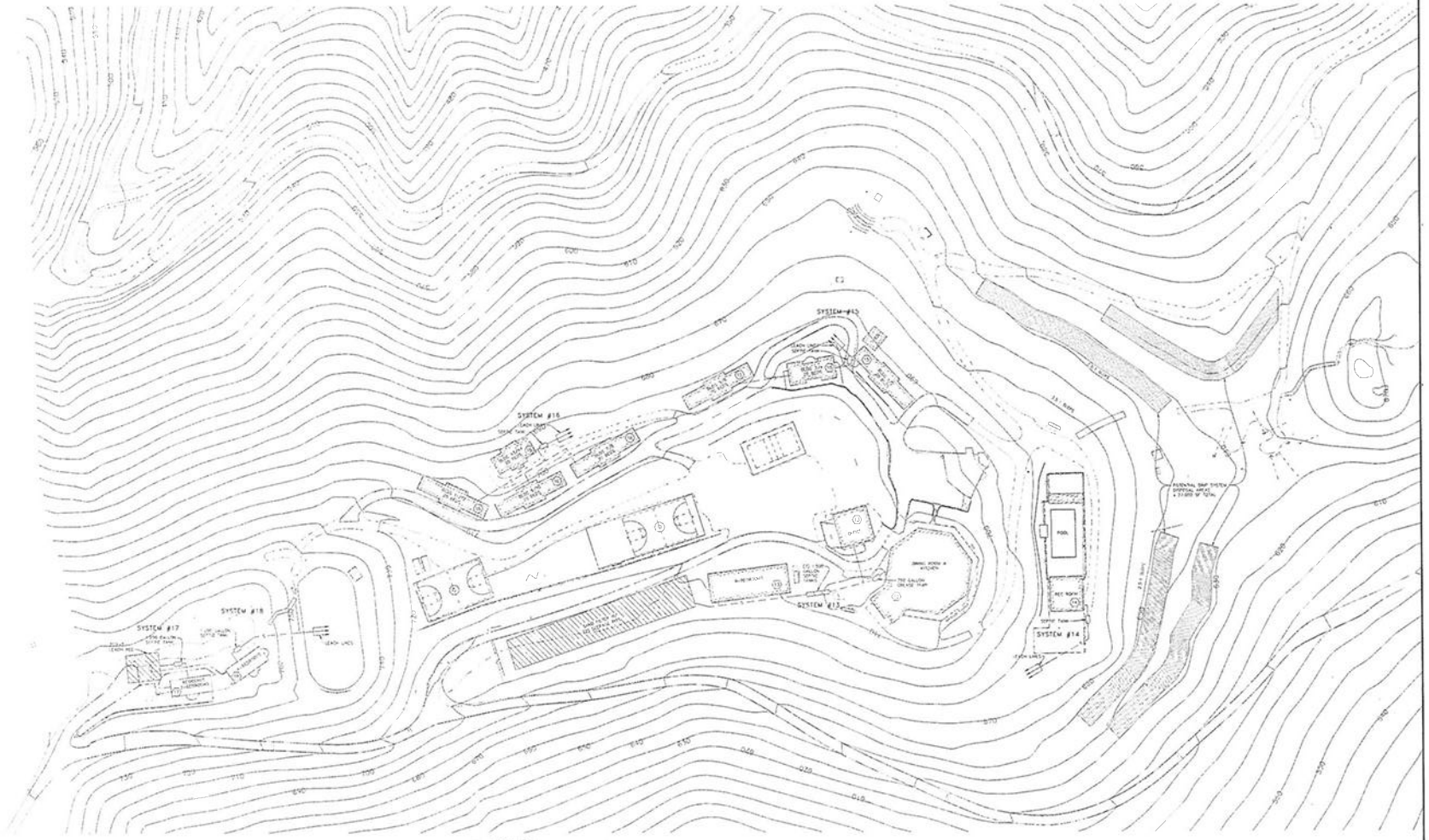
NO.	DATE	REVISIONS	APPD.

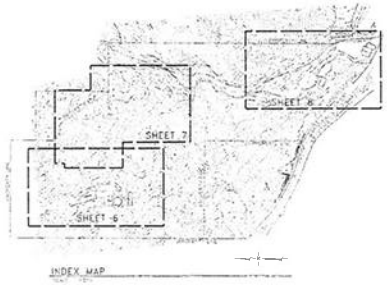
Penfield & Smith
Engineering Surveying Planning
Construction Management
107 Sir Wade Road, Suite 200, Camarillo, CA 93010
Phone: (805) 987-1559 Fax: (805) 987-1538

FIELD CHK: SKW
SURVEY COMPLETED: 3/16/98
OFFICE TECH: MAS
COMPILATION COMPLETED: 3/24/98

TOPOGRAPHIC MAP / SITE PLAN
CAMP HESS KRAMER
CAMP HESS KRAMER (LOWER CAMP)
COUNTY OF VENTURA, CALIFORNIA

WORK ORDER: 15426.03
SHEET: 5 OF 8
DWG: 15426TPO.dwg





INDEX MAP

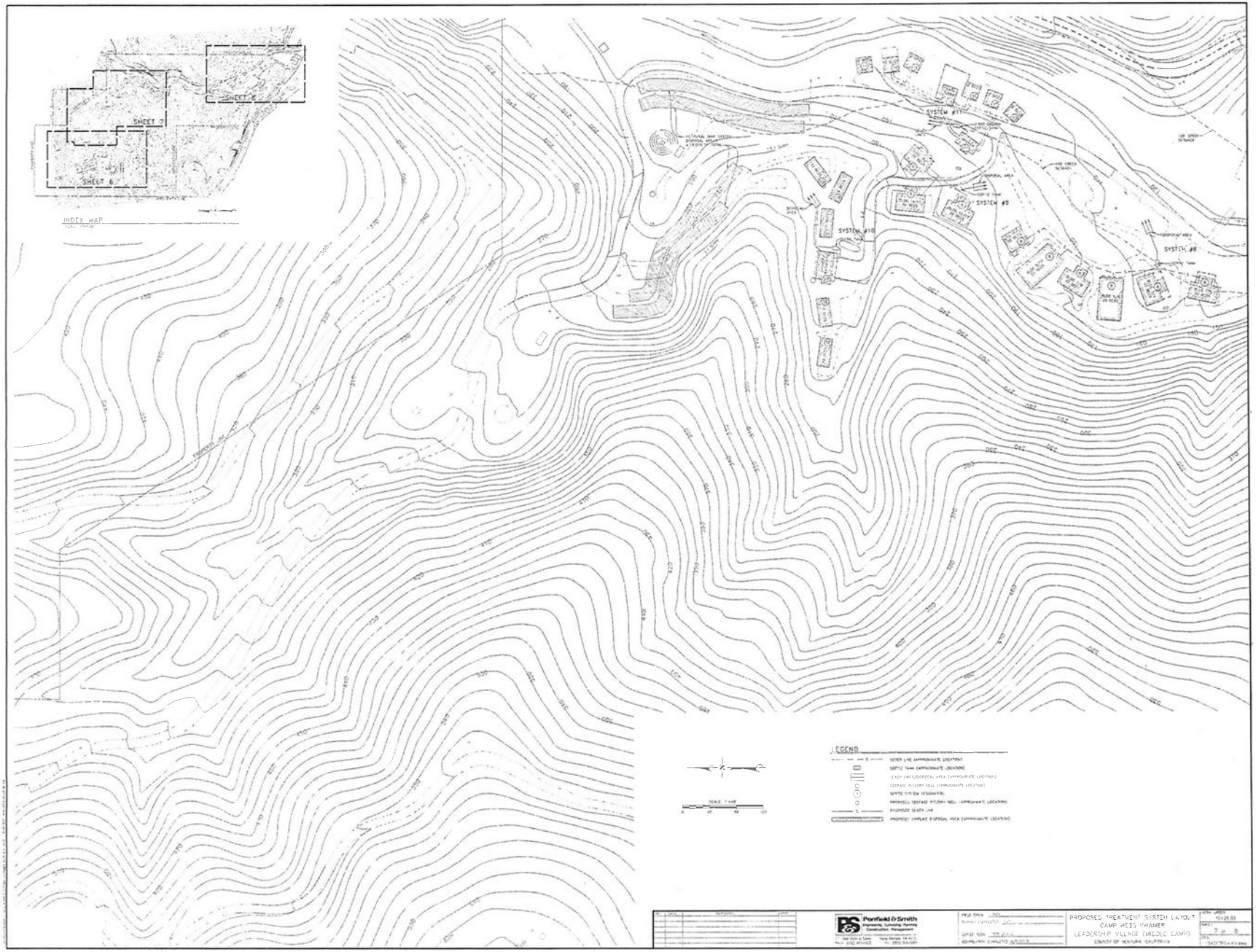
LEGEND

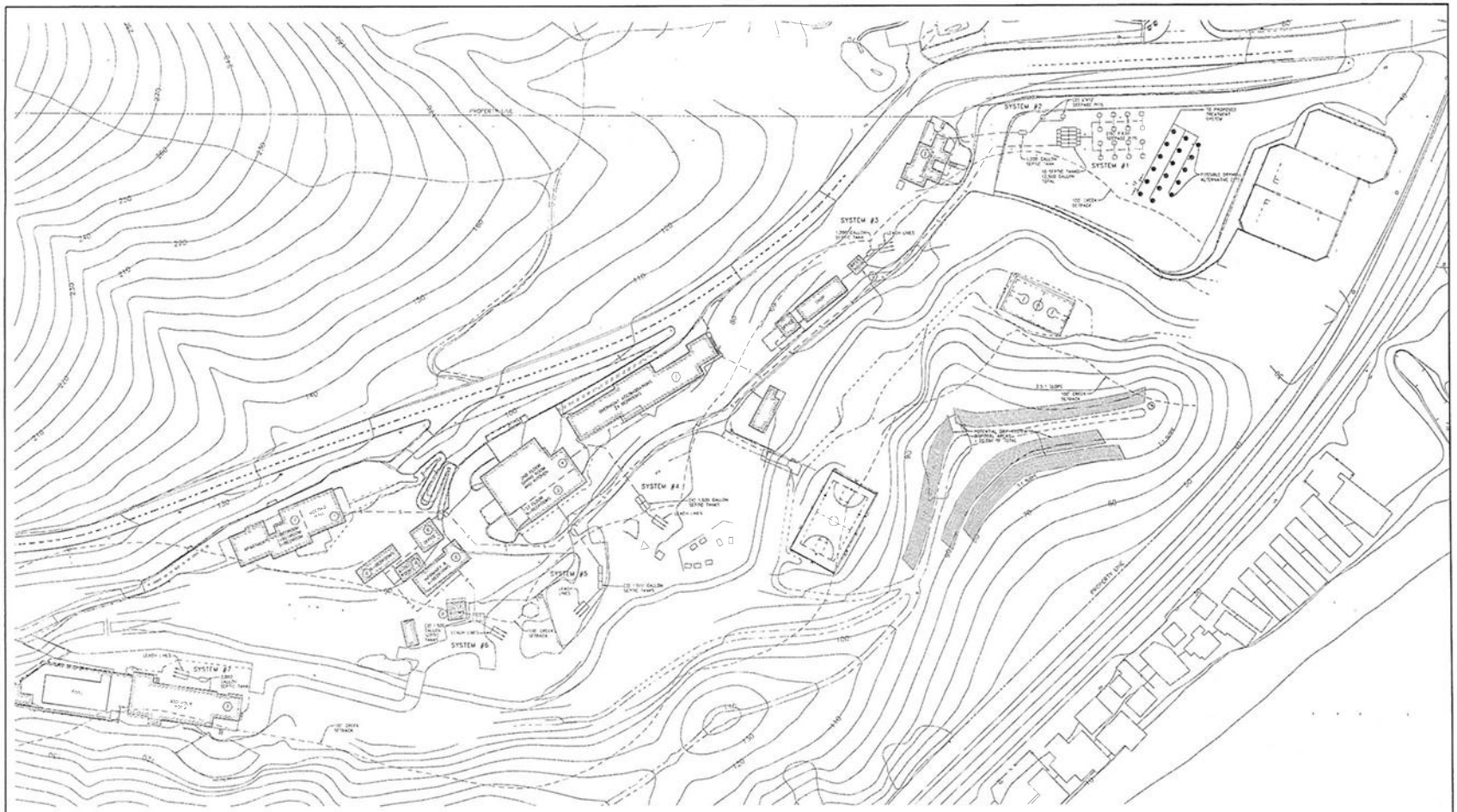
SEWER LINE (APPROXIMATE LOCATION)
SEPTIC TANK (APPROXIMATE LOCATION)
LEACH LINE/DISPOSAL AREA (APPROXIMATE LOCATION)
SEEPAGE PIT/DRY WELL (APPROXIMATE LOCATION)
SEPTIC SYSTEM DESIGNATION
PROPOSED SEEPAGE PIT/DRY WELL (APPROXIMATE LOCATION)
PROPERTY LINE
PROPOSED DRIPLINE DISPOSAL AREA (APPROXIMATE LOCATION)

Pomfield & Smith
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PROPOSED TREATMENT SYSTEM LAYOUT
CAMP HESS KRAMER
GRADUATE HILLTOP CAMP (UPPER CAMP)

15425.03
SHEET
8 OF 8


SHEET 7
SHEET 8
SHEET 6
INDEX MAP
SYSTEM #11
SYSTEM #9
SYSTEM #10
SYSTEM #8
PROPERTY LINE
LEGEND
SEWER LINE (APPROXIMATE LOCATION)
SEPTIC TANK (APPROXIMATE LOCATION)
LEACH LINE/DISPOSAL AREA (APPROXIMATE LOCATION)
SEEPAGE PIT/DRY WELL (APPROXIMATE LOCATION)
SEWER SYSTEM DESIGNATION
PROPOSED SEEPAGE PIT/DRY WELL (APPROXIMATE LOCATION)
PROPOSED SEWER LINE
PROPOSED REPLACE DISPOSAL AREA (APPROXIMATE LOCATION)
SCALE: 1"=100'
Penfield & Smith
Engineering, Surveying, Planning
Construction Management
PROPOSED TREATMENT SYSTEM LAYOUT
CAMP HESS KRAMER
LEADERSHIP VILLAGE (MIDDLE CAMP)
COUNTY OF VENTURA, CALIFORNIA





INDEX MAP
SCALE: 1" = 500'

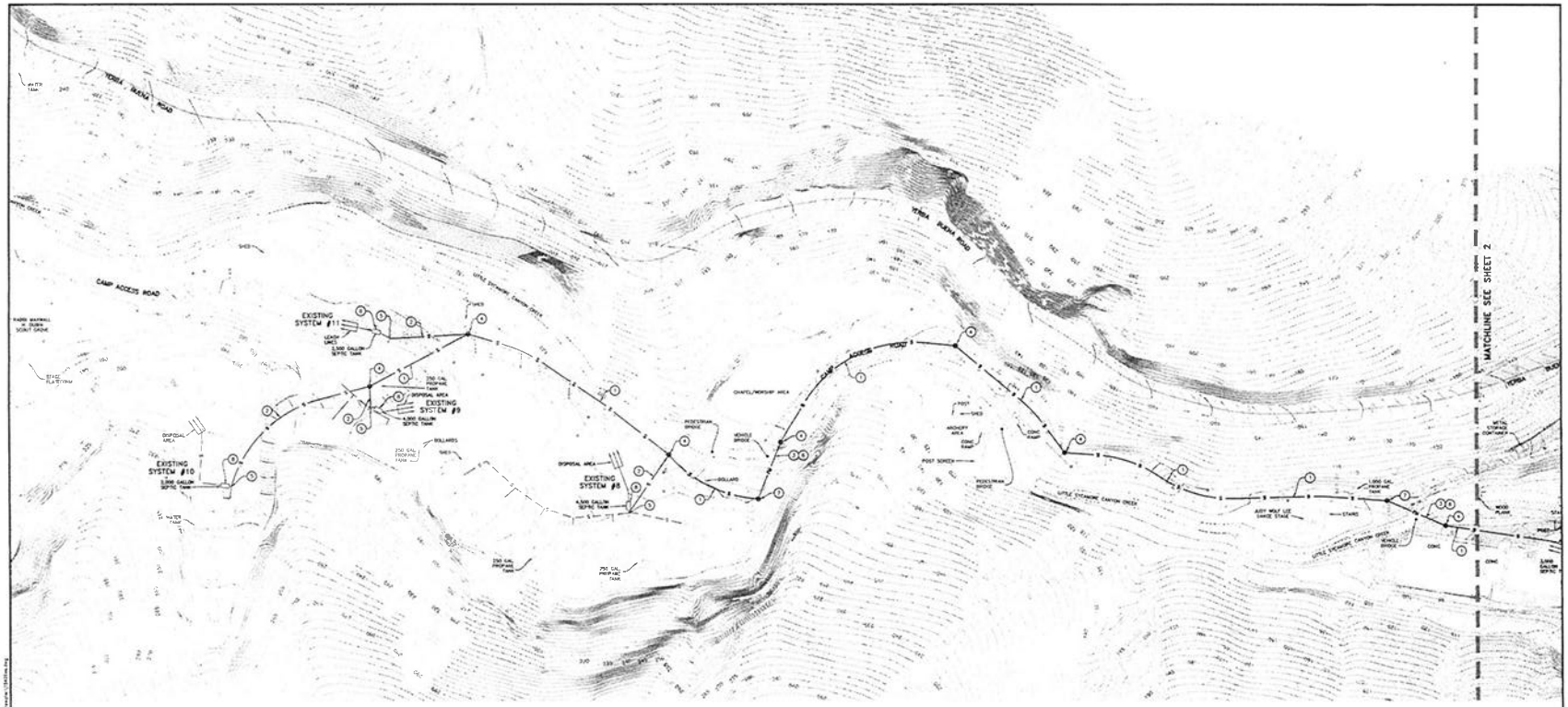
LEGEND

- SEWER LINE (APPROXIMATE LOCATION)
- SEPTIC TANK (APPROXIMATE LOCATION)
- LEACH LINE/DISPOSAL AREA (APPROXIMATE LOCATION)
- SEEPAGE PIT/DRY WELL (APPROXIMATE LOCATION)
- SEPTIC SYSTEM DESIGNATION
- PROPOSED SEEPAGE PIT/DRY WELL (APPROXIMATE LOCATION)
- PROPOSED SEWER LINE
- PROPOSED DRIPLINE DISPOSAL AREA (APPROXIMATE LOCATION)

SCALE: 1" = 40'

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Construction Management

PROPOSED TREATMENT SYSTEM LAYOUT
CAMP HESS KRAMER
CAMP HESS KRAMER (LOWER CAMP)
COUNTY OF VENTURA, CALIFORNIA



WASTEWATER LEGEND

- EXISTING SEWER LINE (APPROXIMATE LOCATION)
- EXISTING SEPTIC TANK (APPROXIMATE LOCATION)
- EXISTING LEACH LINES/DISPOSAL AREA (APPROXIMATE LOCATION)
- EXISTING SEEPAGE PIT/DRY WELL (APPROXIMATE LOCATION)
- BORE HOLES
- S — PROPOSED SEWER LINE
- FM — PROPOSED FORCE MAIN
- S — PROPOSED SEEPAGE PIT/DRY WELL (APPROXIMATE LOCATION)
- PROPOSED SEWER MANHOLE
- PROPOSED TREATMENT POD
- PROPOSED SEDIMENT RECIRCULATION OR DOSING TANK
- PROPOSED MECHANICAL DISTRIBUTION VALVE
- PASO ROBLES FLOW SPLITTER VALVE
- SEPTIC SYSTEM DESIGN PER

CAMP KEES WYMAN (MIDDLE CAMP)
PROJECT SYSTEMS

PLACEMENT NUMBER	USE	VOLUME (GALLONS)	SIZE
1	LEACH TYP	1,000	10x2 (1000)
2	LEACH 2x18	1,080	10x2 (1080)
3	LEACH 3x18	1,260	10x3 (1260)
4	LEACH 4x18	1,440	10x3 (1260)
5	LEACH 5x18	1,620	10x3 (1260)
6	LEACH 6x18	1,800	10x3 (1260)
7	LEACH 7x18	1,980	10x3 (1260)
8	LEACH 8x18	2,160	10x3 (1260)
9	LEACH 9x18	2,340	10x3 (1260)
10	LEACH 10x18	2,520	10x3 (1260)
11	LEACH 11x18	2,700	10x3 (1260)
12	LEACH 12x18	2,880	10x3 (1260)
13	LEACH 13x18	3,060	10x3 (1260)
14	LEACH 14x18	3,240	10x3 (1260)
15	LEACH 15x18	3,420	10x3 (1260)
16	P.F. LEACH 1B	558	10x3 (1260)
17	P.F. LEACH 2B	558	10x3 (1260)
18	P.F. LEACH 3B	558	10x3 (1260)
19	P.F. LEACH 4B	558	10x3 (1260)
20	P.F. LEACH 5B (NEW)	558	10x3 (1260)
21	P.F. LEACH 1C	558	10x3 (1260)
22	P.F. LEACH 2C	558	10x3 (1260)
23	L.F. LEACH 1	810	10x3 (1260)
24	L.F. LEACH 2	810	10x3 (1260)
25	L.F. LEACH 3	810	10x3 (1260)
26	L.F. LEACH 4	810	10x3 (1260)
27	L.F. LEACH 5	810	10x3 (1260)
28	L.F. LEACH 6	810	10x3 (1260)
29	L.F. LEACH 7	810	10x3 (1260)
30	L.F. LEACH 8	810	10x3 (1260)
31	L.F. LEACH 9	810	10x3 (1260)
32	L.F. RESTROOM	245	10x3 (1260)
33	L.F. SHOWER	140	10x3 (1260)
TOTAL		17,542	

DATES IN PARENTHESES INDICATE REMODELING

ESTIMATED EARTHWORK FOR GRAVITY WASTEWATER TREATMENT SYSTEM

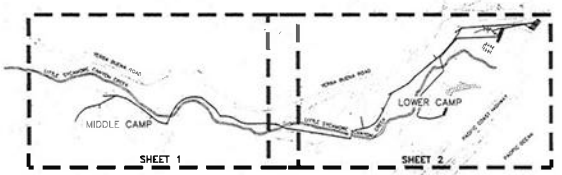
GRAVITY SEWER LINE — APPROXIMATELY 1,210 CY OF CUT FOR THE TRENCH

FORCE MAIN — APPROXIMATELY 290 CY OF CUT FOR THE TRENCH

ONSITE WASTEWATER TREATMENT SYSTEM — APPROXIMATELY 825 CY OF CUT AND 370 CY OF FILL

EXPANDING TEMPORARY SPOIT OF EXCAVATED FILL MATERIAL WILL BE RE-COMPACTED BACK INTO THE TRENCH WITH ANY EXCESS TO BE ENLARGED AT WALL FIELD

ESTIMATED AREA OF DISTURBANCE — (9,600 S.F. (0.454 ACRES))



CONSTRUCTION NOTES

1. PROPOSED 8" PVC GRAVITY SEWER LINE
2. PROPOSED 4" PVC GRAVITY SEWER LINE
3. PROPOSED 4" DIP FORCE MAIN
4. PROPOSED SANITARY SEWER MANHOLE
5. CONNECT TO EXISTING DISPOSAL SYSTEM
6. PROPOSED BRIDGE PIPE CONNECTION PER DETAIL A, SHEET 1
7. PROPOSED FORCE MAIN PUMP AND COLLECTION SYSTEM
8. EXISTING SEPTIC TANK TO BE ABANDONED PER COUNTY STANDARDS.
9. EXISTING SEWER LINE TO BE ABANDONED
10. EXISTING SEEPAGE PITS (SEE SOILS REPORT)
11. PROPOSED SEEPAGE PITS.
12. RECENTLY DRILLED SEEPAGE PITS.
13. PROPOSED EXPANSION AREA
14. PROPOSED FLOW SPLITTER VALVE
15. PROPOSED 2,500 GALLON TOTAL (2) HDPE TANKS (OR APPROVED EQUAL) PRETREATED PRIMARY SETTLEMENT TANK WITH EFFLUENT FILTER
16. PROPOSED 23,000 GALLON (2) HDPE TANKS (OR APPROVED EQUAL) PRETREATED RECIRCULATION TANK
17. PROPOSED 23,000 GALLON (2) HDPE TANKS (OR APPROVED EQUAL) PRETREATED DOSING TANK
18. PROPOSED DRIPPED SYSTEMS, INC ADVANTEX AX100 TREATMENT POD (10 EACH)
19. PROPOSED ADVANTEX TREATMENT SYSTEM CONTROL PANEL
20. PROPOSED MECHANICAL DISTRIBUTION VALVE
21. PROPOSED CHAIN LINK FENCE

INDEX MAP

SCALE: 1"=500'



DETAIL A – TYPICAL BRIDGE PIPE CONNECTION
NOT TO SCALE

MAPPING LEGEND

ABBREVIATIONS

AC	ASPHALT CONCRETE	FOC	FIBER OPTIC CABLE
AW	BARBED WIRE	FS	FINISHED SURFACE
CL/CTR	CENTERLINE	G	GAS
CO	CLEAN OUT	NE LY	NORTHEASTERLY
CLF	CHAIN LINK FENCE	NW LY	NORTHWESTERLY
CMP	CORRUGATED METAL PIPE	N	NORTH
CO	CLEAN OUT	OH	OVERHEAD
CONC	CONCRETE	PB	PULLBOX
CONC	CONCRETE	RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE	S LY	SOUTHERLY
CP	CONTROL POINT	SE LY	SOUTHEASTERLY
CYP	CYPRESS	SW LY	SOUTHWESTERLY
DF	DRAIN INLET	S	SOUTH
DS	DOWN SPOUT	SS	SANITARY SEWER
E LY	EASTERLY	SD	STORM DRAIN
E	EAST	TC	TOP OF CURB
EP	EDGE OF PAVEMENT	TB	TOP OF BANK
ELEC	ELECTRICITY	TS	TRAFFIC SIGNAL
EUC	EUCALYPTUS TREE	TW	TOP OF WALL
FC	FACE OF CURB	UNK	UNKNOWN
FF	FINISHED FLOOR	W	WEST
FL	FLOW LINE	W LY	WESTERLY

SYMBOLS

- BACK FLOW PREVENTER
- BOLLARD
- DRAIN INLET
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GUY-ANCHOR
- HOSE BIB
- GAS METER
- WATER METER
- TELEPHONE MANHOLE
- FIBER OPTIC CABLE MANHOLE
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- CABLE TV PULLBOX
- COMMUNICATION PULLBOX
- ELECTRIC PULLBOX
- GAS PULLBOX
- TRAFFIC SIGNAL PULLBOX
- WATER PULLBOX
- BUILDING NUMBER
- PILASTER
- POST INDICATOR VALVE
- POLE – GUY
- POLE – LIGHT
- POLE – TRAFFIC SIGNAL
- POLE – UTILITY
- UTILITY RISER – TYPE SPECIFIED
- SEWER CLEAN OUT
- SIGN
- DOUBLE POST SIGN
- UTILITY WARN
- GAS VALVE
- IRRIGATION CONTROL VALVE
- VALVE-UNKNOWN PURPOSE
- WATER VALVE
- CONTROL POINT
- SPOT ELEVATION
- FOUND MONUMENT AS NOTED
- CONCRETE SURFACE
- ASPHALT CONCRETE SURFACE
- DIRT ROAD

LINETYPES

- TOP OF BANK SLITRACE
- EASEMENT LINE
- RIGHT OF WAY LINE
- FLOWLINE
- GROUND RECHARGE
- MOTION OF SLOPE
- TOP OF SLOPE
- CONTOUR LINE
- CURB
- CONCRETE
- EDGE OF PAVEMENT
- CHAIN LINK/BARBED FENCE
- POST FENCE
- WOOD FENCE
- CABLE TV
- COMMUNICATIONS
- ELECTRIC
- FIBER OPTIC CABLE
- IRRIGATION
- NATURAL GAS
- SANITARY SEWER
- STORM DRAIN
- TRAFFIC SIGNAL
- WATER
- OVERHEAD WIRE
- WALL

NO.	DATE	REVISIONS	APPD.

Penfield & Smith
Engineering Surveying Planning Construction Management
111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-9532 Fax: (805) 966-9801

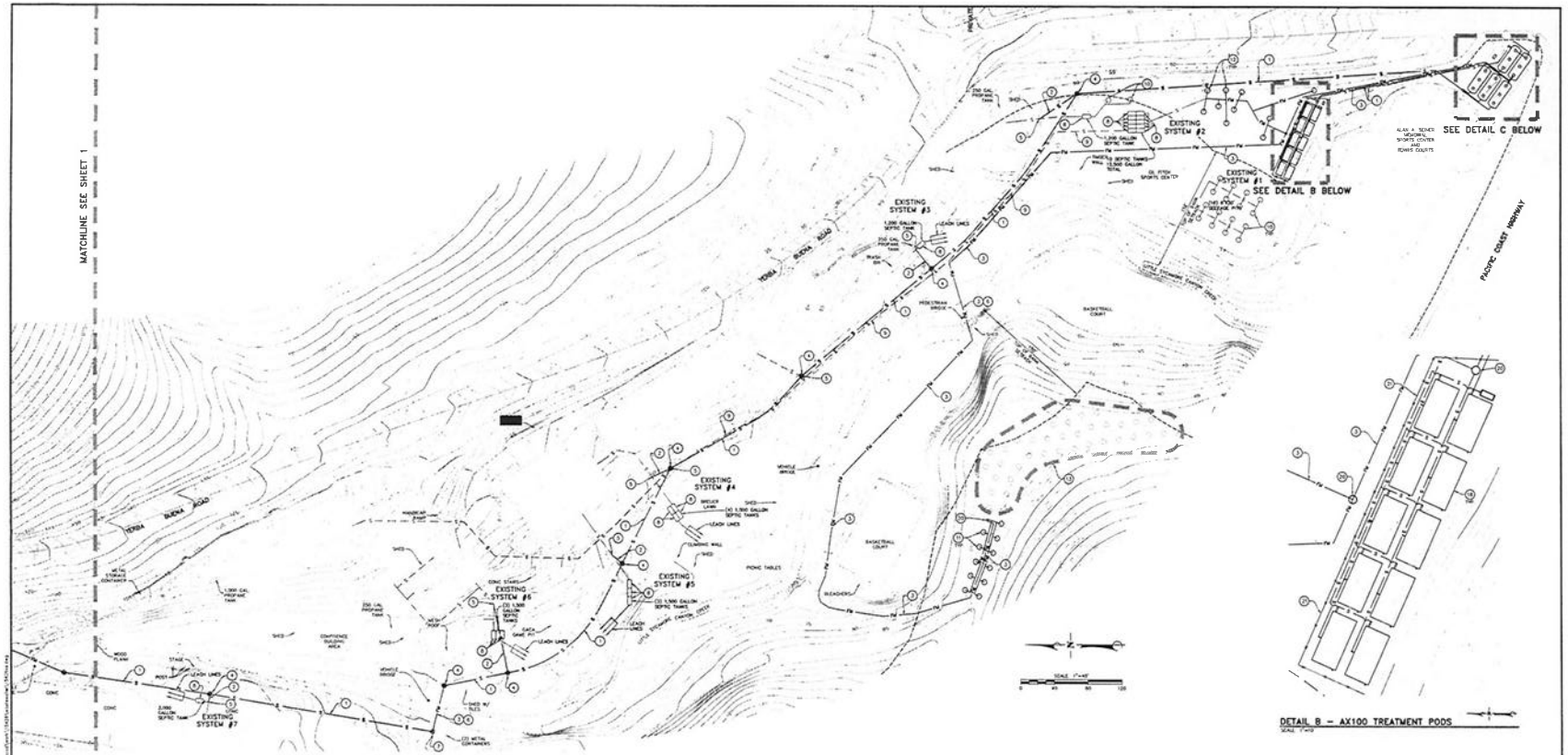
DESIGNED PETER MEIRAND DATE
PROJECT ENGINEER
R.C.E. 38815

CHECKED PETER
MD 39811

REVIEWED BY
SIGNATURE DATE

PRELIMINARY WASTEWATER TREATMENT AND COLLECTION SYSTEM LAYOUT
WILSHIRE BOULEVARD TEMPLE CAMPS
MIDDLE CAMPUS
COUNTY OF VENTURA, CALIFORNIA

P&S PROJECT NO. 13426.01
SHEET 1 OF 2
PLAN DATE 11/06/2015



DETAIL B – AX100 TREATMENT PODS
SCALE 1"=10'

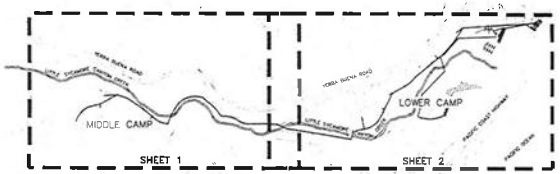
WASTEWATER LEGEND

- EXISTING SEWER LINE (APPROXIMATE LOCATION)
- EXISTING SEPTIC TANK (APPROXIMATE LOCATION)
- EXISTING LEACH LINES/DISPOSAL AREA (APPROXIMATE LOCATION)
- EXISTING SEEPAGE PIT/DRY WELL (APPROXIMATE LOCATION)
- BORE HOLES
- PROPOSED SEWER LINE
- PROPOSED FORCE MAIN
- PROPOSED SEEPAGE PIT/DRY WELL (APPROXIMATE LOCATION)
- PROPOSED SEWER MANHOLE
- PROPOSED TREATMENT POD
- PROPOSED SETTLEMENT, RECIRCULATION, OR DOSING TANK
- PROPOSED MECHANICAL DISTRIBUTION VALVE
- PROPOSED FLOW SPLITTER VALVE
- SEPTIC SYSTEM DESIGNATION

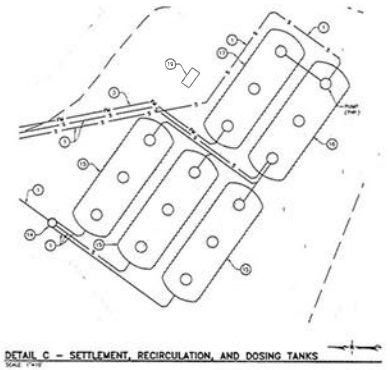
CAMP HESS KRAMER (LOWER CAMP) FACILITY STATISTICS

BUILDING NUMBER	USE	CAMPER CAPACITY	BUILT
1	CHIEF HOUSE	1,302	1934,(1998,2002)
2	MAINTENANCE SHOP	1,296	1965
3	MAINTENANCE OFFICE	261	1965
4	MAINTENANCE SHOP, RE-SCIENCE	945	1965
5	MAINTENANCE RESTROOM	184	1965
6	CAMPMASTER & DIRECTOR'S QUARTERS & STAFF/OFFICE/MEETING ROOM	13,224	1980
7	OVERNIGHT ACCOMMODATIONS (STAFF LODGE)	2,700	1979
8	DINING HALL (SECOND FLOOR)	2,700	1979
9	KITCHEN & RESTROOMS	2,475	1979
10	CAMP OFFICE	1,944	1965
11	INFIRMARY	1,512	1965
12	INFIRMARY STORE ROOM	135	1965
13	WOMEN, BOYS RESTROOM	360	1965
14	WOMEN, BOYS SHOWERS	1,944	1965
15	COVERED WALK	2,340	1965,(1979?)
16	CIVILIAN KITCHEN	2,430	1965
17	MEN'S & STAFF'S RESTROOM	420	1965
18	MEN'S & STAFF'S	1,512	1965
19	SWIM HALL/POOL RESTROOM	2,196	1958
20	POOL EQUIP. BUILDING	972	1958
21A	ADD'L LIC MALE SHOWER STALLS	945	1965
TOTAL		36,935	

DATES IN PARENTHESES INDICATE REMODELING



INDEX MAP
SCALE 1"=500'



DETAIL C – SETTLEMENT, RECIRCULATION, AND DOSING TANKS
SCALE 1"=10'

MAPPING LEGEND

ABBREVIATIONS

AC	ASPHALT CONCRETE	FOC	FIBER OPTIC CABLE
BW	BACK OF WALK	FS	FINISHED SURFACE
CATV	CABLE TV	HLY	HIGHWAY
CB	CATCH BASIN	NELY	NORTHEASTERLY
CL	CENTERLINE	NWLY	NORTHWESTERLY
CLF	CHAIN LINK FENCE	N	NORTH
CUP	CORRUGATED METAL PIPE	OH	OVER HEAD
CO	CLEAN OUT	PED	PEDESTRIAN
COMM	COMMUNICATIONS	RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE	SELY	SOUTHERLY
CP	CONTROL POINT	SELY	SOUTHEASTERLY
CYP	CYPRESS	SWLY	SOUTHWESTERLY
DI	DRAIN INLET	S	SOUTH
DS	DOWN SPOUT	SS	SANITARY SEWER
ELY	EASTERLY	SD	STORM DRAIN
E	EAST	TC	TOP OF CURB
FP	EDGE OF PAVEMENT	TG	TOP OF GRATE
ELEC	ELECTRICITY	TS	TRAFFIC SIGNAL
EUC	EUCALYPTUS TREE	TW	TOP OF WALL
FC	FACE OF CURB	UNK	UNKNOWN
FF	FINISHED FLOOR	W	WEST
FL	FLOW LINE	WLY	WESTERLY

SYMBOLS

- BACK FLOW PREVENTER
- BOLLARD
- DRAIN INLET
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GUY-ANCHOR
- HOSE BIB
- GAS METER
- WATER METER
- TELEPHONE MANHOLE
- INDEX (SPEC CURB) MANHOLE
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- CABLE TV PULLBOX
- COMMUNICATION PULLBOX
- ELECTRIC PULLBOX
- GAS PULLBOX
- TRAFFIC SIGNAL PULLBOX
- WATER PULLBOX
- BUILDING NUMBER
- FLAGPOLE
- POST INDICATOR VALVE
- POLE – GUY
- POLE – LIGHT
- POLE – TRAFFIC SIGNAL
- POLE – UTILITY
- UTILITY RISER – TYPE SPECIFIED
- SEWER CLEAN OUT
- SIGN
- DOUBLE POST SIGN
- UTILITY VAULT
- GAS VALVE
- IRRIGATION CONTROL VALVE
- VALVE–UNKNOWN PURPOSE
- WATER VALVE
- CONTROL POINT
- SPOT ELEVATION
- FOUND MONUMENT AS NOTED
- CONCRETE SURFACE
- ASPHALT CONCRETE SURFACE
- DIRT ROAD

LINETYPES

- TOP OF SLOPE
- TOP OF BANK SETBACK
- EASEMENT LINE
- RIGHT OF WAY LINE
- PLUMBING
- GROUND BREAKLINE
- BOTTOM OF SLOPE
- TOP OF SLOPE
- CENTER LINE
- CLASS
- DESCRIPTION
- EDGE OF PAVEMENT
- CHAIN-LINK/GATEWAY FENCE
- POST FENCE
- WOOD FENCE
- CABLE TV
- COMMUNICATIONS
- ELECTRIC
- FIBER OPTIC CABLE
- IRRIGATION
- NATURAL GAS
- SANITARY SEWER
- STORM DRAIN
- TRAFFIC SIGNAL
- WATER
- OVERHEAD WIRE
- WALL

CONSTRUCTION NOTES

1. PROPOSED 6" PVC GRAVITY SEWER LINE
2. PROPOSED 4" PVC GRAVITY SEWER LINE
3. PROPOSED 4" DIP FORCE MAIN
4. PROPOSED SANITARY SEWER MANHOLE
5. CONNECT TO EXISTING DISPOSAL SYSTEM
6. PROPOSED BRIDGE PIPE CONNECTION PER DETAIL A, SHEET 1
7. PROPOSED FORCE MAIN PUMP AND COLLECTION SYSTEM
8. EXISTING SEPTIC TANK TO BE ABANDONED PER COUNTY STANDARDS.
9. EXISTING SEWER LINE TO BE ABANDONED
10. EXISTING SEEPAGE PITS (SEE SOILS REPORT)
11. PROPOSED SEEPAGE PITS
12. RECENTLY DRILLED SEEPAGE PITS
13. PROPOSED EXPANSION AREA
14. PROPOSED FLOW SPLITTER VALVE
15. PROPOSED 25,000 GALLON TOTAL (12'x 40'REC (OR APPROVED EQUAL) FIBERGLASS PRIMARY SETTLEMENT TANK WITH AERATION UNIT
16. PROPOSED 25,000 GALLON (12'x 40'REC (OR APPROVED EQUAL) FIBERGLASS RECIRCULATION TANK
17. PROPOSED 25,000 GALLON (12'x 40'REC (OR APPROVED EQUAL) FIBERGLASS DOSING TANK
18. PROPOSED ENVIRO SYSTEMS MC ADVANTEX AX100 TREATMENT POD (10 EACH)
19. PROPOSED ADVANTEX TREATMENT SYSTEM CONTROL PANEL
20. PROPOSED MECHANICAL DISTRIBUTION VALVE
21. PROPOSED CHAIN LINK FENCE

NO.	DATE	REVISIONS	APPD.

Penfield & Smith
Engineering Surveying Planning
Construction Management
111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-9532 Fax: (805) 966-9801

DESIGNED BY _____ CHECKED BY _____
PETER HOSTMAN DATE _____
PROJECT ENGINEER
R.C.E. 39691

REVIEWED BY _____
SIGNATURE DATE

PRELIMINARY WASTEWATER TREATMENT SYSTEM AND DISPOSAL FIELD
WILSHIRE BOULEVARD TEMPLE CAMPS
LOWER CAMPUS
COUNTY OF VENTURA, CALIFORNIA

P&S PROJECT NO. 10408.01
SHEET 2 of 2
PLAN DATE 11/08/2010

COUNTY of VENTURA

RESOURCE MANAGEMENT AGENCY
DAVE WARD, AICP
Planning Director

MITIGATED NEGATIVE DECLARATION (MND) ADDENDUM

CAMP HESS KRAMER COASTAL PLANNED DEVELOPMENT 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:** Doug Lynn, Executive Director, Camps and Conference Center, Camp Hess Kramer, Gindling Hilltop Camp, Wilshire Boulevard Temple, 3663 Wilshire Boulevard, Los Angeles, CA 90010

3. **Applicant's Representative:** Ginger Anderson c/o Brownstein Hyatt Farber Schreck, LLP, 1021 Anacapa Street, 2nd Floor, Santa Barbara, CA 93101

4. **Location/Tax Assessor's Parcel Numbers:** The property is 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.

5. **Lot Sizes:** 700-070-450 (55.9 acres) and 700-0-060-310 (43.2 acres)

6. **General Plan Land Use Designation:** Rural and Open Space

7. **Coastal Area Plan Land Use Designation:** Residential Rural 1DU/2AC (Residential Rural, one dwelling unit per two acres) and Open Space

8. **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)

9. **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).

10. **Project Description:** Camp Hess Kramer (applicant), requests approval of a Coastal Planned Development (PD) permit (Case No. PL19-0005) to authorize the work completed within Little Sycamore Creek under an Emergency Coastal PD Permit ("Emergency Permit"). Under the Emergency Permit, debris and mud were removed along an estimated 2,572 linear feet of the creek. Approximately 14,000 cubic yards of mud and debris was removed from Little Sycamore Creek.

Five temporary check dams, made of rock from the creek, were constructed at different points within the creek to direct water away from the work sites. The temporary check dams were disassembled following the completion of the emergency work (Exhibit 4, Completion Report). Additionally, three temporary water diversions (upstream and downstream sandbag coffer dams) were constructed onsite to ensure emergency work conducted within the creek avoided surface water. The diversions were constructed between April 1 and April 17, 2019, out of sandbags (approximately 3 to 4 feet high) filled with clean sand and wrapped with visqueen plastic to prevent sedimentation into the creek (Exhibit 4 of the July 14, 2022 Planning Director staff report, Figures 3 and 4). All diversions were removed by April 30, 2019. The locations of the water diversions are as follows:

	Upstream Location	**Downstream Location**
Water Diversion No. 1	Approximately 0.5 miles upstream of Pacific Coast Highway crossing	Approximately 500 feet downstream of the upstream dam
Water Diversion No. 2	Within the creek approximately 10 feet downstream of the Diversion 1	Within the creek approximately 200 feet downstream from the Diversion 1 upstream dam
Water Diversion No. 3	Within the creek approximately 10 feet downstream of the Diversion 1 downstream dam	Within the creek approximately 500 feet downstream from the Diversion 2 upstream dam

To control groundwater seeping and pooling within the work area, water was pumped out and used for dust control on the roads or contained within earthen berms and sandbags within the project area. Following the completion of the project, the three temporary water diversions (upstream and downstream sandbag coffer dams) were removed.

Three temporary stockpile areas and one temporary storage / staging area are located within unvegetated, previously disturbed areas outside of the creek and creek bank (Exhibit 5 of the July 14, 2022 Planning Director staff report). The locations and size of these areas include the following:

Table 2 - Temporary Stockpile, Staging and Storage Areas		
Stockpile Areas		
Location	**Approximate Size (Square Feet)**	**Distance from top of bank of Little Sycamore Creek**
North of Bridge No. 1	750	Between 41 and 83 feet
South of Bridge No. 3 and north of Bridge No. 1	2,300	Between 68 and 109 feet
Middle Camp cabin area	4,800	Between 63 and 121 feet
Staging and Storage Area		
South of Bridge No. 1 in Lower Camp	12,700	Between 44 and 144 feet

Fiber rolls were installed around stockpiles to prevent the transport of soils into the creek and construction fencing was placed around the temporary construction staging areas to prevent the discharge of fuel, lubrication, or other materials being stored, as required by the Emergency Permit conditions of approval (Exhibit 3, Condition BIO-5 and Exhibit 8, Condition No. 14 of July 14, 2022 Planning Director staff report). Stockpiled soil is routinely maintained to ensure there is no soil migrates to the creek. Stockpiled soil will be used for additional restoration of the creek under Coastal PD Permit (PL21-0051) that is currently under review.

Impacts to ESHA that are attributed to the Woolsey Fire are considered a natural disaster and not from the operation of Camp Hess Kramer.

All project activities were completed by April 30, 2019.

B. STATEMENT OF ENVIRONMENTAL FINDINGS:

On July 3, 2014, the Planning Commission adopted an MND that evaluated the environmental impacts for a Conditional Use Permit (CUP) Case No. LU10-0069, that approved the continued operation of Camp Hess Kramer for a 20-year period. The CUP authorized campground areas, habitable and non-habitable structures, up to 60 third-party events per year, an advanced Onsite 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.

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. Following the fire, significant rainstorms in November 2018 and January 2019, sent debris and mud originating from the burn areas into Little Sycamore Creek. Storm drains were obstructed or broken and when the creek was full, water, mud and debris backed up onto the camp property.

Pursuant to Section 8181-3.7 of the Ventura County Coastal Zoning Ordinance (CZO) (Emergency Coastal Development Permits) in the event of an emergency, the Planning Director may issue an emergency permit in accordance with Section 30624 of the Public Resource Code. Development[1] 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.

On January 31, 2019, the Planning Division approved an Emergency Permit for the removal of debris and mud pursuant to Section 8181-3.7 of the Ventura County CZO. The Emergency Permit included 21 conditions. The camp was authorized to allow construction equipment to enter the creek at three temporary access points. Spoil materials removed from the creek were stockpiled onsite. Best management practices (BMPs) (i.e., silt barriers, fiber rolls, sand/gravel bags, straw bale barriers, etc.) were installed to confine the stockpiles and prevent transport of sediment. Temporary construction staging and storage areas were designated a sufficient distance from the creek. The applicant was also required to obtain permits from the United States Army Corps of Engineers (USACE), the California Department of Fish and Wildlife (CDFW) and the Los Angeles Regional Water Quality Control Board (LARWQCB) prior to commencement of the emergency work. On March 28, 2019, pursuant to the camp's Regional General Permit (RGP) No. 63 – Repair and Protection Activities in Emergency Situations, the USACE authorized temporary impacts of approximately 1.45 acres of non-wetland waters of the U.S. within Little Sycamore Creek. USACE placed special construction-related conditions on the Emergency Permit to ensure that archeological resources and water quality were not adversely impacted by the debris removal (USACE RGP No. 63 Letter dated March 28, 2019; Exhibit 3 of the July 14, 2022, Planning Director staff report). On January 24, 2019, the LARWQCB confirmed receipt from USACE of the proposed RGP 63 Emergency Permit (File No. 19-008.). Concurrent with the USACE and LARWQCB notifications, CDFW was also notified. No permit or Operation of Law was issued, however, CDFW did confirm emergencies are recognized as not requiring a permit however, only work to protect life and property is permitted (October 25, 2021 telephone consultation with Sarah Rains, CDFW).

On February 15, 2019, construction activities commenced and were completed on April 30, 2019. On June 20, 2019, an Emergency Project Completion Report ("Completion

[1] Coastal Act Section 30106 defines development to include but not be limited to, grading, removing, dredging, or extraction of any materials, and the removal of major vegetation.

Report"), prepared by Rincon Consultants, was submitted to the Planning Division (Exhibit 4 of the of the July 14, 2022, Planning Director staff report). The Completion Report details the emergency work that was performed and an explanation of how the work complied with the Emergency Permit conditions.

On May 1, 2019, the applicant submitted a Coastal PD application to permit the emergency work completed in April 2019.

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)].**

   No substantial changes are proposed for the CUP governing the Camp Hess Kramer Project (Case No. LU10-0069) which will require revisions to the previous MND prepared for that project.

   On July 3, 2014, the Ventura County Planning Commission approved the applicant's request for a CUP (Case No. LU10-0069) for the continued operation of Camp Hess Kramer and Gindling Hilltop Camp and the construction of an OWTS. The Planning Commission also adopted an MND prepared for Case No. LU10-0069. Biological Mitigation Measures 1 and 2 required protection of nesting birds and monarch roosting sites. Given the proximity of the OWTS to Little Sycamore Creek, Biological Resources Mitigation Measure 3 required the applicant to retain a County-approved biologist to monitor construction activities. The mitigation measures assigned to Case No. LU10-0069, together with the Emergency Permit conditions, minimized impacts to environmentally sensitive habitat areas (ESHA). These mitigation measures are included in the conditions of approval for the subject Costal PD Permit (Exhibit 8, Condition Nos. 24 through 27 of the July 14, 2022 Planning Director staff report).

   An Initial Study Biological Assessment (ISBA) dated July 22, 2011, prepared by Rincon Consultants, including historical photos of the camp, indicated California sycamore understory was the designated ESHA that was affected by the fire.

(Exhibit 9 of the July 14, 2022 Planning Director staff report). Impacts to ESHA that are attributed to the Woolsey Fire are considered a natural disaster and not from the operation of Camp Hess Kramer. Therefore, areas disturbed to remove debris and mud from the creek will be restored on their own accord.

An ISBA dated April 13, 2022 (Exhibit 11 of the July 14, 2022 Planning Director staff report) was prepared by Stantec for the rebuild of Camp Hess Kramer (Case No. PL21-0051). This ISBA evaluated Little Sycamore Canyon Creek and the wildlife that utilizes the creek as their habitat. The ISBA concluded that during surveys of the creek in 2020 and 2021, no water was present, and the creek did not experience any tidal influence from the nearby Pacific Ocean. As such, the creek does not provide suitable spawning or rearing habitat for steelhead trout. Only in an above average rainfall year might there be enough persistent flow, for short periods of time, to support fish species, such as the steelhead trout.

Additionally, Archaeological Mitigation Measure 4, required all earth disturbance to be monitored by a Registered Professional Archaeologist (RPA) and Native American. These mitigation measures were implemented during the emergency work (Exhibit 8, Condition No. 27 of the July 14, 2022, Planning Director staff report). The emergency work did 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 rainstorms saturated the ground, causing mud, sediment, and debris to fill the creek and flow onto camp property. On April 30, 2019, the removal of debris and mud was completed under an Emergency Permit (Exhibit 3 of the July 14, 2022, Planning Director staff report).

As described in the Completion Report (Exhibit 4 of the July 14, 2022, Planning Director staff report), prepared by Rincon Consultants, biologists visited the site 18 times while emergency work was being conducted to ensure compliance with the permit's biological mitigation measures.

Biological Resources Mitigation Measures 1, 2, and 3 and Archaeological Mitigation Measure 4 from the adopted MND were enforced. The applicant was also required

to comply with the conditions of approval included in the Emergency Permit and any new conditions assigned by Federal and State Agencies (Exhibit 8, Condition Nos. 24 through 27 of the July 14, 2022, Planning Director staff report).

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 or Emergency Permit that was issued following the Woolsey Fire.

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)].**

      The emergency work does not require major revisions of the previous MND, and any significant environmental impacts associated with this project have been addressed with the Biological and Archaeological Mitigation Measures included in the adopted MND prepared for the Camp Hess Kramer CUP, the Emergency Permit conditions, and conditions assigned by the Federal and State Agencies having jurisdiction over the project (Exhibit 8, Condition Nos. 25 through 28 of the July 14, 2022, Planning Director staff report).

      Temporary stockpile areas will remain in previously disturbed areas outside of Little Sycamore Creek. The emergency work was completed in April 2019 as documented in the Completion Report prepared by Rincon Consultants (Exhibit 4 of the July 14, 2022, Planning Director staff report). As such, no new significant effects have been identified. The proposed project will not change the analysis set forth in the previous MND. 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 Section 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.

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Exhibit 7 - General Plan Consistency Analysis

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

The 2040 Ventura County General Plan *Goals, Policies and Programs* (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, the Ventura County CZO (Section 8181-3.5.a) states that in order to be approved, a project must be found consistent with all applicable policies of the Ventura County General Plan and Ventura County Coastal Area Plan.

This exhibit provides an evaluation of the consistency of the proposed project with applicable policies of the Ventura County 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. The property is also covered by the Santa Monica Mountains Overlay zone. The zoning for the emergency work that was performed is designated CRE-20 ac.

Pursuant to the Ventura County Coastal Zoning Ordinance Section 8181-3.7, Emergency Coastal Development Permits, in the event of an emergency, the Planning Director may issue an emergency permit in accordance with Section 30624 of the Public Resource Code. 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. On January 31, 2019, the Planning Division approved an Emergency Permit (Exhibit 3 of the July 14, 2022, Planning Director staff report) for the removal of debris and mud after Little Sycamore Creek was inundated with mud and debris following the Woolsey Fire and subsequent rainstorms.

On February 15, 2019, construction activities commenced and were completed on April 30, 2019.

On May 1, 2019, the applicant submitted a Coastal PD application to permit the emergency work completed in April 2019.

On June 20, 2019, an Emergency Project Completion Report ("Completion Report"), prepared by Rincon Consultants, was submitted to the Planning Division (Exhibit 4 of the July 14, 2022, Planning Director staff report). The Completion Report details the emergency work that was performed and an explanation of how the work complied with the Emergency Permit conditions. Five temporary check dams and three temporary water diversions were installed to direct water away from the work sites. The check dams and water diversions were disassembled / removed following completion of the emergency work (Exhibit 4 of the July 14, 2022 Planning Director hearing).

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

2. **Land Use and Community Character Element Community Character and Quality of Life Policy LU-16.1:** *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.*

   Land Use and Community Character Element Visual Access for Rural Development Policy LU-16.10: *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.*

   Land Use and Community Character Element Consultation with State and Federal Agencies Policy LU-19.4: *The County shall continue to consult with applicable state and federal regulatory agencies during project review and permitting activities.*

   Conservation and Open Space Element Agency Consultation Regarding Biological Resources Policy COS-1.9: *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.

Little Sycamore Creek originates north of Camp Hess Kramer and ends at a culvert beneath State Route (SR) 1. The camp's street frontages (SR 1 and Yerba Buena Road) are vegetated and developed with tennis courts and court fencing and buildings that were not destroyed in the Woolsey Fire. The emergency work completed in April 2019 occurred along 2,572 linear feet of Little Sycamore Creek and removed mud and debris in the creek. Stockpiles of the mud and debris are located on the interior portions of the site and cannot be seen from SR 1 or Yerba Buena Road.

On March 28, 2019, pursuant to the camp's Regional General Permit (RGP) No. 63 – Repair and Protection Activities in Emergency Situations, the United States Army Corps of Engineers (USACE) authorized temporary impacts of approximately 1.45 acres of non-wetland waters of the U.S. within Little Sycamore Creek (Exhibit 3 of the July 14, 2022, Planning Director staff report). USACE placed special construction-related conditions on the Emergency Permit to ensure that archeological resources and water quality were not adversely impacted by the debris removal (Exhibit 3 of the July 14, 2022, Planning Director staff report). On January 24, 2019, the Los Angeles Regional Water Quality Control Board (LARWQCB) confirmed receipt from USACE of the proposed RGP 63 Emergency Permit (File No. 19-008.). Concurrent with the USACE and LARWQCB notifications, California Department of Fish and Wildlife (CDFW) was also notified. No permit or Operation of Law was issued, however, CDFW did confirm emergencies are recognized as not requiring a permit however, only work to protect life and property is permitted (October 25, 2021, telephone consultation with Sarah Rains, CDFW).

No work was conducted during the rainy season. Consulting biologists monitored all emergency work done in the creek, as required by Condition No. 26 of the project conditions of approval (Exhibit 8 of the July 14, 2022, Planning Director staff report) and noted that the water diversion activities did not result in degradation of the creek or exceed water quality objectives for the creek.

Water quality sampling was collected prior to all diversion activities and following removal of the third diversion. The Completion report includes the water sampling data and concludes that dissolved oxygen concentrations, the pH level, nephelometric turbidity (opaqueness of a fluid due to the presence of suspended

solids[1]), and water temperature of the Little Sycamore Creek were in compliance with the Los Angeles Region Basin Plan Water Quality Objectives (Exhibit 4 of the July 14, 2022, Planning Director staff report, Tables 1 through 5).

On June 20, 2022, the Planning Division notified and requested comments from USACE, CDFW, LARWQCB, the U.S. Fish and Wildlife Service, National Audubon Society, California Native Plant Society, and National Park Service 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. **Circulation, Transportation, and Mobility Element Vehicle Miles Traveled [VMT] Standards and CEQA Evaluation Policy CTM-1.1:** *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.*

   Circulation, Transportation, and Mobility Element County Level of Service (LOS) Standards Policy CTM-1.3: *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*

[1] https://www.sciencedirect.com/topics/engineering/nephelometric-turbidity-unit

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.*

Circulation, Transportation, and Mobility Element Pro Rata Share of Improvements Policy CTM-1.7: *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.*

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

Circulation, Transportation, and Mobility Element Emergency Access CTM-2.28: *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 (PWARTD) reviewed the proposed project and determined that a Traffic Impact Mitigation Fee was not required for the proposed project, as the emergency work did not last longer than 12 months and did 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.

For consistency with Ventura County's General Plan policies, an LOS analysis was conducted. The PWARTD determined that the emergency work did not alter the existing LOS on Yerba Buena Road.

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. Access to Camp Hess Kramer is via Yerba Buena Road. The entry is less than 500 feet from the intersection of SR 1 and Yerba Buena Road. Therefore, Yerba Buena Road supported the minimal traffic associated with the emergency work and restoration, because excavated soil was not hauled offsite and instead will be used for additional restoration of the creek under Coastal PD Permit (PL21-0051).

The emergency work did not interrupt continued emergency services, or 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. **Public Facilities, Services, and Infrastructure Element Waste Reduction Practices for Discretionary Development Policy PFS-5.9:** *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.*

   Removal of mud and debris from Little Sycamore Creek was completed in April 2019. The Completion Report (Exhibit 4 of the July 14, 2022, Planning Director staff report) notes that silt and pollutants were not discharged off the site or within the creek during mud and debris removal activities. Fiber rolls and visqueen plastic were used to contain the materials in the stockpile areas from entering the creek. The applicant collected and disposed of trash in containers that were removed from the site daily during the emergency work cleanup. After project completion, all, vehicles, building materials and trash were removed from the site, in compliance with the project conditions (Exhibit 8, Condition No. 23 of the July 14, 2022 Planning Director staff report).

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

5. **Public Facilities, Services, and Infrastructure Element Flood Control and Drainage Facilities Required for Discretionary Development Policy PFS-6.1:** *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.*

Public Facilities, Services, and Infrastructure Element Stormwater Drainage Facilities Policy PFS-6.5: *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.*

Hazards and Safety Element Slope Drainage Policy HAZ-4.12: *Drainage plans that direct runoff and drainage away from slopes shall be required for construction in hillside areas.*

California Coastal Act Policy Section 30236: *Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to (l) necessary water supply projects, (2) flood control projects where no other method for protecting existing structures in the flood plain is feasible and where such protection is necessary for public safety or to protect existing development, or (3) developments where the primary function is the improvement of fish and wildlife habitat."*

Little Sycamore Creek is a red line channel under the jurisdiction of the Ventura County Watershed Protection District. The emergency work removed mud and debris to reestablish the flow of water through this watershed.

To ensure that stormwater offset designs (i.e., silt barriers, fiber rolls, sand/gravel bags, straw bale barriers, etc.) complied with the LARWQCB National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit No. CAS004002 (Permit), the applicant implemented construction Best Management Practices (BMP) during all ground disturbing activities (Exhibit 7, Condition Nos. 16 and 33 of the July 14, 2022, Planning Director staff report).

The applicant obtained Watercourse Permit No. 2022054 on June 23, 2022 for the removal of approximately 14,000 cubic yards of mud and woody debris from Little Sycamore Canyon Creek. The removed material was stockpiled on site in various areas as shown in Exhibit 5 of this staff report.

As noted in the project Completion Report (Exhibit 4 of the July 14, 2022 Planning Director hearing staff report), five temporary check dams and three temporary water diversions that were installed to direct water away from the work sites and were disassembled / removed following completion of the emergency work. All emergency equipment was removed from the project area on April 30, 2019.

Based on the discussion above, the project is consistent with General Plan Policies PFS-6.1, PFS-6.5, and HAZ-4.12 and Coastal Act Policy Section 30236.

6. **Public Facilities, Services, and Infrastructure Element Emergency Vehicles Access Policy PFS-11.4:** *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.

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

Public Facilities, Services, and Infrastructure Element Consistent Fire Protection Standards for New Development Policy PFS-12.4: *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.*

Hazards and Safety Element Fire Prevention Design and Practices Policy HAZ-1.1: *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.*

Hazards and Safety Element Development in High Fire Hazard Severity Zones and Hazardous Fire Areas Policy HAZ-1.4: *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 emergency work restored fire access through the camp.

Emergency fire protection services were 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.

The Camp property is accessed by two private driveways connected to Yerba Buena Road. The existing roads (e.g., Yerba Buena Road and SR 1) will continue to provide access to camp. These roads did not need to be widened or extended to serve the emergency work.

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. **Conservation and Open Space Element Protection of Sensitive Biological Resources Policy COS-1.1:** *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.*

   Conservation and Open Space Element Agency Consultation Regarding Biological Resources Policy COS-1.9:: *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.*

   Conservation and Open Space Element Discretionary Development and Landscaping Policy COS-1.12: *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.*

   Water Resources Water Use Efficiency for Discretionary Development Policy WR-3.2: *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.*

An Initial Study Biological Assessment (ISBA) dated July 22, 2011 (Exhibit 9 of the July 14, 2022 Planning Director staff report), prepared by Rincon Consultants, included historical photos of the camp that indicated California sycamore understory that was affected by the fire was designated as ESHA. 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. Impacts to ESHA that are attributed to the Woolsey Fire are considered a natural disaster and not from the operation of Camp Hess Kramer. Therefore, areas disturbed by the removal of debris and mud from the creek was required as part of the emergency permit. As no development is proposed, additional ESHA was not displaced as a result of the emergency work[2]. All trees along the creek bank were left in place for stabilization purposes.

An ISBA dated April 13, 2022 (Exhibit 11 of the July 14, 2022 Planning Director staff report) was prepared by Stantec for the rebuild of Camp Hess Kramer (Case No. PL21-0051). This ISBA evaluated Little Sycamore Canyon Creek and the wildlife that utilizes the creek as their habitat. The ISBA concluded that during surveys of the creek in 2020 and 2021, no water was present, and the creek did not experience any tidal influence from the nearby Pacific Ocean. As such, the creek does not provide suitable spawning or rearing habitat for steelhead trout. Only in an above average rainfall year might there be enough persistent flow, for short periods of time, to support fish species, such as the steelhead trout.

In accordance with Coastal Area Plan South Coast Santa Monica Mountains Policy 3, Conditional Use Permit (CUP) LU10-0069 included Condition of Approval No. 25 requiring the applicant record a deed restriction identifying ESHA. A Notice of Land Use Entitlement and an exhibit identifying ESHA was recorded (Instrument No. 20171004-00129270-0). The emergency work was confined to the creek and did not expand into the restricted ESHA areas.

The MND prepared for Camp Hess Kramer included Biological Resources Mitigation Measures which required avoidance of nesting birds and monarch butterfly roosts. The applicant was also required to retain a qualified biologist to oversee construction activities related to the OWTS. Additionally, Archaeological Mitigation Measure 4, required all earth disturbance to be monitored by a Registered Professional Archaeologist (RPA) and Native American. These mitigation measures were implemented during the emergency work. (Exhibit 8, Condition Nos. 26 through 28 of the July 14, 2022, Planning Director staff report).

[2] Additional work that may be required to stabilize the creek will be evaluated as part of the camp rebuild project (Case No. PL21-0051), including restoration of creek banks and adjoining upland areas.

Prior to removing mud and debris from the creek, the applicant was required to obtain permits from the USACE, CDFW and the LARWQCB. As discussed in item 2 above, on March 28, 2019, the USACE authorized temporary impacts of approximately 1.45 acres of non-wetland waters of the U.S. within Little Sycamore Creek. USACE placed special construction-related conditions on the Emergency Permit to ensure that archeological resources and water quality were not adversely impacted by the debris removal. CDFW and LARWQCB were also notified.

The emergency work involved the removal of approximately 14,000 cubic yards of mud and debris from the creek (Exhibit 4, Table 1 of the July 14, 2022, Planning Director staff report). Four stockpile areas are between 41 and 121 feet from the top of bank of Little Sycamore Creek (Exhibits 4 and 5 of the July 14, 2022 Planning Director staff report). The stockpile and staging locations were selected because they were previously disturbed areas, did not have vegetation, were flat/level, and outside of the creek and creek bank. The existing stockpile, storage and staging areas equate to 20,550 sq. ft. of already disturbed area (Exhibit 4, table on page 10 of the July 14, 2022, Planning Director staff report). The applicant intends to use this fill dirt for the camp rebuild project (Case No. PL21-0051). Relocating the mud/soil to Gindling Hilltop Camp or another offsite location would result in approximately 1,400 truck trips. When the camp is rebuilt, the same number of truck trips would have to be replicated. Therefore, stockpiled mud/soil remained onsite. BMPs (i.e., silt barriers, fiber rolls, sand/gravel bags, straw bale barriers, etc.) were installed to confine the stockpiles and prevent transport of sediment. Fueling, lubrication, maintenance, storage and staging of vehicles and equipment did not result in a discharge into the creek (Exhibit 4, Section 4.1, pg. 14 of the July 14, 2022, Planning Director staff report).

As previously noted, (above), the applicant obtained permit authorization from USACE, LARWQCB and CDFW for the initial mud and debris removal. Additionally, on June 20, 2022, the Planning Division notified and requested comments from USACE, CDFW, the LARWQCB, the U.S. Fish and Wildlife Service, National Audubon Society, California Native Plant Society, and National Park Service 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. Conservation and Open Space Element Discretionary Development on Hillsides and Slopes Policy COS-1.6: *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. Developed portions of the camp property are primarily flat. Little Sycamore Creek cuts through Lower and Middle Camps, the creek banks range from 20 percent to 120 percent (past vertical). The emergency work was completed in April 2019 to remove mud and debris from the creek. The proposed Coastal PD Permit authorizes that work was the "minimum amount necessary" to alleviate the immediate threat.

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

9. Conservation and Open Space Element Scenic Roadways Policy COS-3.1: *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 SR 1, an eligible scenic highway, to the north and Yerba Buena Road to the east. The project site does not include any property within the Scenic Resource Protection (SRP) Overlay Zone. Little Sycamore Creek meanders through Lower and Middle Camp before terminating at a culvert beneath SR 1 where it drains to the Pacific Ocean. Neither the creek or the stockpile areas can be seen

from SR 1 or Yerba Buena Road. No aspect of the proposed project is located on top of ridgelines or hilltops.

Based on the discussion above, the project is consistent with General Plan Policies COS-3.1, Coastal Act Policy Section 30251 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.*

    County Line Beach is located approximately 25 feet south of Camp Hess Kramer and is separated by SR 1. Big Sycamore Canyon Trail is located approximately 16,788 feet northwest of the project site, Yellow Hill Trail is located approximately 6,077 feet east of the project site, and the California Coastal Trail is located adjacent to County Line Beach. All emergency work occurred on the camp property and did not impact nearby recreational uses.

    On May 6, 2021, December 1, 2021 and June 29, 2022, the California Coastal Commission requested additional analysis demonstrating the need for the bank stabilization measures, two grade control structures, cut-off trenches, and a storm

drain outlet, impacts to ESHA, and the presence of steelhead trout in the creek. The additional bank stabilization measures, two grade control structures, cut-off trenches, and a storm drain outlet are no longer proposed as part of the project, therefore, there would not be any additional impacts to the creek, ESHA and the steelhead trout. Five temporary check dams and three temporary water diversion structures were installed to direct water away from work sites (Exhibit 4, of the July 14, 2022 Planning Director staff report). The check dams and water diversion structures were disassembled / removed following the completion of the emergency work. As noted above, the ISBA dated April 13, 2022 (Exhibit 11 of the July 14, 2022 Planning Director hearing), indicated that in an above average rainfall year there might be enough persistent flow, for short periods of time, to support fish species, such as the steelhead trout. Staff's response to the California Coastal Commission letters are included in Exhibit 10 of the July 14, 2022 Planning Director staff report.

On June 20, 2022, the Planning Division notified and requested comments from USACE, CDFW, the LARWQCB, the U.S. Fish and Wildlife Service, National Audubon Society, California Native Plant Society, and National Park Service 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 proposed project is consistent with Coastal Area Plan South Coast Recreation Policies 8 and 12.

11. **Conservation and Open Space Element Cooperation for Cultural, Historical, Paleontological, and Archaeological Resource Preservation Policy COS-4.2(a):** *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.*

    Conservation and Open Space Element Cooperation for Tribal Cultural Resource Preservation Policy COS-4.2(b): *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.*

    Conservation and Open Space Element Discretionary Development and Tribal, Cultural, Historical, Paleontological, and Archaeological Resource Preservation Policy COS-4.4: *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 6 of the July 14, 2022, Planning Director staff report), 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. in connection with the camp's proposal to construct an onsite wastewater treatment system. The Phase I noted that Little Sycamore Creek, is known to potentially contain archaeological resources. The MND evaluated the environmental impacts for the camp's CUP, Case No. LU10-0069, and included Archaeological Mitigation Measure 4 which required all earth disturbance be monitored by a Registered Professional Archaeologist (RPA) and Native American. This mitigation measure was implemented during the emergency work (Exhibit 8, Condition No. 25 of the July 14, 2022, Planning Director staff report).

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. **Hazards and Safety Element Soil Erosion and Pollution Prevention Policy HAZ-4.5:** *The County shall require discretionary development be designed to prevent soil erosion and downstream sedimentation and pollution.*

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

Hazards and Safety Element Temporary Revegetation on Graded Areas Policy HAZ-4.7: *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.*

Water Resources Water Quality Protection for Discretionary Development Policy WR-1.12: *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.*

Water Resources Water Quality Protection for Discretionary Development Policy WR-2.2: *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.*

Little Sycamore Creek meanders through the camp property before discharging into a culvert beneath SR 1 and into the Pacific Ocean.

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). Further, 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. The emergency work was not located within the identified floodplain.

The stockpile, storage and staging areas are temporary. The applicant intends to use this fill dirt for the camp rebuild project (Case No. PL21-0051). BMPs (i.e., silt barriers, fiber rolls, sand/gravel bags, straw bale barriers, etc.) were installed to confine the stockpiles and prevent transport of sediment. The stockpiles are frequently inspected and if necessary, additional BMPs are added to maintain, restore or replace the BMPs.

To prevent erosion, the applicant removed spoils from the creek and suitable materials free of contaminants, such as trash and debris, and used this material to recontour an eroded slope east of the creek on the camp property. In addition, all trees along the creek bank were left in place for continued stabilization purposes.

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).

EXHIBIT 8 – DRAFT CONDITIONS OF APPROVAL FOR COASTAL PLANNED DEVELOPMENT (PD) PERMIT CASE NO. PL19-0005

CAMP HESS KRAMER EMERGENCY PERMIT

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, and 5 of the Planning Director hearing on July 14, 2022, 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 Coastal Planned Development (PD) permit is granted to authorize Camp Hess Kramer (applicant), approval of a Coastal Planned Development (PD) permit (Case No. PL19-0005) to authorize the work completed within Little Sycamore Creek under an Emergency Coastal PD Permit ("Emergency Permit"). Under the Emergency Permit, debris and mud were removed along an estimated 2,572 linear feet of the creek. Approximately 14,000 cubic yards of mud and debris was removed from Little Sycamore Creek.

Five temporary check dams, made of rock from the creek, were constructed at different points within the creek to direct water away from the work sites. The temporary check dams were disassembled following the completion of the emergency work (Exhibit 4, Completion Report). Additionally, three temporary water diversions (upstream and downstream sandbag coffer dams) were constructed onsite to ensure emergency work conducted within the creek avoided surface water. The diversions were constructed between April 1 and April 17, 2019, out of sandbags (approximately 3 to 4 feet high) filled with clean sand and wrapped with visqueen plastic to prevent sedimentation into the creek (Exhibit 4 of the July 14, 2022 Planning Director staff report, Figures 3 and 4). All diversions were removed by April 30, 2019. The locations of the water diversions are as follows:

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	Upstream Location	Downstream Location
Water Diversion No. 1	Approximately 0.5 miles upstream of Pacific Coast Highway crossing	Approximately 500 feet downstream of the upstream dam
Water Diversion No. 2	Within the creek approximately 10 feet downstream of the Diversion 1	Within the creek approximately 200 feet downstream from the Diversion 1 upstream dam
Water Diversion No. 3	Within the creek approximately 10 feet downstream of the Diversion 1 downstream dam	Within the creek approximately 500 feet downstream from the Diversion 2 upstream dam

To control groundwater seeping and pooling within the work area, water was pumped out and used for dust control on the roads or contained within earthen berms and sandbags within the project area. Following the completion of the project, the three temporary water diversions (upstream and downstream sandbag coffer dams) were removed.

Three temporary stockpile areas and one temporary storage / staging area are located within unvegetated, previously disturbed areas outside of the creek and creek bank (Exhibit 5 of the July 14, 2022 Planning Director staff report). The locations and size of these areas include the following:

Table 2 - Temporary Stockpile, Staging and Storage Areas		
Stockpile Areas		
Location	**Approximate Size (Square Feet)**	**Distance from top of bank of Little Sycamore Creek**
North of Bridge No. 1	750	Between 41 and 83 feet
South of Bridge No. 3 and north of Bridge No. 1	2,300	Between 68 and 109 feet
Middle Camp cabin area	4,800	Between 63 and 121 feet
Staging and Storage Area		
South of Bridge No. 1 in Lower Camp	12,700	Between 44 and 144 feet

Fiber rolls were installed around stockpiles to prevent the transport of soils into the creek and construction fencing was placed around the temporary construction staging areas to prevent the discharge of fuel, lubrication, or other materials being stored, as required by the Emergency Permit conditions of approval. Stockpiled soil is routinely maintained to ensure there is no soil migrates to the creek. Stockpiled soil will be used for additional

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restoration of the creek under Coastal PD Permit (PL21-0051) that is currently under review.

Impacts to ESHA that are attributed to the Woolsey Fire are considered a natural disaster and not from the operation of Camp Hess Kramer.

All project activities were completed by April 30, 2019.

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.

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:

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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. 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.

5. 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

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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.

6. 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.

7. 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

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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.

8. 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.

9. 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

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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.

10. 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. 11, 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.

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11. 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.

12. 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.

13. Change of Permittee

Purpose: To ensure that the Planning Division is properly and promptly notified of any change of Permittee.

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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.

14. Material Storage

Temporary 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. All temporary stockpile and storage areas 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.

On January 31, 2019, the Planning Division approved an Emergency Permit for the removal of debris and mud and construction of five[1] check dams at different points within Little Sycamore Creek pursuant to the Ventura County Coastal Zoning Ordinance (CZO) Section 8181-3.7. The emergency work performed was the "minimum amount necessary" to alleviate the immediate threat. On February 15, 2019, construction activities commenced and were completed on April 30, 2019. RMA Planning Conditions of Approval Nos. 15 through 23 were required as part of the Emergency Authorization for

[1] As stated in the Emergency Permit, nine temporary check dams were contemplated to be installed in Little Sycamore Creek. However, temporary check dams 1, 2, 8 and 9 are not on Wilshire Boulevard Temple property. Therefore, the Emergency Coastal Development Permit authorized a total of five temporary check dams, numbered 3 through 7 as shown on the approved project plans for the Emergency permit.

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the removal of mud and debris and construction of the five check dams (Case No. PL19-0005) and have been satisfied.

15. Documentation Verifying Compliance with Other Agencies' Requirements Related to this Coastal PD Permit

Purpose: To ensure compliance with, and notification of, federal (USACE), state (CDFW, RWQCB), 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: 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, or written verification permits or agreements from other agencies are not required.

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.

On March 28, 2019, pursuant to the camp's Regional General Permit (RGP) No. 63 – Repair and Protection Activities in Emergency Situations, the United States Army Corps of Engineers (USACE) authorized temporary impacts of approximately 1.45 acres of non-wetland waters of the U.S. within Little Sycamore Creek. On January 24, 2019, the Los Angeles Regional Water Quality Control Board (LARWQCB) confirmed receipt from USACE of the proposed RGP 63 Emergency Permit (File No. 19-008.). Concurrent with the USACE and LARWQCB notifications, California Department of Fish and Wildlife (CDFW) was also notified. No permit or Operation of Law was issued, however, CDFW did confirm emergencies are recognized as not requiring a permit however, only work to protect life and property is permitted.

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16. Grading and Brush Removal

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 15 – April 15).

17. Best Management Practice (BMPs) to Prevent Erosion

During construction and operation, the Permittee shall implement construction Best Management Practices (BMPs) during all ground disturbing activities. BMPs shall include but not be limited to installation of temporary perimeter sediment barriers (fiber rolls) and/or sand/gravel bags, straw bale barriers, and confining equipment and fueling to a designated construction staging area. Trees along the bank, even if dead or damaged, will be left in place for their roots' stabilizing function.

18. Night Construction Avoidance

No nighttime work is permitted.

19. 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.

20. Temporary Access into Little Sycamore Creek

Prior to zoning clearance for construction, a site plan shall be submitted identifying temporary access roads to gain entry into the creek. Areas of temporary disturbance shall be minimized to the extent practicable (see Condition No. 20 below) and restored with any future creek stabilization under the camp rebuild project (Case No. PL21-0051)

21. Storage and Staging Equipment/Pollutant Management

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. All vehicles and equipment not in use shall be confined to the designated temporary 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 pollutants 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.

22. Re-Fueling and Maintenance

All re-fueling, cleaning, or maintenance of equipment will occur at least 100 feet from potentially jurisdictional waters.

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23. 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, sandbags, straw bales) as appropriate. Effective best management practices (BMPs) must be implemented to control erosion and runoff from areas, this includes access roads.

Condition Nos. 24 through 27 are the mitigation measures for CUP No. LU10-0069 which authorized continued use and maintenance of Camp Hess Kramer.

24. Construction Monitoring by a Qualified Biologist

Purpose: To avoid impacts to ESHA during the removal of mud and debris from the creek 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 (financial information redacted) 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.

Construction was monitored by a qualified biologist.

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25. 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

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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.

26. Avoidance of Monarch Butterfly Winter Roost Sites

Purpose: To minimize indirect project impacts to monarch butterfly roosts in the California Sycamore Woodland along the Little Sycamore Canyon Creek.

Requirement: The Permittee shall avoid monarch butterfly roosts during all construction activities related to restoration of the creek. This can be accomplished by implementing either one of the following options:

1. Timing of construction: Prohibit land clearing activities during the monarch wintering season (October 1 through March 1); or,

2. Surveys and avoidance: Conduct site-specific surveys prior to land clearing 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 land clearing 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 land clearing 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 land clearing activities. The monarch butterfly survey must cover monarch wintering habitat within entire length of the survey area along Little Sycamore Canyon Creek.

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If monarch roosts are found, land clearing 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 may 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 land clearing activities that documents the results of subsequent surveys and actions taken to avoid monarch roosts.

Timing: If land clearing activities will occur between October 1 and March 1, monarch surveys shall be conducted 30 days prior to initiation of land clearing activities, and weekly thereafter, and the last survey for monarchs shall be conducted no more than 7 days prior to initiation of land clearing 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 construction. The Mitigation Monitoring Report shall be submitted within 14 days of completion of the land clearing 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.

27. Archaeological Resources

Purpose: To avoid significant impacts to archeological resources that may exist on the subject property.

Requirement: The Permittee shall retain a Qualified Archaeologist and Native American monitor to monitor all subsurface grading, trenching, or construction activities on the Project site. The Permittee shall provide to the Planning Division a signed contract (financial information redacted) with a County-approved Archaeologist and Native American which requires the monitors to be present on-site during the ground disturbing activities. The contract must specify: (1) when the County-approved Archaeologist and Native American must monitor the Project site; and (2) the disturbance areas that the County-approved Archaeologist and Native American 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.

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Documentation: The County-approved archaeologist in consultation with the Native American monitor shall provide a monthly report to the Planning Division summarizing the activities during the reporting period. If no archaeological resources are discovered, the County-approved archaeologist shall submit a brief letter to the Planning Division, stating that no archaeological resources were discovered and that the monitoring activities have been completed.

Timing: The County-approved archaeologist and Native American monitor shall monitor the Project site during all subsurface grading activities. The County-approved archaeologist and Native American monitor shall provide the reports monthly during all subsurface grading.

Monitoring and Reporting: The Planning Division reviews the monitoring reports and maintains the monitoring reports in the Project file. The County-approved archaeologist and Native American monitor shall monitor the Project site during all subsurface grading. The Planning Division has the authority to conduct site inspections to ensure that the monitoring activities occur in compliance with this condition, consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance.

A Native American Monitor was onsite during the State's removal of debris from the project site.

Environmental Health Division (EHD) Conditions

28. 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.

29. 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

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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)

Watershed Protection District (WPD) Conditions

Advanced Planning Section

30. 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.

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 hydraulic 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: The applicant shall obtain an after-the-fact permit prior to issuance of the Zoning Clearance for construction.

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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.

Watercourse Permit No. 2022054 was issued by the Ventura County Watershed Protection District on June 23, 2022.

County Stormwater Program (CSP) Section

31. Compliance with Stormwater Development Construction Program
Purpose: To ensure compliance with the Los Angeles Regional Water Quality Control Board 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

32. 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.

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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.

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Initial Study Biological Assessment

Original ISBA Report Date: July 22, 2011

Revised ISBA Report Date: September 29, 2011 (all items indicated in the County Biologist's Incompleteness Letter, dated August 22, 2011, have been addressed herein.)

Case Number: LU10-0069

Permit Type: Conditional Use Permit

Applicant: Camp Hess Kramer, Inc.

Case Planner: Andrea Ozdy

Total parcel(s) size: Approximately 187 acres

Assessor Parcel Number(s): 700-0-070-450, 700-0-060-140, 700-0-060-260, and 700-0-060-310

Development Proposal Description: Camp Hess Kramer, Inc. requests approval of a Conditional Use Permit to continue operations at Camp Hess Kramer for twenty (20) years with an option to renew for an additional 20 years. Camp Hess Kramer is proposing to install an advanced onsite wastewater treatment system (OWTS) that would serve its existing Middle and Lower Camps.

Prepared for Ventura County Planning Division by:

As a Qualified Biologist, approved by the Ventura County Planning Division, I hereby certify that this Initial Study Biological Assessment was prepared according to the Planning Division's requirements and that the statements furnished in the report and associated maps are true and correct to the best of my knowledge.

<table>
<tr><td colspan="2">Qualified Biologist (signature):  </td><td>Date: September 29, 2011</td></tr>
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</table>

Initial Study Checklist

This Biological Assessment DID provide adequate information to make recommended CEQA findings regarding potentially significant impacts.

		Project Impact Degree of Effect				Cumulative Impact Degree of Effect			
		N	LS	PS-M*	PS	N	LS	PS-M*	PS
A	Endangered, threatened or rare species (includes nests)			X			X		
B	Wetland habitat		X				X		
C	Coastal habitat		X				X		
D	Wildlife movement routes		X				X		
E	Locally important species/communities			X			X		

N: No impact
LS: Less than significant impact
PS-M: Potentially significant unless mitigation incorporated.
PS: Potentially significant
* DO NOT check this box unless the Biological Assessment provided information adequate enough to develop mitigation measures that reduce the level of impact to less than significant.

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Attachment

A. List of California Natural Diversity Database (CNDDB)-tracked species with recorded occurrences within at least a 10-mile radius of the project site.

Summary

Camp Hess Kramer, Inc. is requesting approval of a Conditional Use Permit to continue operations at Camp Hess Kramer. Camp Hess Kramer is proposing to install an advanced onsite wastewater treatment system (OWTS) that would serve its existing Middle and Lower Camps. The 1.1-acre construction footprint includes the location of the proposed OWTS, and a 3-foot work area buffer along all sides of the proposed system. Applicant has designed the proposed project to be either within or directly adjacent to existing roads and trails to avoid/minimize impacts to sensitive biological resources to the maximum extent possible. In addition, the project will be field fitted during construction and OWTS installation to avoid any impacts to coastal habitats.

All four plant communities observed within the survey area (California Sycamore Woodland, Coast Live Oak Woodland, Giant Coreopsis Scrub, and California Sagebrush-Black Sage Scrub) are considered ***Locally Important Communities***. All habitats within the parcels, in which the construction footprint is located, are also considered to be ***ESHA***. However, all activities associated with the construction of the OWST within existing roads and trails, the project has been designed to avoid and prevent impacts that would significantly degrade the creek's Coast Live Oak Woodland and Southern California Sycamore Woodland habitats, and is compatible with the continuance of the riparian habitats. Impacts to locally important communities and ESHA are considered less than significant. No ***critical habitat*** occurs within one mile of the project site, and no critical habitat will be affected by the proposed project.

Little Sycamore Canyon Creek (LSCC) dissects the easternmost two lots of the subject parcel/survey area, flowing along a north-south trajectory for the length of the lots. Due to current and historic land uses, the minimal level of temporary ground disturbance associated with the proposed project, and the existing development currently located within the County-required 100-foot setback buffer, no additional buffer is necessary to protect the current creek functions. The extent of any inadvertent indirect impacts to wetlands, if they occurred, would be minimal, could be easily rectified, and would be considered less than significant.

No ***regional wildlife linkages or corridors*** are mapped within or near the property. On a local scale, the entire survey area is general open space/wildlife habitat. Although connectivity features exist onsite, none of them are used by local wildlife specifically to access distinct unique habitat patches or separate resources. Impacts to wildlife movement are considered less than significant.

No ***federal or state listed*** endangered, threatened, or rare ***plant or animal species*** were observed onsite. None of the listed species tracked within 10 miles of the project site have a moderate or high potential to occur onsite; therefore, no impacts to listed animal species are expected to result from the proposed project.

No locally important plant species were observed onsite; however, four ***locally important plant species*** have a moderate potential to occur onsite or were observed onsite. No seasonal rare plant surveys have been performed to date within the subject project site. However, no impacts to natural vegetation are proposed as part of this project; therefore, impacts to locally important plant species are considered less than significant.

No ***locally important animal species*** were observed onsite; however, four locally important animals have a moderate potential to occur onsite based on suitable habitat, or are reported as occurring onsite. No impacts to Cooper's hawk, coastal whiptail, or two-striped garter snake are expected; however, the project may indirectly affect a monarch overwintering roost site located approximately 75 feet south of the construction footprint. Potential indirect impacts to monarch roost sites are considered potentially significant but mitigable.

It is likely that birds that are protected by the California Fish and Game Code and the federal Migratory Bird Treaty Act nest onsite. Although no trees or vegetation are proposed to be removed for this project, indirect effects of the installation of the proposed project may result in modifications of bird breeding activities and ***nesting*** if the project is conducted during the nesting season.

Several native ***protected tree species*** are present within the survey area. No individual tree is proposed to be removed as part of the proposed project; however, protected trees may be indirectly affected by root damage. Although the project will be field fitted during construction to avoid impacts to protected trees, potential inadvertent or unavoidable impacts to protected trees resulting from the project are considered potentially significant but mitigable.

The ***mitigation measures*** proposed to lower potentially significant impacts to a less than significant level include MM1 - Nesting Bird Surveys and Buffers, MM2 - Monarch Butterfly Winter Roost Site Surveys, and MM3 - Monitor Protected Trees.

Section 1: Construction Footprint Description

Construction Footprint Definition (per the Ventura County Planning Division): The construction footprint includes the proposed maximum limits of temporary or permanent direct land or vegetation disturbance for a project including such things as the building pad(s), roads/road improvements, grading, septic systems, wells, drainage improvements, fire hazard brush clearance area(s), tennis courts, pools/spas, landscaping, storage/stockpile areas, construction staging areas, fire department turnarounds, utility trenching and other grading areas. The construction footprint on some types of projects, such as mining, oil and gas exploration or agricultural operations, may be quite different than the above.

Development Proposal Description:

Camp Hess Kramer, Inc. is requesting approval of a Conditional Use Permit to continue operations at Camp Hess Kramer for twenty (20) years with an option to renew for an additional 20 years. Camp Hess Kramer is proposing to install an advanced onsite wastewater treatment system (OWTS) that would serve its existing Middle and Lower Camps. The OWTS would consist of approximately 5, 000 linear feet of 4-inch and 6-inch polyvinyl chloride (PVC) gravity sewer line, approximately 400 linear feet of force main, 15 manholes, the Orenco Systems, Inc. AdvanTex recirculating bed filter system or equivalent, 21 dry wells, and 34 seepage pits.

Wastewater would be transferred from Middle to Lower Camp via a 4-inch and 6-inch sewer gravity line. Four-inch force mains, pumps, and collection systems would be constructed at the three vehicle bridge crossings and a pedestrian bridge. Wastewater would be discharged into the AdvanTex recirculating bed filter system located southeast of the Alan A. Seiner Memorial Sports Center and would 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 would be distributed to treatment pods (ten total) 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 Control Board. Strict maintenance and operation standards will be adhered to along with measures for all emergency situations and power outages.

The sludge accumulated in the septic tanks would be minimal; primary tanks would be pumped every 2-5 years depending on kitchen usage by a Ventura County licensed Septic Tank Pumper and the sludge taken to a waste water treatment facility (the same as a standard septic tank). All existing septic tanks and sewer lines no longer being used by Middle and Lower Camps would be abandoned in place.

Construction Footprint Size

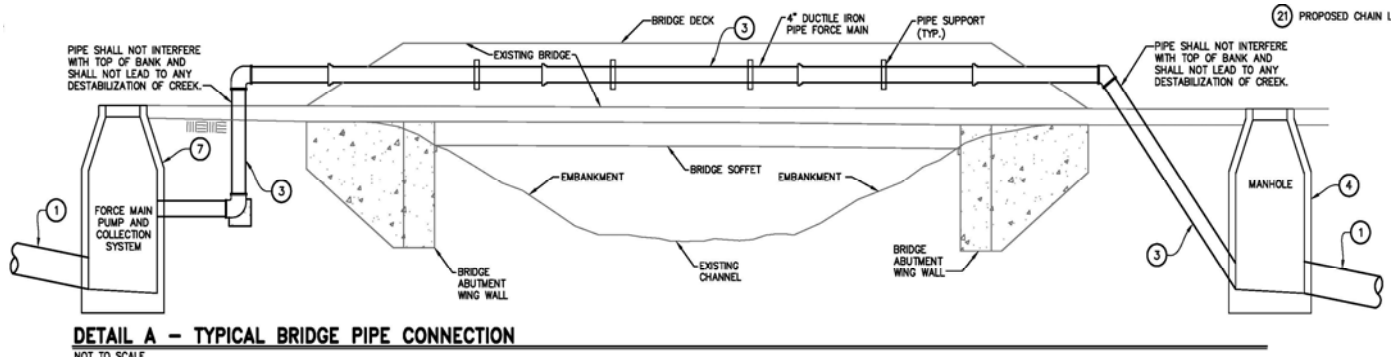
The construction footprint includes the location of the proposed OWTS, a three-foot work area buffer along all sides of the entire proposed system. No fuel modification is expected; however, if above ground structures associated with the septic system ultimately are required, a 10-foot fuel modification zone would be required within already disturbed/developed areas associated with the ball fields in the southeastern portion of the survey area near the entrance to the camp. No clearance of natural vegetation would be required for such potential structures. The proposed location for the “settlement, recirculation, and dosing tanks” in the far southern end of the property will only impact ornamental plantings, and would avoid native scattered shrubs in this area along PCH. The approximate size of the construction footprint is 1.1 acres.

Development Area Size (construction footprint size without driveway and brush clearance area)

The development area will be temporary in nature. The temporary development area is the construction footprint and the square footage necessary to install the OWTS, including turn-around and storage areas.

Project Design for Impact Avoidance or Minimization

Applicant has designed the proposed project to be either within or directly adjacent to existing roads and trails to avoid/minimize impacts to sensitive biological resources (e.g., Little Sycamore Canyon Creek, ESHA, and protected trees) to the maximum extent possible. All areas where the pipeline will cross the creek via bridges have been designed to completely avoid the top of the banks of the creek and will not lead to any destabilization of the creek banks (refer to the Typical Bridge Pipe Connection detail below). In addition, the project will be field fitted during construction to avoid impacts to sensitive resources to the maximum extent.



Coastal Zone/Overlay Zones

The project site is located within the Coastal Zone (zoning designation CRE-40 ac/M). The overlay zone is Santa Monica Mountains.

Zoning

The following table provides zoning information for each lot owned by Camp Hess Kramer, Inc. The purpose of the Coastal Open Space zone is to provide for the preservation, maintenance, and enhancement of natural and recreational resources in the coastal areas of the County while allowing reasonable and compatible uses of the land. The purpose of the Coastal Rural Exclusive zone is to provide for residential areas with semirural atmosphere, but exclude agricultural uses to a great extent and concentrate on residential uses.

APN	Coastal Open Space	Coastal Rural Exclusive
7000060140	X	X
7000060260	X	-
7000060310	-	X
7000070450	-	X

Elevation

Elevation of the four lots ranges from 26 feet -842 feet above mean sea level. Elevation is highest at the northwest corner of lot 7000060140 and is lowest where Little Sycamore Creek exits lot 7000070450 at the southeast corner.

Section 2: Survey Area Description and Methodology

2.1 Survey Purpose

Discretionary actions undertaken by public agencies are required to demonstrate compliance with the California Environmental Quality Act (CEQA). The purpose of this Initial Study Biological Assessment (ISBA) is to gather enough information about the biological resources associated with the proposed project, and their potential to be impacted by the project, to make a CEQA Initial Study significance finding for biological resources. In general, ISBA's are intended to:

- Provide an inventory of the biological resources on a project site and the values of those resources.
- Determine if a proposed project has the potential to impact any significant biological resources.
- Recommend project redesign to avoid, minimize or reduce impacts to significant biological resources.
- Recommend additional studies necessary to adequately assess potential impacts and/or to develop adequate mitigation measures.
- Develop mitigation measures, when necessary, in cases where adequate information is available.

2.2 Survey Area Description

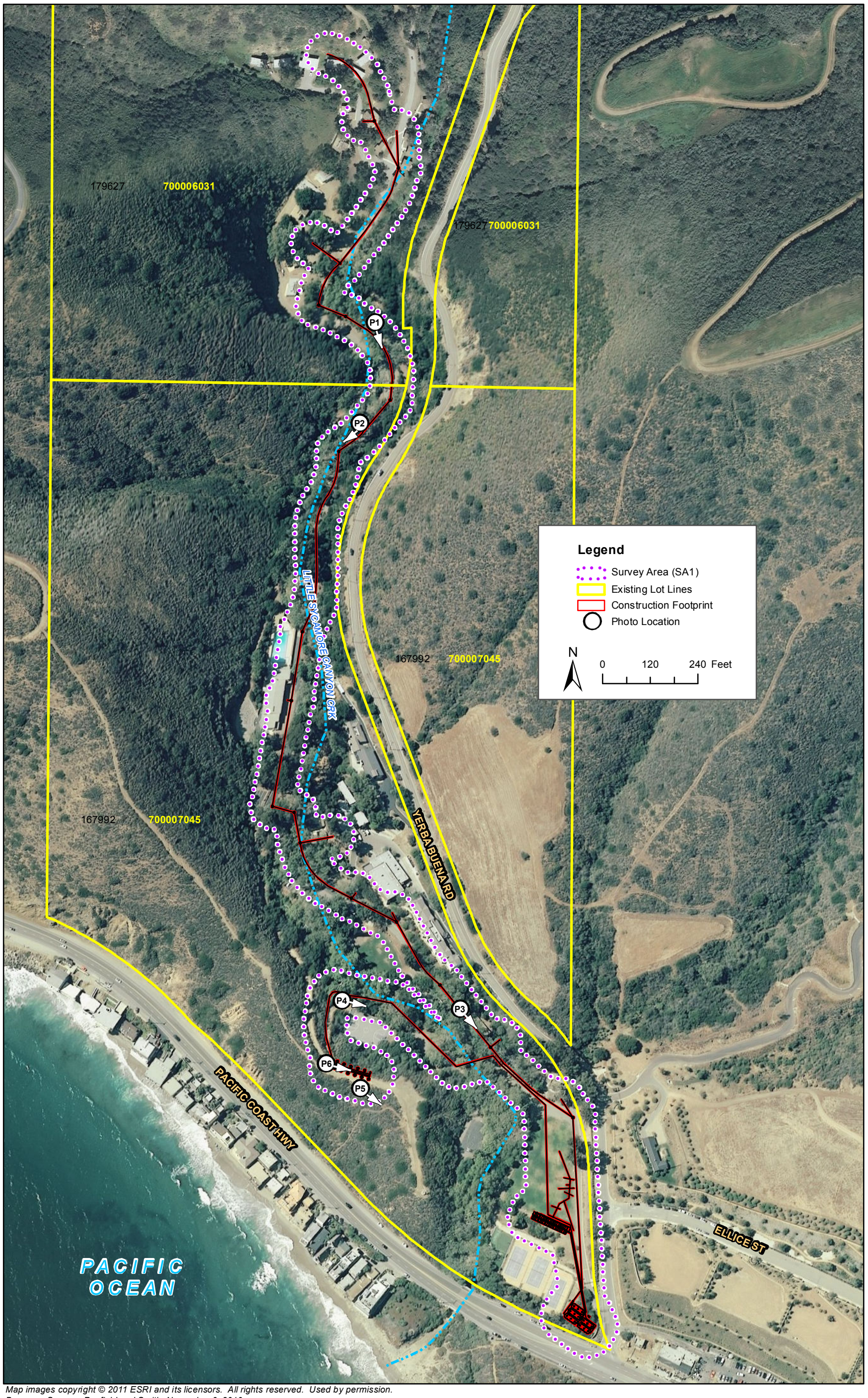
Survey Area Definition (per the Ventura County Planning Division): The physical area a biologist evaluates as part of a biological assessment. This includes all areas that could potentially be subject to direct or indirect impacts from the project, including, but not limited to: the construction footprint; areas that would be subject to noise, light, dust or runoff generated by the project; any required buffer areas (e.g., buffers surrounding wetland habitat). The construction footprint plus a 300-foot buffer—beyond the required fire hazard brush clearance boundary—(or 20-foot from the cut/fill boundary or road fire hazard brush clearance boundary – whichever is greater) is generally the minimum size of a survey area. Required off-site improvements—such as roads or fire hazard brush clearance—are included in the survey area. Survey areas can extend off the project's parcel(s) because indirect impacts may cross property lines. The extent of the survey area shall be determined by the biologist in consultation with the lead agency.

Survey Area 1 (SA1)

The survey area includes the construction footprint (proposed OWTS, a three-foot work area buffer along all pipeline, proposed tanks, and seepage pits), and a 50-foot buffer around the construction footprint to address the potential for indirect impacts (Figure 1). The survey area is approximately 13.4 acres.

Location

Camp Hess Kramer, Inc. is located at 11495 Pacific Coast Highway (PCH), within the Santa Monica Mountains and the Coastal Zone portion of unincorporated Ventura County, California. Camp Hess Kramer is located on the west side of Yerba Buena Road at its intersection with PCH. The survey area was established along the Little Sycamore Canyon Creek corridor, and approximately 500 feet from the Pacific Ocean. Existing camp facilities are adjacent to the creek on both the east and west sides of the creek, and the main access road crosses the creek in several locations. The survey area encompasses the proposed OWTS and a 50-foot survey buffer.



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Basemap Source: Penfield and Smith, November 6, 2010.

Site and Survey Map

Figure 1

Camp Hess Kramer

Survey Area Environmental Setting

The Camp Hess Kramer property is developed with three camping areas, Gindling Hilltop Camp (upper camp), Camp Hess Kramer (middle camp), and Camp Hess Kramer (lower camp). The upper camp has 15 structures including seven (7) guest cabins with bathrooms and showers, staff housing, a dining hall, administration office, pool and recreation areas. Several of the structures were built as early as 1968. The middle camp has 23 structures, 19 of which are guest cabins (some with bathrooms and showers). The middle camp also has two shower buildings and one restroom building. The lower camp is comprised 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, dining hall, adult sleeping quarters, a conference center and adult overnight accommodations, executive and staff housing, maintenance shop, staff restroom building, pool and recreation areas.

The topography of the survey area is highly variably with multiple steep northeast and southwest facing slopes. Little Sycamore Canyon Creek flows north to south through the site. Several ephemeral drainages terminate at Little Sycamore Canyon Creek along the length of the survey area.

Little Sycamore Canyon Creek contains riparian vegetation, native and non-native trees and has been greatly influenced by the camp facilities and human uses. Facilities exist on either side of the creek. A paved road is lies directly adjacent to the creek and crosses the creek numerous times via bridges.

Native natural coastal sage scrub, oak woodland, and sycamore woodland are present throughout the survey area, intermixed with developed areas grassland/ruderal and disturbed areas.

Surrounding Area Environmental Setting

Camp Hess Kramer is located within the Santa Monica Mountains approximately 500 feet north of the Pacific Ocean and is surrounded by a mosaic of coastal scrub, woodlands, native and nonnative grassland, residences, and roads.

Cover

Provide a rough estimate of the cover of the survey area using the categories below. Additional categories can be used if appropriate for a given project.

35% native vegetation; 20% non-native vegetation; 5% bare ground/cleared/graded; 40% buildings, paved roads and other impervious cover

2.3 Methodology

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- USGS-NPS Vegetation Mapping Program. May 23, 2007. Santa Monica Mountains National Recreation Area Photo Interpretation Report.
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- Ventura County Planning Division. July 24, 2007. *Ventura County Oak Woodlands Management Plan*. Resource Management Agency.
- Ventura County (2008). Locally Important Plants.
- Ventura County (2008). Locally Important Animals.
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Survey Details Table

Rincon conducted a literature review to determine what special-status biological resources are tracked in the vicinity of the project site. Topographic maps and current and historical aerial photographs were also reviewed to assess past and existing biological conditions onsite and in the immediate vicinity. A site visit was conducted by Rincon Senior Biologist Cher Batchelor and Biologist Stephanie Lopez on February 10, 2011, and to generally document the extent of biological resources on the property, to assess the potential for special-status plant and animal species to occur onsite. The survey area was walked with the Camp Director, Construction and Facilities, Rick Waters, using current plans.

Survey Date & Details							
Survey Key	Survey Date	Survey Area Map Key(s)	Survey Type	Time Period	Methods/Constraints	GPS	Surveyors
SD1	3/10/2011	SA1	ISBA	9:30 am - 12:30 pm	Walking alignment of proposed wastewater treatment system. The entire site was accessible.	Trimble GeoXT GPS	Cher Batchelor, Stephanie Lopez
ISBA .....Initial Study Biological Assessment Botanical.....Botanical Survey							

Section 3: The Biological Inventory

See Appendix One for an overview of the types of biological resources that are protected in Ventura County.

3.1 Habitats: Plant Communities, Physical Features and Wetlands
(Initial Study Checklist A, B, C & E)

Plant Communities

Locally important or rare plant communities were found within the survey area(s).

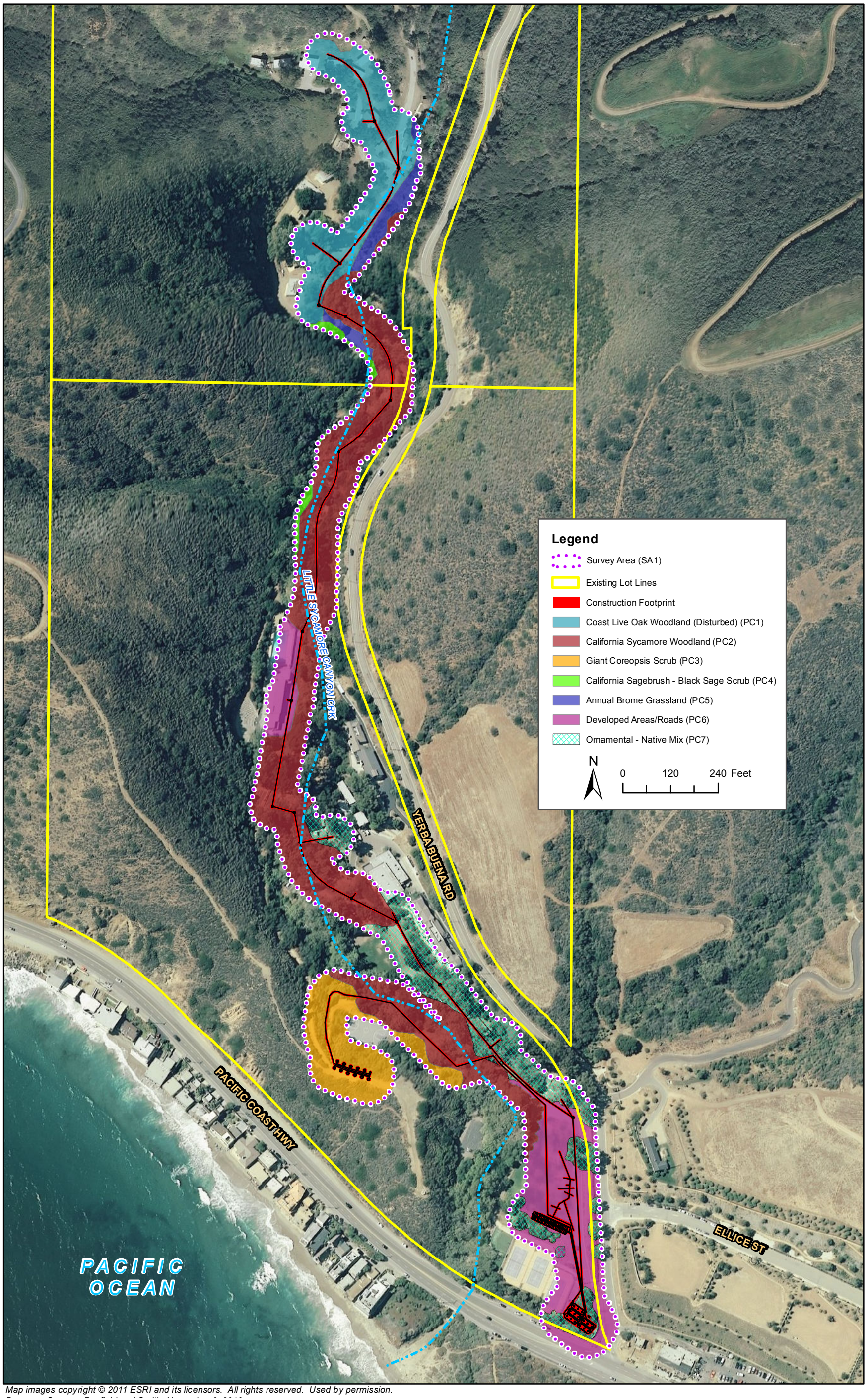
Major Plant Communities Summary

Seven major plant communities were observed and mapped onsite, including Coast Live Oak Woodland, California Sycamore Woodland, Giant Coreopsis Scrub, California Sagebrush-Black Sage Scrub, Annual Brome Grassland, Developed Areas/Roads, and Ornamental-Native Mix. These are summarized in the table below, delineated on Figure 2, and described in detail in the following paragraphs.

Plant Communities

Map Key	SVC Alliance	SVC Association	Misc.	Status	Condition	Acres in Survey Area	Acres Impacted	Comments
PC1	Coast Live Oak Woodland	*Quercus agrifolia* Woodland Alliance	-	ESHA, LIC, Cal OWA	Moderately Disturbed by existing Camp	1.9	0	Roads and development present
PC2	California Sycamore Woodland	*Platanus racemosa Woodland Alliance*	-	ESHA, LIC, CDFG G3S3	Moderately Disturbed by existing Camp	5.4	0	Roads and development present
PC3	Giant Coreopsis Scrub	*Coreopsis gigantea* Shrubland Alliance	-	ESHA, LIC	Relatively Intact	1.2	0	A trail along the ridgeline bisects this alliance
PC4	California Sagebrush – Black Sage Scrub	*Artemisia californica-Salvia mellifera* Shrubland Alliance	-	ESHA, LIC	Relatively Intact	0.1	0	May be affected periodically by fuel modification (thinning)
PC5	Annual Brome Grassland	*Bromus diandrus-Bromus hordeaceus* Herbaceous Alliance	-	-	-	0.4	0	Disturbed
PC6	Developed Areas/Roads	-	-	-	-	2.2	1.1	Includes dirt trails
PC7	Ornamental-Native Mix	-	-	-	-	2.2	0.5	Includes areas along the access road that have been planted with ornamental species with remnant scattered native trees and shrubs.
					Totals	13.4	1.6 ac of developed/ ornamental	No native vegetation is expected to be impacted by the proposed project

LIC = Locally Important Plant Community. ESHA = Environmentally Sensitive Habitat Areas (Coastal Zone).
CDFG Rare:
G1 or S1 ..... Critically Imperiled Globally or Subnationally (state)
G2 or S2 ..... Imperiled Globally or Subnationally (state)
G3 or S3 ..... Vulnerable to extirpation or extinction Globally or Subnationally (state)
Cal OWA = Protected by the California Oak Woodlands Act.



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Basemap Source: Penfield and Smith, November 6, 2010.

Plant Communities Map

Figure 2

Coast Live Oak Woodland (PC1) (*Quercus agrifolia* Woodland Alliance) is dominated by *Quercus agrifolia* var. *agrifolia*, which is an evergreen, wide-topped tree with furrowed, dark gray bark. These oak trees can reach 30 meters tall forming continuous, intermittent, or open canopies with occasional or common understory shrubs and an absent or grassy ground layer. This alliance often occurs on very steep slopes and on raised stream banks or terraces. Coast live oak woodland requires sandstone or shale-derived soils, and it grows at elevations between sea level and 4,000 feet (Sawyer et al. 2009). Important tree canopy associates of Coast live oak woodland within the survey area include California sycamore (*Platanus racemosa*) and southern California black walnut (*Juglans californica* var. *californica* [special-status]). Ornamental trees were also observed along the road sides. Native shrubs observed growing below the oak canopy include greenbark ceanothus (*Ceanothus spinosus*), toyon (*Heteromeles arbutifolia*), California sagebrush (*Artemisia californica*), bigpod ceanothus (*Ceanothus megacarpus*), mountain mahogany (*Cercocarpus betuloides*), and lemonadeberry (*Rhus integrifolia*). The associate native trees and shrubs are sparse. Coast live oak woodland within the survey area is relatively disturbed, as camp facilities and structures have been developed over the history of the camp below and between the trees of this plant community. Ground cover beneath coast Live oak woodland is comprised largely of mowed annual grasses which cover previously disturbed ground surrounding camp buildings.

California Sycamore Woodland (PC2) (*Platanus racemosa* Woodland Alliance) is dominated by *Platanus racemosa*, which is a winter-deciduous tree. This alliance is characterized by a thicket of evergreen and deciduous shrubs and other lower-growing trees (less than 100-feet in height). *Platanus racemosa* occurs as a widely spaced to intermittent canopy, and the ground layer is generally sparse. California sycamore grows in wetland habitats with soils that are permanently saturated at depth. It is common along fresh water riparian corridors, braided depositional channels of intermittent streams, gullies, springs, seeps, stream and river banks, and terraces adjacent to floodplains subject to high intensity seasonal flooding. This alliance also occurs on upland rocky canyon slopes, in alluvial, open cobbly, and rocky soils, at elevations below 8,000 feet (Sawyer et al. 2009). Associate tree species include coast live oak and southern California black walnut, while coyote brush (*Baccharis pilularis),* mulefat *(Baccharis salicifolia*), and poison oak (*Toxicodendron diversilobum*) are important understory shrubs to the tall emergent sycamores. Arroyo willow (*Salix lasiolepis*) is present with other intergrading upland shrub species such as California sagebrush, birchleaf mountain mahogany, Brewer's big saltbush (*Atriplex lentiformis* ssp*. breweri*), chaparral mallow (*Malacothamnus fasciculatus*), and lemonadeberry.

Giant Coreopsis Scrub (PC3) (*Coreopsis gigantea* Shrubland Alliance*)* is dominated by *Coreopsis gigantea* in the shrub canopy (Sawyer et al. 2009). This alliance is characterized by scrub greater than 3 feet and less than 15 feet high with an open to intermittent canopy that is two-tiered with an open to intermittent herbaceous layer. This plant community habitat is found on the immediate coast, within 1.25 miles of the ocean on steep bluffs or stable slopes. Giant coreopsis scrub is dominated with other shrubs such as California sagebrush, Australian saltbush (*Atriplex semibaccata*), California bush encelia (*Encelia californica*), coastal prickly pear (*Opuntia littoralis*), lemonade berry*,* purple sage (*Salvia leucophylla*), and sawtooth goldenbush (*Hazardia squarrosa* var. *grindelioides*).

California Sagebrush-Black Sage Scrub (PC4) (*Artemisia californica-Salvia mellifera* Shrubland Alliance), is co-dominated by California sagebrush (*Artemisia californica*) and black sage (*Salvia mellifera*), the two shrubs comprise the majority of the shrub cover (Sawyer et al. 2009). California sagebrush-black sage scrub is generally found on moderate to steep low elevation slopes. The shrubs are less than 6 feet in height are sometimes two-tiered and have an intermittent to continuous canopy. Shrub species also present sporadically in the scrub alliance onsite include laurel sumac (*Malosma laurina*), deerweed (*Lotus scoparius*), our Lord's candle, (*Hesperoyucca whipplei*), and California bush Encelia.

Annual Brome Grassland (PC5) is dominated by ripgut (*Bromus diandrus*) and/or soft chess (*Bromus hordeaceus*) with other non-natives in the herbaceous layer. Sawyer et al. (2009) also refers to this plant community as *Bromus* (*diandrus, hordeaceus*) – *Brachypodium distachyon* Semi Natural Herbaceous Stands and describes it as predominantly herbs that grow less than thirty (30) inches tall with intermittent to continuous cover. Emergent trees and shrubs may be present at low cover. This plant community

occurs in all topographic settings in foothills, waste places, and openings in woodlands and ranges from 0 to 7,220 feet in elevation. Annual brome grassland is represented by patches in the northern portion of the survey area below coast live oak woodland. This community is associated with developed and disturbed portions of the survey area.

Developed Areas/Roads (PC6) are comprised of camp facilities present along the Little Sycamore Creek riparian zone and include parking lots and grassy areas surrounding structures, guest cabins and residential buildings, recreation facilities (a swimming pool, basketball and tennis courts and an archery range), dirt roads, administrative buildings and restroom buildings. This built-up area extends the length of the creek, from the toe of the slopes of the western hills to Yerba Buena Road. These areas also include all paved roads and parking areas onsite.

Ornamental-Native Mix (PC7) includes predominantly ornamental landscape plantings, such as eucalyptus, myoporum, oleander, European olive, pine, Peruvian pepper tree, Brazilian pepper tree, and greater periwinkle. Some scattered native shrubs, such as coyote brush, exist in these areas, but do not constitute native habitat by any means.

Locally Important Plant Communities

California Sycamore Woodland (*Platanus racemosa* Alliance) currently has a global ranking of 3 (G3) and a state ranking of 3 (S3) issued by California Department of Fish and Game (CDFG), making it a CDFG Rare plant community (CDFG, September 2010 List). Coast Live Oak Woodland (*Quercus agrifolia* Alliance) is not a CDFG Rare plant community, as it has a rank of G5S4. However, Coast Live Oak Woodlands are protected by the California Oak Woodlands Act and provide significant wildlife habitat and resources vital to several species of local wildlife within the Santa Monica Mountains. Giant Coreopsis Scrub (*Coreopsis gigantea* Alliance) has not been ranked by CDFG; however, this community is a type of coastal sage scrub that has a limited distribution (limited to the Santa Monica Mountains and stabilized dunes of Nipomo and the Channel Islands) and provides quality functional habitat for wildlife onsite as it is situated between the immediate coastal climatic influences and more common habitat inland. Giant Coreopsis Scrub within the survey area is relatively undisturbed with the exception of an existing trail and road dissecting it along the ridgeline to the west of Little Sycamore Canyon Creek. California Sagebrush-Black Sage Scrub (*Artemisia californica-Salvia mellifera* Alliance) is ranked as G4S4, and is not a CDFG Rare plant community; however, this scrub type observed within the survey area is relatively undisturbed and provides quality functional habitat for local wildlife species and contributes to the diversity of habitats locally.

All four plant communities observed within the survey area are within Environmentally Sensitive Habitat Areas, and are considered Locally Important Communities. The communities are important because they exist within the coastal zone and provide significant wildlife habitat and resources vital to many local wildlife species within the Santa Monica Mountains. The coastal zone designates important habitat and serves to provide protective measures for the Santa Monica Mountain's unique coastal resources including plant and animal species.

Critical Habitat

Four U.S. Fish and Wildlife Service Federal Critical Habitats exist within ten (10) miles of the property, including the following:

Plant Community Name	Mile Radius from Project Site
Southern California Steelhead	5
Western Snowy Plover	5
Braunton's Milk-vetch	10
Lyon's Pentachaeta	10

No critical habitat occurs within one mile of the project site, and no critical habitat will be affected by the proposed project. The potential for these species to occur onsite is low to none since no suitable habitat exists onsite for these species.

Environmentally Sensitive Habitat Areas (ESHA)

Environmentally sensitive habitat is defined under Article 2 of the County's Coastal Zoning Ordinance (effective 11/14/2008) as:

> "Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or harmed by human activities and development, including: Areas of Special Biological Significance as identified by the State Water Resource Control Board; rare and endangered species habitats identified by the State Department of Fish and Game; all coastal wetlands and lagoons; all marine, wildlife, and education and research reserves; nearshore reefs; stream corridors; lakes; tidepools; seacaves; islets and offshore rocks; kelp beds; significant coastal dunes; indigenous dune plant habitats; and wilderness and primitive areas."

Article 8 of the Ventura County Coastal Zoning Ordinance provides standards and conditions for resource protection. Section 8178-2.4, regarding Specific Standards, contains provisions that apply to all areas of the County's Coastal Zone which fall within the definition of "environmentally sensitive habitat," or within the designated buffer areas around such habitats. Specifically, Section 8178-2.4c(1) with regard to creek corridors, states that:

> "All developments on land either in a stream or creek corridor or within 100 feet of such corridor (buffer area), shall be sited and designed to prevent impacts which would significantly degrade riparian habitats, and shall be compatible with the continuance of such habitats."

Based on these definitions and the habitats existing onsite, all parcels, in which the construction footprint is located, are considered to be ESHA. In addition to many acres of scrub and chaparral habitat, the construction footprint is primarily located within the 100-foot buffer of Little Sycamore Canyon Creek as the entire camp has historically always been in the buffered water body. However, the project has been designed to avoid and prevent impacts that would significantly degrade the creek's Coast Live Oak Woodland and Southern California Sycamore Woodland habitats, and is compatible with the continuance of the riparian habitats. No permanent impacts to ESHA are expected to occur with the installation of the wastewater treatment system.

Physical Features

No unique physical features were observed onsite, except Little Sycamore Canyon Creek, which is discussed in detail in the following Waters and Wetlands Section below.

Waters and Wetlands

> *See Appendix One for an overview of the local, state and federal regulations protecting waters, wetlands and riparian habitats. Wetlands are complex systems; delineating their specific boundaries, functions and values generally takes a level of effort beyond the scope of an Initial Study Biological Assessment (ISBA). The goal of the ISBA with regard to waters and wetlands is simply to identify whether they may exist or not and to determine the potential for impacts to them from the proposed project. This much information can be adequate for designing projects to avoid impacts to waters and wetlands. Additional studies are generally warranted to delineate specific wetland boundaries and to develop recommendations for impact minimization or impact mitigation measures.*

Waters and/or wetlands <u>were found</u> within the survey area(s).

Waters and Wetlands Summary

Little Sycamore Canyon Creek (LSCC) dissects the easternmost two lots of the subject parcel/survey area, flowing along a north-south trajectory for the length of the lots. The habitat occupying the creek is California Sycamore Woodland, and is significantly influenced by the camp facilities, including an existing paved road and walking trails that traverse and cross the creek several times. The riparian woodland within the survey area is relatively disturbed but has maintained many native riparian plant species. No wetland buffer currently exists with respect to existing facilities (i.e., structures and the road). LSCC is classified and mapped by the National Wetlands Inventory (NWI) as Freshwater Forested/Shrub Wetland, and five (5) Riverine tributary waterways (ephemeral drainages) are mapped by the NWI within 500 feet of the construction footprint. Since the confluences of these drainages and their respective 100-foot buffers lie within 100 feet of the riparian vegetation associated with LSCC, these drainages are discussed collectively in the table below and in Figure 3.

The project will avoid and minimize direct and indirect impacts to the waters/wetlands associated with LSCC. Wastewater would be transferred from Middle to Lower Camp via a 4-inchand 6-inch sewer gravity line that will be installed within/immediately adjacent to the existing road. The pipeline will span the creek on the existing bridge structures. As noted and illustrated above in Section 1, all areas where the pipeline will cross the creek via bridges have been designed to completely avoid the top of the banks of the creek and will not lead to any destabilization of the creek banks. The pipeline, pumps, and man-holes will encroach within the County's typical 100-foot wetland buffer. Due to current and historic land uses, the minimal level of temporary ground disturbance associated with the proposed project, and the existing development within the County-required 100-foot wetland buffer, no additional buffer is necessary to protect the current creek functions. The project will avoid direct and indirect impacts to all other waters and/or wetlands within 500 feet of the project site.

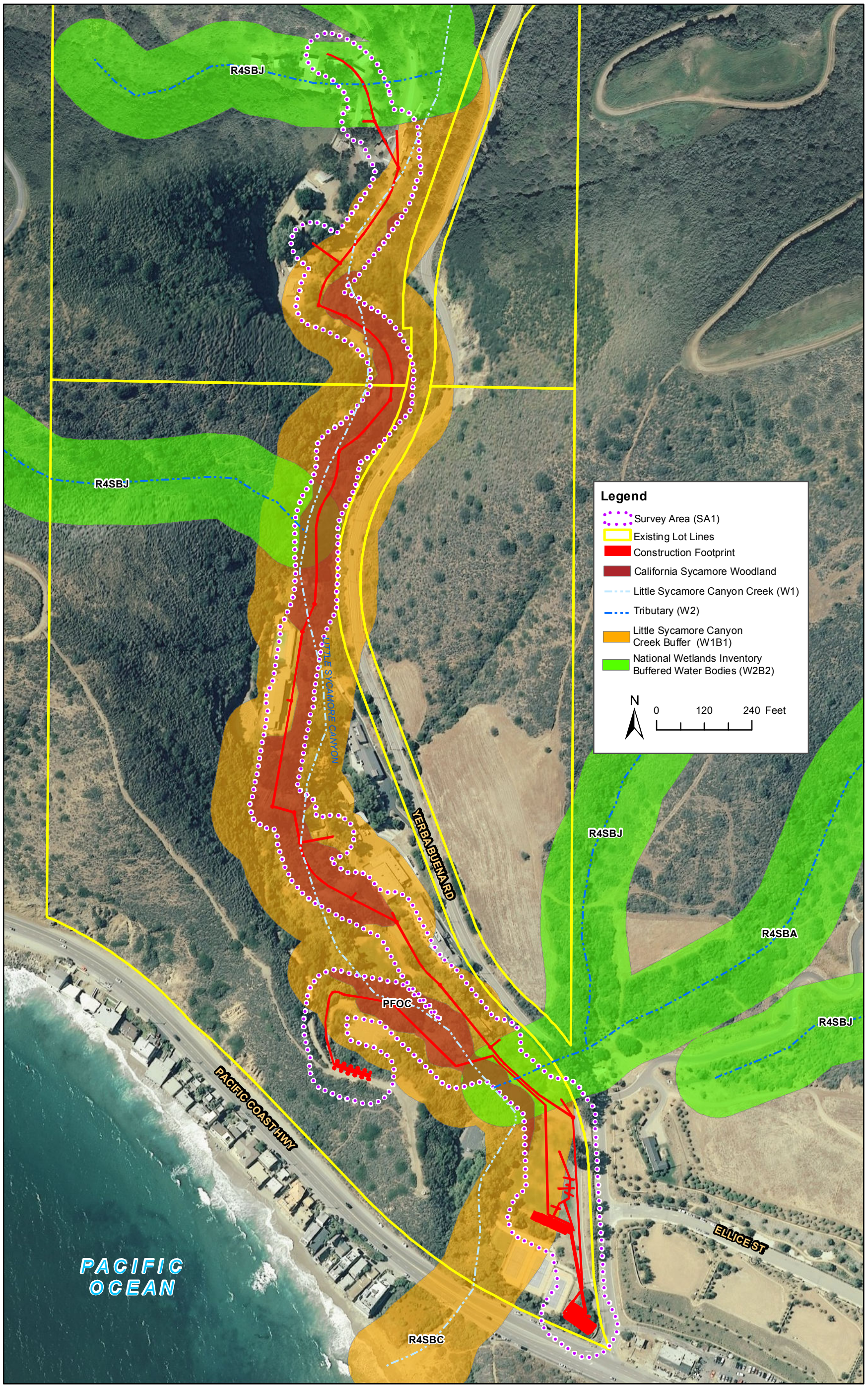
Waters and Wetlands Table

Waters and Wetlands						
Map Key	Wetland Type	Wetland Name	Wetland Status	Wetland Size	Hydrologic Status	Primary Water Source
W1	Stream	Little Sycamore Canyon Creek	Likely USACE, CDFG, County, WPD	0.75 mile or 3,690 linear ft onsite, reach is ~4.8 mile	Flowing	Runoff
W2	Unnamed tributaries (NWI Buffered Water Bodies)	Unnamed	None	-	Ephemeral	Rainfall

USACE .....U.S. Army Corps of Engineers regulated
CDFG.....California Department of Fish & Game regulated
County .....County General Plan protected wetland
WPD .....Co. Watershed Protection District (red-line stream)

Waters and Wetlands (continued)			
Map Key	County Wetland Significance	Wetland Distance from Project	Comments
W1	Significant	Within construction footprint	Little Sycamore Canyon Creek contains healthy, moderately disturbed riparian habitat. An existing road traverses the creek and existing structures are within 25 feet of the creek.
W2	Not significant	Within 500 feet of construction footprint	Five ephemeral drainages mapped by the National Wetland Inventory within 500 feet of the proposed project.

Water/Wetland Buffers		
Map Key	Recommended Buffer	Comments
W1B1	N/A	Due to current and historic land uses, the minimal level of construction associated with the proposed project and the existing encroachment within the County-required 100-foot setback buffer, no buffer is necessary to protect the current creek functions.
W2B2	N/A	Due to current and historic land uses, the minimal level of construction associated with the proposed project and the existing encroachment within the County-required 100-foot setback buffer, no buffer is necessary to protect the current functions of the creeks.



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Waters and Wetlands Map

Figure 3

3.2 Species

Observed Species

A total of 97 plant species were observed onsite, including 60 (62%) native species and 37 (38%) non-native (introduced) species. A total of 16 wildlife species were observed or detected onsite during the survey, including 2 reptiles, 12 birds, and 2 mammals. All of the animal species observed/detected are native or common species. See Appendix Two for a list of species observed onsite during the survey.

Protected Trees

Numerous coast live oak, California sycamore, southern California black walnut, and other protected tree species are present within the survey area. No tree inventory has been conducted for this project, since the project will be field fitted to avoid trees to the maximum extent. Per the County's Non-Coastal Development Zoning Ordinance Sec. 8107-25 (Tree Protection Regulations), single-trunk oak trees with a minimum girth of 9.5 inches are qualified for protection. Sec. 8107-25.3 (General Requirements) states that "No person shall alter, fell, or remove a Protected Tree except in accordance with the provisions of Section 8107-25 et seq. If tree alteration, felling, or removal is part of a project requiring a discretionary permit, then the tree permit application and approval process may accompany the parent project discretionary permit."

Endangered, Threatened, Rare, and Locally Important Species and Nests *(Initial Study Checklist A & E)*

See Appendix One for definitions of the types of special status species that have federal, state or local protection and for more information on the regulations that protect birds' nests.

Endangered, threatened, rare, or locally important species were observed or have a moderate to high potential to occur within the survey area(s).

Habitat suitable for nests of birds protected under the Migratory Bird Treaty Act does exist within the survey area(s).

Special-Status Species Summary

A review of BIOS identified more than twenty (20) biological reports within the vicinity of the survey area ranging in dates from 1999 to 2009. The three most recent reports completed within the last five years for projects occurring within one (1) mile of the CUP area were reviewed and are summarized below:

1. A report completed in 2007 for grading and development of a single family residence located less than one quarter mile from Camp Hess Kramer determined that Catalina mariposa lily (*Calochortus catalinae*) and western dichondra (*Dichondra occidentalis*),sensitive species at that time, were present onsite. Potential habitat for Plummer's mariposa lily (*Calochortus plummerae*) and Orcutt's pincushion (*Chaenactis glabriuscula* var. *orcuttiana*) were documented as present onsite. Disturbance to 3.54 acres of mixed scrub, 0.38 acre of disturbed mixed scrub, 0.22 acre of disturbed native grassland and 0.06 acre of ruderal vegetation and 0.75 acre of existing dirt roads were proposed for the project. The site had already experienced substantial disturbance due to grading activities prior to evaluation.
2. A report completed in 1999 for a single family residence approximately 0.8 miles northwest of the CUP area determined that marginal habitat was present for several special-status plant species including Santa Susana tarplant (*Deinandra minthornii*), Conejo buckwheat (*Eriogonum crocatum*), Marcescent dudleya (*Dudleya cymosa* ssp*. marcescens*), Plummer's mariposa lily (*Calochortus plummerae*), Conejo buckwheat (*Eriogonum crocatum*), Lyon's pentachaeta (*Pentachaeta lyonii*), and chaparral ragwort (*Senecio aphanactis*). Bigpod ceanothus chaparral, coastal sage scrub, and grassland habitats were documented onsite.
3. A report was prepared in 2003 for a project located approximately 1 mile north of the CUP area. This project included development of a new residence within relatively undisturbed habitat However, following the review of the Initial Study Checklist and modifications to the proposed construction footprint a Negative Declaration was made regarding the potential for impacts for this project.

No special-status species were observed during the field survey. However, the survey was conducted during a time of year when the presence of special-status plant species may not have been evident. In addition, the potential for special-status wildlife to occur onsite is based solely on habitat suitability analysis.

The literature search and CNDDB 10-mile radius search identified 24 special-status plant species and 30 special-status animal species with potential to occur onsite. Only those species (1) tracked within 5 miles of the project site by CNDDB, (2) have a moderate to high potential to occur onsite based on the presence of suitable habitat, and/or (3) are identified in reports as occurring at project sites less than 1 mile from the survey area (including Catalina mariposa lily and southern California black walnut) are analyzed in the tables below. Using these criteria, the tables below include 9 plant species and 8 wildlife species of the greater CNDDB 10-mile search (Attachment A). Of these, 3 plant species and 4 animal species have a moderate to high potential to occur, were observed onsite, and/or are reported by the Applicant as present onsite. None of these 7 species are federally or state listed as endangered, threatened, or rare. No listed species are expected to occupy the habitats within the survey area.

One special-status plant species was observed onsite: southern California black walnut trees were observed scatter along the creek corridor. One special-status wildlife species is reported onsite by the Applicant and tracked by CNDDB onsite: overwintering roosts of monarch butterfly are reported in the California Sycamore Woodland (PC2 on Figure 2) onsite. A known overwintering roost is reported within the entire length of the survey area along Little Sycamore Canyon Creek by CNDDB. The CNDDB has tracked data from this roost site since 1986 and reports that up to 10,000 monarchs have been observed roosting along Little Sycamore Canyon Creek.

Of the species analyzed in the tables below, only those species that were observed/reported onsite or have a moderate to high potential to occur onsite are mapped on the Species Map (Figure 4). Attachment A details the California Natural Diversity Database (CNDDB)-tracked species (point occurrences) that have been documented within 10 miles of the project boundaries.

Special-Status Species

Map Key	Survey/Source	Scientific Name	Common Name	Species Status	Potential To Occur	Required Habitat
SSP1	CNDDB	*Accipiter cooperii*	Cooper's hawk	G5/S3, WL	Moderate	Woodland, chiefly of open, interrupted or marginal type. Nest sites mainly in riparian growths of deciduous trees, as in canyon bottoms on river flood-plains; also, live oaks.
SSP2	CNDDB	*Aquila chrysaetos*	Golden eagle	G5/S3, FP/WL	Low	Rolling foothills, mountain areas, sage-juniper flats, & desert. Cliff-walled canyons provide nesting habitat in most parts of range; also, large trees in open areas.
SSP3	CNDDB	*Aspidoscelis tigris stejnegeri*	Coastal whiptail	G5T3T4/S2S3	Moderate	Found in deserts & semiarid areas with sparse vegetation and open areas. Also found in woodland & riparian areas. Ground may be firm soil, sandy, or rocky.
SSP4	David Magney Environmental Consulting, 2009	*Calochortus catalinae*	Catalina mariposa lily	G3/S3.2, CNPS 4	Moderate	Valley and foothill grassland, chaparral, coastal scrub, cismontane woodland. Heavy soil, open grassland or shrubland; <2,300 ft.
SSP5	CNDDB	*Calochortus plummerae*	Plummer's mariposa-lily	CNPS 1B, LIS	Moderate	Coastal scrub, chaparral, grassland, cismontane woodland, lower montane coniferous forest. Rocky sandy sites, granitic or alluvial material. Common after fire. 300-5,300 ft.

Special-Status Species						
Map Key	Survey/Source	Scientific Name	Common Name	Species Status	Potential To Occur	Required Habitat
SSP6	CNDDB	*Chaenactis glabriuscula* var. *orcuttiana*	Orcutt's pincushion	G5T1/S1, CNPS 1B	None	Coastal bluff scrub, coastal dunes. Sandy sites. 10-330 ft.
SSP7	CNDDB	*Coelus globosus*	globose dune beetle	G1/S1	None	Inhabitant of coastal sand dune habitat, from bodega head in Sonoma County south to Ensenada, Mexico. Inhabits foredunes and sand hummocks.
SSO8	CNDDB, Reported present by Property Director of Construction& Facilities	*Danaus plexippus*	Monarch butterfly	G5/S3	Overwintering roosts reported onsite by Applicant within the California Sycamore Woodland	Winter roost sites extend along coast from northern Mendocino to Baja California, Mexico. Roosts located in wind-protected tree groves (eucalyptus, Monterey pine, cypress), with nectar/water sources nearby.
SSP9	CNDDB	*Deinandra minthornii*	Santa Susana tarplant	SR, G2/S2.2, CNPS 1B	None	Chaparral, coastal scrub. On sandstone outcrops and crevices, in shrubland. 900-2,500 ft.
SSP10	CNDDB	*Dudleya cymosa* ssp. *marcescens*	Marcescent dudleya	FT, SR, G5T2/S2.2, CNPS 1B	None	Chaparral. On sheer rock surfaces & rocky volcanic cliffs. 600-1,700 ft.
SSP11	CNDDB	*Dudleya cymosa* ssp. *ovatifolia*	Santa Monica dudleya	FT, G5T2/S2.2, CNPS 1B	Low	Chaparral, coastal scrub. In canyons on sedimentary conglomerates; north facing slopes. 700-1,700 ft.
SSO12	Site Assessment 3/10/2011	*Juglans californica* var.*californica*	SoCal black walnut	G3/S3.2, CNPS 4	Observed throughout survey area	Chaparral, coastal scrub, cismontane woodland. Slopes and riparian areas; 50-900 m.
SSP13	CNDDB	*Navarretia ojaiensis*	Ojai navarretia	G1/S1, CNPS 1B	Moderate	Chaparral, coastal scrub, valley and foothill grassland. Openings in shrublands, grasslands. 900-2,000 ft.
SSP14	CNDDB	*Oncorhynchus mykiss irideus*	Southern steelhead - southern California ESU	FE, G5T2Q/S2, SC	Low	Populations from Santa Maria River south to southern extent of range (San Mateo Creek in San Diego Co.). Southern steelhead likely have greater physiological tolerances to warmer water & more variable conditions.
SSP15	CNDDB	*Thamnophis hammondii*	two-striped garter snake	G3/S2, SC	Moderate	Coastal California from vicinity of Salinas to northwest Baja California. From sea to about 7,000 ft elevation. Highly aquatic, found in or near permanent fresh water. Along streams, rocky beds, riparian growth.
SSP16	CNDDB	*Thelypteris puberula* var. *sonorensis*	Sonoran maiden fern	G5T3/S2.2?, CNPS 2	Low	Meadows and seeps. Along streams, seepages. 150-1,800 ft.
SSP17	CNDDB	*Vireo bellii pusillus*	Least Bell's vireo	FE, SE G5T2/S2	Low	Summer resident of southern California in low riparian in vicinity of water or in dry river bottoms; below 2000 ft. Nests placed along margins of bushes or on twigs projecting onto pathways, usually willow, baccharis, and mesquite.

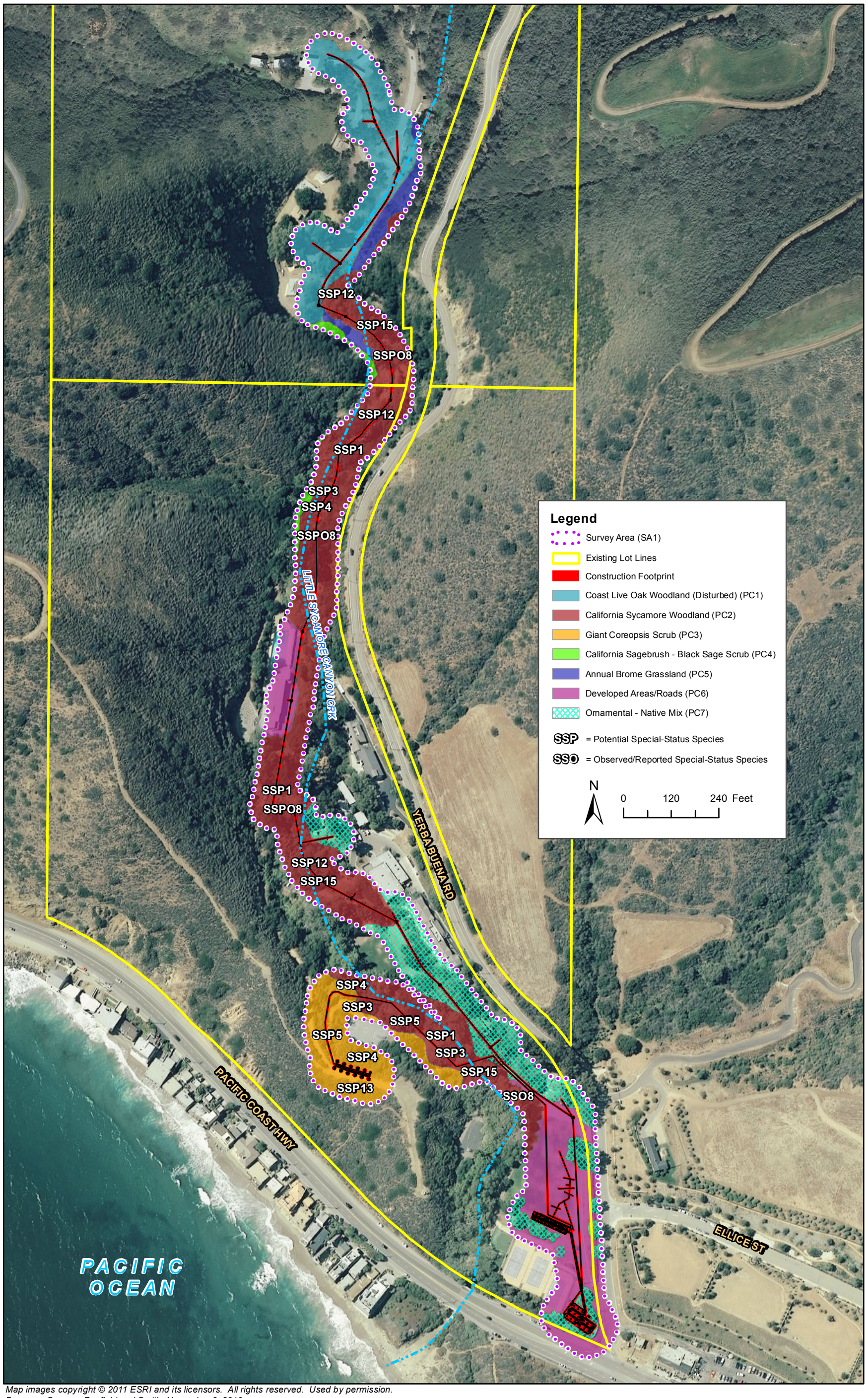
Special-Status Species (Continued)					
Map Key	**Species Scientific Name**	**Adequate Habitat Onsite**	**Adequate Habitat Size**	**Acreage Impacted**	**Comments**
SSP1	*Accipiter cooperii*	Yes	Yes	0	Tracked within 10 miles of the proposed project. Nesting habitat is present within the riparian woodland habitat throughout survey area.

Special-Status Species (Continued)					
Map Key	**Species Scientific Name**	**Adequate Habitat Onsite**	**Adequate Habitat Size**	**Acreage Impacted**	**Comments**
SSP2	*Aquila chrysaetos*	No	No	0	Tracked within 5 miles of the proposed project. Foraging habitat is present within survey area, however no suitable nesting habitat is present.
SSP3	*Aspidoscelis tigris stejnegeri*	Yes	Yes	0	Tracked within 5 miles of the proposed project. Could occur within riparian habitat of Little Sycamore Creek and open/ disturbed areas.
SSP4	*Calochortus catalinae*	Yes	Yes	0	Tracked within 5 miles of proposed project. Could occur in coastal scrub habitat within the survey area.
SSP5	*Calochortus plummerae*	Yes	Yes	0	Tracked within 5 miles of the proposed project. Could occur in coastal scrub habitat within the survey area.
SSP6	*Chaenactis glabriuscula* var. *orcuttiana*	No	No	0	Tracked within 5 miles of proposed project, however no suitable coastal bluff scrub is present within the survey area.
SSP7	*Coelus globosus*	No	No	0	Tracked within 5 miles of the proposed project, however no suitable coastal sand dune habitat is present within the survey area.
SSO8	*Danaus plexippus*	Yes	Yes	0	Tracked within 1 mile of the proposed project. The eucalyptus trees and sycamore woodland onsite are reported to provide overwintering roosts for the monarch butterfly. Overwintering roosts observed by the applicant, and the entire riparian corridor within the entire survey area is tracked by CNDDB as a roost site.
SSP9	*Deinandra minthornii*	No	No	0	Tracked within 5 miles of the proposed project, however sandstone outcrop habitat is lacking within the survey area.
SSP10	*Dudleya cymosa* ssp. *marcescens*	No	No	0	Tracked within 5 miles of the proposed project, however no suitable chaparral habitat, sheer rock surfaces or rocky volcanic cliffs are present onsite.
SSP11	*Dudleya cymosa* ssp. *ovatifolia*	No	No	0	Tracked within 5 miles of the proposed project, however no sedimentary conglomerates habitat is present within the survey area.
SSO12	*Juglans californica* var.*californica*	Yes	Yes	0	Observed as an understory tree contributor to the California Sycamore Woodland habitat associated with Little Sycamore Canyon Creek within the survey area.
SSP13	*Navarretia ojaiensis*	Yes	Yes	0	Tracked within 5 miles of the proposed project. Could occur in coastal scrub habitat within the survey area.
SSP14	*Oncorhynchus mykiss irideus*	No	No	0	Tracked within 5 miles of the proposed project, however no suitable permanent aquatic habitat present onsite.
SSP15	*Thamnophis hammondii*	Yes	Yes	0	Tracked within 10 miles of the proposed project. Little Sycamore Creek provides potential aquatic and riparian habitat within the survey area.
SSP16	*Thelypteris puberula* var. *sonorensis*	No	No	0	Tracked within 5 miles of the proposed project; however ,no meadows or seeps are present within the survey area.
SSP17	*Vireo bellii pusillus*	No	No	0	Tracked within 5 miles of the proposed project. Suitable habitat of riparian (willow) thickets are not present within the survey area.

FE ..... Federal Endangered
FT ..... Federal Threatened
FC ..... Federal Candidate Species
FSC ..... Federal Species of Concern
SSC ..... California Species of Special Concern
SFP California Fully Protected Species
SE California Endangered
ST California Threatened
SR California Rare
CDFG/NatureServe Rank: G1 or S1 - Critically Imperiled Globally or Subnationally (state); G2 or S2 - Imperiled Globally or Subnationally (state); G3 or S3 - Vulnerable to extirpation or extinction Globally or Subnationally (state)
CNPS 1A ..... California Native Plant Society listed as presumed to be extinct
CNPS 1B ..... California Native Plant Society listed as rare or endangered in California and elsewhere
CNPS 2 ..... California Native Plant Society listed as rare or endangered in California but more common elsewhere
CNPS 3 ..... A review list only. California Native Plant Society listed as in need of more information.
CNPS 4 ..... A watch list only. California Native Plant Society listed as of limited distribution or infrequent throughout a broader area in California; vulnerability to threat appears relatively low.
LIS ..... Locally Important Species

Nesting Bird Summary

The site visit was conducted outside of the nesting season. No nesting birds were observed during the survey. However, nesting habitat exists throughout the survey area, and nesting birds that are protected by the Federal Migratory Bird Treaty Act and the California Fish and Game Code 3503, including special-status bird species, likely nest within the property.



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Basemap Source: Penfield and Smith, November 6, 2010.

Species Map

Figure 4

Camp Hess Kramer

3.3 Wildlife Movement and Connectivity

(Initial Study Checklist D)

Wildlife movement or connectivity features, or evidence thereof, were found within the survey area(s).

Mapped Corridors or Linkages

No regional wildlife linkages or corridors are mapped within or near the property.

Connectivity Feature 1 (C1)

On a local scale, the primary connectivity feature within the survey area is Little Sycamore Canyon Creek (LSCC). The overall habitat quality within the survey area is relatively disturbed as compared to the upper reached of LSCC due to human influences. Species richness and structural diversity is moderate, although this corridor is likely used by a variety of common wildlife species for local movement as well as for nesting and food resources. LSCC likely provides somewhat limited connectivity to habitats of the surrounding Santa Monica Mountain National Forest, as it is situated at the southernmost end of the canyon, within approximately 400 feet of the Pacific Ocean. However, LSCC provides a corridor of movement for animals to use the general wildlife habitats along the length of the creek, and to allow for cover while moving from upland habitats north of the study area to the upland habitats adjacent to the study area.

Description

LSCC and its riparian habitat may provide corridors or routes that animals use when traveling between adjacent habitats and the project site.

Functional Group/Species Expected

Functional groups expected to utilize LSCC include: large mammals such as mule deer (*Odocoileus hemionus californica)*, medium mammals such as coyote (*Canis latrans*), common passerine birds that may utilize the riparian tree and shrub habitat such as Anna's hummingbirds (*Calypte anna*) and western scrub jays (*Aphelocoma californica*), and aquatic/riparian reptiles and amphibians such as two striped garter (*Thamnophis hammondii*) and Pacific tree frog (*Pseudacris regilla*).

Habitats Connected

LSCC connects the developed low elevation coastal habitat along Highway101 and Yerba Buena Road to upland and mountains habitat within the Santa Monica Mountain National Forest.

Connectivity Feature 2 (C2)

Locally, the ridgeline located west of the construction footprint/survey area also is a connectivity feature.

Description

This ridgeline is likely used as a corridor or route by wildlife when traveling between adjacent habitats.

Functional Group/Species Expected

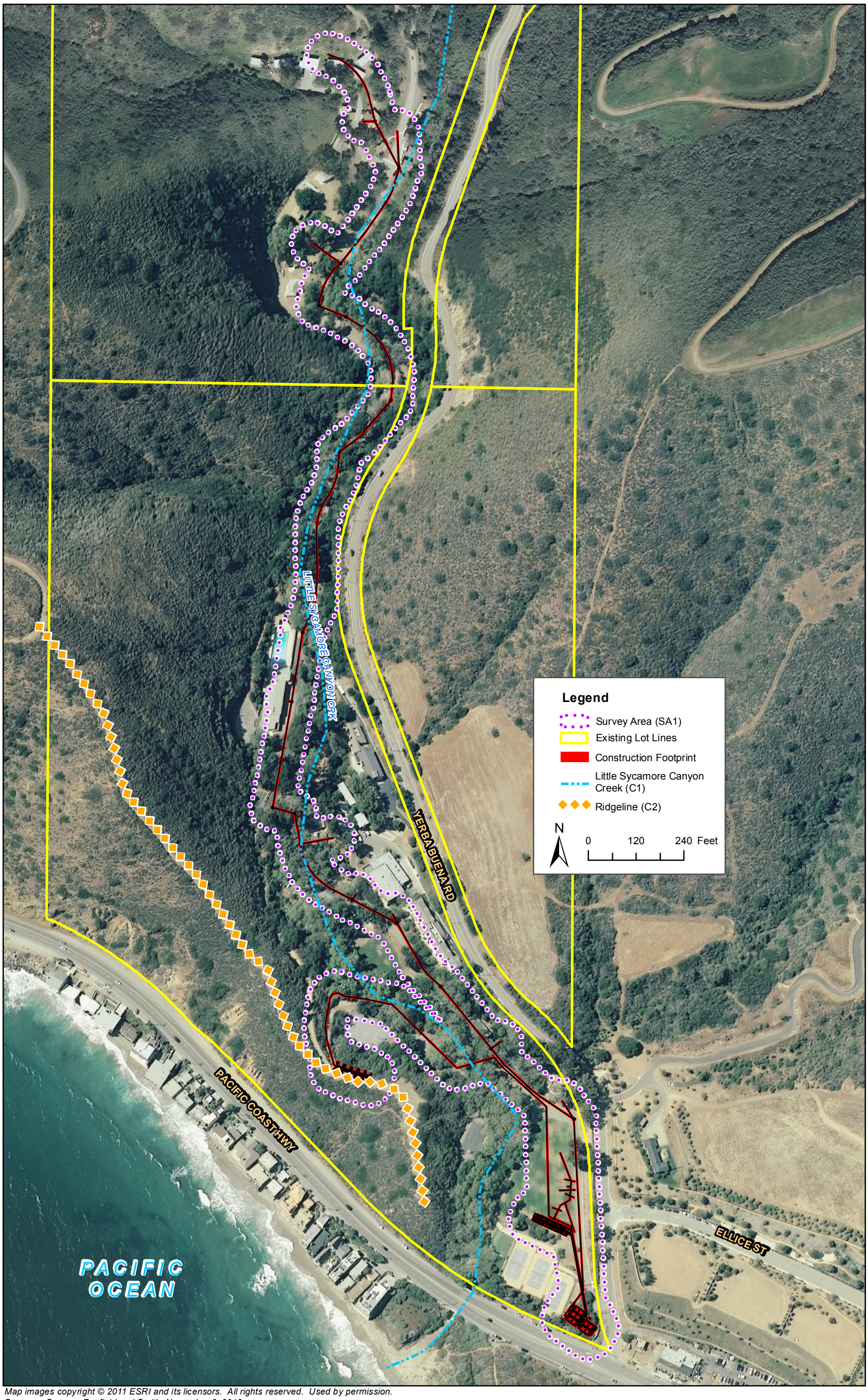
Functional groups expected to utilize the ridgeline: mammals such as mule deer (*Odocoileus hemionus californica*) and coyote (*Canis latrans*).

Habitats Connected

Habitat from neighboring properties and coastal to inland habitat.

Crossing Structures and Connectivity Barriers

Historic and existing camp facilities include paved roads and foot-trials that cross LSCC. No new or additional bridges or crossing structures are proposed for this project. Camp Hess Kramer's facilities are a historic and existing connectivity barrier for wildlife using Little Sycamore Canyon Creek. No new or additional permanent barriers to wildlife are proposed as part of the subject project.



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Basemap Source: Penfield and Smith, November 6, 2010.

Local Wildlife Connectivity

Figure 5
Camp Hess Kramer

Section 4: Recommended Impact Assessment & Mitigation

4.1 Sufficiency of Biological Data

Additional information needed to make CEQA findings and develop mitigation measures:
No

Additional biology-related surveys or permits needed prior to issuance of land use permit:
None Expected

Impacts resulting from the proposed installation of the OWTS are temporary in nature. The OWTS will be field fitted during construction to avoid and minimize impacts to the maximum extent. Trenches for the pipeline are located within existing roads and trails to reduce and avoid impacts to Little Sycamore Canyon Creek and other sensitive habitats/ESHA. Following the installation of OWTS, trenches and holes will be covered and returned to road/trail status.

The site visit occurred during a time of year when the presence of special-status plant species may not have been evident. However, no impacts to native vegetation are expected to result from the installation of the OWTS; therefore, no rare plants are expected to be impacted, and rare plant surveys are not necessary to make CEQA findings or determine mitigation.

No tree inventory has been conducted for this project; however, the alignment of the OWTS is proposed in a path of least resistance with regard to protected trees, and the alignment can be modified (field fitted) if necessary during construction to avoid areas with extensive tree root systems or large tree roots. No significant impacts to protected trees are expected as a result of the proposed project.

4.2 Impacts and Mitigation

A. Endangered, Threatened, or Rare Animal or Plant Species, or Their Habitats — Project: PS-M; Cumulative: LS

No ***federal or state listed*** endangered, threatened, or rare ***plant or animal species*** were observed onsite; and no listed species tracked within 10 miles of the project site have a moderate or high potential to occur onsite; therefore, no impacts to listed animal species are expected to result from the proposed project.

It is likely that ***birds*** that are protected by the California Fish and Game Code and the federal Migratory Bird Treaty Act nest onsite. Several bird species were observed foraging within and adjacent to the survey area. The OWTS alignment follows woodland and riparian habitat along Little Sycamore Canyon Creek where suitable nesting habitat is present. Although no trees or vegetation are proposed to be removed for this project, indirect effects of the installation of the proposed project, including noise, presence of equipment, increased human activities, and dust associated with trenching may result in modifications of breeding activities and nesting if the project is conducted during the nesting season.

Significance Finding – Project Impacts: Project impacts to federally or state listed species are considered less than significant. Project impacts to nesting birds are considered potentially significant but mitigable.

Significance Finding – Cumulative Impacts: Cumulative impacts to federally or state listed species and nesting birds are considered less than significant.

Avoidance and Minimization Measures

To avoid direct and indirect impacts to nesting birds, development of the site should be conducted outside of the bird breeding season (February 1 - August 31). The following mitigation measure addresses potential impacts to nesting birds if construction is conducted during the nesting season.

MM1: Nesting Bird Surveys and Buffers

Mitigation Goal:

The goal is to reduce direct project impacts to protected nesting birds to a less than significant level.

Mitigation Action:

Grading and the initiation of construction shall either: a) take place outside of the bird nesting season (February 1 to August 31), or b) be subject to bird survey requirements. If development is proposed within nesting habitat and within the breeding season, pre-construction bird nesting surveys shall be conducted to determine the locations of nesting birds. Bird survey requirements include a nesting bird survey to be conducted by a qualified biologist no more than two weeks prior to the start of grading or construction. If a nesting bird or special-status species is located, consultation with the local CDFG representative shall occur to determine what avoidance actions may be taken. Generally, if an active bird nests is found, an approximate 30-100-foot buffer surrounding the nest(s) shall be flagged for avoidance. If any active raptor nests are found, typically a suitable buffer area of 250-500 feet from the nest shall be established until the nest becomes inactive (vacated). Disturbance can occur within the buffer area after the birds are no longer reliant on the nest.

Monitoring & Timing:

Bird surveys are required only for the start of grading or construction within the bird nesting season (February 1 to August 31). Surveys shall be conducted no more than two weeks prior to site disturbance.

Standard of Success:

Success of this mitigation measure would be the avoidance of work during the bird nesting season, or conducting nesting bird surveys to avoid indirect impacts to nesting birds, and/or establishing buffers around active nests in close proximity to the construction activities, to minimize indirect impacts to nesting birds. Implementation of this mitigation measure would reduce impacts to a less than significant level.

B. Wetland Habitats Project: LS; Cumulative: LS

Little Sycamore Canyon Creek is mapped by the National Wetlands Inventory (NWI) as a Freshwater Forested/Shrub Wetland. The portion of Little Sycamore Canyon Creek where the OWTS installation is proposed has been significantly influenced by the camp facilities historically, including an existing paved road and walking trails that traverse and cross the creek several times. Five (5) Riverine tributary waterways (ephemeral drainages) mapped by the NWI exist within 500 feet of the construction footprint.

The project will avoid direct impacts to the waters/wetlands associated with Little Sycamore Canyon Creek. Wastewater would be transferred from Middle to Lower Camp via a 4-inchand 6-inch sewer gravity line that will be installed within/immediately adjacent to the existing road and trails. The pipeline will span the creek on the existing bridge structures. As noted and illustrated above in Section 1, all areas where the pipeline will cross the creek via bridges have been designed to completely avoid the top of the banks of the creek and will not lead to any destabilization of the creek banks. All manholes and pumps will be set back outside of the creek banks to avoid any impacts to the banks. No riparian habitat or bed and banks will be affected during construction. Any inadvertent indirect impacts associated with the construction activities (i.e. erosion of excavated materials or spills/leaks from equipment) adjacent to the bed and banks of Little Sycamore Canyon Creek would be minimal. In addition, the small amount of

material associated with the equipment being operated for trench excavation (small backhoe/Bobcat) can easily be replaced back in the trench as work progresses, and could easily be cleaned up, if necessary. As such, the extent of any inadvertent indirect impacts, if they occurred, would be considered less than significant.

Significance Finding – Project Impacts: Project inadvertent impacts to wetland habitats are considered less than significant.

Significance Finding – Cumulative Impacts: Potential cumulative impacts wetland habitats are considered less than significant.

C. Coastal Habitats Project: LS; Cumulative: LS

The project site is located within the coastal zone

The entire property is located within the coastal zone, all of which is likely considered ESHA. All natural, native habitats onsite are considered sensitive coastal habitats. The project site is within the 100-foot buffer of Little Sycamore Canyon Creek, also considered ESHA. The entire camp has historically always been located within the buffered water body; however, the project has been designed to avoid and prevent impacts that would significantly degrade the creek's riparian coastal habitats (Coast Live Oak Woodland and Southern California Sycamore Woodland) and the upland coastal habitats (Giant Coreopsis Scrub and California Sagebrush-Black Sage Scrub).

The proposed location for the settlement, recirculation, and dosing tanks in the far southern end of the property contains vegetation consisting of predominantly ornamental tree and shrub species (PC7 on Figure 2). A few scattered native shrubs exist within this southern-most area, but are located only along the outer edge along PCH below and emerging out of a canopy of ornamental trees and shrubs. These few individual native shrubs in PC7 in the southern-most portion of the property will be avoided during implementation, as the settlement, recirculation, and dosing tanks are proposed only within ornamental vegetation further away from the road and the remnant native shrubs. The project will be field-fitted to avoid all native vegetation.

The project is compatible with the continuance of the riparian and coastal sage scrub habitats. In addition, all activities associated with the construction of the OWST within existing roads and trails are temporary. The project will be field fitted during construction and OWTS installation to avoid any impacts to coastal habitats; therefore, impacts to coastal habitats, including ESHA, are considered less than significant.

Significance Finding – Project Impacts: Project impact to coastal habitats, including ESHA, is a less than significant impact.

Significance Finding – Cumulative Impacts: Cumulative impact to coastal habitats, including ESHA, is a less than significant impact.

D. Wildlife Movement and Connectivity (migration corridors) Project: LS; Cumulative: LS

On a regional scale, no regional wildlife corridor or linkages are located within the survey area. The entire survey area is general open space/wildlife habitat, and although connectivity features exist onsite, none of them are used by local wildlife specifically to access distinct unique habitat patches or separate resources.

Significance Finding – Project Impacts: Project impacts to regional and local wildlife movement and connectivity are considered less than significant.

Significance Finding – Cumulative Impacts: The cumulative impact to the regional and local wildlife movement and connectivity is considered less than significant.

E. Locally Important Species/Communities Project: PS-M; Cumulative: LS

No locally important ***plant species*** were observed onsite, however, four locally important plant species have a moderate potential to occur onsite or were observed onsite, including Catalina mariposa lily (CNPS 4), Plummer's mariposa lily (CNPS 1B and Ventura County Locally Important Plant), southern California black walnut (CNPS 4, observed), and Ojai navarretia (CNPS 1B). The presence of these and other potential locally important plant species onsite has not been confirmed at this time. The timing of the survey (winter) was outside of the blooming period for most special-status plant species. No seasonal rare plant surveys have been performed to date within the subject project site. However, no impacts to natural vegetation are proposed as part of this project. The project will be field fitted during construction to avoid all natural habitats; therefore, no impacts to locally important plant species are expected. Impacts to locally important plant species is considered less than significant.

No locally important ***animal species*** were observed onsite; however, four locally important animals have a moderate potential to occur onsite based on suitable habitat, or are reported as occurring onsite, including: Cooper's hawk, coastal whiptail, two-striped garter snake, and monarch butterfly (also reported by Applicant). No impacts to Cooper's hawk, coastal whiptail, or two-striped garter snake are expected to result from the proposed project; however, a monarch butterfly overwintering roost site is reported within the entire survey area within Little Sycamore Canyon Creek. The CNDDB has tracked data from this roost site since 1986 and reports that up to 10,000 monarchs have been observed roosting along Little Sycamore Canyon Creek. Tree species comprising the roost within the property include eucalyptus, coast live oak, California sycamore, and ornamental trees. These trees also occur within the survey area; however, no trees are proposed to be removed or trimmed for the installation of the OWTS. Therefore, the monarch butterfly wintering roost site will not be directly impacted as a result of the proposed project; however, the project may indirectly affect the roost site, especially if they migrate north into the survey area. Potential indirect impacts to monarch overwintering sites are considered potentially significant but mitigable.

All four ***communities*** observed within the survey area are considered locally important communities. The communities are important because they exist within the coastal zone, are considered Environmentally Sensitive Habitat Areas, and provide significant wildlife habitat and resources vital to many local wildlife species within the Santa Monica Mountains. The coastal zone designates important habitat and serves to provide protective measures for the Santa Monica Mountain's unique coastal resources including plant and animal species. However, all activities associated with the construction of the OWST within existing roads and trails are temporary, and the project will be field fitted during construction and OWTS installation to avoid any impacts to locally important communities. Therefore, impacts to locally important communities are considered less than significant.

Several native ***protected tree species*** are present within the survey area, including coast live oak, California sycamore, and southern California black walnut. Per the County's Non-Coastal Development Zoning Ordinance Sec. 8107-25.5c (Minimum Requirements for Tree Alteration, Felling or Removal Without a Tree Permit) states that alteration, felling or removal of Protected Trees may occur without a Tree Permit under certain circumstances, such as the following: "Pruning and trimming of living limbs and roots, each of which is less than 20% of the tree trunk's girth, provided such trimming does not endanger the life of the tree, result in an imbalance in structure, or remove more than 20% of its canopy or the root system." No individual tree is proposed to be removed as part of the proposed project; however, protected trees may be indirectly affected by root damage if greater than 20% of the root system of each tree is affected as a result of trenching associated with the installation of the OWTS. Although the project will be field fitted during construction to avoid impacts to protected trees, potential inadvertent or unavoidable impacts to protected trees resulting from the project are considered potentially significant but mitigable.

> *Significance Finding – Project Impacts:* Potential project impacts to locally important plant species or communities are considered less than significant. Potential project impacts to monarch butterfly overwintering roost sites are considered potentially significant but mitigable. Potential inadvertent or

unavoidable impacts to protected trees during construction are considered potentially significant but mitigable.

Significance Finding – Cumulative Impacts: Cumulative impacts to locally important species, locally important communities, or protected trees are considered less than significant.

Avoidance and Minimization Measures

The project will be field fitted to avoid impacts to monarch butterfly overwintering roosts (aggregations) and protected trees. To avoid impacts to monarch overwintering sites, construction should be avoided during the peak winter migration period (December / January). MM2 shall also be implemented to minimize impacts to monarch roosts.

MM2: Monarch Butterfly Winter Roost Site Surveys

Mitigation Goal:

The goal is to minimize indirect project impacts to monarch butterfly while roosting at the overwintering site.

Mitigation Action:

To minimize indirect impacts to the known monarch butterfly overwintering roost site along and within the Little Sycamore Canyon Creek corridor and to monarch butterflies, project construction/implementation shall be conducted outside of the overwintering aggregation period (typically October through February). If the overwintering period cannot be avoided, then prior to the start of construction/implementation, a qualified biologist shall survey the entire survey area, which is known to contain monarch overwintering habitat, to determine presence or absence of overwintering aggregations. If no aggregations are observed and no aggregation initiation activities are observed, no further action or mitigation is required. If aggregations or aggregation activities are observed during the surveys, construction within 100 feet of any areas containing overwintering aggregations or aggregation activity shall be prohibited from October to February, and/or when the monarch aggregations are present.

Monitoring & Timing:

If construction is to be conducted during the overwintering period, a qualified biologist will conduct preconstruction surveys no more than one week prior to construction commencement. If aggregations are present, a qualified biologist shall monitor the roost sites, during construction within 100 feet of the roost sites, to document compliance with 100-foot buffer and to monitor any aggravation of the roosts. The actual timing of migration and roost development is dependent on local seasonal patterns, and shall be tracked against the arrival of aggregations at other known sites in the region.

Standard of Success:

Success of this mitigation measure would be the avoidance of work within 100 feet of the monarch butterfly winter roosts during its winter roosting season (October to February) to minimize indirect impacts to monarch roosts. The biologist shall provide written documentation to Ventura County Planning Division that this measure was implemented and to report the results of the monitoring. Implementation of this mitigation measure would reduce impacts to a less than significant level.

MM3: Monitor Protected Trees

Mitigation Goal:

The goal is to avoid and reduce project impacts to protected trees, such as coast live oak, California sycamore, and southern California black walnut to a less than significant level.

Mitigation Action:

A qualified arborist shall be onsite to monitor construction activities that occur within the Little Sycamore Canyon Creek corridor containing California Sycamore Woodland and/or Coast Live Oak Woodland, or within 15 feet of any existing native tree with a dbh (diameter at breast height) of greater than 9.5 inches. The arborist shall aid in field fitting the least-impact path with regard to protected trees. Construction shall be avoided within the Ventura County identified Tree Protection Zone (TPZ), which is 5 feet beyond the dripline of a native tree or a minimum of 15 feet from the trunk, when feasible. When construction within the TPZ is unavoidable, as few roots as possible shall be trimmed, and shall total less than 20% of a single tree's root system. Work shall be done with hand tools or small hand held power tools that are of a depth and design that will not cause root damage. In addition, no equipment, soil, or construction materials shall be placed within the TPZ of any native tree. If impacts/encroachment to a protected tree are determined to be unavoidable (i.e, >20% of tree's roots need to be cut), applicant shall obtain the appropriate tree permit prior to any impacts to the protected tree.

Monitoring & Timing:

Prior to the commencement of ground disturbing activities a Certified Arborist will be retained by the applicant. The Certified Arborist will monitor all construction activities for the duration of the project involving trees, and will document any encroachment into the TPZ for submittal to the Ventura County Planning Division.

Standard of Success:

Success of this mitigation measure would be the avoidance or minimization of impacts to protected trees that would alter the health and safety of protected trees, and obtaining a tree permit, if necessary.

Section 5: Photos

Photos	
Location	
Map Key	
P1	
View Direction	
South	
Description	
Existing road in northern portion of construction footprint immediately adjacent to Little Sycamore Canyon Creek	
Location	
Map Key	
P2	
View Direction	
Southwest	
Description	
Existing bridge crossing over Little Sycamore Canyon Creek	

Photos	
Location **Map Key** P3 **View Direction** South **Description** Riparian vegetation and existing bridge over Little Sycamore Canyon Creek	
Location **Map Key** P4 **View Direction** East **Description** Existing trail (proposed pipeline path) as it leaves Little Sycamore Canyon Creek and connects with the north-south ridgeline to the west.	

Photos	
Location	
Map Key P5	
View Direction East	
Description Giant coreopsis scrub and southern ridgeline.	
Location	
Map Key P6	
View Direction Southeast	
Description Existing trail and location for proposed seepage pits on top of southern ridgeline.	

Appendix One

Summary of Biological Resource Regulations

The Ventura County Planning Division, as “lead agency” under CEQA for issuing discretionary land use permits, uses the relationship of a potential environmental effect from a proposed project to an established regulatory standard to determine the significance of the potential environmental effect. This Appendix summarizes important biological resource regulations which are used by the Division’s biologists (consultants and staff) in making CEQA findings of significance:

Sensitive Status Species Regulations
Nesting Bird Regulations
Plant Community Regulations
Waters and Wetlands Regulations
Coastal Habitat Regulations
Wildlife Migration Regulations
Locally Important Species/Communities Regulations

Sensitive Status Species Regulations

Federally Protected Species

Ventura County is home to 29 federally listed endangered and threatened plant and wildlife species. The U.S. Fish and Wildlife Service (USFWS) regulates the protection of federally listed endangered and threatened plant and wildlife species.

FE (Federally Endangered): A species that is in danger of extinction throughout all or a significant portion of its range.

FT (Federally Threatened): A species that is likely to become endangered in the foreseeable future.

FC (Federal Candidate): A species for which USFWS has sufficient information on its biological status and threats to propose it as endangered or threatened under the Endangered Species Act (ESA), but for which development of a proposed listing regulation is precluded by other higher priority listing activities.

FSC (Federal Species of Concern): A species under consideration for listing, for which there is insufficient information to support listing at this time. These species may or may not be listed in the future, and many of these species were formerly recognized as "Category-2 Candidate” species.

The USFWS requires permits for the ‘taking’ of any federally listed endangered or threatened species. Take is defined by the USFWS as “to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct; may include significant habitat modification or degradation if it kills or injures wildlife by significantly impairing essential behavioral patterns including breeding, feeding, or sheltering.”

The Endangered Species Act (ESA) does not provide statutory protection for candidate species or species of concern, but USFWS encourages conservation efforts to protect these species. USFWS can set up voluntary Candidate Conservation Agreements and Assurances, which provide non-Federal landowners (public and private) with the assurance that if they implement various conservation activities to protect a given candidate species, they will not be subject to additional restrictions if the species becomes listed under the ESA.

State Protected Species

The California Department of Fish and Game (CDFG) regulates the protection of endangered, threatened, and fully protected species listed under the California Endangered Species Act. Some species may be jointly listed under the State and Federal Endangered Species Acts.

SE (California Endangered): A native species or subspecies which is in serious danger of becoming extinct throughout all, or a significant portion, of its range due to one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, or disease.

ST (California Threatened): A native species or subspecies that, although not presently threatened with extinction, is likely to become an endangered species in the foreseeable future in the absence of the special protection and management efforts required by this chapter. Any animal determined by the commission as "rare" on or before January 1, 1985, is a "threatened species."

SFP (California Fully Protected Species): This designation originated from the State's initial effort in the 1960's to identify and provide additional protection to those animals that were rare or faced possible extinction. Lists were created for fish, mammals, amphibians, reptiles, and birds. Most fully protected species have also been listed as threatened or endangered species under the more recent endangered species laws and regulations.

SR (California Rare): A species, subspecies, or variety of plant is rare under the Native Plant Protection Act when, although not presently threatened with extinction, it is in such small numbers throughout its range that it may become endangered if its present environment worsens. Animals are no longer listed as rare; all animals listed as rare before 1985 have been listed as threatened.

SSC (California Species of Special Concern): Animals that are not listed under the California Endangered Species Act, but which nonetheless 1) are declining at a rate that could result in listing, or 2) historically occurred in low numbers and known threats to their persistence currently exist.

The CDFG requires permits for the taking of any State-listed endangered, threatened, or fully protected species. Section 2080 of the Fish and Game Code prohibits "take" of any species that the California Fish and Game Commission determines to be endangered or threatened. Take is defined in Section 86 of the Fish and Game Code as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill."

The California Native Plant Protection Act protects endangered and rare plants of California. Section 1908, which regulates plants listed under this act, states: “no person shall import into this state, or take, possess, or sell within this state, except as incident to the possession or sale of the real property on which the plant is growing, any native plant, or any part or product thereof, that the commission determines to be an endangered native plant or rare native plant, except as otherwise provided in this chapter.”

The California Endangered Species Act does not provide statutory protection for California species of special concern, but they should be considered during the environmental review process.

California Native Plant Society Listed Species

Plants with CNPS listings 1A, 1B and 2 should always be addressed in CEQA documents. Plants with CNPS listings 3 and 4 do not explicitly qualify for legal protection, but can be addressed in CEQA documents depending on the circumstances and opinion of the biologist conducting the assessment.

CNPS 1A: Plants presumed to be extinct because they have not been seen or collected in the wild in California for many years. This list includes plants that are both presumed extinct in California, as well as those plants which are presumed extirpated in California. A plant is extinct in California if it no longer occurs in or outside of California. A plant that is extirpated from California has been eliminated from California, but may still occur elsewhere in its range.

CNPS 1B: Plants that are rare throughout their range with the majority of them endemic to California. Most of the plants of List 1B have declined significantly over the last century.

CNPS 2: Plants that are rare throughout their range in California, but are common beyond the boundaries of California. List 2 recognizes the importance of protecting the geographic range of widespread species.

Plants identified on CNPS Lists 1A, 1B, and 2 meet the definitions of Sec. 1901, Chapter 10 (Native Plant Protection Act) or Secs. 2062 and 2067 (California Endangered Species Act) of the California Department of Fish and Game Code, and are eligible for state listing. They should be fully considered during preparation of environmental documents relating to CEQA.

CNPS 3: A review list for plants for which there is inadequate information to assign them to one of the other lists or to reject them.

CNPS 4: A watch list for plants that are of limited distribution or infrequent throughout a broader area in California and their vulnerability or susceptibility to threat appears relatively low at this time.

Global and Subnational Rankings

Though not associated directly with legal protections, species have been given a conservation status rank by NatureServe, an international non-profit conservation organization that is the leading source for information about

rare and endangered species and threatened ecosystems. The Ventura County Planning Division considers the following ranks as sensitive for the purposes of CEQA impact assessment (G = Global, S = Subnational or State):

G1 or S1 - Critically Imperiled
G2 or S2 – Imperiled
G3 or S3 - Vulnerable to extirpation or extinction

Locally Important Species

Locally important species' protections are addressed in a separate Appendix document, "Locally Important Species/Communities Regulations."

For lists of some of the species in Ventura County that are protected by the above regulations, go to www.ventura.org/rma/planning/bio_resources/index.htm.

Nesting Bird Regulations

The Federal Migratory Bird Treaty Act (MBTA) and the California Department of Fish and Game (CDFG) Code (3503, 3503.5, 3511, 3513 and 3800) protect most native birds. In addition, the federal and state endangered species acts protect some bird species listed as threatened or endangered. Project-related impacts to birds protected by these regulations would occur during the breeding season, because unlike adult birds, eggs and chicks are unable to escape impacts.

The MBTA implements various treaties and conventions between the U.S. and Canada, Japan, Mexico, and Russia for the protection of migratory birds, which occur in two of these countries over the course of one year. The Act maintains that it is unlawful to pursue, hunt, take, capture or kill; attempt to take, capture or kill; possess, offer to or sell, barter, purchase, deliver or cause to be shipped, exported, imported, transported, carried or received any migratory bird, part, nest, egg or product, manufactured or not. Bird species protected under the provisions of the MBTA are identified by the List of Migratory Birds (Title 50 of the Code of Federal Regulations, Section 10.13 as updated by the 1983 American Ornithologists' Union (AOU) Checklist and published supplements through 1995 by the USFWS).

CDFG Code 3513 upholds the MBTA by prohibiting any take or possession of birds that are designated by the MBTA as migratory nongame birds except as allowed by federal rules and regulations promulgated pursuant to the MBTA. In addition, there are CDFG Codes (3503, 3503.5, 3511, and 3800) which further protect nesting birds and their parts, including passerine birds, raptors, and state "fully protected" birds.

NOTE: These regulations protect almost all *native nesting birds*, not just sensitive status birds.

Plant Community Regulations

Plant communities are provided legal protection when they provide habitat for protected species, when the community is in the coastal zone and qualifies as environmentally sensitive habitat area (ESHA), or when the community qualifies as locally important.

Global and Subnational Rankings

Though not associated directly with legal protections, plant communities have been given a conservation status rank by NatureServe, an international non-profit conservation organization that is the leading source for information about rare and endangered species and threatened ecosystems. The Ventura County Planning Division considers the following ranks as sensitive for the purposes of CEQA impact assessment (G = Global, S = Subnational or State):

G1 or S1 - Critically Imperiled
G2 or S2 - Imperiled
G3 or S3 - Vulnerable to extirpation or extinction

CDFG Rare

Rare natural communities are those communities that are of highly limited distribution. These communities may or may not contain rare, threatened, or endangered species. Though the Native Plant Protection Act and the California Endangered Species Act provide no legal protection to plant communities, CDFG considers plant communities that

are ranked G1-G3 or S1-S3 (as defined above) to be rare or sensitive, and therefore these plant communities should be addressed during CEQA review.

Environmentally Sensitive Habitat Areas

The Coastal Act specifically calls for protection of "environmentally sensitive habitat areas" or ESHA, which it defines as: "Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments" (Section 30107.5).

ESHA has been specifically defined in the Santa Monica Mountains. For projects in this location, the Coastal Commission, the agency charged with administering the Coastal Act, has developed a specific three-part test for determining whether habitat there should be considered coastal sage scrub/chaparral ESHA. A memo from a Coastal Commission biologist outlining this test can be found at: www.ventura.org/rma/planning/pdf/bio_resources/ESHA_Santa_Monica_Mountains.pdf.

Locally Important Communities

The Ventura County Initial Study Assessment Guidelines defines a locally important community as one that is considered by qualified biologists to be a quality example characteristic of or unique to the County or region, with this determination being made on a case-by-case basis. The County has not developed a list of locally important communities, but has deemed oak woodlands to be a locally important community.

Waters and Wetlands Regulations

Numerous agencies control what can and cannot be done in or around streams and wetlands. If a project affects an area where water flows, ponds or is present even part of the year, it is likely to be regulated by one or more agencies. Many wetland or stream projects will require three main permits or approvals (in addition to CEQA compliance). These are:

- 404 Permit (U.S. Army Corps of Engineers)
- 401 Certification (Regional Water Quality Control Board)
- Streambed Alteration Agreement (California Department of Fish and Game)

In addition, the Ventura County General Plan calls for protection of wetlands and there are several other federal, state and local permits that could be required when a project involves disturbance to wetlands or waters. For a more thorough explanation of wetland permitting, see the Ventura County's "Wetland Project Permitting Guide" at www.ventura.org/rma/planning/pdf/prog_servs/bio_resources/FinalPDF.pdf.

404 Permit (U.S. Army Corps of Engineers)

Most projects that involve streams or wetlands will require a 404 Permit from the U.S. Army Corps of Engineers (USACE). Section 404 of the federal Clean Water Act is the primary federal program regulating activities in wetlands. The Act regulates areas defined as "waters of the United States." This includes streams, wetlands in or next to streams, areas influenced by tides, navigable waters, lakes, reservoirs and other impoundments. For nontidal waters, USACE jurisdiction extends up to what is referred to as the "ordinary high water mark" as well as to the landward limits of adjacent Corps-defined wetlands, if present. The ordinary high water mark is an identifiable natural line visible on the bank of a stream or water body that shows the upper limit of typical stream flow or water level. The mark is made from the action of water on the streambank over the course of years.

Permit Triggers: A USACE 404 Permit is triggered by moving (discharging) or placing materials—such as dirt, rock, geotextiles, concrete or culverts—into or within USACE jurisdictional areas. This type of activity is also referred to as a "discharge of dredged or fill material."

401 Certification (Regional Water Quality Control Board)

If your project requires a USACE 404 Permit, then you will also need a Regional Water Quality Control Board (RWQCB) 401 Certification. The federal Clean Water Act, in Section 401, specifies that states must certify that any activity subject to a permit issued by a federal agency, such as the USACE, meets all state water quality standards.

In California, the state and regional water boards are responsible for certification of activities subject to USACE Section 404 Permits.

Permit Trigger: A RWQCB 401 Certification is triggered whenever a USACE 404 Permit is required, or whenever an activity could cause a discharge of dredged or fill material into waters of the U.S. or wetlands.

Streambed Alteration Agreement (California Department of Fish and Game)

If your project includes alteration of the bed, banks or channel of a stream, or the adjacent riparian vegetation, then you may need a Streambed Alteration Agreement from the California Department of Fish and Game (CDFG). The California Fish and Game Code, Sections 1600-1616, regulates activities that would alter the flow, bed, banks, channel or associated riparian areas of a river, stream or lake—all considered “waters of the state.” The law requires any person, state or local governmental agency or public utility to notify CDFG before beginning an activity that will substantially modify a river, stream or lake.

Permit Triggers: A Streambed Alteration Agreement (SAA) is triggered when a project involves altering a stream or disturbing riparian vegetation, including any of the following activities:

- Substantially obstructing or diverting the natural flow of a river, stream or lake
- Using any material from these areas
- Disposing of waste where it can move into these areas

Some projects that involve routine maintenance may qualify for long-term maintenance agreements from CDFG. Discuss this option with CDFG staff.

Ventura County General Plan

The Ventura County General Plan contains policies which also strongly protect wetland habitats.

Biological Resources Policy 1.5.2-3 states**:**

> Discretionary development that is proposed to be located within 300 feet of a marsh, small wash, intermittent lake, intermittent stream, spring, or perennial stream (as identified on the latest USGS 7½ minute quad map), shall be evaluated by a County approved biologist for potential impacts on wetland habitats. Discretionary development that would have a significant impact on significant wetland habitats shall be prohibited, unless mitigation measures are adopted that would reduce the impact to a less than significant level; or for lands designated "Urban" or "Existing Community", a statement of overriding considerations is adopted by the decision-making body.

Biological Resources Policy 1.5.2-4 states:

> Discretionary development shall be sited a minimum of 100 feet from significant wetland habitats to mitigate the potential impacts on said habitats. Buffer areas may be increased or decreased upon evaluation and recommendation by a qualified biologist and approval by the decision-making body. Factors to be used in determining adjustment of the 100 foot buffer include soil type, slope stability, drainage patterns, presence or absence of endangered, threatened or rare plants or animals, and compatibility of the proposed development with the wildlife use of the wetland habitat area. The requirement of a buffer (setback) shall not preclude the use of replacement as a mitigation when there is no other feasible alternative to allowing a permitted use, and if the replacement results in no net loss of wetland habitat. Such replacement shall be "in kind" (i.e. same type and acreage), and provide wetland habitat of comparable biological value. On-site replacement shall be preferred wherever possible. The replacement plan shall be developed in consultation with California Department of Fish and Game.

Coastal Habitat Regulations

Ventura County’s Coastal Area Plan and the Coastal Zoning Ordinance, which constitute the "Local Coastal Program" (LCP) for the unincorporated portions of Ventura County’s coastal zone, ensure that the County's land use plans, zoning ordinances, zoning maps, and implemented actions meet the requirements of, and implement the provisions and polices of California’s 1976 Coastal Act at the local level.

Environmentally Sensitive Habitats

The Coastal Act specifically calls for protection of “environmentally sensitive habitat areas” or ESHA, which it defines as: “Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments” (Section 30107.5).

Section 30240 of the Coastal Act states:

(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."

There are three important elements to the definition of ESHA. First, a geographic area can be designated ESHA either because of the presence of individual species of plants or animals or because of the presence of a particular habitat. Second, in order for an area to be designated as ESHA, the species or habitat must be either rare or it must be especially valuable. Finally, the area must be easily disturbed or degraded by human activities.

Protection of ESHA is of particular concern in the southeastern part of Ventura County, where the coastal zone extends inland (~5 miles) to include an extensive area of the Santa Monica Mountains. The Coastal Commission, the agency charged with administering the Coastal Act, developed a specific three-part test for determining whether habitat in the Malibu area of the Santa Monica Mountains should be considered coastal sage scrub/chaparral ESHA. Given that Malibu is immediately adjacent to the Ventura County part of the Santa Monica Mountains, this three-part test can be used for assessing whether coastal sage scrub and chaparral habitat in the Ventura County coastal zone meets the definition of ESHA. A memo from a Coastal Commission biologist outlines this test and can be found at: www.ventura.org/rma/planning/pdf/bio_resources/ESHA_Santa_Monica_Mountains.pdf.

The County’s Local Coastal Program outlines other specific protections to environmentally sensitive habitats in the Coastal Zone, such as to wetlands, riparian habitats and dunes. Protections in some cases are different for different segments of the coastal zone.

Copies of the Coastal Area Plan and the Coastal Zoning Ordinance can be found at: www.ventura.org/rma/planning/programs_services/local_coast/local_coast.htm.

Wildlife Migration Regulations

The Ventura County General Plan specifically includes wildlife migration corridors as an element of the region’s significant biological resources. In addition, protecting habitat connectivity is critical to the success of special status species and other biological resource protections. Potential project impacts to wildlife migration are analyzed by biologists on a case-by-case basis. The issue involves both a macro-scale analysis—where routes used by large carnivores connecting very large core habitat areas may be impacted—as well as a micro-scale analysis—where a road or stream crossing may impact localized movement by many different animals.

Locally Important Species/Communities Regulations

Locally important species/communities are considered to be significant biological resources in the Ventura County General Plan, thus one of the County’s threshold criteria for the evaluation of impacts to biological resources is whether the project impacts locally important species/communities.

Locally Important Species

The following criteria were developed with the assistance of local biologists:

Locally Important Animal Species Criteria

1. Taxa for whom habitat in Ventura County is crucial for their existence either globally or in Ventura County. This includes taxa for whom:
    - Populations in Ventura County represents 10% or more of the known extant global distribution; or

- In Ventura County, there are less than 6 element occurrences, or less than 1,000 individuals, or less than 2,000 acres.

2. Native taxa that are generally declining throughout their range and/or are in danger of extirpation in Ventura County.

Locally Important Plant Species Criteria

A locally important plant is a taxon that is declining throughout the extent of its range AND has a maximum of five (5) element occurrences in Ventura County.

Locally Important Animal and Plant Species Criteria

In some cases, to be determined on an individual basis, there are taxa whose population(s) do not qualify as locally important species; however, certain locations where a taxon occurs will be defined as locally important. This includes:

- If known, the published type locality for a holotype specimen.
- The edge of a taxon's range. This criteria does not apply to non-native taxa or those taxa whose range and population(s) size is expanding.

The County maintains a list of locally important species, which can be found on the Planning Division website at: www.ventura.org/rma/planning/programs_services/bio_resources/bio_resources.htm. *This list should not be considered comprehensive.* Any species that meets the criteria qualifies as locally important, whether or not it is included on this list.

Locally Important Communities

The Ventura County Initial Study Assessment Guidelines defines a locally important community as one that is considered by qualified biologists to be a quality example characteristic of or unique to the County or region, with this determination being made on a case-by-case basis. The County has not developed a list of locally important communities. Oak woodlands have however been deemed by the Ventura County Board of Supervisors to be a locally important community.

The state passed legislation in 2001, the Oak Woodland Conservation Act, to emphasize that oak woodlands are a vital and threatened statewide resource. In response, the County of Ventura prepared and adopted an Oak Woodland Management Plan that recommended, among other things, amending the County's Initial Study Assessment Guidelines to include an explicit reference to oak woodlands as part of its definition of locally important communities. The Board of Supervisors approved this management plan and its recommendations.

Appendix Two

Observed Species Tables

Plant Species Observed				
Scientific Name	**Common Name**	**Native**	**Habit**	**Family**
Ambrosia psilostachya var. *californica*	Western ragweed	Yes	BH	Asteraceae
Anagallis arvensis	Scarlet pimpernel	No	AH	Primulaceae
Artemisia californica	California sagebrush	Yes	S	Asteraceae
Asclepias fascicularis	Narrowleaf milkweed	Yes	PH	Apocynaceae
Astragalus trichopodus var. *phoxus*	Antisell three-pod milkvetch	Yes	PH	Fabaceae
Atriplex lentiformis ssp. *breweri*	Brewer big saltbush	Yes	S	Chenopodiaceae
Avena barbata	Slender wild oat	No	AG	Poaceae
Baccharis pilularis	Coyote brush	Yes	S	Asteraceae
Baccharis salicifolia	Mulefat	Yes	S	Asteraceae
Brachypodium distachyon	Short-pediceled brome	No	AH	Poaceae
Brickellia californica	California brickellbush	Yes	S	Asteraceae
Bromus diandrus	Ripgut grass	No	AG	Poaceae
Bromus madritensis ssp. *rubens*	Red brome	No	AG	Poaceae
Calystegia macrostegia ssp. *intermedia*	Intermediate morning-glory	Yes	PV	Convolvulaceae
Carduus pycnocephalus	Italian thistle	No	AH	Asteraceae
Carpobrotus edulis	Hottentot fig	No	PH/S	Aizoaceae
Ceanothus spinosus	Greenbark ceanothus	Yes	S	Rhamnaceae
Centaurea melitensis	Tocalote	No	AH	Asteraceae
Cercocarpus betuloides var. *betuloides*	Birchleaf mountain mahogany	Yes	S	Rosaceae
Chamaesyce albomarginata	Rattlesnake spurge	Yes	AH	Euphorbiaceae
Chenopodium californicum	California goosefoo	Yes	PH	Chenopodiaceae
Coreopsis gigantea	Giant Coreopsis	Yes	S	Asteraceae
Dichelostemma capitatum ssp. capitatum	Blue dicks	Yes	PG	Themidaceae
Dudleya lanceolata	Lanceleaf live-forever	Yes	PH	Crassulaceae
Encelia californica	California bush sunflower	Yes	S	Asteraceae
Eriogonum cinereum	Ash coast buckwheat	Yes	S	Polygonaceae
Eriophyllum confertiflorum var. *confertiflorum*	Golden yarrow	Yes	PH	Asteraceae
Erodium botry	Broadleaf filaree	No	AH	Geraniaceae
Erodium cicutarium	Redstem filaree	No	AH	Geraniaceae
Eucalyptus globulus	Tasmanian blue gum	No	T	Myrtaceae
Euphorbia peplus	Petty spurge	No	AH	Euphorbiaceae
Foeniculum vulgare	Sweet fennel	No	PH	Apiaceae
Galium angustifolium ssp. *angustifolium*	Chaparral bedstraw	Yes	S	Rubiaceae
Grindelia camporum var. *bracteosum*	Bracted gumplant	Yes	S	Asteraceae
Hazardia squarrosa var. *grindelioides*	Sawtooth goldenbush	Yes	S	Asteraceae
Hesperoyucca whipplei ssp. *whipplei*	Our Lord's candle	Yes	S	Agavaceae
Heteromeles arbutifolia	Toyon	Yes	S	Rosaceae
Hirschfeldia incana	Summer mustard	No	PH	Brassicaceae
Hordeum marinum ssp. *gussoneanum*	Mediterranean barley	No	AG	Poaceae
Isomeris arborea	Bladderpod	Yes	S	Brassicaceae
Juglans californica var. *californica*	Southern Calif. black walnut	Yes	T	Juglandaceae
Keckiella cordifolia	Heart-leaved bush penstemon	Yes	S	Veronicaceae
Lathyrus vestitus var. *laevicarpus*	Pacific peavine	Yes	PV	Fabaceae
Lessingia filaginifolia var. *filaginifolia*	California cudweed-aster	Yes	PH	Asteraceae
Leymus condensatus	Giant wildrye	Yes	PG	Poaceae
Lotus scoparius var. *scoparius*	Deerweed	Yes	PH	Fabaceae
Malacothamnus fasciculatus	Chaparral bushmallow	Yes	S	Malvaceae
Malacothrix saxatilis var. *tenuifolia*	Tenuated cliff-aster	Yes	PH	Asteraceae
Malosma laurina	Laurel sumac	Yes	S	Anacardiaceae

Plant Species Observed				
Scientific Name	**Common Name**	**Native**	**Habit**	**Family**
Malva parviflora	Cheeseweed	No	AH	Malvaceae
Marah macrocarpus var. *macrocarpus*	Large-fruited man-root	Yes	PV	Cucurbitaceae
Marrubium vulgare	White horehound	No	S	Lamiaceae
Medicago polymorpha	Common burclover	No	AH	Fabaceae
Melilotus indica	Sourclover	No	AH	Fabaceae
Mimulus aurantiacus var. *aurantiacus*	Bush monkeyflower	Yes	S	Phrymaceae
Mirabilis laevis var. *crassifolia*	California wishbone bush	Yes	PH	Nyctaginaceae
Myoporum laetum	Myoporum	No	S	Myoporaceae
Nerium oleander	Oleander	No	S	Apocynaceae
Nicotiana glauca	Tree tobacco	No	FAC	Solanaceae
Olea europaea	European olive	No	T	Oleaceae
Opuntia littoralis	Coastal prickly pear	Yes	S	Cactaceae
Oxalis pes-caprae	Bermuda buttercup	No	PH	Oxalidaceae
Paeonia californica	California peony	Yes	PH	Paeoniaceae
Pellaea andromedifolia var. *andromedifolia*	Coffee fern	Yes	PF	Pteridaceae
Pentagramma triangularis ssp. *triangularis*	Goldenback fern	Yes	PF	Pteridaceae
Pinus sp.	Pine	No	T	Pinaceae
Piptatherum miliaceum	Smilo grass	No	PG	Poaceae
Plantago lanceolata	English plantain	No	PH	Plantaginaceae
Platanus racemosa var. *racemosa*	California sycamore	Yes	T	Platanaceae
Poa secunda ssp. *secunda*	One-sided bluegrass	Yes	PG	Poaceae
Pseudognaphalium californicum	Green everlasting	Yes	A/BH	Asteraceae
Pseudognaphalium californicum	Green everlasting	Yes	A/BH	Asteraceae
Quercus agrifolia var. *agrifolia*	Coast live oak	Yes	T	Fagaceae
Rhus integrifolia	Lemonade berry	Yes	S	Anacardiaceae
Rhus ovata	Sugar bush	Yes	S	Anacardiaceae
Rubus ursinus	Pacific blackberry	Yes	PV	Rosaceae
Salix lasiolepis var. *lasiolepis*	Arroyo willow	Yes	T	Salicaceae
Salvia leucophylla	Purple sage	Yes	S	Lamiaceae
Salvia mellifera	Black sage	Yes	S	Lamiaceae
Sambucus mexicana	Blue elderberry	Yes	S	Caprifoliaceae
Schinus molle	Peruvian pepper tree	No	T	Anacardiaceae
Schinus terebenthifolius	Brazilian pepper tree	No	T	Anacardiaceae
Schismus arabicus	Arabian grass	No	AG	Poaceae
Scrophularia californica ssp. *californica*	California figwort	Yes	PH	Scrophulariaceae
Solanum douglasii	Douglas nightshade	Yes	PH	Solanaceae
Solanum xantii var. *xantii*	Chaparral nightshade	Yes	S	Solanaceae
Sonchus asper	Prickly sow-thistle	No	AH	Asteraceae
Sonchus asper ssp. *asper*	Prickly sow-thistle	No	AH	Asteraceae
Sonchus oleraceus	Common sow-thistle	No	AH	Asteraceae
Stachys bullata	Pink hedge nettle	Yes	PH	Lamiaceae
Toxicodendron diversilobum	Western poison oak	Yes	S/V	Anacardiaceae
Trichostema lanatum	Woolly bluecurls	Yes	S	Lamiaceae
Tropaeolum majus	Garden nasturtium	No	PH	Tropaeolaceae
Venegasia carpesioides	Canyon sunflower	Yes	PH/S	Asteraceae
Vinca major	Greater periwinkle	No	PV	Apocynaceae

Wildlife Species Observed			
Scientific Name	**Common Name**	**Native?**	**Notes**
Reptiles			
Uta stansburiana	Side-blotched lizard	Yes	
Sceloporus occidentalis	Western fence lizard	Yes	
Birds			
Empidonax difficilis	Pacific-slope flycatcher	Yes	
Sialia mexicana	Western bluebird	Yes	Male in flight
Calypte anna	Anna's hummingbird	Yes	Multiple individuals/pairs
Dendroica coronata	Yellow-rumped warbler	Yes	Multiple individuals/pairs
Corvus corax	Common raven	Yes	In flight
Sayornis nigricans	Black phoebe	Yes	
Pelecanus occidentalis	Brown pelican	Yes	In flight ~ 50 feet from survey area
Psaltriparus minimus	Bushtit	Yes	
Buteo jamaicensis	Red-tailed hawk	Yes	
Aphelocoma californica	Western scrub-jay	Yes	Multiple individuals/pairs
Corvus brachyrhynchos	American crow	Yes	Flying overhead
Chamaea fasciata	Wrentit	Yes	Singing
Mammals			
Canis latrans	Coyote	Yes	Scat
Spermophilus beecheyi	California ground squirrel	Yes	

CALIFORNIA COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT OFFICE
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May 6, 2021

Kristina Boero, Case Planner
County of Ventura Resource Management Agency
Planning Division
800 S. Victoria Ave. L#1740
Ventura, CA 93009

RE: Camp Hess Kramer PD Permit Case No. PL19-0005

Dear Ms. Boero,

Coastal Commission staff has reviewed the Planning Director Staff Report for PD Permit Case No. PL19-0005 and would like to provide the following comments for your consideration. The applicant requests a PD Permit to approve emergency repair activities completed in 2019, in addition to additional bank stabilization and restoration activities within Little Sycamore Canyon Creek. The project site is located at 11495 and 11677 Pacific Coast Highway in the Santa Monica Mountains area of Ventura County.

The proposed project is located on an approximately 187-acre property that is utilized as a camp facility. Little Sycamore Canyon Creek runs through the property before discharging into the Pacific Ocean. Following the Woolsey Fire in 2018, as well as the subsequent debris flow in the winter of 2018/2019, the development located on the subject property was substantially damaged, and approximately 85 percent of all structures were destroyed. In response to the subject debris flow, an Emergency PD Permit was issued for the removal of mud and debris and the construction of five check dams. The subject PD Permit is for retention of the work that was completed pursuant to the Emergency PD Permit, as well as for the construction of additional bank stabilization measures and restoration. The proposed creek stabilization measures include soil excavation and compaction, placement of filter fabric and rock, grade control structures, cut-off trenches, and a storm drain outlet feature.

Coastal Act Section 30236, as incorporated in the LCP, allows for alterations to streambeds when required for flood control projects where no other less damaging alternative is feasible and when necessary to protect public safety or existing development. However, the subject staff report does not contain any findings relating to Section 30236. As such, it is not clear if the proposed stabilization work is the least damaging alternative. Furthermore, as a majority of the existing development on the project site was destroyed, it is unclear how the proposed stream alteration is necessary to protect public safety or existing development.

The proposed project includes the placement of rock and other hardened structures within Little Sycamore Canyon Creek. However, the size and quantity of rock that is proposed to be placed, as well as the total area of creek that it would cover is unclear. Although restoration is proposed as part of the subject project, it is unclear if the amount proposed is adequate to mitigate all

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Exhibit 10 - May 6, 2021, December 1, 2021 and June 29, 2022 Coastal Commission Letters and Response to Comments

adverse impacts resulting from the proposed project. Furthermore, the subject staff report indicates that due to the Woolsey Fire, ESHA on the subject property was "completely lost"; however Commission staff would note that although the habitats on-site may exhibit post-fire conditions, they continue to constitute ESHA, and the LCP requires the protection of ESHA and the provision of ESHA buffers. It is unclear if all proposed staging and stockpiling areas, which total approximately .45-acres, would be located outside of ESHA and ESHA buffer areas.

The Southern California Steelhead Trout, are found in streams in the Santa Monica. However, the staff report does not indicate if Little Sycamore Canyon Creek has been, or could potentially be utilized by steelhead, and does not include an analysis of how the subject development could potentially impact this sensitive species. Furthermore, Condition No. 38 of the subject PD Permit requires a Watercourse Permit from the Ventura County Watershed Protection District 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, However, adverse impacts from the proposed project should be assessed prior to approval of the subject PD Permit in order to ensure that the project is consistent with the policies and provisions of the LCP.

The Coastal Act and LCP require that ESHA and other coastal resources be protected and enhanced to the maximum extent feasible. In order to determine consistency with the policies and provisions of the LCP, additional information and analyses are necessary. Lastly, it appears that the subject PD permit would be appealable to the Commission, and as such, should be noticed accordingly. We appreciate the opportunity to provide comments for your consideration. Please contact me with any further questions at jacqueline.phelps@coastal.ca.gov.

Sincerely,

Jacqueline Phelps

Jacqueline Phelps
District Supervisor

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December 1, 2021

Kristina Boero, Case Planner
County of Ventura Resource Management Agency
Planning Division
800 S. Victoria Ave. L#1740
Ventura, CA 93009

RE: Camp Hess Kramer PD Permit Case No. PL19-0005

Dear Ms. Boero,

Coastal Commission staff has reviewed the Planning Director Staff Report for PD Permit Case No. PL19-0005 and the response to our previous letter from Stantec ("the applicant") dated July 23, 2021. We would like to provide the following comments for your consideration. The applicant requests a PD Permit to approve emergency repair activities completed in 2019, in addition to additional bank stabilization and restoration activities within Little Sycamore Canyon Creek. The project site is located at 11495 and 11677 Pacific Coast Highway in the Santa Monica Mountains area of Ventura County.

The proposed project is located on an approximately 187-acre property that is utilized as a camp facility. Little Sycamore Canyon Creek runs through the property before discharging into the Pacific Ocean. Following the Woolsey Fire in 2018, as well as the subsequent debris flow in the winter of 2018/2019, the development located on the subject property was substantially damaged, and approximately 85 percent of all structures were destroyed. In response to the subject debris flow, an Emergency PD Permit was issued for the removal of mud and debris and the construction of five check dams. The subject PD Permit is for retention of the work that was completed pursuant to the Emergency PD Permit, as well as for the construction of additional bank stabilization measures and restoration. The proposed creek stabilization measures include soil excavation and compaction, placement of filter fabric and rock, grade control structures, cut-off trenches, and a storm drain outlet feature.

Coastal Act Section 30236, as incorporated in the LCP, allows for alterations to streambeds when required for flood control projects where no other less damaging alternative is feasible and when necessary to protect public safety or existing development. Staff has reviewed the updated findings in the subject staff report related to Section 30236 and the letter from the applicant dated July 23, 2021 and would like to point out the following remaining issues. The staff report findings and applicant's letter both state that the proposed stabilization work is needed to protect the existing access road and bridges. However, based on the project plans, it is unclear how some of the proposed rock sections protect existing roads and bridges or if the proposed scale of

the rock placement is the minimum necessary. For example, the 70-foot section of rock located adjacent to the bridge in bank stabilization area #2 extends well beyond the adjacent bridge abutment; the 50-foot section of rock in bank stabilization area #3 appears to be on the mountain side of the creek, across from the Camp Access Road, thus it is unclear how the rock would serve to protect the existing access road. Furthermore, the applicant's letter stated that the bank stabilization will serve to protect wet and dry utilities under the existing access road. However, based on the project plans and other exhibits included within the staff report, the type of utilities and their location relative to the access road and the bank stabilization structures is unclear. Due to the reasons stated above, in addition to the lack of information within the findings of the staff report, it remains unclear if the proposed stabilization work is the least damaging alternative, or if the proposed work is allowable under Section 30236 of the Coastal Act. While the applicant's letter includes an alternatives analysis, the staff report should also include findings describing project alternatives in order to determine the least damaging alternative consistent with Section 30236. Furthermore, since the proposed project includes permanent authorization of work completed under the Emergency PD Permit approved by the Planning Division on January 31, 2019, those components from the Emergency PD permit also need to be analyzed for consistency with Section 30236, as well as the other resource protection policies of the LCP. Moreover, all project findings and exhibits should include the work completed under the Emergency PD permit.

The proposed project includes the placement of rock and other hardened structures within Little Sycamore Canyon Creek. The staff report states that the installation of proposed bank stabilization measures will permanently remove approximately 0.09 acres of riparian habitat along the creek, and permanent impacts to ESHA will be mitigated at a 2:1 mitigation to impact ratio for a total of 8,340 square feet (0.19 acres) of ESHA to be restored and preserved onsite. However, Commission staff notes that the appropriate mitigation to impact ratio for riparian habitat is 3:1, instead of a 2:1 ratio. Furthermore, the staff report characterizes the proposed staging and stockpiling areas as unvegetated, previously disturbed areas; however, it remains unclear if all four proposed staging and stockpiling areas constitute ESHA or ESHA buffer areas. Commission staff would note that habitats on-site that are damaged by the Woolsey Fire continue to constitute ESHA, and the LCP requires the protection of ESHA and the provision of ESHA buffers.

The staff report findings and the applicant's letter state that Little Sycamore Creek does not provide suitable spawning or rearing habitat for steelhead trout since there was no water present in the survey area during the 2020 and 2021 surveys. However, it is unclear whether the surveys were done during the wet season when Little Sycamore Creek is more likely to have water. Additionally, given that rainfall has been low over the past several years, historic data should also be analyzed, and the staff report should contain findings relating to how the proposed project could impact the ability of fish species to utilize the subject stream. Moreover, Condition No. 38 of the subject PD Permit requires a Watercourse Permit from the Ventura County Watershed Protection

District 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. Although the applicant explained that there will not be adverse impacts from the proposed scope of work, the consideration of impacts to the stream and riparian habitat cannot be delegated to a subsequent permit process. Any significant adverse impacts from the proposed project should be assessed prior to approval of the subject PD Permit in order to ensure that the project is consistent with the policies and provisions of the LCP.

The Coastal Act and LCP require that ESHA be protected from significant disruption of habitat values and that other coastal resources be protected and enhanced to the maximum extent feasible. In order to determine consistency with the policies and provisions of the LCP, additional information and analyses are necessary. Lastly, it appears that the subject PD permit would be appealable to the Commission, and as such, should be noticed accordingly. We appreciate the opportunity to provide comments for your consideration. Please contact me with any further questions at isabel.qi@coastal.ca.gov.

Sincerely,

DocuSigned by:
Isabel Qi
AE4B2FC2CDDF492...

Isabel Qi
Coastal Program Analyst

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June 29, 2022

Kristina Boero, Case Planner
County of Ventura Resource Management Agency
Planning Division
800 S. Victoria Ave. L#1740
Ventura, CA 93009

RE: Camp Hess Kramer PD Permit Case No. PL19-0005

Dear Ms. Boero,

Coastal Commission staff has reviewed the Planning Director Staff Report for PD Permit Case No. PL19-0005 for the Planning Director hearing on June 30, 2022 and would like to provide the following comments for your consideration. The applicant requests a PD Permit to approve emergency repair activities completed in 2019. The project site is located at 11495 and 11677 Pacific Coast Highway in the Santa Monica Mountains area of Ventura County.

The proposed project is located on an approximately 187-acre property that is utilized as a camp facility. Little Sycamore Canyon Creek runs through the property before discharging into the Pacific Ocean. Following the Woolsey Fire in 2018, as well as the subsequent debris flow in the winter of 2018/2019, the development located on the subject property was substantially damaged, and approximately 85 percent of all structures were destroyed. In response to the subject debris flow, an Emergency PD Permit was issued for the removal of mud and debris and the construction of five check dams. The subject PD Permit is for retention of the work that was completed pursuant to the Emergency PD Permit.

Staff would note that while the development in the subject PD Permit was approved as part of the Emergency PD Permit, the current PD Permit is to authorize the emergency work done in 2019, and the authorization the Emergency Permit work warrants a full analysis of its consistency with the LCP policies. Therefore, the project needs to be analyzed for consistency with Coastal Act policies 30236 and 30240. However, the analysis of the two policies included in “Exhibit 7 - General Plan Consistency Analysis” are inadequate. The analysis does not address the possible impacts of leaving the check dams in place on the habitat value of the creek and surrounding areas, nor does it adequately discuss whether the emergency work is for one of the three purposes listed in 30236 for alterations of streams or if the best mitigation measures feasible are included. While the staff report finds that “[t]he emergency work performed was the ‘minimum amount necessary’ to alleviate the immediate threat,” there is no explanation, details, or alternatives analysis to support this finding. The staff report should include

findings describing project alternatives of the current scope of the project in order to determine the least damaging alternative consistent with Section 30236 and to demonstrate why the retaining the work done under the emergency permit is necessary.

Furthermore, the findings in the staff report regarding the potential impacts of the project on steelhead trout remains inadequate. In response to Commission staff's previous comment letters, County staff stated that there was no habitat for steelhead trout immediately after the rainstorms and the mudflows and that no steelhead trout was observed during emergency work. The conditions in the immediate months following mudflows are not natural conditions for steelhead trout. Additionally, the steelhead trout surveys in the following years after emergency work should take into account the fact that check dams that may block swimming fish are placed along the stream. Therefore, historic data should also be analyzed, and the staff report should contain findings relating to how the proposed project could impact the ability of fish species to utilize the subject stream.

We continue to incorporate our previous comment letters, dated May 6, 2021 and December 1, 2021, by reference. We appreciate the opportunity to provide comments for your consideration. Please contact me with any further questions at isabel.qi@coastal.ca.gov.

Sincerely,

DocuSigned by:
Isabel Qi
AE4B2FC2CDDF492...

Isabel Qi
Coastal Program Analyst

Exhibit 10
Response to Coastal Commission Comment Letters
Camp Hess Kramer Emergency Permit (PL19-0005)

May 6, 2021 Coastal Commission Letter

Comment #1: Coastal Act Section 30236, as incorporated in the LCP, allows for alterations to streambeds when required for flood control projects where no other less damaging alternative is feasible and when necessary to protect public safety or existing development. However, the subject staff report does not contain any findings relating to Section 30236. As such, it is not clear if the proposed stabilization work is the least damaging alternative. Furthermore, as a majority of the existing development on the project site was destroyed, it is unclear how the proposed stream alteration is necessary to protect public safety or existing development. The proposed project includes the placement of rock and other hardened structures within Little Sycamore Canyon Creek. However, the size and quantity of rock that is proposed to be placed, as well as the total area of creek that it would cover is unclear. Although restoration is proposed as part of the subject project, it is unclear if the amount proposed is adequate to mitigate all adverse impacts resulting from the proposed project.

County Response to Comment #1: The project was revised on January 12, 2022, to eliminate the additional bank stabilization, two grade control structures, cut-off trenches, and a storm drain outlet. Additional work required to further stabilize the creek will be evaluated as part of the camp rebuild project (Case No. PL21-0051).

This Coastal PD permit application only includes a request by the applicant to authorize the previous emergency work granted by the 2019 Emergency Permit. Under the Emergency Permit, the applicant removed approximately 14,000 cubic yards of mud and debris from Little Sycamore Creek to stabilize the bank and to protect property and ensure public safety. The applicant intends to use fill dirt currently stored at temporary stockpile areas for the camp rebuild project (Case No. PL21-0051). Five temporary check dams and three temporary water diversion structures were constructed to direct water away from work sites and prevent sedimentation into the creek. The temporary check dams and water diversion structures were disassembled / removed following completion of the emergency work. The completed emergency work was evaluated for consistency with California Coastal Act Section 30236 (Exhibit 7, General Plan Consistency Analysis) and Section D.1 of the July 14, 2022 Planning Director staff report.

As the additional bank stabilization measures are no longer proposed as part of the project, the completed emergency work was the minimum amount necessary to alleviate the immediate threat.

Comment #2: The subject staff report indicates that due to the Woolsey Fire, ESHA on the subject property was "completely lost"; however, Commission staff would note that although the habitats on-site may exhibit post-fire conditions, they continue to constitute ESHA, and the LCP requires the protection of ESHA and the provision of ESHA buffers. It is unclear if all proposed staging and stockpiling areas, which total approximately .45-acres, would be located outside of ESHA and ESHA buffer areas.

County Response to Comment #2: The camp is situated adjacent to Little Sycamore Creek. Staging and stockpiling areas are located within ESHA buffer areas. The stockpile and staging locations were selected because they were previously disturbed areas, did not have vegetation, were flat/level, and outside of the creek and creek bank. The applicant intends to use this fill dirt additional creek restoration under the camp rebuild project (Case No. PL21-0051). Relocating the mud/soil to Gindling Hilltop Camp or another offsite location would result in approximately 1,400 truck trips. When the camp is rebuilt, the same number of truck trips would have to be replicated. Therefore, stockpiled mud/soil remained onsite. BMPs (i.e., silt barriers, fiber rolls, sand/gravel bags, straw bale barriers, etc.) were installed to confine the stockpiles and prevent transport of sediment. Fueling, lubrication, maintenance, storage and staging of vehicles and equipment did not result in a discharge into the creek (Exhibit 4, Section 4.1, pg. 14 of the July 14, 2022, Planning Director staff report).

Comment #3: The Southern California Steelhead Trout, are found in streams in the Santa Monica. However, the staff report does not indicate if Little Sycamore Canyon Creek has been, or could potentially be utilized by steelhead, and does not include an analysis of how the subject development could potentially impact this sensitive species.

County Response to Comment #3: The July 2011 ISBA prepared for Conditional Use Permit, Case No. LU10-0069 (Exhibit 9 of the July 14, 2022 Planning Director staff report), states that critical habitat for the steelhead trout is within 5 miles of the project site and has a low potential to occur onsite. Rincon Consultant biologists visited the site 18 times while emergency work was being conducted to ensure compliance with the permit's biological mitigation measures. Steelhead trout was not observed in the creek. An ISBA dated April 13, 2022 (Exhibit 11 of the July 14, 2022 Planning Director staff report) was prepared by Stantec for the rebuild of Camp Hess Kramer (Case No. PL21-0051). This ISBA evaluated Little Sycamore Canyon Creek and the wildlife that utilizes the creek as their habitat. The ISBA concluded that during surveys of the creek in 2020 and 2021, no water was present, and the creek did not experience any tidal influence from the nearby Pacific Ocean. As such, the creek does not provide suitable spawning or rearing habitat for steelhead trout. Only in an above average rainfall year might there be enough persistent flow, for short periods of time, to support fish species, such as the steelhead trout.

Comment #4: Condition No. 38 of the subject PD Permit requires a Watercourse Permit from the Ventura County Watershed Protection District 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, However, adverse impacts from the proposed project should be assessed prior to approval of the subject PD Permit in order to ensure that the project is consistent with the policies and provisions of the LCP.

County Response to Comment #4: The applicant obtained Watercourse Permit No. 2022054 on June 23, 2022 for the removal of approximately 14,000 cubic yards of mud and woody debris from Little Sycamore Canyon Creek. The removed material was stockpiled on site in various areas as shown in Exhibit 5 of the July 14, 2022 Planning Director staff report.

Comment #5: The Coastal Act and LCP require that ESHA and other coastal resources be protected and enhanced to the maximum extent feasible. In order to determine consistency with the policies and provisions of the LCP, additional information and analyses are necessary.

County Response to Comment #5: Refer to Response to Comment # 1, above.

December 1, 2021 Coastal Commission Letter and County Response to Comments

Comment #1: Coastal Act Section 30236, as incorporated in the LCP, allows for alterations to streambeds when required for flood control projects where no other less damaging alternative is feasible and when necessary to protect public safety or existing development. Staff has reviewed the updated findings in the subject staff report related to Section 30236 and the letter from the applicant dated July 23, 2021 and would like to point out the following remaining issues. The staff report findings and applicant's letter both state that the proposed stabilization work is needed to protect the existing access road and bridges. However, based on the project plans, it is unclear how some of the proposed rock sections protect existing roads and bridges or if the proposed scale of the rock placement is the minimum necessary. For example, the 70-foot section of rock located adjacent to the bridge in bank stabilization area #2 extends well beyond the adjacent bridge abutment; the 50-foot section of rock in bank stabilization area #3 appears to be on the mountain side of the creek, across from the Camp Access Road, thus it is unclear how the rock would serve to protect the existing access road. Furthermore, the applicant's letter stated that the bank stabilization will serve to protect wet and dry utilities under the existing access road. However, based on the project plans and other exhibits included within the staff report, the type of utilities and their location relative to the access road and the bank stabilization structures is unclear. Due to the reasons stated above, in addition to the lack of information within the findings of the staff report, it remains unclear if the proposed stabilization work is the least damaging alternative, or if the proposed work is allowable under Section 30236 of the Coastal Act.

While the applicant's letter includes an alternatives analysis, the staff report should also include findings describing project alternatives in order to determine the least damaging alternative consistent with Section 30236.

Response to Comment to Comment #1: Refer to Response to Comment # 1 in reference to the California Coastal Commission's letter dated May 6, 2021 (above). The applicant eliminated additional bank stabilization work (i.e., rock rip-rap followed by revegetation of the creek banks, installation of two grade control structures, cut-off trenches, and a storm drain outlet) from the project description. Additional work required to further stabilize the creek will be evaluated as part of the camp rebuild project (Case No. PL21-0051).

Comment #2: Since the proposed project includes permanent authorization of work completed under the Emergency PD Permit approved by the Planning Division on January 31, 2019, those components from the Emergency PD permit also need to be analyzed for consistency with Section 30236, as well as the other resource protection policies of the LCP. Moreover, all project findings and exhibits should include the work completed under the Emergency PD permit.

County Response to Comment #2: The completed emergency work was evaluated for consistency with California Coastal Act Section 30236 as part of the General Plan Consistency Analysis (Exhibit 7) and Section D.1 of the July 14, 2022 Planning Director staff report. Permit Findings were evaluated in Section E of the July 14, 2022 Planning Director staff report.

Comment #3: The proposed project includes the placement of rock and other hardened structures within Little Sycamore Canyon Creek. The staff report states that the installation of proposed bank stabilization measures will permanently remove approximately 0.09 acres of riparian habitat along the creek, and permanent impacts to ESHA will be mitigated at a 2:1 mitigation to impact ratio for a total of 8,340 square feet (0.19 acres) of ESHA to be restored and preserved onsite. However, Commission staff notes that the appropriate mitigation to impact ratio for riparian habitat is 3:1, instead of a 2:1 ratio. Furthermore, the staff report characterizes the proposed staging and stockpiling areas as unvegetated, previously disturbed areas; however, it remains unclear if all four proposed staging and stockpiling areas constitute ESHA or ESHA buffer areas. Commission staff would note that habitats on-site that are damaged by the Woolsey Fire continue to constitute ESHA, and the LCP requires the protection of ESHA and the provision of ESHA buffers.

County Response to Comment #3: Refer to Response to Comment # 1 in reference to the California Coastal Commission's letter dated May 6, 2021 (above). Impacts to ESHA that are attributed to the Woolsey Fire are considered a natural disaster and not from the operation of Camp Hess Kramer. Therefore, areas disturbed to remove debris and mud from the creek will be restored on their own accord. However, additional creek restoration

work that is proposed as part of the camp rebuild will be evaluated as part that project (Case No. PL21-0051), including restoration of creek banks and adjoining upland areas.

Comment #4: The staff report findings and the applicant's letter state that Little Sycamore Creek does not provide suitable spawning or rearing habitat for steelhead trout since there was no water present in the survey area during the 2020 and 2021 surveys. However, it is unclear whether the surveys were done during the wet season when Little Sycamore Creek is more likely to have water. Additionally, given that rainfall has been low over the past several years, historic data should also be analyzed, and the staff report should contain findings relating to how the proposed project could impact the ability of fish species to utilize the subject stream.

County Response to Comment #4: Refer to Response to Comment # 3 in reference to the California Coastal Commission's letter dated May 6, 2021 (above).

Comment #5: Condition No. 38 of the subject PD Permit requires a Watercourse Permit from the Ventura County Watershed Protection District 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. Although the applicant explained that there will not be adverse impacts from the proposed scope of work, the consideration of impacts to the stream and riparian habitat cannot be delegated to a subsequent permit process. Any significant adverse impacts from the proposed project should be assessed prior to approval of the subject PD Permit in order to ensure that the project is consistent with the policies and provisions of the LCP.

County Response to Comment #5: Refer to County Response to Comment # 4 in reference to the California Coastal Commission's letter dated May 6, 2021(above).

Comment #6: The Coastal Act and LCP require that ESHA be protected from significant disruption of habitat values and that other coastal resources be protected and enhanced to the maximum extent feasible. In order to determine consistency with the policies and provisions of the LCP, additional information and analyses are necessary.

County Response to Comment # 6: Refer to Response to Comments # 1 and # 2, above. In accordance with Coastal Area Plan South Coast Santa Monica Mountains Policy 3, Conditional Use Permit LU10-0069 included Condition of Approval No. 25 requiring the applicant to record a deed restriction identifying ESHA. A Notice of Land Use Entitlement and an exhibit identifying ESHA was recorded (Instrument No. 20171004-0012927201). The emergency work was confined to the creek and did not expand into the restricted ESHA areas.

Comment # 7: Lastly, it appears that the subject PD permit would be appealable to the Commission, and as such, should be noticed accordingly.

County Response to Comment # 7: The June 30, 2022, Planning Division staff report indicates that the Coastal PD is appealable to the Coastal Commission. Notification of the June 30, 2022 Planning Director hearing and a link to the Planning Director staff report for the Coastal PD was sent to the Coastal Commission on June 20, 2022. On June 30, 2022, staff informed the Coastal Commission by email correspondence that the June 30, 2022 Planning Director hearing was continued to July 14, 2022.

June 29, 2022 Coastal Commission Letter and County Response to Comments

Comment # 1: Staff would note that while the development in the subject PD Permit was approved as part of the Emergency PD Permit, the current PD Permit is to authorize the emergency work done in 2019, and the authorization the Emergency Permit work warrants a full analysis of its consistency with the LCP policies. Therefore, the project needs to be analyzed for consistency with Coastal Act policies 30236 and 30240. However, the analysis of the two policies included in "Exhibit 7 - General Plan Consistency Analysis" are inadequate. The analysis does not address the possible impacts of leaving the check dams in place on the habitat value of the creek and surrounding areas, nor does it adequately discuss whether the emergency work is for one of the three purposes listed in 30236 for alterations of streams or if the best mitigation measures feasible are included. While the staff report finds that "[t]he emergency work performed was the 'minimum amount necessary' to alleviate the immediate threat," there is no explanation, details, or alternatives analysis to support this finding. The staff report should include findings describing project alternatives of the current scope of the project in order to determine the least damaging alternative consistent with Section 30236 and to demonstrate why the retaining the work done under the emergency permit is necessary.

County Response to Comment # 1: Refer to Response to Comment # 1 of the May 6, 2022 California Coastal Commission Comment Letter. As noted in the project Completion Report (Exhibit 4 of the July 14, 2022 Planning Director staff report), the check dams were temporary structures that diverted water around the emergency construction area and were removed prior to the completion of the emergency work on April 30, 2019.

Comment # 2: Furthermore, the findings in the staff report regarding the potential impacts of the project on steelhead trout remains inadequate. In response to Commission staff's previous comment letters, County staff stated that there was no habitat for steelhead trout immediately after the rainstorms and the mudflows and that no steelhead trout was observed during emergency work. The conditions in the immediate months following mudflows are not natural conditions for steelhead trout. Additionally, the steelhead trout surveys in the following years after emergency work should take into account the fact that check dams that may block swimming fish are placed along the stream. Therefore, historic data should also be analyzed, and the staff report should contain findings relating to how the proposed project could impact the ability of fish species to utilize the subject stream.

County Response to Comment # 2: The April 2022 ISBA for the Camp Rebuild project (Exhibit 11) discusses the potential for steelhead trout to be present in Little Sycamore Creek. The ISBA concluded that the creek does not provide suitable spawning or rearing habitat for steelhead trout as surveys of the creek in 2020 and 2021 indicated that there was not any water present, and the creek did not experience any tidal influence from the nearby Pacific Ocean. As such, only in an above average rainfall year might there be enough persistent flow, for short periods of time, to support fish species, such as the steelhead trout. As noted in the project Completion Report (Exhibit 4 of the July 14, 2022 Planning Director staff report), the check dams were temporary structures that diverted water around the emergency construction area and were removed prior to the completion of the emergency work on April 30, 2019.

Initial Study Biological Assessment

Original ISBA report date: May 5, 2021 **Revised ISBA report date:** April 13, 2022

Case number (to be entered by Planning Div.)**:**

Permit type: Major Mod to LU10-0069

Applicant: Wilshire Boulevard Temple Camp

Case Planner (to be entered by Planning Div.)**:**

Total parcel(s) size (acres): 187

Assessor Parcel Number(s): Ventura County Assessor Parcel Number (APNs) 700-0-060-140, 700-0-060-260, 700-0-060-310, and 700-0-070-450

Development proposal description:

(The items above will be provided by case planner if an application has been submitted to the Planning Division.)

Prepared for Ventura County Planning Division by:

As a Qualified Biologist, approved by the Ventura County Planning Division, I hereby certify that this Initial Study Biological Assessment was prepared according to the Planning Division's requirements and that the statements furnished in the report and associated maps are true and correct to the best of my knowledge.

Qualified Biologist (signature):		Date: 4/13/2022
Name (printed):Jared Varonin	Title: Principal Biologist/Ecosystems Practice Leader	Company: Stantec Consulting Services Inc.
Phone: 805.358.7696	email: jared.varonin@stantec.com	
Other Biologist (signature):		Date: 4/13/2022
Name (printed):Logan Elms	Title: Senior Biologist	Company: Stantec Consulting Services Inc.
Phone: 661.754.0385	email:logan.elms@stantec.com	
Role: Field Surveys, vegetation mapping, report preparation.		
Other Biologist (signature):		Date: 4/13/2022
Name (printed): Emily Meddler	Title: Environmental Scientist	Company: Stantec Consulting Services Inc.
Phone: 805.405.4574	email: Emily.medler@stantec.com	

<table>
<tr><td colspan="4">Role: Field Surveys</td></tr>
<tr><td colspan="3">Other Biologist (signature):  </td><td>Date: 4/13/2022</td></tr>
<tr><td>Name (printed): Ethan Martin</td><td>Title: Arborist/Biologist</td><td colspan="2">Company: Stantec Consulting Services Inc.</td></tr>
<tr><td>Phone: 661.377.5074</td><td colspan="3">email: ethan.martin@stantec.com</td></tr>
<tr><td colspan="4">Role: Field Surveys, report preparation.</td></tr>
</table>

Initial Study Checklist

This Biological Assessment DID provide adequate information to make recommended CEQA findings regarding potentially significant impacts.

	Project Impact Degree of Effect				Cumulative Impact Degree of Effect			
	N	LS	PS-M*	PS	N	LS	PS-M*	PS
Biological Resources								
Species			X			X		
Ecological Communities			X			X		
Habitat Connectivity		X				X		

N: No impact
LS: Less than significant impact
PS-M: Potentially significant unless mitigation incorporated.
PS: Potentially significant
* DO NOT check this box unless the Biological Assessment provided information adequate enough to develop mitigation measures that reduce the level of impact to less than significant.

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Attachments

A. List of California Natural Diversity Database (CNDDB)-tracked species with recorded occurrences within at least a 10-mile radius of the project site.
B. Arborist Report
C. Pre-fire Structure and Proposed Structure Comparison Table

Summary

Wilshire Boulevard Temple Camp (WBT), a California not-for-profit corporation, is requesting a Major Mod to LU10-0069 for the Camp Hess Kramer/Gindling Hilltop Camp Woolsey Fire Rebuild Project ("Project") to rebuild Camp Hess Kramer (Lower and Middle Camps) and Gindling Hilltop Camp (Upper Camp) which were near-completely destroyed by the Woolsey Fire and subsequent heavy rains between December 2018 and March 2019.

Prior to the Fire, Camp had been operating on this site since 1952 and its pre-fire uses and structures are described in a Ventura County-approved CUP (County ref: LU10-0069). The proposed rebuilding effort will occur on portions of an approximately 187-acre site and include restoration of damaged buildings and construction of new buildings to replace functions of destroyed structures, restoration of outdoor activity areas, landscaping, fuel modification, and restoration of the Little Sycamore Creek corridor.

The project will also repair, replace, and or construct necessary infrastructure including access roads, parking, vehicle and pedestrian bridges and walkways across Little Sycamore Creek, water and wastewater infrastructure, electrical and communication lines, stormwater and drainage facilities and lighting.

Temporary disturbances include the reconstruction of camp structures and facilities (e.g. Administrative, recreation, dining, and housing structures, cabins and other outbuildings, recreational features, underground utilities, and creek restoration activities) within similar footprints to pre-fire conditions. Temporary disturbances will be mitigated for with the replacement of native soil and vegetation upon the completion of all construction activities. Permanent disturbances include the reconstruction of camp structures and facilities (e.g. Administrative, recreation, dining, and housing structures, cabins and other outbuildings, and recreational features) and resulting fuel modification areas in the instances where they occur beyond the pre-fire footprint. The applicant has designed the proposed project to be either within or directly adjacent to the previous camp footprint to avoid/minimize impacts to sensitive biological resources to the maximum extent possible.

Stantec biologists conducted biological surveys within the entirety of the Project site and a 500-ft buffer (Survey Area or SA) to aid in the determination of potential direct and indirect impacts.; a 500-ft buffer was chosen as a result of the Project occurring within the coastal zone.

Little Sycamore Creek (LSC) trends along the eastern side of the SA, flowing along a north-south trajectory for the length of the SA through Lower and Middle Camps. No additional buffer above and beyond the 100' buffer required by the Ventura County Coastal Zoning Ordinance is recommended. The extent of any proposed direct and indirect impacts to aquatic resources, would be potentially significant but mitigable. The majority of impacts to aquatic resources within the proposed Project site are related to restoration of banks/features impacted by flooding and debris flows subsequent to the recent Woolsey Fire.

Three ***Sensitive Plant Communities*** were observed within the SA (California sycamore- coast live oak woodland, coast live oak woodland, and California brittle bush - Ashy buckwheat scrub). These habitats are also considered to be Environmentally Sensitive Habitat Areas (***ESHA***); additionally, *Eucalyptus* spp. *Ailanthus altissima - Robinia psuedoacacia* Woodland semi-natural Alliance is also considered ***ESHA*** because of its habitat value for monarch butterfly. The proposed Project would result in impacts to ESHA as detailed below. Direct and indirect impacts to ***ESHA*** are considered potentially significant but mitigable.

No ***critical habitat*** occurs within one mile of the project site, and no critical habitat will be affected by the proposed Project; the closest mapped critical habitat is for tidewater goby (*Cyclolobids newberryi*) approximately 1.6 miles east in the estuarine areas of Arroyo Sequit.

No ***regional wildlife linkages or corridors*** are mapped within or near the Project site. On a local scale, the entire SA is general open space/wildlife habitat and Little Sycamore Creek likely acts as a pathway for wildlife to higher elevations in the Santa Monica Mountains and north to Hidden Valley. Additionally, many of the smaller tributaries within the SA could act as localized corridors for movement within the general vicinity. Although connectivity features are present onsite, none of them are used by local wildlife specifically to access distinct unique habitat patches or separate resources; the Lower, Middle, and Upper camps have been in their current locations for more than 65 years and impacts to wildlife movement are only expected on

a limited temporary basis during construction. Impacts to wildlife movement are considered less than significant due to their temporary nature.

No ***federal or state listed*** endangered, threatened, or rare ***plant or animal species*** were observed within the SA nor have the potential to occur. Seasonal/floristic rare plant surveys are currently in progress and an addendum to the ISBA will be prepared detailing the results of the surveys. Twelve other special-status plant and wildlife species were determined to have a moderate or high potential to occur onsite; therefore, if impacts to special-status species were to occur they would be considered potentially significant but mitigable.

No ***locally important animal species*** were observed onsite; however, one locally important animal and three locally important plants have a moderate potential to occur onsite based on suitable habitat or are reported as occurring within less than five miles of the Project site.

It is likely that birds that are protected by the California Fish and Game Code and the federal Migratory Bird Treaty Act nest onsite. Construction of the proposed Project may result in modifications of bird breeding activities and nesting if the Project is conducted during the ***breeding/nesting*** season.

Numerous native ***protected tree species*** are present within the SA. Currently 205 protected tree species are proposed for removal; approximately 75% of the proposed removals are dead a direct result of fire damage. Where possible the Project will microsite construction activities to avoid impacts to healthy protected trees slated for removal. Potential inadvertent or unavoidable impacts to protected trees resulting from the project are considered potentially significant but mitigable.

The ***mitigation measures*** proposed to lower potentially significant impacts to a less than significant level include MM1 - Wildlife Pre-Construction Clearance Surveys and Biological Monitoring, MM2 - Environmental Awareness Training, MM3 - Implement Best Management Practices, MM4 - Nesting Bird Surveys and Avoidance Measures, MM5 - Monarch Butterfly Winter Roost Site Survey, MM6 - Focused Rare Plant Surveys, MM7 - Vegetation Removal and Replacement, and MM8 - Protected Tree Removal Mitigation/Replacement.

Section 1: Construction Footprint Description

Construction Footprint Definition (per the Ventura County Planning Division): The construction footprint includes the proposed maximum limits of temporary or permanent direct land or vegetation disturbance for a project including such things as the building pad(s), roads/road improvements, grading, septic systems, wells, drainage improvements, fire hazard brush clearance area(s), tennis courts, pools/spas, landscaping, storage/stockpile areas, construction staging areas, fire department turnarounds, utility trenching and other grading areas. The construction footprint on some types of projects, such as mining, oil and gas exploration or agricultural operations, may be quite different than the above.

Development Proposal Description:

The proposed rebuild project is a replacement of a Camp that has occurred at this location for decades.

The property upon which Camp Hess Kramer occurs is three parcels totaling 187 acres. Of these, only approximately 54.35 are zoned CRE, the remaining 132 (71% of total area) acres are zoned COS and are undeveloped except for infrastructure connecting the CRE zoned areas.

CRE zoned area amounts to just 29% of the total property. Of this 29%, it is within these CRE-zoned portions where Camp Hess Kramer has existed on the site since the 1950s. Camp itself is clustered into three areas, Lower, Middle and Upper Camp. The areas of proposed rebuild are clustered into these same three areas.

Per 8175-2.1 the maximum building coverage allowed by the code in the CRE zone is 25% of lot area carrying that zoning. The rebuild project overall proposes coverage of just 26% of this allowed maximum. The maximum building coverage and proposed building coverage by Camp area is as follows:

	Max Building Coverage Per 8175-2.1	Proposed Coverage	Percent of maximum (%)
Lower Camp	185,130 SF	86,939 SF	47%
Middle Camp	119,790 SF	35,961 SF	30%
Upper Camp/Gindling	283,140 SF	32,155 SF	11%

Lower Camp

The Camp experience will start with guests arriving at Gate 1 by car or bus for a security check at the proposed 48 SF Entry Booth/Guard Shack (Building 1.N). The main entry drive and entry booth were shifted 2’-10” to the west so the entry booth does not encroach in the Yerba Buena side setback or through a separate entry gate to the north

Guests will proceed west through an entry gate into the proposed at-grade parking area with tennis courts above (Building 0.N). After review of the site plan and space requirements for tennis courts, the design team determined that there is not another location on Camp property for the courts that won’t sacrifice other programs or otherwise impact ESHA. A more complete alternatives analysis for this feature of the rebuild can be found in the accompanying Policy Consistency and Alternatives Analysis document. The drawings provided in this submittal propose removal of one court (the eastern court) from the project for the following benefits:

- The building coverage of the courts is reduced from 20,738 square feet to 15,557 square feet
- The courts are shifted north as tight as possible to the existing wastewater treatment structure to keep new foundations in areas previously disturbed
- The grading at the corner of the Pacific Coast Highway (PCH) and Yerba Buena is limited to the entry drive and relocated driveway down to the parking lot
- The tennis courts are set 48 feet from the property line on the PCH and are now barely visible behind existing trees. Visual renderings are provided.
- The pedestrian bridge on the north side of the courts is relocated to the west to keep an oak tree previously identified for removal

If not parking in the spaces provided below the tennis court, guests will proceed to the bus turnaround area and 5,865 SF, two-story Welcome Center (Building 2.N). The Welcome Center will occupy an area previously developed with a full-time residence (Chef House 1,922 SF per CUP). The Welcome Center will house 1,088 SF of infirmary space, 382 SF of welcome/lobby area, a nurse residence, and executive residence.

Prior to the fire, the area of the Welcome Center regularly flooded with offsite stormwater entering the site through a culvert under Yerba Buena Road. As part of the proposed improvements in this area, this historic flooding issue will be resolved via installation of a culvert inlet connected to a 60” diameter stormdrain which will outlet to Little Sycamore Creek.

West of the Welcome Center is a proposed 3,295 SF Fine Arts building (3N). This building is proposed in the same location as, and will replace, three smaller structures which totaled 1,827 SF - Maintenance Shop, Maintenance supervisor residence, and Maintenance restroom (per CUP) that were destroyed by the Woolsey Fire. The Fine Arts building will be a single story structure to host 2 classroom spaces and storage and mechanical equipment space.

Travelling north along the main access road past Fine Arts, a 1,349 SF Kitchen Pavilion (4N) is proposed. The proposed new kitchen pavilion will relocate activity that previously occurred in the garden area on the far side of Little Sycamore Creek. It is located in an area of previous disturbance of Camp (Breuer Lawn). The kitchen supports the farm-to-table cooking classes offered at Camp. The inclusion of a bathroom in the Kitchen Pavilion structure is to serve a larger area of Camp that is not otherwise connected per ADA requirements to any other restroom in the vicinity given the elevation changes around Camp. Additional information about the Kitchen Pavilion is provided in the July 2021 Incomplete Letter Response provided herewith.

The existing Conference Center (6E) survived the Woolsey Fire and will remain in its current location as a 12, 817 SF two-story structure with a renovation of a deck and removal of a bay window. This structure will continue to provide 24 separate residence/guest rooms with restrooms and lounge/rec areas.

North of the Kitchen Pavilion is Irmas Hall (7E) which previously housed the Dining Hall, Kitchen and Staff Housing. With this proposal, this two-story 9,000 SF building will be replaced in its same location with a three-story 12,518 square foot building on a slightly larger footprint. This building will be used for program space and staff housing. The Dining Hall is proposed to be relocated into Building 13N.

North of Irmas, across a paved access and parking area, are four buildings (“The Browns”) built in 1965 (Buildings 9, 10, 12 and 13 per the CUP). These buildings total 6,271 SF and provided camp office space and infirmary space. With infirmary now in the Welcome Center, these structures are proposed to be demolished and replaced with a 18,278 SF, multi-story Dining Hall (13N) with a digital media room on the basement level, kitchen and dining the first floor, mechanical room on the mezzanine level, and meeting rooms and offices on the second floor.

Adjacent to the north of 13N were two structures – buildings 14 and 15 of the CUP - totaling 6,563 SF of area that housed Gildred Hall and Executive Housing functions. These structures were destroyed by the

fire and are proposed to be replaced by the new Gildred Hall (14N). Gildred Hall is proposed to be a 2-story 8,249 SF structure to include meeting rooms with associated restrooms, and executive residences.

West of the Dining Hall (13N) and down the slope, a new 529 SF Arts and Crafts area (17N) is proposed. This area will replace the previous arts and crafts area which covered approximately 2,430 SF. A restroom building adjacent to the Arts & Crafts will remain (16.E).

Beyond Arts and Crafts is an existing vehicle bridge (4V) which is proposed to be replaced with a longer, wider bridge. Lengthening this bridge from 20 feet (abutment to abutment), to 40 feet will remove the pinch point for the Creek and reduce flooding issues by allowing more space for the creek to flow under. The bridge is proposed to be widened from 18 feet to 22 feet as required by the Fire Department.

Across the replaced bridge 4V, Baruh Hall (18.N), swimming pool, and the swimming pool building (19.N) will be replaced. An analysis of alternatives for Baruh and the pool building can be found in the Policy Consistency and Alternatives Analysis document, as well as in the July 2021 Incomplete Letter response. Briefly, Baruh Hall is the minimum size to fit a basketball court, and the swimming pool building is sized to provide the required restrooms and showers, as well as required separate mechanical equipment space. Baruh Hall is proposed at 6,377 SF, and the pool building is proposed as 1,924 SF. The pool itself will be slightly larger than it was prior to the fire.

The following table lists all the proposed structures in Lower Camp, their use, building coverage (as defined by the Ventura County Coastal Zoning Ordinance to include overhangs and covered porches) and square footage.

Summary of Proposed Lower Camp Structures				
Proposed Building Name	**Building Number**	**Proposed Use**	**Proposed Coverage**	**Proposed Square Footage**
Tennis Courts o/ Parking	0.N	Tennis Courts o/ Parking	15,557	15,757
Entry Booth (Guard Shack)	1.N	Entrance Booth	50	48
Welcome Center	2.N	Reception, Infirmary, residence	5,223	5,865
Fine Arts	3.N	Program Space	5,695	3,295
Kitchen Pavilion	4.N	Program Space	2,657	1,349
Conference Center	6.E	Overnight Accommodations	8,784	12,817
Irmas Hall	7.E	Program Space, Staff Housing, Infirmary	9,476	12,518
Dining Hall	13.N	Dining Hall, administration	15,592	18,278
Gildred Hall	14.N	Program Space; Exec Housing	8,092	8,249
Restroom Building	16.E	Restroom	564	420
Arts & Crafts	17.N	Arts & Crafts	2,044	529
Baruh Hall	18.N	Program Space	8,629	6,377
Pool Building	19.N	Pool equipment, showers & restrooms	3,760	1,924

Climbing Storage	Shed O	Storage Shed	120	120
Garden Storage	Shed Q	Storage Shed	120	120
Nursery Storage	Shed R	Storage Shed	120	120
Basketball/Volleyball Storage	Shed T	Storage Shed	120	120
Archery Storage	Shed V	Storage Shed	168	120
Sport Field Storage	Shed W	Storage Shed	168	120
		Lower Camp Total	**86,939**	**88,146**
		Building Coverage Allowed in Lower Camp	185,130 SF (25% of 17 acres of CRE zoning)	
		Coverage Proposed as a % of Allowed	47%	

Lower Camp Use & Recreation Areas

This section includes a discussion of the use and recreation areas proposed as part of the project in Lower Camp. The improvements described can be seen in the accompanying Studio-MLA Landscape plans which include tree disposition, construction plans, sections and elevations, and planting plans. An illustrative site plan and plant palette have also been prepared as part of this submission.

Prior to the Fire, Lower Camp provided a number of passive and active recreational areas including three Tennis Courts at the southernmost end of the property, two separate basketball courts west of the creek connected by a pedestrian and a vehicle bridge, Breuer Lawn, a climbing wall, picnic area, and a swimming pool.

As part of the proposed rebuild project, the number of tennis courts has been reduced from 3 to 2, and will be lifted and placed on top of at-grade parking as described in more detail in the following section. The entry to the parking area, and new pedestrian paths will be added to Gil Fitch Field which will maintain a size suitable for baseball or soccer, miscellaneous outdoor gathering, and continue to be an area used for overflow parking during events. A portion of the northern edge of Gil Fitch will be improved to accommodate the proposed bus turnaround area.

West of the Creek in lower camp, west of Gil Fitch Field, an area previously used for the southern basketball court will be converted to archery space. The northern basketball court will maintain its pre-fire use. Between area between basketball and archery will be used for volleyball. These recreation areas west of the Creek will be accessed by replacing two pedestrian bridges (1P, 3P) and a vehicle bridge (2V) that were destroyed by the Woolsey Fire.

The majority of the land area west of Irmas Hall (7E), between Irmas and Little Sycamore Creek is developed with a parking lot. During the post-Woolsey Fire debris flow and flooding, the creek filled its banks and started to flow across portions of the parking lot, the edges of which were eroded. The proposed project seeks to move parking out of this area, and restore it as a permeable landscaped area referred to as “The Meadow” intended for passive uses that would be a more sensitive, compatible use to Little Sycamore Creek. This proposal is part of the overall strategy to relocate parking out of the main portion of camp and over to the tennis court area at the southern end of the project site. In the event the

parking/tennis court was not combined, this area would need to remain as a paved area for parking purposes as there are no other suitable locations for this use. An alternatives analysis for parking can be found in the accompanying Policy Consistency and Alternatives Analysis document. A climbing wall will be replaced on Breuer Lawn.

West of proposed buildings 14N and 13N, to the north of 17N was an area labeled as “Confidence Building” on the CUP-approved plans that was used for climbing structures prior to the fire. The proposed rebuild replaces these with a climbing platform and will be linked to both the Dining Hall and the Baruh Hall/Swimming pool plaza by a proposed pedestrian bridge 5-P.

A relocated gathering space called “Leadership Circle” and a proposed Plant Nursery space (to support the ongoing plant cultivation/habitat restoration efforts) are proposed just north of replaced bridge 4V. The Nursery space will allow Camp to grow container plants for use in the restoration project. The Leadership Circle is another opportunity for campers and guests to gather. Proposed improvements in this area include seat and retaining walls to create a more intimate gathering space.

North of Leadership Circle are Baruh Hall and the pool area. This area for more active recreation is described above with the description of Baruh Hall.

North from Baruh Hall and the pool area, across bridge 6V, is proposed to house the companion climbing platform.

Approximately halfway between 6V and the Chapel (part of Middle Camp), a small area would be used for informal gathering by placement of logs for use as a bench.

Outdoor Use Areas			
Space/Use	**Location**	**CUP Use/Description (E) Existing (R) Replaced**	**Disposition in Rebuild Project (N) New**
Basketball Court	Lower CHK	(E) Outdoor Activity Space	Remains in place
Volleyball Courts	Lower	(E) Outdoor Activity Space	Remain in place
Tennis Courts	Lower CHK	Outdoor Activity Space	Reduced from 3 to 2, and raised above parking
Gil Fitch Field	Lower CHK	(E) Outdoor Activity Space	Remains, slightly modified to allow area for bus turnaround and access routes to parking lot
Breuer Lawn & picnic area	Lower	(E) Outdoor Activity Space	Remains with slight modifications
Pool	Lower	(E) Outdoor Activity Space	To be rebuilt with new pool building and restrooms
Wolf Amphitheater	Lower	(E) Outdoor Activity Space	Remains in place
Leadership Grove	Lower	(E) Outdoor Activity Space	Relocated slightly south of existing
Archery	Lower	(R) Outdoor Activity Space	Relocated to former garden
Dance Platform	Lower	(E) Outdoor Activity Space	Proposed climbing platform

Climbing & Ropes Course	Lower	(E) Outdoor Activity Space	Replace with climbing platform and confidence building
Garden	Lower	(R) Outdoor Activity Space	Relocate near Irmas/Dining
Central Camp Plaza	Lower	(E) Driveway	(N) Outdoor Activity Space
Creek Meadow	Lower	(E) Parking lot to be relocated to Tennis/Parking	(N) Outdoor Activity Space

Parking Area and Tennis Courts

A Variance was approved with the CUP to acknowledge a limited amount (48 spaces) of parking on site. The following excerpt from the Mitigated Negative Declaration describes pre-fire parking at Camp. The proposed project would continue to have a limited amount of onsite parking but would move that parking (previously at 21,330 SF) out of the Creek area.

Parking Discussion from CUP
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 limited mobility. 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 (2O-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 theír 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 vehícles.* *According to the CZO [§§ 8176-2(w)(2) and 8176-2(w)(3)], the parking requirement for the camp and campground uses combined is 480 parking spaces. As described above, the facility contains a total of 48 parking spaces. Therefore, the facility has a shortage of 432 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 proposed rebuild places 44 of the 48 spaces in the southern extent of the property and elevates the tennis court on top. The other 4 spaces are proposed to be located north of and adjacent to 13.N.

Lower Camp Grading & Drainage

The post-Woolsey Fire flooding and debris flows deposited a significant amount of dirt and mud on site. Much of this mud was subsequently relocated – e.g. out of the creek, parking area, roads and, bridges, - and into multiple stockpile locations as depicted on plans for LU19-0005). There are multiple areas onsite where debris has not yet been relocated from its storm-deposited location. These areas will need to be cleared to reestablish pre-Fire existing grade.

We have consulted with the geotechnical engineer and this stockpiled soil is adequate for re-use as fill to accommodate the proposed project.

Because the proposed project in Lower Camp is not a like-for-like replacement of pre-Woolsey Fire development, Ventura County Fire Department is requiring upgrades to the existing substandard access road.

Specifically, the main access road is required to be widened to 20 feet through Lower and Middle Camps. The proposed project meets this requirement for most of the main access road between the new main entry and Camp Fire Road north of Scout's Grove (in Middle Camp), and includes replacement of bridges 4V and 6V at 20-feet wide. In addition to the main access road, the entry points to the site from

Yerba Buena did not meet current standard. The project team worked diligently with Ventura County Fire to ensure that the main entry (formerly “Gate 1”) meets current standards.

In addition to grading for road improvements, grading is proposed to accommodate structural development, pedestrian access, recreation and use areas, to accommodate stormwater collection, and for Creek Restoration.

In addition to the table below, grading by building area or group of buildings is provided per staff’s request.

Grading Purpose	Cut (CY)	Fill (CY)
Site Grading (for structural development and recreation/use areas, paths, i.e. the balance of items not listed below)	16,500	9,500
Soil stockpile		3,500
Road expansion (for Fire Department required improvements e.g. turnarounds, increased road width, etc).	1,900	-
Bridges	900	-
Stormwater	1,300	-
Creek Restoration	7,100	200
Lower Camp Subtotal	**27,700**	**13,200**

These preliminary numbers would suggest export is proposed. We note however the project is expected to balance on site because these preliminary earthwork quantities do not account for bulking, clearing and grubbing, over excavation and recompaction, and trenching, or losses due to shrinkage and compaction.

Climbing Wall, Ropes Course, and Zip-line

With the May 2021 submittal, we had proposed a new configuration for the climbing and ropes course offerings. Prior to the fire, Camp development included the following attributes which are shown on CUP-approved plans.

1. A climbing wall on Breuer Lawn which appears on CUP approved plans as “Climbing Wall.” It is estimated that the Climbing wall was approximately 45-feet in height.
2. Confidence/Team-building area in Lower Camp (aka “High Ropes Course”) comprised of poles and wires for climbing located in the same location as the proposed ropes course. This area is shown on the CUP approved plans just north of Arts & Crafts and labeled as “Confidence Building Area”
3. Gindling Hilltop had another “Confidence Building Area” shown on the CUP-approved plans which also notes a 35’ max height. This area is shown south of the pool and north of an outdoor prayer area. This confidence building area included zip lines as shown in pictures.

In the staff report for the approval of CUP, the ropes course is briefly mentioned and lumped in with other activities, “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 Climbing wall and ropes course are clearly outside of the property line setbacks, and not visible from Yerba Buena given the change in topography. Additionally, the ropes course/Climbing Wall area in Lower Camp is more than 700 feet from the Pacific Coast Highway if measured at a right angle across the mountain, or more than 1500 feet if measured by a straight line through Lower Camp.

The Camp would prefer to replace poles and zip lines in their previous locations, consistent with their pre-fire characteristics under the Restrictive Covenant which states, “The Permittee shall not remove any vegetation or install any new structures within areas of the project site that contain such ESHA, except for the repair, replacement, and maintenance of roads and facilities (e.g., infrastructure, structures, and ancillary facilities) that are permitted pursuant to this CUP).”

Given the above, we understand the proposed locations are acceptable. It has been communicated that replacing them to their pre-fire height would require a variance however and so they have been reduced to 15’ to comply with the maximum height.

Middle Camp

Middle Camp historically housed an outdoor chapel, 21 single-story cabin buildings (9 of which contained two separated sleeping areas) utilized for overnight accommodation, two shower buildings, a restroom building, and miscellaneous sheds. The total square footage prior to the Woolsey Fire was approximately 18,354 square feet entirely in one-story buildings.

By this project, Middle Camp is proposed to retain its primary function of providing overnight accommodations to staff, campers and guests. Overall, 19 camper cabins (20.N through 38.N), one staff residence (39.N) and a maintenance structure (41.N) are proposed. The total proposed square footage for structures in Middle Camp is approximately 42,301 SF with a building coverage of just 35,961 SF.

A maximum of 25% building coverage is allowed in the Rural Coastal Area Plan land use designation. Middle Camp is comprised of 11 acres of CRE zoning, therefore the maximum coverage allowed in Middle Camp is 119,790 SF or 2.75 acres.

While the total square footage is increasing in Middle Camp, the proposed building coverage represents just 30% of that allowed by the Ventura County Coastal Zoning Ordinance.

	Max Building Coverage Per 8175-2.1	**Proposed Coverage**	**Percent of maximum (%)**
Lower Camp	185,130 SF	86,939 SF	47%
Middle Camp	119,790 SF	35,961 SF	30%
Upper Camp/Gindling	283,140 SF	32,155 SF	11%

The increase in square footage is proposed for a variety of purposes including 1) to allow for flexibility in separation of grade levels and genders 2) to accommodate ADA accessibility requirements, and 3) to provide a shower and restroom in each cabin which will limit the number of people using the same facilities; prior to the Fire, all campers in this area used a single restroom building and two shower buildings.

A full description is provided in the Policy Consistency and Alternatives Analysis for the size and locations of buildings proposed in Middle Camp, inclusive of Scout’s Grove.

Middle Camp Building Narrative

The proposed cabins and staff residences in Middle Camp are one- and two-stories, ranging in height from 14 to 24 feet. The majority of cabins will range in size from 1,126 SF to approximately 2,500 SF with exceptions being Staff and Senior Staff cabins. The Maintenance structure (41N) is proposed as two story based on the topography in the area, with a height of 15 feet and 2,127 SF of area.

The cabins in Middle Camp are organized into three main groups: The Village, Piness and Scout’s Grove

The Village includes buildings 20N through 25N, 37 N and 38 N and are located just west of bridge 9P. This group of structures occurs in two rows, west and slightly above a proposed outdoor assembly area and flag poles. A meandering path provides pedestrian access up to these structures. Between the first row (20N-24N) and the second row (25N, 37N and 38N) is a gathering space for campers. The second

row of cabins are set off the toe of adjacent slope at least 10 feet. Fire, ADA, and maintenance access are provided to the Village from the drive to Piness.

The Piness area includes cabins 32N through 36N and will be accessed from the proposed one-way access between middle camp and Camp Fire Road (see Access section for additional detail). Two informal gathering areas are proposed for Piness.

Two additional groupings of three cabins (26N, 27N, and 28N) each will occur between the Village and Piness and are set on the approximate footprints of pre-fire cabins.

We note that pre-fire cabins 35-41, also known as Leadership Village have been shifted west and away from the creek. Five of these seven pre-fire cabins were as little as 10 feet from the top of bank. Replacement cabins 29N, 30N, and 31N are now the closest cabins to the creek at 54-55' away from top of bank. This shift allows more room for Creek restoration.

Scout's Grove

The following table lists all the proposed structures in Middle Camp, their use, building coverage (as defined by the Ventura County Coastal Zoning Ordinance to include overhangs and covered porches) and square footage.

The Project Tabulation Summary on sheet on the Project plans also contains a more complete table which compares pre-Woolsey Fire uses and structures to proposed structures and uses for the purposes of demonstrating how the proposed structures replace the CUP-permitted pre-fire structures.

Summary of Proposed Middle Camp Structures				
Proposed Building Name	**Building Number**	**Proposed Use**	**Proposed Building Coverage**	**Proposed Square Footage (SF)**
Cabin 20.N	20.N	Cabin	1,846	2,459
Cabin 21.N	21.N	Cabin	1,609	2,240
Cabin 22.N	22.N	Cabin	1,609	2,240
Cabin 23.N	23.N	Cabin	1,609	2,240
Cabin 24.N	24.N	Cabin	1,609	2,240
Cabin 25.N	25.N	Cabin	1,675	2,252
Cabin 26.N	26.N	Cabin	1,621	2,252
Cabin 27.N	27.N	Cabin	1,621	2,252
Cabin 28.N	28.N	Cabin	1,519	1,126
Cabin 29.N	29.N	Cabin	1,583	1,126
Cabin 30.N	30.N	Cabin	1,583	1,126
Cabin 31.N	31.N	Cabin	1,583	1,126
Cabin 32.N	32.N	Leadership Village Cabin 1	1,524	1,126
Cabin 33.N	33.N	Leadership Village Cabin 2	1,524	1,126

Cabin 34.N	34.N	Leadership Village Cabin 3	1,524	1,126
Cabin 35.N	35.N	Leadership Village Cabin 4	1,524	1,126
Cabin 36.N	36.N	Leadership Village Cabin 5	1,620	2,252
Cabin 37.N	37.N	Senior Staff Cabin	1.997	2,896
Cabin 38.N	38.N	Senior Staff Cabin	1,997	2,896
Cabin 39.N	39.N	Staff Cabin	2,580	4,115
Maintenance Building	41.N	Maintenance	1,240	2,127
		Middle Camp Total	**35,961**	**42,301**
		Building Coverage Allowed in Middle Camp	119,790 SF (25% of 11 acres of CRE zoning)	
		Coverage Proposed as a % of Allowed	30%	

Middle Camp Use & Recreation Areas

This section includes a discussion of the use and recreation areas proposed as part of the project in Middle Camp. The improvements described can be seen in the accompanying Studio-MLA Landscape plans which include construction plans, sections and elevations, and planting plans. An illustrative site plan and plant palette have also been prepared as part of this submission.

Prior to the fire, an area east of the Creek, just east of bridges 8V, was used as an outdoor chapel which consisted of stone and timber benches. This area is proposed to continue to be used as a chapel and is proposed to include a wood deck/stage and seating. The chapel area is used by campers and visitors alike coming from the west and the south. From the cabin area to the west, pedestrian access would be provided by a replacement of the previously existing pedestrian bridge 9P which was destroyed by the fire. From the south, a drop off area is proposed along the main access road which would connect users into the space via a set of concrete steps.

Between the Village and the main access road, the elevation changes from approximately 131-140 feet amsl (at the road) to approximately 139-150 feet amsl (at the south side of proposed cabins 22N-24N). A set of meandering ADA accessible pathways interspersed with planting and boulders are proposed to provide access between these two elevations. The area between the first and second rows of buildings is proposed to be used for gathering, games and informal recreation. The area is sized for games such as ping pong or badminton.

A separate gathering space is proposed for the ‘Piness’ grouping of buildings and is envisioned to support seating and outdoor dining by the campers and staff assigned to those cabins.

Prior to the fire, Scout’s Grove was a gathering area comprised of seating and a stage/platform to one side. This area is not proposed to be reestablished to the same condition. Instead, it will be planted, and have pedestrian pathways connecting the main access road and Camp Fire Road up to the east side of the staff residence building 39.N. An outdoor patio area is proposed east of 39.N.

Middle Camp Grading & Drainage

As discussed in the Lower Camp Grading & Drainage section, the post-Woolsey Fire flooding and debris flows deposited a significant amount of dirt and mud on site. Much of this mud was subsequently

relocated – e.g. out of the creek, parking area, roads and, bridges, - and into multiple stockpile locations as depicted on plans for LU19-0005). We have consulted with the geotechnical engineer and this soil is adequate for re-use as fill to accommodate the proposed project.

Grading associated with Creek Restoration is discussed in the Little Sycamore Creek Restoration section.

The proposed grading for Middle Camp is provided in the table below and is not additive to the quantities disclosed on the Project grading plans. It is instead a summary of grading for all of Middle Camp.

Grading Purpose	Cut (CY)	Fill (CY)
Site Grading (for structural development and recreation/use areas, paths, i.e. the balance of items not listed below)	9,000	12,000
Stockpiled material		7,600
Road expansion/widening (for Fire Department required improvements e.g. turnarounds, increased road width, etc).	2,000	
Bridges	10	
Storm water treatment excavation	300	
Creek Restoration	5,400	100
Lower Camp Subtotal	**16,800**	**19,700**

As noted on the G&D plans, these preliminary earthwork quantities do not include bulking, clearing and grubbing, shrinkage over excavation and recompaction, trenching and construction. No import or export is anticipated to result from the project.

Upper Camp

Gindling Hilltop Camp

Gindling Hilltop was established in 1968 when the 80-acre property adjoining Camp Hess Kramer was acquired by the WBT organization. Known interchangeably as Hilltop Camp, Upper Camp or GHC, this portion of Camp is located remotely from Lower and Middle Camps, separated by significant topography and over a mile of single-lane access road. Due to its remote location, it provides for a smaller, more intimate Camp experience as opposed to those inhabiting Lower or Middle Camps.

Due to its remote location, Upper Camp has separate dining and overnight accommodations from Lower and Middle Camp, and has separate recreational offerings as well.

Gindling Hilltop is not available for those structures proposed in Scouts Grove for the following reasons.

- Ventura County Fire is requiring access improvements through any area of Camp that is being expanded in terms of coverage or square feet. Because Lower and Middle Camps are proposed to accommodate more square footage by both of these measures, the internal access roads and two vehicle bridges are being widened and improved.
- If additional square footage were to be proposed at Gindling Hilltop Camp, the entire access road from Scouts Grove to Upper Camp buildings would need to be widened. This would mean grading, retaining walls, and stormwater improvements associated with approximately 8,000 linear feet (1.5 miles) of additional road improvements as the existing road varies between just 12-14 feet wide. The grading associated with the widening would be direct and permanent

impacts to ESHA and a minimum of 1.2 acres of impact in new pavement alone (7' additional paved width x 1.5 miles).

- In order to avoid these impacts, Gindling Hilltop Camp is proposed to be rebuilt in precisely the same building footprints and configuration.
- As described in section 1.E of this letter, due to minimum space requirements per bed and minimum distances between beds, cabins at Upper Camp built to their pre-fire sizes do not host as many beds. In addition, other sleeping arrangements are also competing for space with new required code improvements (e.g. building code and ADA requirements) within the same footprints.
- Due to the above, overnight accommodations are "squeezed out" of Upper Camp and must be replaced in Lower and Middle Camps to host the same CUP-approved population.
- The only area of Camp that can adequately absorb these accommodations is Scouts Grove. Additional justification as to why these accommodations cannot simply be distributed into other proposed spaces is discussed in the following section.

Again, the total number of beds accommodated with the proposed rebuild is less than existed (and was permitted) prior to the Fire even though additional structures are proposed.

Gindling Hilltop Camp or Upper Camp area would be a like for like replacement of pre-Fire structures and use areas. There is no additional square footage or building footprint proposed for Upper Camp – the slight increase represented in the table (about 2,000 SF) again is a result of the discrepancies in square footage and coverage from what was reported in the CUP vs. what is observed in the approved plans (likely due to eaves, overhangs and slight issues with accuracy).

The proposed building footprint size would match the pre-fire footprint size, representing just 11% of the maximum allowed in this area of Camp. The plans and roofs are proposed to have different proportions and shapes to align with the architectural style in Lower and Middle Camps, but do not exceed total pre-fire heights or building areas. The rebuilding of Upper Camp will occur as a second phase, after Lower and Middle Camps.

Per 8175-2.1 the maximum building coverage allowed by the code in the CRE zone is 25% of lot area carrying that zoning. The rebuild project overall proposes coverage of just 26% of this allowed maximum. The maximum building coverage and proposed building coverage by Camp area is as follows:

	Max Building Coverage Per 8175-2.1	**Proposed Coverage**	**Percent of maximum (%)**
Lower Camp	185,130 SF	86,939 SF	47%
Middle Camp	119,790 SF	35,961 SF	30%
Upper Camp/Gindling	283,140 SF	32,155 SF	11%

As no change to the locations or sizes of buildings is proposed, no change to Fuel Modification is needed, nor are any changes to access or utilities. No changes to the uses or locations of those uses are proposed.

We note that the timeframe for rebuilding Upper Camp reported herein as within 5-25 years, is an estimate at best. Actual timing will be subject to fundraising efforts, design, plan check and permitting.

The Project Tabulation Summary on the Project grading plans provides detailed information about coverage, height, square footage, plumbing fixtures and use of each of the structures in Upper Camp. Below is an abbreviated summary.

Table 5.7 - Upper Camp Structures

Summary of Proposed Upper Camp Structures				
Proposed Building Name (CUP Name)	**Building Number**	**Existing and Proposed Use**	**Existing and Proposed Coverage (SF)**	**Existing and Proposed Square Footage (SF)**
Upper Camp (UC) Staff Residence (Staff Residence)	43.N	Staff Residence	3,766	3,142
UC Dining Hall (Dining Pavilion)	45.N	Dining Pavilion	10,507	8,162
UC Arts & Crafts (GHC Arts & Crafts)	46.E	GHC Arts & Crafts	2,095	554
UC Pool Recreation (GHC Pool, Shower, Rec)	47.E	GHC Pool/Shower/Rec	2,089	1,333
UC Utility (GHC Pool Pump Building)	48.N	GHC Pool Pump Bldg	161	161
UC Administration (Administration)	49.N	Administration	1,538	845
UC Cabins (Guest Cabin 1-2)	50.N	Guest Cabin 1-2	1,303	1,127
UC Cabins (Guest Cabin 3-4)	51.N	Guest Cabin 3-4	1,303	1,127
UC Cabins (Guest Cabin 5-6)	52.N	Guest Cabin 5-6	1,303	1,127
UC Cabins (Guest Cabin 7-8)	53.N	Guest Cabin 7-8	1,303	1,127
UC Cabins (Guest Cabin 43-44)	54.N	Guest Cabin 43-44	1,303	1,127
UC Cabins (Guest Cabin 9-10)	55.N	Guest Cabin 9-10	1,303	1,127
UC Cabins (Guest Cabin 11-12)	56.N	Guest Cabin 11-12	1,303	1,127
UC Cabins (GHC Staff Cabin)	57.N	GHC Staff Cabin 25-28	1,303	1,127
UC Cabins (GHC Caretaker)	58.N	GHC Caretaker 21-24	1,303	1,127
Storage Shed	Shed A	Storage Shed	336	336
Storage Shed	Shed B	Storage Shed	480	480
Storage Shed	Shed C	Storage Shed	400	400
Storage Shed	Shed D	Storage Shed	112	112

Storage Shed	Shed E	Storage Shed	120	120
Storage Shed	Shed E1	Storage Shed	120	120
		Upper Camp Total	**33,451**	**25,928**

Upper Camp will continue to include recreation areas such as basketball and tennis courts, a sports field, pool, outdoor seating and eating areas, an outdoor Amphitheater, picnic area, confidence-building area, and prayer area.

Grading and Drainage for Upper Camp

The proposed project is a like for like replacement. We are estimating an overexcavation will be required prior to constructing new buildings. For this purpose, we are estimating a grading quantity of approximately 2,100 CY within existing building footprints. VEHICULAR ACCESS, BRIDGES AND ROAD UPGRADES

Changes to vehicular and pedestrian access and circulation are proposed. The below discussion is largely unchanged since the May 2021 submittal. Small changes to the road have however been made in response to Ventura County Fire comments. These changes include:

- Entry drive at Administrative Gate 3-E is widened to 20’-0”. The gate is relocated to the north, outside the Yerba Buena side setback. 60 feet of space is provided for vehicle cueing before the gate.
- Access road north-west of bridge 8-V is widened to 20’-0”. Due to an existing Sycamore (tree 105) with health rating of 2 and an adjacent steep upslope, the design team proposes that the drive narrow down to 15’-6” only at the tree.
- Access road to the Village is widened to 20’-0” north of Cabin 38.N.
- Access road between Cabins 27.N and 28.N is widened to 20’-0”. Cabin 28.N is repositioned accordingly.
- Main access road north of Maintenance 41.N is modified to accommodate the required turn around.
- The road from the turn around to Cabin 32.N is widened to 20’-0”.
- The hammerhead previously shown on the grading plans (north of the road split north of 41N) has been eliminated. This turning movement can now be accommodated within the revised road.
- The road segment between Middle and Upper Camps continues to be left as existed prior to the Fire.

Camp Hess Kramer and Gindling Hilltop Camps are accessed from multiple gated access points along Yerba Buena Road which occurs along the eastern property line. Prior to the fire, the primary entry/access was the gate just east of the Conference Center (6E) or “Gate Two” as labeled from Yerba Buena as one travels north from PCH. Most vehicle traffic entered through this gate and proceeded north and west to the main parking area adjacent to Little Sycamore Creek.

With the proposed project, Gate 2 will be dedicated for service and vendor vehicles.

The new main point of entry to the Camp will be at the location of pre-fire “Gate 1” which is the southernmost gate, closest to PCH. This main entryway will be widened to approximately 30 feet in width, plus a four-foot pedestrian pathway on its southern side. In order to achieve this fire-department width, approximately 70 linear feet of new retaining wall and 100 square feet of paving are proposed to occur in the Yerba Buena Right of Way.

Approximately 40 feet into Camp from the main entry point, a 48 SF Guard Shack for security personnel is proposed to control access into the site. Once guests are cleared through security, they will be allowed entry into the site through either of two proposed gates – one to the west, which allows entry into the proposed at-grade parking area, or one located almost 50-feet north of the guard shack. No access control is proposed between Yerba Buena and these two proposed gates, allowing vehicles to turn around the Guard Shack and exit without needing gates to be opened.

Entry to the at-grade parking area will be achieved through a new approximately 130-foot long driveway from the proposed gate. The parking area will be at-grade and accommodate 44 spaces.

Vehicles not proceeding west into the parking area will proceed north along the eastern edge of Gil Fitch Field via an existing 16-foot wide access road which is proposed to be widened on its eastern edge to a total width of 20 feet. In order to accommodate the additional width, an existing retaining wall will be demolished and replaced with a new one further east. This wall will be between 5 and 6 feet in height along the majority of the length. The wall will increase in height at the northern edge of the bus turnaround as it climbs up the hill into the corner and the existing box culvert under Yerba Buena Road.

A bus turnaround is proposed in front of the new Welcome Center (2N). The bus turnaround is designed to meet bus and emergency vehicle turning radii and allow for some additional room for temporary parking and unloading activity.

The existing access road north of the new Welcome Center varied in width and will be widened to 20 feet with the additional width occurring mostly on its west side. This 20-foot access road will continue at 20 feet wide through Lower and Middle Camps except in a couple of short segments where the access road could not be widened without removal of mature healthy trees along the creek banks. In these locations the road narrows to avoid the trees.

A 5-foot wide decomposed granite pedestrian path is proposed to meander along the west side of the access road between the Welcome Center and Breuer Lawn. West of proposed Fine Arts building (3N) this path will diverge and cross the creek via an -10-foot wide, 45-foot long pedestrian bridge (1P) to connect to the Volleyball courts. Further north, west of the Kitchen Pavilion, a 14-foot wide by 36-foot long vehicle bridge (2V) will be replaced. Both 1P and 2V were destroyed by the Woolsey Fire. Once across the creek, a series of stabilized stone gravel pathways (mostly 4-feet wide) will be used to connect the basketball, volleyball and archery uses on the west side of the creek.

Approximately 105 feet north of vehicle bridge 2V a second pedestrian bridge (3P), 10 feet wide and 52 feet long is proposed to connect the basketball area (west of the Creek) to Breuer Lawn (East of the Creek).

From the southern edge of Breuer Lawn, the pedestrian path will split to the north. One path will more closely follow the road (east side) of Breuer Lawn and the Meadow, and a second will more closely follow the Creek to wrap the western side of Breuer Lawn and the Meadow.

At the north end of the Meadow, the pedestrian paths and the main vehicle access road will converge just south of Bridge 4V. Bridge 4V will be widened to a 20-foot-wide travel width (from 16-feet pre-fire), and its location will be approximately the same as the pre-fire vehicle bridge in this location. The adjustment in location will allow for the abutments to be widened to 40-feet apart (previously 20-feet) and allow the Creek to function in a more resilient way as compared to the pre-fire condition.

The access road as it extends north past the new Baruh Hall will continue to be 20 feet wide. North of the proposed Amphitheater Plaza area, a pedestrian bridge (5P) will connect the Ropes Course/Climbing area to the Amphitheater Plaza. This pedestrian connection will be approximately 10-feet wide and 75-feet long. A proposed elevated wooden walkway will connect the east side of bridge 5P to the Dining Hall (13N).

North from pedestrian bridge 5P, the main access road will continue to be 20-feet-wide and vehicle bridge 6V will remain. North of bridge 6V, a concrete driveway extends to the southeast and connects up to Gildred Hall (14N). This access will be reestablished at approximately 10- to 15-feet wide.

Between bridges 6V and 8V, the access road will vary between 16 and 20 feet. At one point in this section, in order to preserve a 43” diameter, 78-foot tall Western Sycamore tree, the road will split around a proposed tree well giving 10 feet width for access on one side and 12-feet on the other (per Fire Department request). Bridge 8V will remain as is with a width of 16 feet and length of 20 feet across Little Sycamore Creek.

North of bridge 8V the access road will split several times. After the first split, the main access road will continue north through Middle Camp at 20-feet-wide and be situated between the cabins and Little Sycamore Creek. This section is a realignment of the pre-fire location in that the road previously occurred with cabins on either side. In the proposed project, all cabins will be located west of the main access road further away from the creek through Middle Camp.

Approximately 45-feet north of bridge 8V is proposed pedestrian bridge 9P. This pedestrian bridge is proposed to be 10-feet wide and approximately 48-feet long and will connect the Middle Camp cabin area to the Outdoor Chapel area. This is a replacement for the pedestrian bridge that occurred in this location prior to the fire.

A maintenance road is proposed to proceed to the west after bridge 8V and then north wrapping around “The Village” on the uphill side of cabins 20N, 21N, 37N, 25N and 38N. This maintenance road will vary between 10- and 16-feet wide before dropping back down between Cabins 24N and 26N. Please see the Geotechnical section of the Project Description for more details regarding the need for and purpose of this segment of road.

A one-way meandering access road is proposed at widths between 12- and 16-feet-wide which will serve “Piness” grouping of cabins, including cabins 26N, 27N, 28N, 32N, 33N, 34N, 35N and 36N. This access road will connect to the road up to Gindling Hilltop just north of building 41N.

Just north of Scout Grove, the road described above - that runs from the new main entry N-S through Lower and Middle Camps - comes to a “T.” Turning east, the road serves as an access point to Yerba Buena Water Company infrastructure but does not connect up to Yerba Buena Road. Turning west from the T, the road leads up to Gindling Hilltop Camp and is known as Camp Fire Road.

Improvements are proposed to the first approximately 360-linear feet of Camp Fire Road. More specifically, the road is proposed to be widened on both shoulders to achieve a 20-foot width. Improvements to the driveway connection linking Camp Fire Road to the proposed one-way access road behind Piness will also be installed. A flatter area north of this connection point in the vicinity of pre fire Shed I will be improved as a fire-truck hammerhead. Approximately 180 feet north of the hammerhead, a flat area is used by the Yerba Bunea Water Company for supporting infrastructure. West of that location on the east side of Camp Fire Road, a debris basin is proposed.

BRIDGES

The bridges described in the narrative above are summarized in the table below. One net new bridge is proposed by the project. The below table is updated slightly and matches that previously provided to the County through the work sessions.

Bridge #	Vehicle or. Pedestrian	Existed Pre-Woolsey Fire	Survived Fire/ Destroyed by Fire	Proposed
1-P	Pedestrian	Yes – Pedestrian access to new archery/volleyball	Destroyed	Replace
2-V	Vehicle	Yes – Vehicle access to basketball/volleyball/new archery	Destroyed	Replace
3-P	Pedestrian	No	NA	Replaces 7-P and provides access between Breuer Lawn and basketball.
4-V	Vehicle	Yes- Along main access road.	Survived	Replace at 20' wide per Fire Department
5-P	Pedestrian	No	NA	New – proposed to connect Ropes and Climbing to Baruh Hall and Amphitheater Plaza
6-V	Vehicle	Yes – Along main access road	Survived	Replace at 20' wide
7-P	Pedestrian	Yes – Provided access to old Archery area which no longer exists	Destroyed	Proposed to be replaced with 3-P
8-V	Vehicle	Yes – Along main access road	Survived	No Change
9-P	Pedestrian	Yes – Provides access to Chapel	Destroyed	Replace
10-A-V Arizona Crossing	Vehicle	Yes	Survived	No Change

FUEL MODIFICATION

The Ventura County Fire Department policy includes a requirement for a 100-foot space around buildings and structures be cleared of ladder fuels and/or maintained for fuel modification purposes. This 100-foot offset is divided into three zones:

Zone 0: This occurs between 0 and 5 feet from a structure and is a “Lean or No Planting Zone.” In these areas, proposed ground treatments include non-combustible mineral mulch (i.e., gravel), prostrate glossy abelia, rupturewort, trailing myoporum, and thymus pseudolanuginosus. Approximately 17,290 square feet of Camp will be considered Zone 0.

Zone 1: Occurs between 5 and 30 feet from a structure when slopes are less than 20%, 5 and 50 feet when slopes are greater than 20%. In this area, a wide variety of native and ornamental plant material is proposed that includes species such as lemonade berry, Tuscan blue rosemary, evergreen currant, island bush snapdragon, toyon, orchid rockrose, and many more. Approximately 85,600 SF of Camp will be considered Zone 1.

Zone 2: Occurs between 30 and 100 feet from structures. In this zone, numerous species (native and compatible) are proposed such as golden yarrow, pacific wax myrtle, concha wild lilac, California coffeeberry, and many others. Approximately 43,050 SF of area is considered Zone 2 in the rebuild.

The specific number and types of plants may vary depending on what is available at the time of installation. As part of the project, a plant nursery space is proposed and shown on plans just south of Baruh Hall and the Leadership Circle.

We have met with the Ventura County Fire Department specifically regarding fuel modification for this site and confirmed that the fuel modification zones are not required to be cleared and grubbed. Instead, the various zones would have specific types of plants, and that density would be monitored per requirements.

For the purpose of impact analysis, we have prepared exhibits for Lower, Middle and Upper Camps. These exhibits show an offset of 100 feet from pre-Fire buildings, overlayed with an offset of 100 feet from the proposed post-Fire buildings. We note that the Camp would be allowed to rebuild a like-for-like scenario without discretionary approvals. The fuel modification areas around pre-fire structures then should be considered impacted area as a baseline. The impact of fuel modification for the proposed project would therefore be limited to only those areas that would not otherwise be impacted by a like-for like replacement.

As described elsewhere in this Project Description, the Camp property is constrained by steep slopes, and environmentally sensitive habitat associated with Little Sycamore Creek and elsewhere as is common to the Santa Monica Mountains. Therefore, some of the fuel modification zones cover steep slopes and the creek corridor. These steep slopes have been deleted from fuel management per consultation and agreement with Ventura County Fire.

Within the Creek corridor the Restoration Plans by ESA will dictate the vegetation.

LITTLE SYCAMORE CREEK RESTORATION

During the flooding and debris flows, Little Sycamore Creek filled with sediment resulting in a realignment that damaged roads and outdoor use areas, and threatened to damage additional segments, structures, and use areas. Emergency permits were issued by the ACOE and the County for the immediate post-disaster work, and a follow-on Coastal PD was approved (PL19-0005). In addition to helping inform the post-fire and flooding stabilization decisions, ESA had been working with WBT on their Master Plan project and therefore is familiar with Little Sycamore Creek as it was before the fire and flood, the Emergency Work, and WBT's vision for improving the Creek and its functioning through the site.

As part of the project team, ESA has prepared Creek Restoration Plans and prepared a Basis of Design document which accompany this submittal. This section includes an overview of the text in the Basis of Design report.

The purpose of the proposed restoration project on Little Sycamore Creek is to address post-flood impacts and conditions in Little Sycamore Creek to enhance and stabilize creek functions such as improved geomorphic processes including channel and bank stability, floodplain connectivity, expansion of the riparian corridor for overall habitat connectivity and resilience, integrated stormwater and water quality protection, flood conveyance capacity and site aesthetics in Little Sycamore Creek at Camp Hess Kramer.

Within Camp Hess Kramer, the Little Sycamore Creek restoration project includes holistic enhancement and stabilization of 4,329 linear feet of creek channel and expansion of the riparian corridor.

The three (3) primary objectives of the restoration work in Little Sycamore Creek are to:

1) remove of flood-deposited sediment and debris to restore an open, stable and resilient channel for conveying creek flows and sediment;

2) revegetate the channel corridor to restore riparian ecological functions and enhanced landscape connectivity, and

3) integrate the restored creek channel and riparian corridor with the overall site plan and camp programming.

See the Geomorphic Conditions Update and Basis of Design for Little Sycamore Creek, Camp Hess Kramer (ESA, April 2021) report for more detailed discussion of site conditions, basis of design and design recommendations.

As discussed above, the purpose of the creek restoration component of the rebuild of Camp Hess Kramer is to restore the channel functions of Little Sycamore Creek through the removal of flood-deposited sediments and debris to re-establish pre-flood conditions and topography and to implement a suite of channel and bank improvements in order to stabilize the channel and riparian corridor within the camp. The creek has experienced a range of impacts from decades of land-use and maintenance actions including construction of undersized bridges and ad hoc bank and channel stabilization structures. In November 2018 the Woolsey Fire burned much of the Camp and the creek's watershed. When seasonal rains started in the weeks following the fire, the site experienced destructive flooding in the mainstem and a tributary on the east side of the creek, as well a landslide from Yerba Buena Road, debris flows from the valley sides, and channel erosion. Sediment from these processes deposited in the channel, completely blocking several bridge openings and causing flooding throughout parts of the lower camp. The Camp arranged an emergency response and performed work under emergency permits (Ventura County # PL19-0005 and USACE #SPL-2019-00052-GLH) which included removal of 14,000 (approximately) cubic yards of sediment and debris from the creek channel, as well as actions to temporarily stabilize the creek and reduce the vulnerability of the Camp to further flows, erosion and deposition.

Approximately 4,329 linear feet of Little Sycamore Creek would be restored by excavating and removing remaining flood-deposited sediment and debris from the channel and adjacent areas; re-establishing channel floodplain connections; laying back, stabilizing and revegetating banks; installing a series of channel grade control structures based on natural analogs; preserving mature trees, integrating stormwater measures; replacing undersized bridges and planting native riparian vegetation within the expanded riparian corridor.

Location	Construction Activity	Construction Area	Depth of Excavation / Quantity of Excavation and Fill	Construction Duration
CREEK CHANNEL AND RIPARIAN RESTORATION AND ENHANCEMENT (EARTHWORK)				
Lower Camp Little Sycamore Creek Sta. 0+00 to Sta. 25+00	Excavation and removal of flood-deposited sediment and debris Clear and grub; remove invasive plant species Tree protection Reconstruct 289 linear feet of eroding banks utilizing biotechnical measures Layback and stabilize 3,468 linear feet of oversteepened banks Construct 615 linear feet of boulder toe protection (vegetated rock slope) including at bridges Install 8 boulder weirs Construct 4 stormwater outlet/energy dissipation structures	Construction Area: 1.92 acres OHW Work Area (estimate): 0.44 acres Total Footprint: 1.92 acres	Depth: 0' to 7' Earthwork: Sediment/Debris Removal (Cut): 7,029 CY Bank Reconstruction (Fill): 196 CY Net Cut: 6,833	20 weeks
Middle Camp Little Sycamore	Excavation and removal of flood-deposited sediment and debris Clear and grub; remove invasive	Construction Area: 0.95 acres	Depth: 0' to 9'	20 weeks

Creek Sta. 25+00 to Sta. 43+29	plant species Tree protection Layback and stabilize 1,726 linear feet of oversteepened banks Construct 410 linear feet of toe protection (vegetated rock slope) including at bridges Install 4 boulder weirs Construct 3 stormwater outlet/energy dissipation structures	OHW Work Area (estimate): 0.22 acres Total Footprint: 0.95 acres	Earthwork: Sediment/Debris Removal (Cut): 5,341 CY Bank Reconstruction (Fill): 37 CY Net Cut: 5,304	
RIPARIAN HABITAT RESTORATION (PLANTING)				
Creek Corridor Little Sycamore Creek Sta. 0+00 to Sta. 43+69	Remove invasive plant species 0 trees removed Plant trees Plant riparian vegetation	Construction Area: Lower Camp: 1.92 acres Middle Camp: 0.95 acres Total Footprint: 2.87 acres	No excavation or fill would take place for revegetation or tree planting	8 – 10 weeks

RESTORATION AND ENHANCEMENT DETAILS

Creek restoration and enhancement activities include removal of flood-deposited sediment and debris from the channel and adjacent areas; channel widening and floodplain grading; laying back, stabilizing and revegetating banks; installing a series of channel grade control structures based on natural analogs; preserving mature trees, integrating stormwater measures; replacing undersized bridges and planting native riparian vegetation within the expanded riparian corridor. Construction of the restored creek channel would require removal of fill, most of which would be transferred and placed at locations within the camp.

The creek restoration design approach uses fundamental concepts in fluvial geomorphology and engineering principles to create a dynamically stable creek. The Geomorphic Conditions Update and Basis of Design for Little Sycamore Creek, Camp Hess Kramer (ESA, April 2021) report is provided under a separate attachment. The creek would be restored and stabilized as a cobble/boulder channel characterized by step-pool and plane-bed features that would incorporate a mix of roughened ramps, step-pool and boulder weir structures. The spacing of the in-channel structures is based on the location of previously documented knickpoints and channel incision as well as the slope and hydraulic characteristics of the channel.

The intent of this design is to achieve a stable and self-maintaining creek that requires a low level of adaptive management and maintenance practices. This would allow the creek to exist in a state of dynamic equilibrium, where is it properly transporting both water and sediment in a balanced manner, neither leading to excessive erosion nor deposition throughout the restored creek channel.

The overall creek restoration would include the restoration of approximately 2.87 acres of riparian habitat through channel enhancement and stabilization, grading, and planting. For project creek channel restoration components, including channel and floodplain grading and revegetation, typical excavation depths range from one foot to four feet (1’ – 4’) below the post-flood ground surface, but would extend to approximately nine (9) feet in some locations.

CONSTRUCTION ACTIVITIES

Creek restoration activities would involve: 1) excavating approximately 11,137 cubic yards (CY) of flood-deposited sediment and debris to reestablish and widen the channel and floodplains; 2) placing excavated material at designated locations on the site; 3) grading and laying back oversteepened banks; 4) constructing in-stream channel grade control structures; and 5) bank reconstruction including installation of biotechnical stabilization measures.

Existing structures and ad hoc construction debris and other deleterious materials encountered within the creek channel would be demolished and removed. Existing structures and materials include approximately 200 linear feet of failed retaining wall (multiple sections), concrete and asphalt rubble, buried fire and flood damaged materials and old tires. In addition, miscellaneous abandoned storm drains and drain inlets would also be demolished and removed from the site.

The graded creek banks would be laid back to more stable profiles ranging from 2:1 to 6:1 (horizontal:vertical) slopes, except where space limitations require a steeper slope. These banks will receive bank stabilization ranging from biotechnical bank stabilization measures to erosion control fabric and seeding depending on hydraulic conditions and geomorphic setting. Biotechnical bank stabilization measures, which include vegetated soil lifts, vegetated rock slope, and brush mats, would be employed in areas where banks are 2:1 or steeper and in bank reconstruction areas. In areas where toe scour and/or active erosion has been identified construction of vegetated rock slope protection will occur in lower bank zones to protect against future erosion and bank failure.

Heavy construction equipment is anticipated to complete the earthwork phases of the creek restoration activities include tracked excavators and small bulldozers, rubber-tired loaders and dump trucks. Construction of channel and bank stabilization structures will include small and large tracked excavators and rubber-tired loaders combined with labor forces using hand tools and light mechanical equipment. Implementation of the creek revegetation plan will involve small tracked excavators, rubber-tired loaders and dump trucks, bobcats, crew trucks combined with labor forces using hand tools and light mechanical equipment.

The creek restoration project will require equipment to access the channel in order to effectively complete the sediment removal, channel and bank grading and construction of channel and bank stabilization structures. A temporary dewatering and water control plan will be developed to support in-channel construction activities. The plan will be submitted for review and approval to appropriate regulatory agencies including California Department of Fish & Wildlife (CDFW), the Regional Water Quality Control Board (RWQCB) and Ventura County.

Vegetation Disturbance during Construction

During the excavation work, plant material containing predominantly non-native plant species would be removed and later replaced with native riparian vegetation. The creek and fill areas would be cleared and grubbed of surface and sub-surface deleterious matter, including vegetation and ad hoc construction materials (concrete, asphalt, etc). These materials would be removed from the site.

The post-flood conditions in Little Sycamore Creek are characterized by highly variable topography (stockpiled sediment and debris, sloughing banks, etc) and disturbed vegetation cover. Trees within the corridor are comprised primarily of native Sycamores and Oaks and non-native Eucalyptus. During the sediment removal, excavation for construction of channel and bank structures plant material containing predominantly non-native plant species would be removed from the project area. Trees within the grading and work areas will be protected.

Construction activities for restoration of Little Sycamore Creek would occur over a 2.87-acre area and would require removal of approximately 1.5 acres of existing vegetation to complete the 4,329 linear feet of restoration work. No trees are anticipated to be removed from the riparian corridor as a result of creek restoration project.

Ground Surface Protection during Construction

During construction, disturbed areas would be protected with specified erosion control measures (e.g., jute, straw, coconut fiber erosion control fabric, coir logs, straw, silt fencing, etc.) throughout the approximately 4,329 linear feet of creek restoration areas.

Riparian Revegetation

The restoration plantings would be installed in two (2) general zones within the expanded and enhanced riparian area: floodplain and riparian bank. The floodplain would be established adjacent to the active channel and include willows (Salix sp.) and other instream wetland species such as sedges and rushes. The riparian bank would be planted from the bank toe up to top of bank and would include a variety of riparian and wetland species such as California sycamore (*Platanus racemosa*), Coast live oak (*Quercus agrifolia*), willows (*Salix* sp.), mule fat (*Baccharis salicifolia*), California mugwort (*Artemisia douglasiana*), California blackberry (Rubus ursinus) and California wild rose (Rosa californica). The provisional plant list is provided in the Geomorphic Conditions Update and Basis of Design for Little Sycamore Creek, Camp Hess Kramer (ESA, April 2021). The revegetation plan is integral to the overall creek restoration plan to support goals for bank stability, habitat complexity and connectivity and fuel modification.

A temporary irrigation system will be installed and maintained over a period of three to five years to support successful establishment of the native riparian plantings

UTILITIES

New utility infrastructure is proposed to be installed to serve new buildings and use areas, while some existing utilities will need to be repaired, replaced, or relocated.

WATER SUPPLY

A water availability letter from Yerba Buena Water Company is forthcoming. The below discussion is unchanged from the May 2021 submittal.

Water is supplied to Camp Hess Kramer and Gindling Hilltop Camp by Yerba Buena Water Company (YBWC). We are currently in conversations with YBWC regarding the required Can & Will Serve for the proposed project. It is anticipated that the project will reduce overall water usage by replacing much of the existing water system, and replacing old, inefficient structures and fixtures with new infrastructure, buildings, and fixtures that will meet current water efficiency standards.

In addition, some irrigation water usage will be offset by the use of recycled water produced by the existing onsite wastewater treatment system, and proposed plant material is almost exclusively local and native varietals, meaning they do not require extensive irrigation.

From our preliminary investigations, much of the above and below ground distribution and supply infrastructure was found to be either destroyed or unsalvageable by the Woolsey Fire.

The previously supplied memorandum describes the water system in detail, and includes calculations that assume all supply lines, distribution lines, valves, and appurtenances will be new construction. The existing above ground storage tanks are assumed in acceptable condition to be used for domestic and fire water storage purposes.

A hydraulic analysis was performed to adequately size the supply and distribution water mains for domestic water, irrigation, and fire flow requirements.

WASTEWATER

Lower Camp

The proposed improvements for Lower Camp will include 4” sewer lateral extensions from the existing wastewater conveyance system to proposed buildings and will propose Fats-Oils-and-Grease Interceptors from the new kitchen facilities prior to discharging into the existing conveyance system. To re-route the collection system around the proposed kitchen pavilion building 4N, improvements will include abandoning approximately 230 LF of existing sewer main, abandoning an existing sewer manhole near building 4N and providing approximately 220 LF of proposed 6” PVC SDR 35 gravity sewer main. The proposed improvements will protect-in-place and utilize all the existing sewer lift stations. All bridge crossings will require re-routing of the sewer force mains along the proposed bridges. As mentioned previously, the improvement plan will not be changing the population at the Camp, therefore Middle and Lower Camps will continue to utilize the existing OWTS for treatment and disposal.

Middle Camp

The proposed improvements for Middle Camp will include 4” sewer lateral extensions from buildings to the existing wastewater conveyance system. An extension of the wastewater conveyance system will be necessary to collect the wastewater from the proposed Scout’s Grove area buildings. This will include approximately 500 LF of proposed 6” PVC SDR 35 gravity sewer main and four (4) proposed manholes. The proposed improvements will utilize the existing sewer lift stations at bridge crossings. All bridge crossings will require re-routing of the sewer force mains along the proposed bridges. Existing and proposed sewer laterals, mains, and facilities will need to be evaluated based on final design.

Upper Camp

The proposed wastewater development plan for Upper Camp will provide 4” sewer lateral extensions to proposed buildings and connect to the existing onsite septic systems, which include existing septic tanks and leach fields. As mentioned previously, the proposed development will not be increasing the population at the camp, therefore, there is no plan to change the system for Gindling Hilltop Camp.

RECYCLED WATER

Prior to the Woolsey Fire, Camp used potable water to supply the irrigation system throughout Lower, Middle, and Upper Camps. The proposed improvements will utilize the existing irrigation system and potable water connection but will also propose using tertiary treated wastewater effluent from the OWTS to supplement the irrigation system with recycled water in Lower Camp. The proposed recycled water system includes a new pump within the dosing tank at the OWTS to supply a new 3” Purple PVC Sch. 80 recycled water main that will extend approximately 1,300 LF from the OWTS to the vehicular bridge in Lower Camp. This main will supply tertiary treated recycled water at an average rate of 4,000 gallons per day to irrigate landscaping and vegetation in the lower camp when recycled water is available. During extended rainy periods, when irrigation demand is low, the existing seepage pits will be utilized for excess recycled water disposal. During periods of low occupancy when wastewater flows are below irrigation demand, a proposed air-gap connection from the existing 1-1/2” potable irrigation line to the existing dosing tank at the OWTS will be used to supplement recycled water. All irrigation facilities using recycled water for supply are required to follow the regulations and applications in California Code of Regulations Title 22 and will need to be verified based on final design.

ELECTRICITY, LOW VOLTAGE AND COMMUNICATIONS

The proposed project site receives electrical service from Southern California Edison. Within Camp, electrical lines are primarily above ground. As part of the proposed project, electricity would be installed underground to the extent feasible but, would be above ground or attached to bridges at the creek crossings. The proposed project is designed to meet the applicable requirements for energy efficiency.

All new electrical, lighting, and low voltage systems for the Lower and Middle Camps shall be designed and installed in accordance with all applicable regulations, codes and standards, including the latest edition of the National Electrical Code, State of California Title 24, local Municipal Codes and

Regulations, and local utility company regulations and requirements. These shall include, but not be limited to:

- 2019 California Building Code
- 2019 California Electric Code
- 2019 California Energy Code (Title 24, part 6)
- 2019 California Fire Code
- 2019 California Green Building Code
- Americans with Disabilities Act (ADA)
- Utility Company Standards for Power and Telephone / Internet Services

GAS & BACKUP POWER

In the absence of natural gas infrastructure in the area, Camp will be replacing propane tanks to meet certain gas requirements such as swimming pool and kitchen facilities.

It is anticipated that propane-powered generators or other form(s) of energy storage will be incorporated in the proposed project to supply backup power during power outages.

Locations for propane tanks and generators are shown on Stantec Grading & Drainage sheets.

LIGHTING

Pre-fire lighting was approved as part of the County's CUP approval process. As shown in the approved lighting plan, much of the lighting on site existed in the form of pole- and tree-mounted lights in several areas as well as internal and external building lights. Much of the pre-fire lighting was destroyed.

All new electrical, lighting, and low voltage systems for the Lower and Middle Camps will be designed and installed in accordance with all applicable regulations, codes and standards, including the latest edition of the National Electrical Code, State of California Title 24, local Municipal Codes and Regulations, and local utility company regulations and requirements. These shall include, but not be limited to:

- 2019 California Building Code
- 2019 California Electric Code
- 2019 California Energy Code (Title 24, part 6)
- 2019 California Fire Code
- 2019 California Green Building Code
- Americans with Disabilities Act (ADA)
- Utility Company Standards for Power and Telephone / Internet Services

Lower & Middle Camp

This submittal includes plans LTG2.01 through LTG2.04 which outline the proposed lighting throughout Lower and Middle Camps including a Luminaire schedule.

To the extent feasible, new exterior lighting is proposed to conform to Dark Sky Overlay requirements for the Ojai area that are not yet applicable to the Coastal Zone. While we anticipate these requirements may be adopted in the Coastal Zone at some point during the permit process, we also understand the intent is to have minimal potential to impact wildlife and avoid light spillover. All lighting is proposed so that light trespass does not exceed the maximum allowed by the Dark Sky requirements.

Dark Sky compliance is proposed for:

- Building exterior lighting
- Accessible path of travel from outdoor facilities
- Lighting of pedestrian bridges
- Recreational facility lighting
- Light trespass

Lighting Exempt from Dark Sky compliance includes:

- Existing lighting (pre-Fire lighting modified and approved per CUP Lighting Plan) to remain
- Lighting of safe dispersal areas
- Lighting of accessible paths of travel from buildings
- Lighting of the private access road
- Areas of assisted rescue
- Monument sign lighting
- Menorah illumination
- Temporary lighting

All new high efficiency LED lighting systems (both interior and exterior) shall be provided for all new buildings. The lighting shall be designed in accordance with California Title 24, Part 6, architectural design criteria, and the recommendations of The Illuminating Engineering Society (IES) of North America.

All exterior lighting shall be fed from an astro-dial timeclock for automatic control per CA Title 24 requirements. All site and exterior lighting shall be controlled together in groups (to be determined), with a single timeclock.

Upper Camp

Per the County of Ventura and Division 8, Chapter 1 of the Ventura County Non-Coastal Zoning Ordinance (12-15-20 Edition), Section 8109-4.7 – Dark Sky Overlay Zone (DKS), the site lighting for the Upper Camp area will follow similar approaches established for the Lower and Middle Camp areas. Per Section 8109-4.7.4, full cutoff, exterior building wall mounted, pathway bollards, and pole mounted luminaires shall be used to illuminate the site. Pole and bollard mounted luminaires shall utilize LED sources with a correlated color temperature (CCT) of 2700K and exterior building mounted luminaires shall utilize LED sources with a CCT of 3000K. Pole heights shall not exceed 15’ above finished grade and light trespass at the property line shall not exceed the limitations indicated in Table 1. Site lighting for egress pathways, required per 2019 CBC, Section 1008; shall be considered exempt from Section 8109-4.7.4 per Section 8109-4.7.5.f.

DRAINAGE & STORMWATER

Lower and Middle Camps are built on either side of Little Sycamore Creek, at the bottom of the Little Sycamore Creek watershed. This part of the WBT property therefore receives a significant amount of drainage from offsite to the north, east and west. The proposed project includes improvements to mitigate impacts of heavy flows entering the site from these adjacent properties. We have discussed offsite drainage coming on to the property with County Watershed Protection District and they have agreed that Camp is not responsible for treating any offsite drainage, or onsite drainage unrelated to the project area and can be bypassed and conveyed to the Creek.

As part of this submittal, we have included a Preliminary Flood Study and a Preliminary Drainage and Stormwater Quality Report. These reports discuss the pre- and post-Woolsey Fire hydrology, offsite and onsite drainage and stormwater conditions. As a result of the findings of these reports, and to meet Ventura County requirements, various drainage and stormwater improvements are proposed as part of the project.

Proposed storm drains and locations are shown on the Stantec Grading & Drainage Plans

During our August 31 Work Session, staff indicated that impacts from storm drain installations would be considered permanent impacts. The Applicant team was able to provide justification that several of these (all but one) handle offsite stormwater that crosses the site on its way to Little Sycamore Creek. The below table identifies the stormdrain outlets by location and plan sheet (as of May 2021 submittal #1 plans) and the purpose.

As seen below, only one of the eight outlet locations is needed solely for the Camp improvements. Another four outlets have a dual use handling both offsite and onsite drainage. The last three are proposed to handle offsite drainage only, which not only damages Camp property, but contributes to Creek bank erosion as it finds an overland path across Camp to the Creek.

It is important to note that all of these same stormdrain outlets of these would still be needed in a scenario where Camp rebuilt as a like for like replacement. Particularly near Scout's Grove, the amount of water cascading via sheet flow down the canyon regularly flooded that area, and caused creek bank erosion as it made its way into the creek.

Stormdrain #	Location	Plan Sheet (Of May 2021 submittal set)	Carries Offsite or Onsite Drainage	Notes
1	West of proposed at-grade parking		Onsite	Outlet for stormwater from tennis/parking area after being treated in bioswale.
2	Southwest of proposed Welcome Center		Offsite	Addresses historic flooding and erosion issue from offsite stormwater which enters the site under Yerba Buena Road and erodes landform and creek bank upon entry to Creek.
3	West of proposed climbing wall Northeast of Baruh. Outlets on West and East side of Creek at this location.		Offsite	Captures significant runoff from Yerba Buena Road to the east. Captures runoff from hillside west of Baruh.
			Onsite	Captures stormwater from Baruh and plaza area.
4	Just south of bridge 6V		Offsite	Captures offsite drainage from hillside slope to the east
			Onsite	Captures onsite drainage from access path connecting Gildred to main road north of the bridge.
5	Just north of bridge 6V		Offsite	Captures drainage from hillside adjacent to the west.
			Onsite	Captures drainage from pool deck area.
6	South of Outdoor Chapel		Offsite	Captures significant runoff from Yerba Buena Road
7	Middle Camp just	C17	Onsite	Captures stormwater from a

(surface outfall, not stormdrain)	South of Cabin 29			portion of the cabin area and road in Middle Camp
8	East of Scouts Grove	C18	Offsite	Captures significant runoff from two canyons above Scouts Grove and Piness which contribute to erosion of the Creek bank as it enters the creek via overland flow.

In addition to stormdrains, various water quality treatment types are proposed to meet post-construction stormwater requirements including infiltration basins (INF-1), infiltration trenches (INF-2), bioretention (INF-3), permeable pavement (INF-5), bioretention with underdrain (BIO-1), planter boxes (BIO-2), vegetated swales (BIO-3), and vegetated filter strips (BIO-4). Areas proposed for these purposes are shown on Stantec Grading and Drainage sheets and can be found in passive recreation/use areas and adjacent to buildings.

GEOTECHNICAL RECOMMENDATIONS

As part of the process of preliminary design and engineering for the proposed project, the project team worked closely with our geotechnical consultant Earth Systems. Earth Systems performed testing on site and prepared a number of reports for our use and consideration of various design elements. These reports have been previously submitted in May 2021 with the exception of the “Ridge South of Amphitheter…” report dated August 9, 2021, which addresses the toe-slope at Baruh Hall

- Geotechnical Feasibility Report dated February 25, 2020
- Geotechnical Feasibility of Cabins below Landslide dated July 8, 2020
- Infiltration Testing dated March 5, 2021
- Rock Fall Protection dated December 8, 2020
- Middle Camp Cross Section A-A Exhibit dated April 14, 2020
- Ridge South of Amphitheater near Proposed Indoor Basketball Court August 9, 2021*

During the feasibility investigation and reporting, an area of unstable soils with the potential to become a hazard was identified in Middle Camp. In order to address and mitigate for this instability, it was recommended that the cabin area be raised with fill soil by approximately 10 feet. On the west side of the cabin area, adjacent to the potentially unstable slope, a 10foot setback was recommended. Between the setback and the cabins, an approximately 15-foot by 15-foot block of cement treated fill was proposed to run along the base of the unstable soil. The slope up to 10 feet of fill would occur as a 1:1 slope on top of the cement treated fill. The total distance then between the west side of the proposed cabins and the toe of the slope is approximately 25 feet (10’ setback, plus 15’ cement treated fill).

Within the 10-foot setback width is the proposed maintenance road behind cabins 25N 37N and 38N which would be used for access to remove any material that may slough off the slope. A cross section that depicts the proposed condition was previously provided.

**Baruh Hall Grading/Layout*

During our work session of August 5, 2021, we discussed the configuration of Baruh Hall, Pool Building and swimming pool. We understand the County’s policy question regarding minimization of grading and preservation of landforms. Baruh Hall is proposed in a location that would require grading in and around the toe of an existing slope.

In response to the County’s concern, we consulted again with Earth Systems who visited the site for the specific purpose of reviewing the slope. Provided herewith is a memo which concludes the slope is

remnant stockpile soil from when the nearby hillside amphitheater was created, and for the purpose of accessing the middle rows of seats. Therefore, Baruh is modifying an area of manmade soil stockpile, not a natural landform. As part of the process of preliminary design and engineering for the proposed project, the project team worked closely with our geotechnical consultant Earth Systems. Earth Systems performed testing on site and prepared a number of reports for our use and consideration of various design elements. These reports are submitted herewith for review and include:

- Geotechnical Feasibility Report dated February 25, 2020
- Geotechnical Feasibility of Cabins below Landslide dated July 8, 2020
- Infiltration Testing dated March 5, 2021
- Rock Fall Protection dated December 8, 2020
- Middle Camp Cross Section A-A Exhibit dated April 14, 2020

During the feasibility investigation and reporting, an area of unstable soils with the potential to become a hazard was identified in Middle Camp. In order to address and mitigate for this instability, it was recommended that the cabin area be raised with fill soil by approximately 10 feet. On the west side of the cabin area, adjacent to the potentially unstable slope, a 10foot setback was recommended. Between the setback and the cabins, an approximately 15-foot by 15-foot block of cement treated fill was proposed to run along the base of the unstable soil. The slope up to 10 feet of fill would occur as a 1:1 slope on top of the cement treated fill. The total distance then between the west side of the proposed cabins and the toe of the slope is approximately 25 feet (10’ setback, plus 15’ cement treated fill).

Within the 10-foot setback width is the proposed maintenance road behind cabins 25N 37N and 38N which would be used for access to remove any material that may slough off the slope.

A cross section that depicts the proposed condition is provided herewith.

PROJECT SUMMARY INFO

Construction Footprint Size

The construction footprint includes all areas proposed for new and redevelopment, fuel modification, utilities, creek restoration, etc. The approximate size of the construction footprint is 40 acres

Development Area Size (construction footprint size without driveway and brush clearance area)

The approximate development footprint for the Project is approximately 35 acres

Square Feet	Feature
18,842	Utilities
413,535	Grading
112,037	Building Footprint
104,763	Proposed Pathways (pervious)
33,548	Proposed Pathways (impervious)
76,695	Road maintenance/realignment
1,553,003	**Total**

Project Design for Impact Avoidance or Minimization

The project has been designed to utilize the pre-fire Project footprint and existing disturbed areas to the extend feasible in order to avoid and minimize impacts to biological resources. This includes removing an existing paved parking lot from the flood plain of Little Sycamore Creek and relocating to the southern extent of the Project site in an existing disturbed area. The Project has also been designed around the Little Sycamore Creek and includes restoration of Little Sycamore Creek where post-fire flood flows have eroded significant sections of Little Sycamore Creek earthen bank. To minimize vegetation removal within fuel modification zones the applicant has met on-site with the Ventura County Fire Department to

limit fuel modification areas around the proposed parking/tennis area, and to gain consensus on a fuel modification approach which would allow thinning of vegetation in lieu of complete removal. Planting palettes – vegetation and tree species - for landscape and restoration activities have been carefully selected to be local, native species which in most cases have a low or moderate water demand. Water demand will be offset via partial use of recycled water for irrigation. Tree removal has been carefully considered, and where possible, access and building locations have been adjusted to avoid their removal. Replacement trees are proposed at more than required by the ordinance.

In addition, bridge replacements are occurring in largely their previous locations, and two vehicle bridges are being replaced at a longer span than previously existed to remove the obstruction to the creek flow. The project also includes restoration of the creek corridor to mitigate impacts to the creek of flows coming from offsite, as well as the stormwater created onsite. Stormwater treatment areas are proposed to reduce potential impacts of runoff to the creek. Permeable surfaces have been proposed in many areas to promote infiltration. The project also proposes certain measures such as pre-construction surveys and erosion control to avoid impacts during construction.

Utilities lines will be placed underground in most instances. Where feasible, proposed lighting will be dark-sky compliant in order to avoid impacts to wildlife movement; Locations deemed to be infeasible include areas such as emergency egress/paths of travel.

Coastal Zone/Overlay Zones

Of the 187 acres within the Project parcels, approximately 54 acres are zoned Coastal Rural Exclusive (CRE), which contain nearly all structures and use areas, with the reminder zoned as Coastal Open Space (COS). The Project parcels are within the Santa Monica Mountains overlay zone.

Zoning

Of the 187 acres within the Project parcels, approximately 54 acres are zoned Coastal Rural Exclusive (CRE), which contain nearly all structures and use areas, with the reminder zoned as Coastal Open Space (COS).

Elevation

Elevation of the Project areas ranges from approximately 35 feet at the southern extent of the project along Highway 1 to approximately 775 feet in the northwest corner, at the northern extent of the “Upper Camp”, above mean sea level.

Section 2: Survey Information

2.1 Survey Purpose

Discretionary actions undertaken by public agencies are required to demonstrate compliance with the California Environmental Quality Act (CEQA). The purpose of this Initial Study Biological Assessment (ISBA) is to gather enough information about the biological resources associated with the proposed project, and their potential to be impacted by the project, to make a CEQA Initial Study significance finding for biological resources. In general, ISBA's are intended to:

- Provide an inventory of the biological resources on a project site and the values of those resources.
- Determine if a proposed project has the potential to impact any significant biological resources.
- Recommend project redesign to avoid, minimize or reduce impacts to significant biological resources.
- Recommend additional studies necessary to adequately assess potential impacts and/or to develop adequate mitigation measures.
- Develop mitigation measures, when necessary, in cases where adequate information is available.

2.2 Survey Area Description

Survey Area Definition (per the Ventura County Planning Division): The physical area a biologist evaluates as part of a biological assessment. This includes all areas that could potentially be subject to direct or indirect impacts from the project, including, but not limited to the construction footprint; areas that would be subject to noise, light, dust or runoff generated by the project; any required buffer areas (e.g., buffers surrounding wetland habitat). The construction footprint plus a 100 to 300-foot buffer—beyond the required fire hazard brush clearance boundary— (or 20-foot from the cut/fill boundary or road fire hazard brush clearance boundary – whichever is greater) is generally the size of a survey area. Required off-site improvements—such as roads or fire hazard brush clearance—are included in the survey area. Survey areas can extend off the project's parcel(s) because indirect impacts may cross property lines. The extent of the survey area shall be determined by the biologist in consultation with the lead agency.

Survey Area

Location

The proposed project is located at 11495 and 11677 Pacific Coast Highway, just west of the City of Malibu, California in the unincorporated area of Ventura County (Figures 1 and 2). The project site is bound by the Pacific Coast Highway to the south and west, Yerba Buena Road to the east, and Camp Fire Road to the north. The project site is approximately 187 acres and is located on Ventura County Assessor Parcel Numbers (APNs) 700-0-060-140, 700-0-060-260, 700-0-060-310, and 700-0-070-450. The Survey Area for plants, wildlife, and jurisdictional aquatic resources included the approximately 187-acre project site along with a 500-foot buffer where accessible; the entire parcels in which the project site is located was not surveyed. The aborist survey was fully contained within the Survey Area described above but only included the project site and a 25-foot buffer.

Survey Area Environmental Setting

The Camp Hess Kramer property is developed with three camping areas, Gindling Hilltop Camp (Upper Camp), and Camp Hess Kramer which consists of both Middle and Lower Camps. The Upper Camp has 15 structures including seven (7) guest cabins with bathrooms and showers, staff housing, a dining hall, administration office, pool and recreation areas. Several of the structures were built as early as 1968. Prior to the recent fires the Middle Camp had 23 structures, 19 of which are guest cabins (some with bathrooms and showers). The Middle Camp also had two shower buildings and one restroom building. The Lower Camp consisted 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, dining hall, adult sleeping quarters, a conference center and adult overnight accommodations, executive and staff housing, maintenance shop, staff restroom building, pool and recreation areas. [Rincon 2011]

The topography of the survey area is highly variably with multiple steep northeast and southwest facing slopes. Little Sycamore Creek flows north to south through the site. Several ephemeral drainages terminate at Little Sycamore Creek along the length of the survey area. [Rincon 2011]

Little Sycamore Creek contains riparian vegetation, native and non-native trees and has been greatly influenced by the camp facilities and human uses. Facilities exist on either side of the creek. A paved road is lies directly adjacent to the creek and crosses the creek numerous times via bridges. [Rincon 2011]

Native natural coastal sage scrub, oak woodland, and sycamore woodland are present throughout the survey area, intermixed with developed areas grassland/ruderal and disturbed areas. [Rincon 2011]

Surrounding Area Environmental Setting

Camp Hess Kramer is located within the Santa Monica Mountains approximately 500 feet north of the Pacific Ocean and is surrounded by a mosaic of coastal scrub, woodlands, native and nonnative grassland, residences, and roads. [Rincon 2011]

Cover

Estimated coverages of habitats and land covers within the SA are as follows below. While a percentage of recently burned area is not provided, please note that the entire site was burned during wildfires in 2018 which destroyed nearly all Camp structures and is in the recovery process.

73.3% native vegetation

4.4 % non-native vegetation

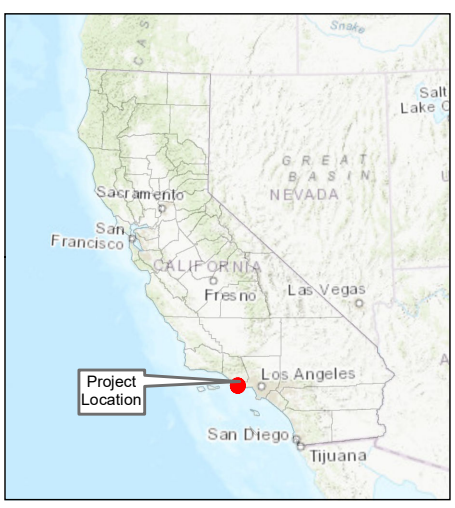
1.2 % sandy beach

2.0 % open water (Pacific Ocean)

2.5 % bare ground/cleared/graded

16.6 % buildings, paved roads and other impervious cover





Biological Survey Area (SA)
Construction Footprint
Little Sycamore Canyon River
Unincorporated Ventura County

0 550 1,100 Feet

(At original document size of 11x17)
1:6,600

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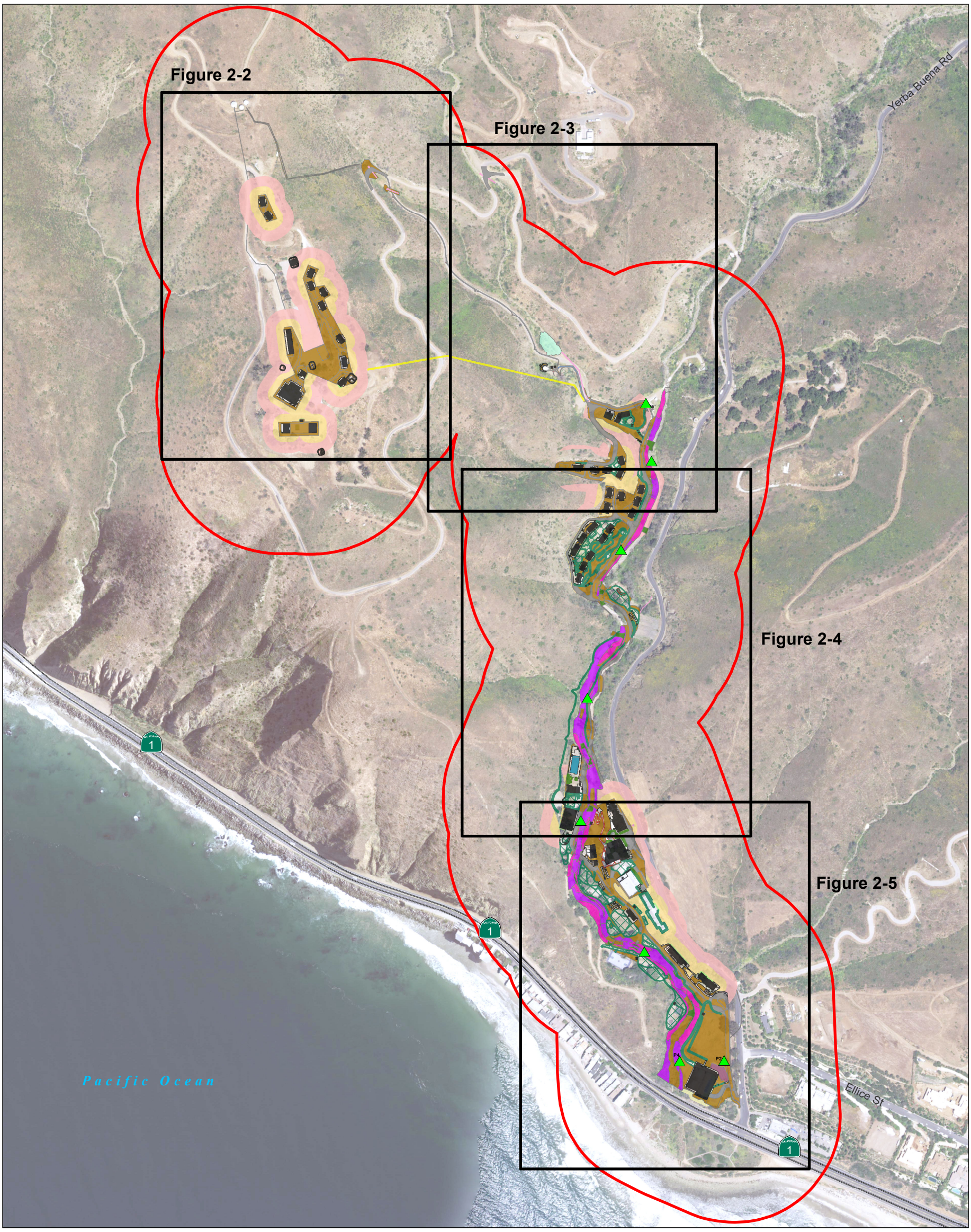
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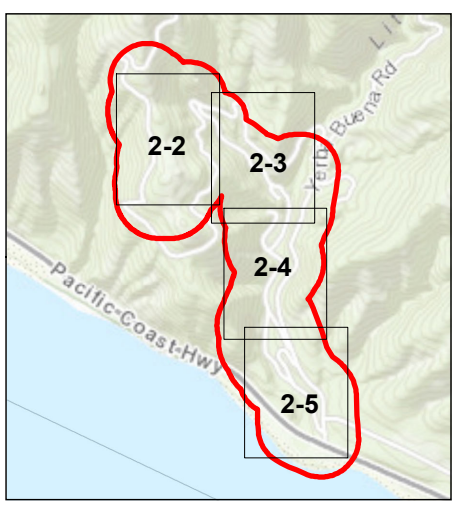
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Camp Hess Kramer	TR by SET on 2022-04-08
Malibu, CA	IR by JV on 2022-04-08
Client/Project	204258600
Wilshire Boulevard Temple	
Camp Hess Kramer Rebuild Project	
ISBA	
Figure No.	
1	
Title	
Project Location Map	

Notes
1. Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet
2. Data Sources: Stantec 2020.
3. Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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Revised: 2022-04-08 By: dalaw
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- Biological Survey Area (SA)
- Photo Point

Construction Footprint

- Building Footprint
- Concrete Planter
- Culvert
- Fuel Mod Zone 0-5 Feet
- Fuel Mod Zone 5-30 Feet
- Fuel Mod Zone 5-50 Feet
- Fuel Mod Zone 50-100 Feet
- Grading
- Over Head Electrical Utility
- Planting Area
- Pool
- Proposed PVC Water Main
- Proposed Asphalt and or Concrete
- Proposed Pathway (Concrete)
- Proposed Pathways
- Restoration Grading Limits
- Restoration Revegetation
- Restoration Stream Work
- Retention Pond
- Shed
- Underground Electrical Utility
- Underground Sewer Utility
- Utility In-Ground Pullbox Area
- Wastewater Treatment Plant
- Water Tank Grading
- Wood Decking

0 500 1,000 Feet

(At original document size of 11x17)
1:6,000

N

Stantec

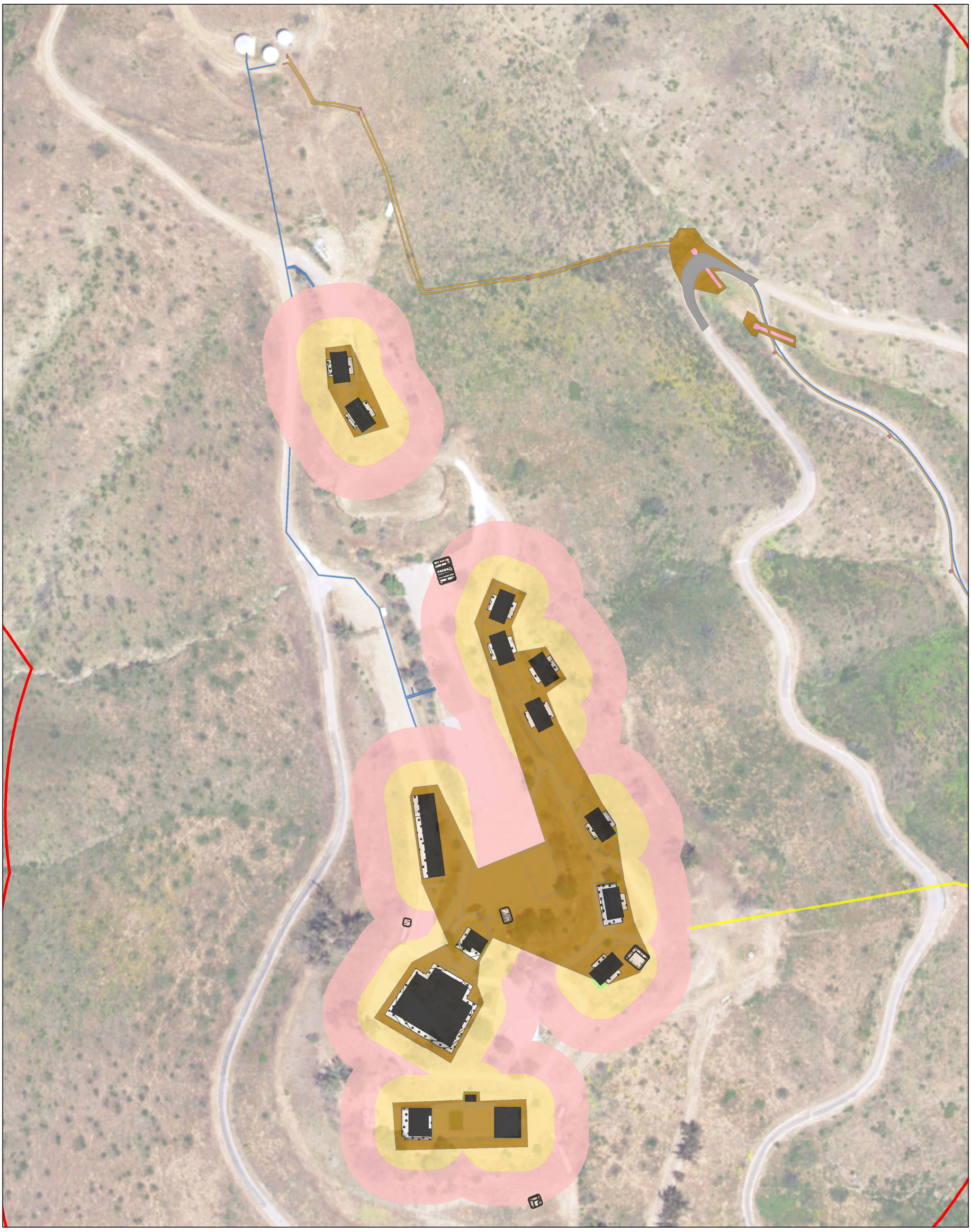
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Client/Project	204258600
Wilshire Boulevard Temple	
Camp Hess Kramer Rebuild Project	
ISBA	
Figure No.	
2-1	
Title	
Site Map	

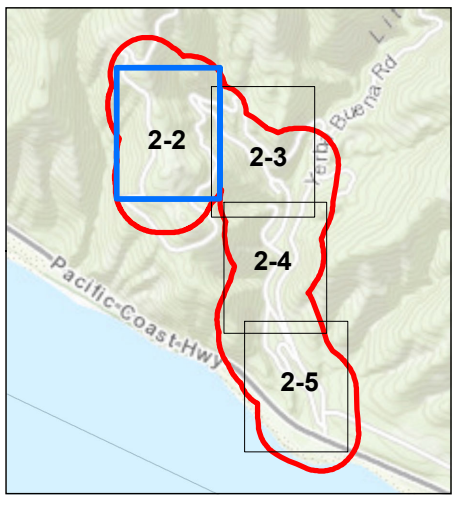
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- Biological Survey Area (SA)

Construction Footprint

- Building Footprint
- Culvert
- Fuel Mod Zone 0-5 Feet
- Fuel Mod Zone 5-50 Feet
- Fuel Mod Zone 50-100 Feet
- Grading
- Over Head Electrical Utility
- Proposed PVC Water Main
- Proposed Asphalt and or Concrete
- Proposed Pathway (Concrete)
- Shed
- Underground Electrical Utility
- Utility In-Ground Pullbox Area

0 150 300 Feet

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1:1,800

N

Stantec

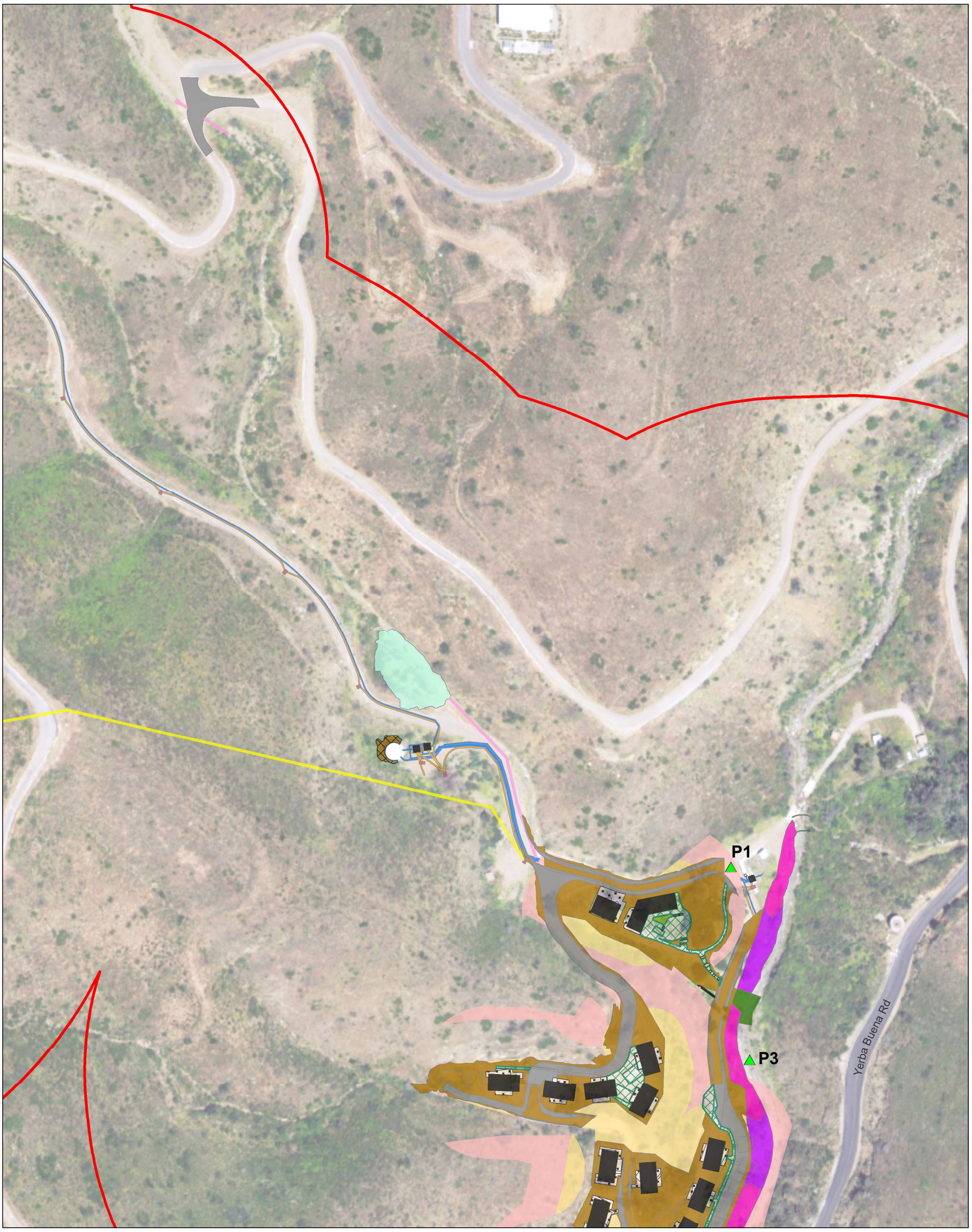
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Client/Project	204258600
Wilshire Boulevard Temple	
Camp Hess Kramer Rebuild Project	
ISBA	
Figure No.	
2-2	
Title	
Site Map	

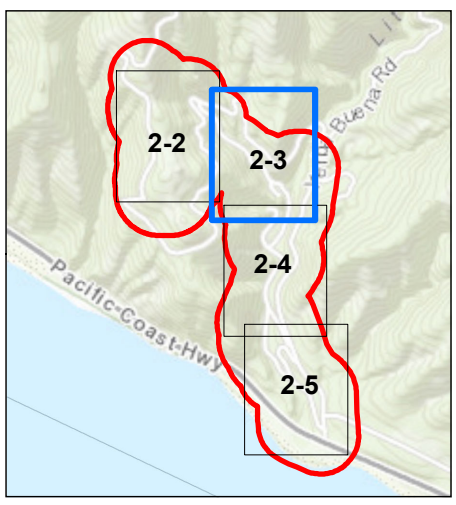
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- Biological Survey Area (SA)

Construction Footprint

- Building Footprint
- Culvert
- Fuel Mod Zone 0-5 Feet
- Fuel Mod Zone 5-50 Feet
- Fuel Mod Zone 50-100 Feet
- Grading
- Over Head Electrical Utility
- Planting Area
- Proposed PVC Water Main
- Proposed Asphalt and or Concrete
- Proposed Pathway (Concrete)
- Proposed Pathways
- Restoration Grading Limits
- Restoration Revegetation
- Restoration Stream Work
- Retention Pond
- Underground Electrical Utility
- Underground Sewer Utility
- Utility In-Ground Pullbox Area
- Water Tank Grading

0 150 300 Feet

(At original document size of 11x17)
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Stantec

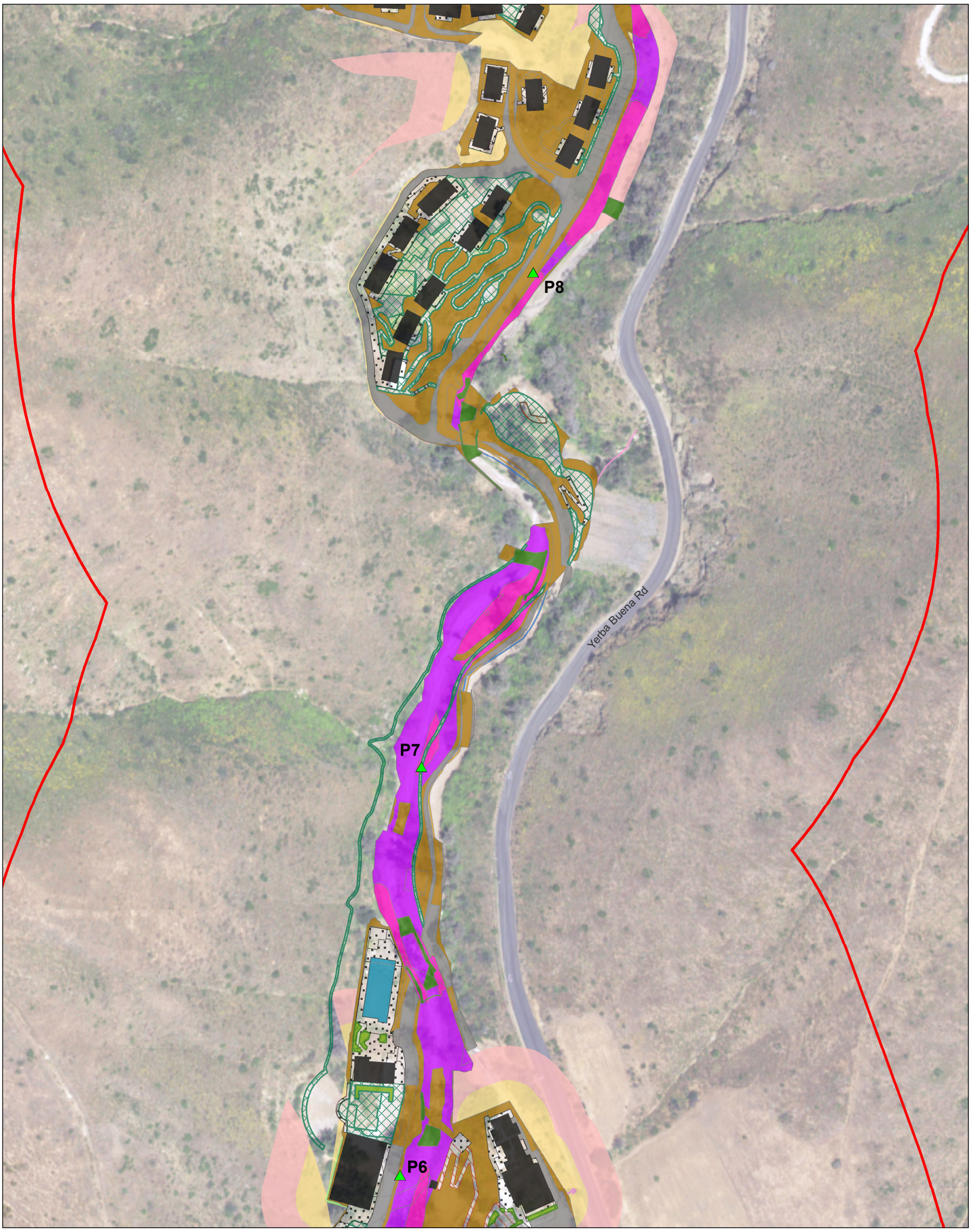
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Camp Hess Kramer Rebuild Project	
ISBA	
Figure No.	
2-3	
Title	
Site Map	

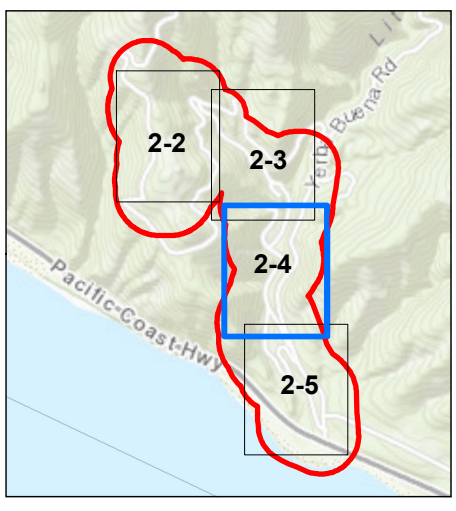
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1. Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet
2. Data Sources: Stantec 2020.
3. Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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- Biological Survey Area (SA)

Construction Footprint

- Building Footprint
- Concrete Planter
- Culvert
- Fuel Mod Zone 0-5 Feet
- Fuel Mod Zone 5-50 Feet
- Fuel Mod Zone 50-100 Feet
- Grading
- Planting Area
- Pool
- Proposed PVC Water Main
- Proposed Asphalt and or Concrete
- Proposed Pathway (Concrete)
- Proposed Pathways
- Restoration Grading Limits
- Restoration Revegetation
- Restoration Stream Work
- Underground Electrical Utility
- Wood Decking

0 150 300 Feet

(At original document size of 11x17)
1:1,800

N

Stantec

Project Location	Prepared by DL on 2022-04-08
Camp Hess Kramer	TR by SET on 2022-04-08
Malibu, CA	IR by JV on 2022-04-08
Client/Project	204258600

Wilshire Boulevard Temple
Camp Hess Kramer Rebuild Project
ISBA

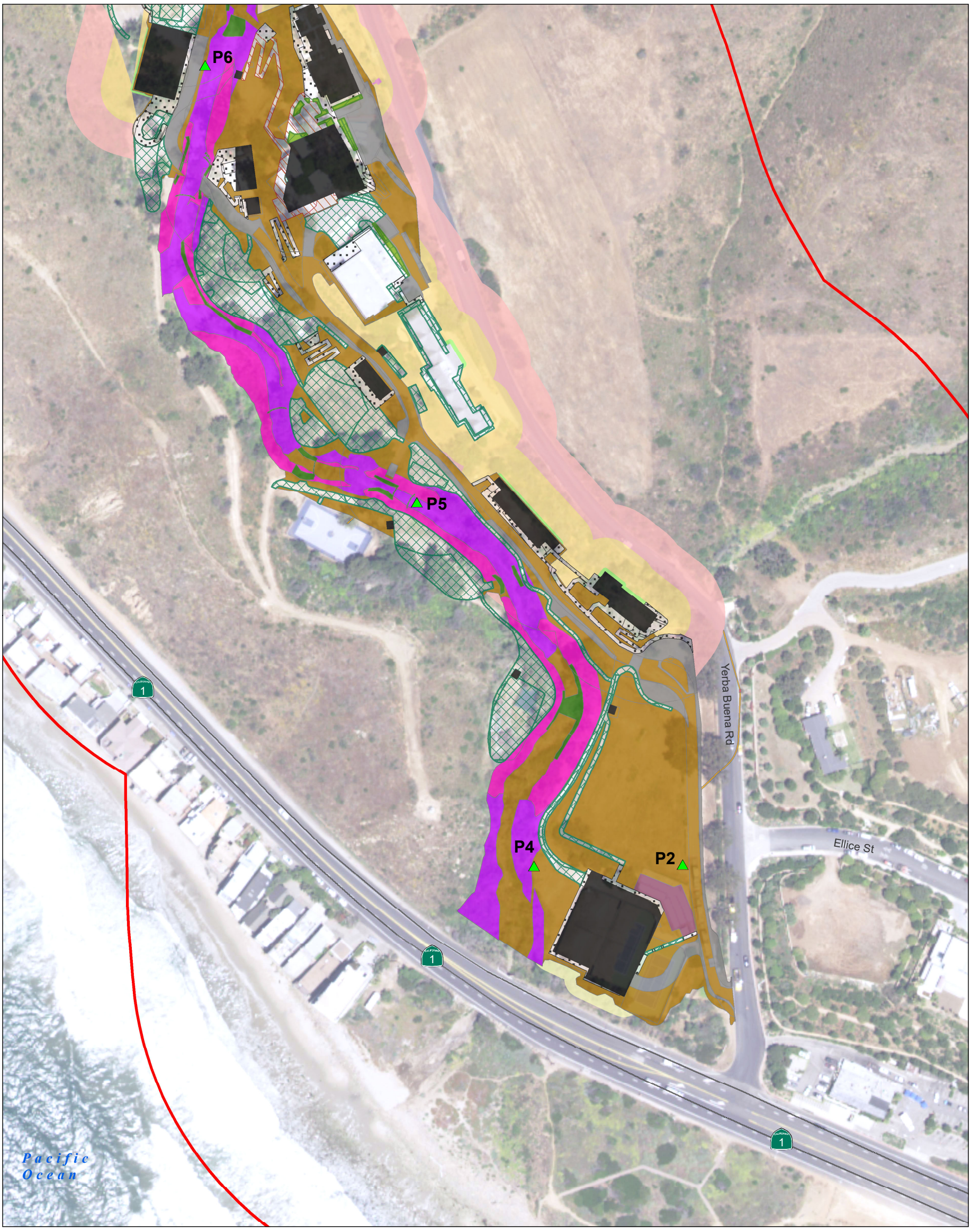
Figure No.
2-4

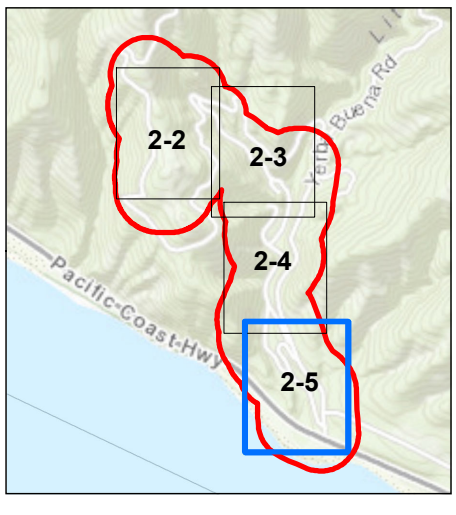
Title
Site Map

Notes
1. Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet
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- Biological Survey Area (SA)

Construction Footprint

- Building Footprint
- Concrete Planter
- Culvert
- Fuel Mod Zone 0-5 Feet
- Fuel Mod Zone 5-30 Feet
- Fuel Mod Zone 5-50 Feet
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- Grading
- Proposed Asphalt and or Concrete
- Proposed Pathway (Concrete)
- Proposed Pathways
- Restoration Grading Limits
- Restoration Revegetation
- Restoration Stream Work
- Underground Electrical Utility
- Utility In-Ground Pullbox Area
- Wastewater Treatment Plant
- Wood Decking

0 150 300 Feet

(At original document size of 11x17)
1:1,800

N

Stantec

Project Location	Prepared by DL on 2022-04-08
Camp Hess Kramer	TR by SET on 2022-04-08
Malibu, CA	IR by JV on 2022-04-08
Client/Project	204258600

Wilshire Boulevard Temple
Camp Hess Kramer Rebuild Project
ISBA

Figure No.
2-5

Title
Site Map

Notes
1. Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet
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2.3 Methodology

A literature search focused on the BSA was conducted prior to the reconnaissance-level survey. The SA is located within the USGS Triunfo Pass, California, 7.5-minute topographic quadrangle. A search of the California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDB) was conducted in the BSA and a surrounding 10-mile buffer area to determine special-status plants, wildlife, and vegetation communities that have been documented within the vicinity of the BSA (CDFW 2021a). The following quadrangles surround the BSA:

- Point Dume
- Point Mugu
- Point Dume OE S
- Camarillo
- Newbury Park
- Thousand Oaks

Site Reconnaissance and Wildlife Survey

Stantec conducted a habitat assessment and reconnaissance-level survey to document the environmental conditions present within the SA. The primary goal of this initial survey was to identify and assess habitat that may be capable of supporting special-status plant or wildlife species and determine the potential need for additional focused surveys for special-status resources. Biologists recorded all incidental plant and wildlife observations. However, this assessment did not include focused, protocol-level surveys for rare plants or wildlife or other special-status resources.

The reconnaissance-level survey was conducted during a season and time of day when resident and migratory birds would be expected to be present and exhibiting normal activity, small mammals would be active and detectable visually or by sign, and above-ground amphibian and reptile movement would generally be detectable. However, it should be noted that some wildlife species and individuals may have been difficult to detect due to their elusive nature, cryptic morphology, or nocturnal behavior. The survey was conducted during daylight hours when temperatures were such that reptiles and other wildlife would be active (i.e., between 65-95 degrees Fahrenheit). The March 31, 2021, survey was conducted shortly after sunrise considering most birds are generally active at sunrise.

The SA was investigated on foot (where accessible) by experienced field biologists walking throughout publicly accessible areas at an average pace of approximately 1.5 kilometers per hour while visually scanning for wildlife and their sign and listening to wildlife songs and calls. Biologists paused as necessary to listen for wildlife or to identify, record, or enumerate any observed species. Species present were identified and recorded through direct visual observation, sound, or their sign (e.g., scat, tracks, etc.). Species identifications conform to the most up-to-date field guides and technical literature.

Vegetation Mapping

Vegetation descriptions and nomenclature are based on the State Vegetation Classification (SVC) as maintained by the Vegetation Classification and Mapping Program of the California Department of Fish and Game, where applicable, and have been defined to the alliance level. Vegetation maps were prepared by recording tentative vegetation type boundaries over recent aerial photograph base maps using the ESRI Collector for ArcGIS app on an Apple iPad coupled with an Arrow external global positioning system (GPS) unit. Mapping was further refined in the office using ESRI ArcGIS (version 10.7) with aerial photograph base maps with an accuracy of one foot. Most boundaries shown on the maps are accurate within approximately three feet; however, boundaries between some vegetation types are less precise due to difficulties in interpreting aerial imagery and accessing stands of vegetation.

Vegetation communities can overlap in many characteristics and over time may shift from one community type to another. All vegetation maps and descriptions are subject to variability for the following reasons:

•In some cases, vegetation boundaries result from distinct events, such as wildfire or flooding, but vegetation types usually tend to intergrade on the landscape, without precise boundaries between them. Even distinct boundaries caused by fire or flood can be disguised after years of post-disturbance succession. Mapped boundaries represent best professional judgment, but usually should not be interpreted as literal delineations between sharply defined vegetation types.

•Natural vegetation tends to exist in generally recognizable types, but also may vary over time and geographic region. Written descriptions cannot reflect all local or regional variation. Many (perhaps most) stands of natural vegetation do not strictly fit into any named type. Therefore, a mapped unit is given the best name available in the classification system being used, but this name does not imply that the vegetation unambiguously matches written descriptions.

•Vegetation tends to be patchy. Small patches of one named type are often included within larger stands mapped as units of another type.

Jurisdictional Delineation

Stantec biologists conducted an on-site delineation of wetlands and “other waters” of the US and State based on field observations of positive indicators for wetland vegetation, hydrology, and soils; and indicators of an OHWM. The delineation includes a standard three-parameter data point to determine wetland features, other waters, and uplands. This methodology is consistent with the approach outlined in the Corps of Engineers Wetlands Delineation Manual (Environmental Laboratory 1987) and the Regional Supplement to the Corps of Engineers Wetlands Delineation Manual: Arid West Region (Version 2.0) (USACE 2008a). The OHWM was determined using the approach outlined in A Field Guide to the Identification of the OHWM in the Arid West Region of the Western United States (USACE 2008b, 2010). As detailed in the Survey Details Table below, aside from the delineation a large number of surveys were conducted within the BSA. These surveys took place during a variety of varying weather conditions, including several during rain events. The large number of survey events allowed for an evaluation of conditions within LSC and other aquatic features during different periods of the year.

Where drainages were found to occur on steep slopes or at the bottom of steep walled canyons (and were not safely accessible) Stantec biologists conducted an assessment of potential jurisdiction where these features crossed a road or were accessible from a road or defined and accessible path. These areas did not exhibit characteristics of wetland hydrology, did not exhibit a dominance of wetland vegetation, and were of a slope such that it would not support hydric soils.

Prior to conducting the on-site delineation, the USFWS National Wetland Inventory (NWI) Wetland Mapper (USFWS 2021) was reviewed to determine if any surface water and wetland feature were previously mapped in the SA and general vicinity. Surface water and wetland features within the NWI are described by the Cowardin et al. (1979) system.

Miscellaneous Site Visits

Aside from the focused survey work described above, and detailed below in the Survey Details Table, several site visits by Stantec and various resource agencies took place in 2020 and 2021. This included a site walk with the Ventura County Planning and Stantec to discuss and confirm the location of the “top of bank” throughout LSC within the BSA. During this visit the County and Stantec located the “top of bank” and a Stantec survey crew mapped the locations for use in determining jurisdictional boundaries and ESHA buffers.

A site visit in November 2021 was conducted with Stantec, Ventura County Planning, the USFWS, Ventura County Watershed Protection District, and the USACE. The purpose of this visit was to walk the project areas and go over the proposed activities within specific areas. In December 2021 Stantec,

Ventura County Planning and Ventura County Fire walked the project site to discuss fuel modification and the location of project activities in relation to fuel sources.

References

- California Department of Fish and Game, BIOS. (*April/May 2021*). BIOS is an internet-based biological data map server. This database was searched to identify other projects that have occurred in the vicinity of the subject property.
- Vegetation Classification of the Santa Monica Mountains National Recreation Area and Environs in Ventura and Los Angeles Counties, California. Presented to National Park Service, Santa Monica Mountains National Recreation Agency. California Department of Fish and Game, Wildlife and Habitat Data Analysis Branch and California Native Plant Society. January 2006.
- USGS-NPS Vegetation Mapping Program, Santa Monica Mountains National Recreation Area, Photo Interpretation Report. May 23, 2007.
- California Department of Fish and Game, Vegetation Classification and Mapping Program, List of Vegetation Alliances and Associations. September 2010. http://www.dfg.ca.gov/biogeodata/vegcamp/natural_comm_list.asp
- CNPS Inventory of Rare and Endangered Plants database, v7-08a 2-01-08, http://cnps.web.aplus.net/cgi-bin/inv/inventory.cgi/Html?item=checkbox_9.htm#q9

Additional data regarding the potential occurrence of special-status species and policies relating to these special-status natural resources were gathered from the following sources:

- CCH (Consortium of California Herbaria). 2020. California Vascular Plant Online Database. Available online: http://ucjeps.berkeley.edu/consortium/. Accessed December 2020.USFWS
- CDFW (California Department of Fish and Wildlife). 2021a. RAREFIND database ed.3.1.1. Electronic database managed by the California Natural Diversity Data Base, Wildlife Data and Habitat Analysis Branch, California Department of Fish and Wildlife. Sacramento, CA.
- _____. 2021b. State and Federally Listed Endangered and Threatened Plants of California. January.
- _____. 2020c. State and Federally Listed Endangered and Threatened Animals of California. November.
- _____. 2020d. Special Animals List. November.
- _____. 2020e. California Sensitive Natural Communities. September.
- County of Ventura. 2018. Ventura County Locally Important Species Lists. https://www.vcrma.org/ventura-county-locally-important-species-list.
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- Environmental Laboratory. 1987. Corps of Engineers Wetlands Delineation Manual (Technical Report Y-87-1). Vicksburg, MS: U.S. Army Engineer Waterways Experiment Station.
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- USACE (U.S. Army Corps of Engineers). 2016. Arid West 2016 Reginal Wetland Plant List. ed. R. W. Lichvar. ERDC/CRREL TR-12-11. Hanover, NH: Cold Regions Research and Engineering Laboratory.
- USFWS (United States Fish and Wildlife Service). 2020a. National Wetlands Inventory. Available online: https://www.fws.gov/wetlands/. Accessed December 2020.
- USFWS (U.S. Fish and Wildlife Service). 2018. Wetland Mapper. National Wetlands Inventory. Washington, D.C.: USFWS. https://www.fws.gov/wetlands/data/mapper.html.

Survey Details Table

Survey Date & Details							
Survey Key (1)	Survey Date (2)	Survey Area Map Key(s) (3)	Survey Type (4)	Time Period (5)	Methods/Constraints (6)	GPS (7)	Surveyors
SD1	29 July 2020	SA1	ISBA/Wildlife/Botanical	0800-1130	Walking transects. Focused on lower and middle camp areas. Slopes on sides of SA not accessible due to steep slope.	EOS Arrow 100 Submeter	Jared Varonin
SD2	8/24/2020	SA2	Tree Assessment/Mapping	0730-1600	Walking transects. Slopes on sides of SA not accessible due to steep slope. The remainder of the SA, except for areas east of Yerba Buena Road, was accessible.	EOS Arrow 100 Submeter	Ethan Martin
SD3	8/25/2020	SA2	Tree Assessment/Mapping	0730-1600	Walking transects. Slopes on sides of SA not accessible due to steep slope. The remainder of the SA, except for areas east of Yerba Buena Road, was accessible.	EOS Arrow 100 Submeter	Ethan Martin
SD4	8/26/2020	SA2	Tree Assessment/Mapping	0730-1600	Walking transects. Slopes on sides of SA not accessible due to steep slope. The remainder of the SA, except for areas east of Yerba Buena Road, was accessible.	EOS Arrow 100 Submeter	Ethan Martin

Survey Date & Details							
Survey Key (1)	Survey Date (2)	Survey Area Map Key(s) (3)	Survey Type (4)	Time Period (5)	Methods/Constraints (6)	GPS (7)	Surveyors
SD5	8/27/2020	SA2	Tree Assessment/Mapping	0730-1600	Walking transects. Slopes on sides of SA not accessible due to steep slope. The remainder of the SA, except for areas east of Yerba Buena Road, was accessible.	EOS Arrow 100 Submeter	Ethan Martin
SD6	10/6/2020	SA2	Tree Assessment/Mapping	0730-1600	Walking transects. Slopes on sides of SA not accessible due to steep slope. The remainder of the SA, except for areas east of Yerba Buena Road, was accessible.	EOS Arrow 100 Submeter	Jared Varonin
SD7	10/7/2020	SA2	Tree Assessment/Mapping	0730-1600	Walking transects. Slopes on sides of SA not accessible due to steep slope. The remainder of the SA, except for areas east of Yerba Buena Road, was accessible.	EOS Arrow 100 Submeter	Jared Varonin
SD8	11/10/2020	SA1	ISBA	0700-1500	Walking transects. Slopes on sides of SA not accessible due to steep slope. The remainder of the SA, except for areas east of Yerba Buena Road, was accessible.	EOS Arrow 100 Submeter	Jared Varonin/Logan Elms
SD9	11/17/2020	SA2	Tree Assessment/Mapping	0730-1600	Walking transects. Slopes on sides of SA not accessible due to steep slope. The remainder of the SA, except for areas east of Yerba Buena Road, was accessible.	EOS Arrow 100 Submeter	Jared Varonin
SD10	11/23/2020	SA2	Tree Assessment/Mapping	0730-1600	Walking transects. Slopes on sides of SA not accessible due to steep slope. The remainder of the SA, except for areas east of Yerba Buena Road, was accessible.	EOS Arrow 100 Submeter	Jared Varonin

Survey Date & Details

Survey Key (1)	Survey Date (2)	Survey Area Map Key(s) (3)	Survey Type (4)	Time Period (5)	Methods/Constraints (6)	GPS (7)	Surveyors
SD11	12/15/2020	SA1	Aquatic Resources/Wildlife	0730-1700	Walking transects. Slopes on sides of SA not accessible due to steep slope. The remainder of the SA, except for areas east of Yerba Buena Road, was accessible.	EOS Arrow 100 Submeter	Jared Varonin/Emily Meddler
SD12	3/18/2021	SA1	ISBA/Botanical/Wildlife	0800-1400	Walking transects. Slopes on sides of SA not accessible due to steep slope. The remainder of the SA, except for areas east of Yerba Buena Road, was accessible.	EOS Arrow 100 Submeter	Jared Varonin/Logan Elms
SD13	5/5/2021	SA1	Botanical	0800-1500	Walking transects. Slopes on sides of SA not accessible due to steep slope. The remainder of the SA, except for areas east of Yerba Buena Road, was accessible.	EOS Arrow 100 Submeter	Ashleigh Townsend/Emily Meddler
SD14	7/12/2021	SA1	Botanical	0800-1500	Walking transects. Slopes on sides of SA not accessible due to steep slope. The remainder of the SA, except for areas east of Yerba Buena Road, was accessible.	EOS Arrow 100 Submeter	Ashleigh Townsend/Emily Meddler

ISBA = Initial Study Biological Assessment
Botanical = Botanical Survey
Wildlife = General Wildlife Survey
Aquatic Resources = Aquatic Resources Assessment and Jurisdictional Delineation

Section 3: The Biological Inventory

*See Appendix 1 - **Summary of Biological Resource Regulations** for an overview of the types of biological resources that are protected in Ventura County.*

3.1 Ecological Communities: Plant Communities, Physical Features and Wetland

Plant Communities

Locally important or rare plant communities were found within the survey area(s).

Major Plant Communities Summary

Within the SA, a total of 11 plant communities and land cover types were observed. These communities are described below, and a map of Major plant communities within the SA is provided in Figure 3.

Vegetation Communities

Plantanus racemosa - Quercus agrifolia - California sycamore woodlands (PC1)

This vegetation community is located eastern portion of the SA within the riparian corridor of Little Sycamore Creek and within one location on the east side of Yerba Buena Road. Characterized as California sycamore (*Plantanus racemosa*) dominant in the canopy with emergent shrubs and significant grasses and herbs within the understory. These areas recently burned within several years. The tree canopy and understory are visually disturbed by fire, there is a grassy/herbaceous understory on flat portions of the canyon, and emergent Laurel sumac (*Malosma laurina*) and Canyon sunflower (*Venegasia carpesoides*) shrublands in understory along lower slopes. The canopy cover has likely been reduced as a result of fire. There is open to grassy ground cover in areas along the canyon bottom and near cleared and built-up habitats.

Plantanus racemosa - Quercus agrifolia - California sycamore woodlands (Disturbed) (PC2)

Limited to the riparian and adjacent areas of the downstream areas of Little Sycamore Creek within the SA, this community is dominated by California sycamore with a significant mixed cover of grasses herbs and shrubs within the understory. These areas were recently burned within several years. The tree canopy and understory are disturbed by fire, there is a grassy/herbaceous understory on flat portions of the canyon, and emergent Laurel sumac and Canyon sunflower shrublands in the understory along lower slopes. The canopy cover has been reduced as a result of fire. There is open to grassy ground cover in areas along canyon bottom and near cleared and built-up habitats. There is a disturbed understory with roads and other cleared habitats associated with construction/buildings, and other open areas. Most of the buildings no longer present and burned down in the recent fires.

Quercus agrifolia - Coast live oak woodland (PC3)

This vegetation community is located within the eastern portions of the SA within the riparian corridor of Little Sycamore Creek as well as one location on the east side of Yerba Buena Road. Coast live oak (*Quercus agrifolia*) is dominant in the overstory along the riparian corridor and on the lower slopes of Little Sycamore Creek with occasional California sycamore and Salix Spp. The understory comprised of Laurel sumac, toyon (*Heteromeles arbutifolia*), canyon sunflower, and other shrubs. This area was recently burned in both the canopy and understory. Fire has significantly reduced the overstory canopy. The tree layer is open to very open along northern portions of canyon bottom and the lower slopes intergrades with PC1 (California sycamore woodlands), and PC5 (Laurel sumac scrub).

Quercus agrifolia - Coast live oak woodland (Disturbed) (PC4)

Characterized on low slopes and flat portions of the canyon bottom within the northern portion of the SA in and adjacent to the upstream extent of Little Sycamore Creek. Coast live oak is dominant in the overstory with an understory comprised of annual grasses and herbs including *Avena* spp., and Bromus spp. The canopy and understory have been recently burned. Prior to being burned, there was a heavily disturbed understory with numerous previously cleared and built-up areas. The fire significantly reduced the overstory canopy. The tree layer open to very open along northern portions of canyon bottom and lower slopes intergrades with PC1 (California sycamore woodlands), PC5 (Laurel sumac scrub). There are road open spaces within canopy characterized by grassy and herbaceous annuals interspersed amongst PC7 (Cleared Land) and PC8 (Built Up lands).

Malosma laurina - Laurel Sumac Scrub (PC5)

This community occurs on the canyon slopes above Little Sycamore Creek and along unnamed drainages to the west. It has an open to moderate canopy of Laurel sumac, coast buckwheat (*Eriogonum cinereum*), toyon, black sage (*Salvia mellifera*), California sagebrush (*Artemisia californica*), Rhus spp. *Malacothamnus* sp. and deerweed (*Lotus scoparius*) are present within the canopy and are indicative of a post fire phase. This community is present on low shaded slopes adjacent to and intergrading with California sycamore and Coast live oak woodland understories. Areas of dense canyon sunflower (*Venegasia carpesoides*) are present on shaded lower slopes. Based on site observations this is a post-fire recovering community. It was also observed to observed to be present at lower densities and with more open canopy on upper and lower slopes along drainages. These areas of open canopy are characterized by an understory dominated by annual grasses and herbs.

Malacothamnus fasciculatus Alliance (PC6)

Mapped within one location in the northern part of the SA on north and east facing slopes, this successional shrubland community was dominated by bush mallow () or co-dominant with California sagebrush, coast buckwheat, chamise (*Adenostoma fasciculatum*), and deerweed depending on gradient and slope aspect and position. Within this community emergent laurel sumac was frequently observed on east and north facing slopes. Emergent chamise was observed crown sprouting, likely as a result of post-fire conditions, is dense to co-dominant on some slopes. Recent fires have caused significant alterations to this community with large swaths of non-native grass and herbaceous species in pockets on more exposed slope areas. Post-fire community characterization was difficult, and upper slopes were not accessible during surveys.

Encelia californica - Eriogonum cinereum shrubland alliance (PC10)

This community occurs throughout the upland areas of the SA. This post fire shrubland, present on exposed upper slopes has an open post-fire shrub canopy with coast buckwheat co-dominant with California sagebrush, black sage, bush sunflower (*Encelia californica*) and deerweed depending on gradient, slope aspect, and position. Emergent Laurel sumac was frequent on east and north facing slopes. Significant alterations as a result of recent fire were observed with large swaths of non-native grass and herbaceous species in pockets on more exposed slope areas. Post-fire community characterization difficult, and upper slopes were not accessible during surveys. Certain western facing slopes near HWY 1 exhibit a more open canopy with deer weed, coast buckwheat, coastal prickly pear (*Opuntia littoralis*) and emergent giant coreopsis (*Coreopsis gigantea*), though below the membership threshold to characterize as giant coreopsis scrub. These more open slopes were mapped as giant coreopsis scrub during a previous survey in 2010, and characterization is difficult post-fire.

Eucalyptus spp. Ailanthus altissima - Robinia psuedoacacia Woodland semi-natural Alliance (PC11)

This community occurs at various locations within the southern extent of the SA. It was mapped as pockets of naturalized groves of eucalyptus within larger PC 1 and PC 2 communities, and as

ornamental plantings associated with building infrastructure. The understory varies dependent on associated ornamental plantings. In naturalized pockets along streambanks and canyon bottoms, the understory is open with a grassy and herbaceous cover.

Atriplex lentiformis Quailbush Scrub (PC12)

Limited to the areas adjacent to the beach in the southern extent of the SA, west of HWY 1, this mixed shrubland was characterized by quailbush (*Atriplex lentiformis*) dominant with mulefat (*Baccharis pilularis*), Encelia sp. and laurel sumac. This community intergrades with ice plant (*Carpobrotus edulis*) along sandy margins.

Land Cover Types

Cleared Land (PC7)

Occurring throughout the SA, this land cover type includes existing dirt roads, remnant building pads (post fire), open previously cleared areas surrounding building pads, parking areas, fill slopes, and other disturbed areas including recreation areas. Characteristic low to locally dense non-native herbaceous and grassy cover was observed. Also includes previously maintained lawn areas and other periodically mowed or maintained areas. Evidence of periodic maintenance (mowing) was observed in certain areas along roadsides.

Built Up (PC8)

Existing non-burned or fire damaged infrastructure including housing, paved or gravel areas, roads, intact building pads, camp developments, utility and other infrastructure, and other buildings are included in this land cover type and occur throughout the SA.

Undifferentiated Ornamental Shrubland - Exotic Vegetation (PC9)

This land cover type includes ornamental shrubs and trees associated with driveways, buildings, landscaping, and parking lots that occur within the western and southern extents of the SA.

Open Water (PC13)

This land cover type includes the open water of the Pacific Ocean off-property in the southern extent of the SA.

Sandy Beach (PC14)

This land cover type includes the unvegetated sandy beach areas off-property and south of HWY 1.

Plant Communities								
Map Key (1)	SVC Alliance	SVC Association	Misc. (2)	Status (3)	Condition (4)	Acres Total	Acres Impacted *	Comments (5)
PC1	Plantanus racemosa - Quercus agrifolia - California sycamore woodlands	Plantanus racemosa		CDFW Rare G3/S3 LIC ESHA	Burned/ Disturbed	6.93	5.229	Roads and developed areas included in this mapping unit.
PC2	Plantanus racemosa - Quercus agrifolia - California sycamore woodlands (Disturbed)	Plantanus racemosa - annual grass (Disturbed)		CDFW Rare G3/S3 LIC ESHA	Burned/ Disturbed	0.93	0.931	Roads and developed areas included in this mapping unit.

Plant Communities								
Map Key (1)	SVC Alliance	SVC Association	Misc. (2)	Status (3)	Condition (4)	Acres Total	Acres Impacted *	Comments (5)
PC3	Quercus agrifolia - Coast live oak woodland	Quercus agrifolia		G5/S4 LIC ESHA Cal OWA	Burned/ Disturbed	2.96	0.593	Roads and developed areas included in this mapping unit.
PC4	Quercus agrifolia - Coast live oak woodland (Disturbed)	Quercus agrifolia/grass (Disturbed)		G5/S4 LIC ESHA Cal OWA	Burned/ Disturbed	2.88	1.944	Roads and developed areas included in this mapping unit.
PC5	Malosma laurina - Laurel Sumac Scrub	Malosma laurina - Eriogonum cinereum (Disturbed)		G4/S4 ESHA	Burned/ early seral/ Disturbed	13.89	1.134	
PC6	Malacothamnus fasciculatus Alliance	Malacothamnus fasciculatus		G4/S4 ESHA	Burned	6.87	0.093	
PC7			Cleared Land		Burned/ Disturbed	5.81	3.366	Large open areas generally devoid of substantial vegetation.
PC8			Built Up		Burned/ Disturbed	39..34	13.219	Buildings and structures.
PC9			Undifferentiated Ornamental Shrubland - Exotic Vegetation			9.22	4.152	Ornamental landscaping associated with existing and burned structures.
PC10	Encelia californica - Eriogonum cinereum shrubland alliance	Eriogonum cinereum		G2/G3 S2/S3 LIC ESHA	Burned/ early seral	136..33	2.387	Post-fire community that was previously mapped as *Coreopsis gigantea* Shrubland Alliance.
PC 11	Eucalyptus spp. Ailanthus altissima - Robinia psuedoacacia Woodland semi-natural Alliance	Eucalyptus groves	Ornamental/ naturalized	ESHA	Ornamental/Naturalized	1.20	0.920	Includes windrows and small groves.
PC12	Atriplex lentiformis Quailbush Scrub	Atriplex lentiformis		G4/S4 ESHA	Coast	2.96	0.00	Associated with the beach areas south of HWY 1.

Plant Communities								
Map Key (1)	SVC Alliance	SVC Association	Misc. (2)	Status (3)	Condition (4)	Acres Total	Acres Impacted *	Comments (5)
PC13			Open Water			4.82	0.00	Open water areas of the Pacific Ocean.
PC14			Sandy Beach			2.92	0.00	
					Totals	**237.06**	**33.969**	

* ..... Impacts were calculated where the construction/creek restoration footprint intersected with plant communities,
..... ESHA, and/or waters/wetlands, and includes new and existing impacts; refer to impact section below for a
..... breakdown of impact types.
LIC ..... Locally Important Plant Community
ESHA..... Environmentally Sensitive Habitat Areas (Coastal Zone)
CDFG Rare:
G1 or S1..... Critically Imperiled Globally or Subnationally (state)
G2 or S2..... Imperiled Globally or Subnationally (state)
G3 or S3..... Vulnerable to extirpation or extinction Globally or Subnationally (state)
G4 or S4..... Apparently Secure, at a fairly low risk of extirpation in the state (state)
Cal OWA .... Protected by the California Oak Woodlands Act

Environmentally Sensitive Habitat Areas (ESHA)

> *ESHA is "any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments" (Public Resources Code § 30107.5). ESHA includes coastal dunes, beaches, tidepools, wetlands, creek corridors, and certain upland habitats in the Santa Monica Mountains (Ventura County Coastal Area Plan).*

Habitats that meet the definition of ESHA were found within the survey area(s).

Article 8 of the Ventura County Coastal Zoning Ordinance provides standards and conditions for resource protection. Section 8178-2.4, regarding Specific Standards, contains provisions that apply to all areas of the County's Coastal Zone which fall within the definition of "environmentally sensitive habitat," or within the designated buffer areas around such habitats. Specifically, Section 8178-2.4c (1) with regard to creek corridors, states that:

> "All developments on land either in a stream or creek corridor or within 100 feet of such corridor (buffer area), shall be sited and designed to prevent impacts which would significantly degrade riparian habitats, and shall be compatible with the continuance of such habitats."

Based on the definition of ESHA above, all native vegetation, including eucalyptus groves (due to ability to potentially support monarch butterfly [*Danaus plexippus*]), within the SA are considered to be ESHA. The Project itself is also located within the required 100-foot buffer required for LSC. Portions of the SA are under a restrictive covenant for which ESHA is not mapped. All ESHA mapped within the site is mapped within the SA outside of this covenant footprint; disturbed areas within the 100-ft buffer of LSC do not meet the criteria for ESHA.

Physical Features

For the purposes of this ISBA, physical features are defined Physical features may include rock outcrops, caves, abandoned structures, talus piles, rubble, log piles, or other physical features that are providing habitat to plant and wildlife species. The Lower and Middle Camp portions of the SA (eastern side of SA)

have been significantly affected by recent wildfires. Because of this there are burned structures, piles of damaged/downed trees, debris piles, etc. Given these conditions there are too many physical features (as defined in the ISBA guidelines) to map individually. The entirety of the Lower and Middle Camp areas provide habitat features that provide wildlife habitat; this condition was not present prior to the fires in the SA.

Waters and Wetlands

See Appendix 1 for an overview of the local, state and federal regulations protecting waters, wetlands and riparian habitats. Wetlands are complex systems; delineating their specific boundaries, functions and values generally takes a level of effort beyond the scope of an Initial Study Biological Assessment (ISBA). The goal of the ISBA with regard to waters and wetlands is simply to identify whether they may exist or not and to determine the potential for impacts to them from the proposed project. This much information can be adequate for designing projects to avoid impacts to waters and wetlands. Additional studies are generally warranted to delineate specific wetland boundaries and to develop recommendations for impact minimization or impact mitigation measures.

Waters and/or wetlands were found within the survey area(s).

Waters and Wetlands Summary

An aquatic resources survey and jurisdictional assessment was conducted for the entirety of the SA. The main aquatic resource within the SA is Little Sycamore Creek (LSC) which runs generally from north to south through the eastern portion of the SA and meanders through Lower and Middle Camps; LSC Creek is identified as a major creek corridor in the Coastal Area Plan. LSC currently supports well established riparian communities such as coast live oak woodland and California sycamore woodlands; this is the dominant habitat type within LSC in the BSA. Channel substrates range from small to large cobble up to small and large boulders. Water was never present within LSC during any of the surveys to support the ISBA or the other miscellaneous site visits. The majority of the remaining aquatic resources within the BSA are unnamed aquatic features occurring on the steep hillsides and only flow during significant rain events; some of these are tributaries to LSC

LSC has been subject to flooding, erosion and debris flows subsequent to the Woolsey Fire which devastated the Little Sycamore Canyon watershed. The purpose of the LSC restoration component of the rebuild of the Project is to restore the channel functions of LSC through the removal of flood-deposited sediments and debris to re-establish pre-flood conditions and topography and to implement a suite of channel and bank improvements in order to stabilize the channel and riparian corridor within the camp.

The creek has experienced a range of impacts from decades of land-use and maintenance actions including construction of undersized bridges and ad hoc bank and channel stabilization structures. In November 2018 the Woolsey Fire burned much of the Camp and the creek's watershed. When seasonal rains started in the weeks following the fire, the site experienced destructive flooding in the mainstem and a tributary on the east side of the creek, as well a landslide from Yerba Buena Road, debris flows from the valley sides, and channel erosion. Sediment from these processes deposited in the channel, completely blocking several bridge openings and causing flooding throughout parts of the lower camp. The Camp arranged an emergency response and performed work under emergency permits (Ventura County # PL19-0005 and USACE #SPL-2019-00052-GLH) which included removal of 14,000 (approximately) cubic yards of sediment and debris from the creek channel, as well as actions to temporarily stabilize the creek and reduce the vulnerability of the Camp to further flows, erosion and deposition.

Approximately 4,329 linear feet of LSC would be restored as shown on the project Restoration Plans R-1 to R-20, by excavating and removing remaining flood-deposited sediment and debris from the channel and adjacent areas; re-establishing channel floodplain connections; laying back, stabilizing and revegetating banks; installing a series of channel grade control structures based on natural analogs; preserving mature trees, integrating stormwater measures; replacing undersized bridges and planting native riparian vegetation within the expanded riparian corridor. Mapped Waters and Wetlands are provided in Figure 4.

Waters and Wetlands						
Map Key (1)	Wetland Type (2)	Wetland Name (if any)	Wetland Status (3) (if known)	Wetland Size (4)	Hydrologic Status (5)	Primary Water Source (6)
W1	Stream/ drainage	LSC	USACE, CDFW, RWQCB, County, WPD, CCC	4,958 linear ft in SA, reach is ~5 miles	Dry	Natural and Urban Runoff/Precipitation
W1A	Stream/ drainage	Unnamed	USACE. Likely CDFW, RWQCB.	525 linear ft within SA, reach is approximately 0.15 miles	Dry	Natural Runoff/Precipitation
W2	Stream/ drainage	Unnamed	USACE, CDFW, RWQCB	549 linear ft within SA, reach is approximately 0.6 miles.	Dry	Natural Runoff/Precipitation
W3	Stream/ drainage	Unnamed	USACE, CDFW, RWQCB	471 linear ft within SA, reach is approximately 0.15 miles	Dry	Natural Runoff/Precipitation
W4	Stream/ drainage	Unnamed	USACE, CDFW, RWQCB	447 linear feet within SA, the entire reach is within the SA.	Dry	Natural Runoff/Precipitation
W4A	Stream/ drainage	Unnamed	USACE, CDFW, RWQCB	739 linear ft within the SA, entire reach is within the SA.	Dry	Natural Runoff/Precipitation
W4B	Stream/ drainage	Unnamed	USACE, CDFW, RWQCB	237 linear ft within SA, entire reach is within the SA.	Dry	Natural Runoff/Precipitation
W5	Stream/ drainage	Unnamed	USACE, CDFW, RWQCB	1,785 linear ft within SA, reach is approximately 1.0 miles.	Dry	Natural Runoff/Precipitation
W5A	Stream/ drainage	Unnamed	USACE, CDFW, RWQCB	799 linear ft within SA, entire reach is within the SA.	Dry	Natural Runoff/Precipitation
W5B	Stream/ drainage	Unnamed	USACE, CDFW, RWQCB	599 linear ft within SA, entire reach is within the SA.	Dry	Natural Runoff/Precipitation
W5C	Stream/ drainage	Unnamed	USACE, CDFW, RWQCB	419 linear ft within SA, entire reach is within the SA.	Dry	Natural Runoff/Precipitation
W5D	Stream/ drainage	Unnamed	USACE, CDFW, RWQCB	219 linear ft within SA, entire reach is within the SA.	Dry	Natural Runoff/Precipitation
W5E	Stream/ drainage	Unnamed	USACE, CDFW, RWQCB	238 linear ft within SA, entire reach is within the SA.	Dry	Natural Runoff/Precipitation
W6	Stream/ drainage	Unnamed	USACE, CDFW, RWQCB	831 linear ft within SA, reach is approximately 0.20 miles.	Dry	Natural Runoff/Precipitation
W6A	Stream/ drainage	Unnamed	USACE, CDFW, RWQCB	205 linear ft within the SA, entire reach is within the SA.	Dry	Natural Runoff/Precipitation
W6B	Stream/ drainage	Unnamed	USACE, CDFW, RWQCB	236 linear ft within SA, entire reach is within the SA.	Dry	Natural Runoff/Precipitation
W6C	Stream/ drainage	Unnamed	USACE, CDFW, RWQCB	72 linear ft within SA, entire reach is within the SA.	Dry	Natural Runoff/Precipitation
W7	Stream/ drainage	Unnamed	USACE, CDFW, RWQCB	192 linear ft within SA, reach is approximately 0.06 miles.	Dry	Natural Runoff/Precipitation
W8	Stream/ drainage	Unnamed	USACE, CDFW, RWQCB	439 linear ft within SA, reach is approximately 0.13 miles.	Dry	Natural Runoff/Precipitation
W9	Stream/ drainage	Unnamed	USACE, CDFW, RWQCB	647 linear ft within SA, reach is approximately 0.27 miles.	Dry	Natural and Urban Runoff/Precipitation

Waters and Wetlands						
Map Key (1)	Wetland Type (2)	Wetland Name (if any)	Wetland Status (3) (if known)	Wetland Size (4)	Hydrologic Status (5)	Primary Water Source (6)
W10	Stream/ drainage	Unnamed	USACE, CDFW, RWQCB	496 linear ft within SA, reach is approximately 0.11 miles.	Dry	Natural and Urban Runoff/Precipitation
W11	Stream/ drainage	Unnamed	USACE, CDFW, RWQCB	158 linear ft within SA, entire reach is within the SA.	Dry	Natural and Urban Runoff/Precipitation
W12	Stream/ drainage	Unnamed	USACE, CDFW, RWQCB	234 linear ft within SA, entire reach is within the SA.	Dry	Natural and Urban Runoff/Precipitation
W13	Stream/ drainage	Unnamed	USACE, CDFW, RWQCB	82 linear ft within SA, entire reach is within the SA.	Dry	Natural and Urban Runoff/Precipitation
W14	Stream/ drainage	Unnamed	USACE, CDFW, RWQCB	209 linear ft within SA, entire reach is within the SA.	Dry	Natural and Urban Runoff/Precipitation
W15	Stream/ drainage	Unnamed	USACE, CDFW, RWQCB	368 linear ft within SA, entire reach is within the SA.	Dry	Natural and Urban Runoff/Precipitation
W16	Stream/ drainage	Unnamed	USACE, CDFW, RWQCB	291 linear ft within SA, entire reach is within the SA.	Dry	Natural and Urban Runoff/Precipitation
W17	Stream/ drainage	Unnamed	USACE, CDFW, RWQCB	63 linear ft within SA, reach is approximately 0.02 miles.	Dry	Natural and Urban Runoff/Precipitation
W18	Stream/ drainage	Unnamed	USACE, CDFW, RWQCB	260 linear ft within SA, reach is approximately 0.08 miles.	Dry	Natural and Urban Runoff/Precipitation
W19	Stream/ drainage	Unnamed	USACE, CDFW, RWQCB	199 linear ft within SA, reach is approximately 0.08 miles.	Dry	Natural and Urban Runoff/Precipitation

USACE ..... U.S. Army Corps of Engineers regulated
CDFG ..... California Department of Fish & Game regulated
County ..... County General Plan protected wetland
WPD ..... Co. Watershed Protection District (red-line stream)
CCC ..... California Coastal Commission
RWQCB ..... Regional Water Quality Control Board

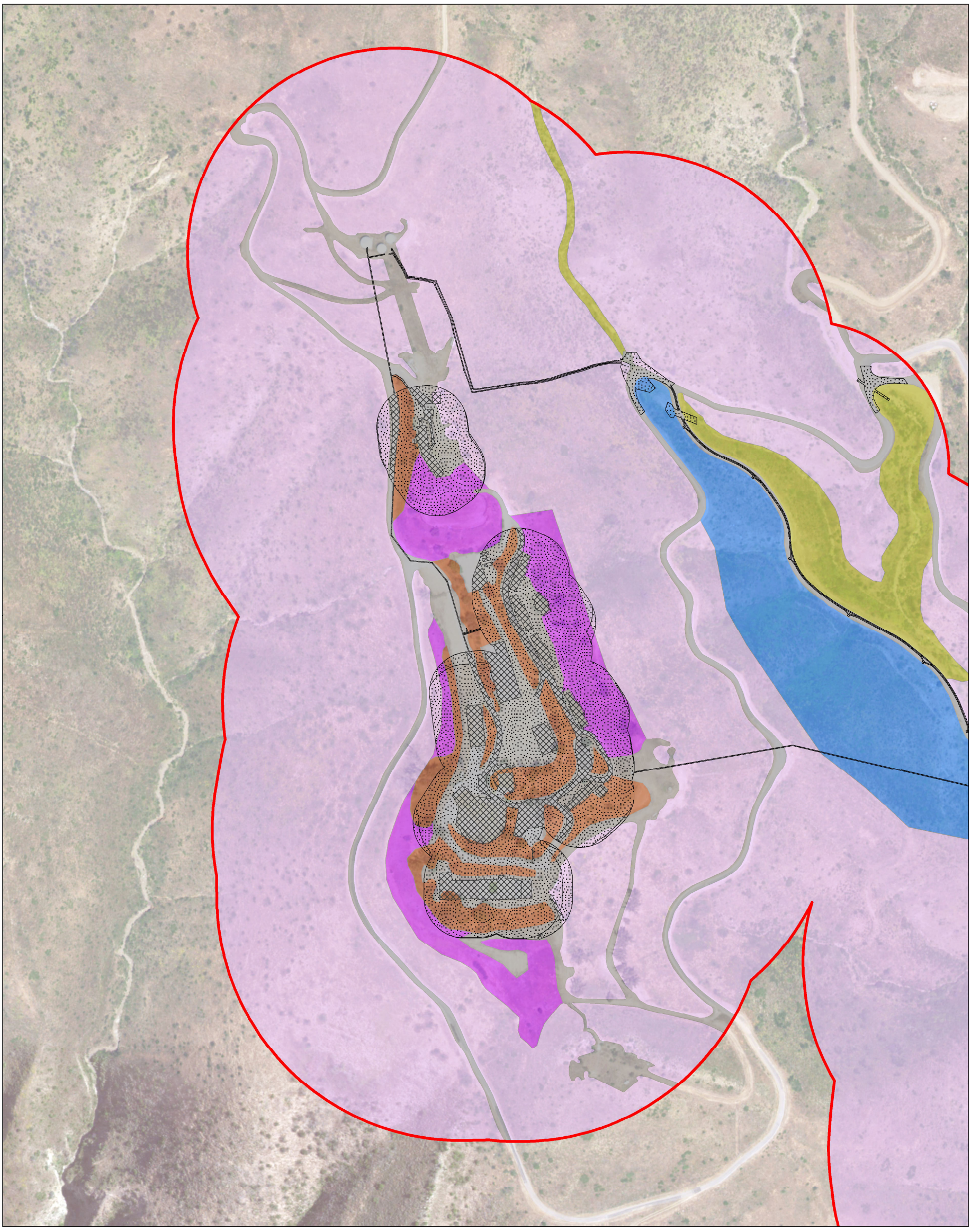
Waters and Wetlands (continued)			
Map Key	County Wetland Significance (7)	Wetland Distance from Project (8)	Comments (9)
W1	Major Creek Corridor		LSC. Healthy and disturbed riparian habitat. Burned camp structures, outdoor recreational areas, and bridges are within adjacent to the LSC.
W1A	Not Significant		Ephemeral. Upland species where vegetated.
W2	Not Significant		Ephemeral. Upland species where vegetated.
W3	Not Significant	81.90 linear feet	Ephemeral. Upland species where vegetated.
W4	Not Significant		Ephemeral. Upland species where vegetated. Downstream terminus flows into paved road.
W4A	Not Significant	56.66 linear feet	Ephemeral. Upland species where vegetated.
W4B	Not Significant	248..44 linear feet	Ephemeral. Upland species where vegetated.
W5	Significant		Ephemeral. Upland species where vegetated. Downstream terminus flows into paved road.
W5A	Not Significant	4.42 linear feet	Ephemeral. Upland species where vegetated.
W5B	Not Significant		Ephemeral. Upstream extent flows under paved road through a culvert. Downstream terminus flows adjacent to paved road and into a culvert.
W5C	Not Significant		Ephemeral. Upland species where vegetated.
W5D	Not Significant	11.06 linear feet	Ephemeral. Upland species where vegetated.
W5E	Not Significant		Ephemeral. Flows adjacent to paved road into culvert.
W6	Not Significant		Ephemeral. Upland species where vegetated.
W6A	Not Significant	246.04 linear feet	Ephemeral. Upland species where vegetated.
W6B	Not Significant		Ephemeral. Upland species where vegetated.
W6C	Not Significant		Ephemeral. Upland species where vegetated.
W7	Not Significant	324.78 linear feet	Ephemeral. Upland species where vegetated.
W8	Not Significant		Ephemeral. Upland species where vegetated.
W9	Not Significant		Ephemeral. Upland species where vegetated.
W10	Not Significant		Ephemeral. Upland species where vegetated.
W11	Not Significant		Ephemeral. Upland species where vegetated.
W12	Not Significant		Ephemeral. Upland species where vegetated.
W13	Not Significant		Ephemeral. Upland species where vegetated.
W14	Not Significant		Ephemeral. Upland species where vegetated.
W15	Not Significant		Ephemeral. Upland species where vegetated.
W16	Not Significant		Ephemeral. Upland species where vegetated.
W17	Not Significant		Ephemeral. Upland species where vegetated.
W18	Not Significant		Ephemeral. Upland species where vegetated.
W19	Not Significant		Ephemeral. Upland species where vegetated.

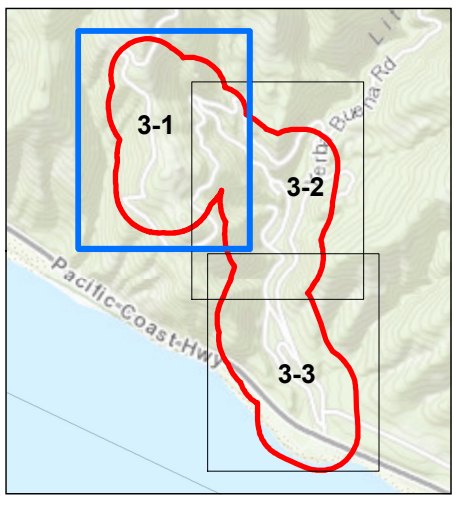
Water/Wetland Buffers		
Map Key (1)	Recommended Buffer (2)	Comments
W1B1	100ft	The footprint of the post fire rebuild footprint is the same or similar to pre-fire conditions. Therefore, an insignificant amount of new disturbance adjacent to LSC is anticipated. The majority of the work impacting LSC is related to bridge replacement and creek restoration.
W1AB2	None*	Ephemeral drainage with negligible impacts anticipated.
W2B3	None*	Ephemeral drainage with negligible impacts anticipated.
W3B4	None*	Ephemeral drainage with negligible impacts anticipated.
W4B5	None*	Ephemeral drainage with negligible impacts anticipated.
W4AB6	None*	Ephemeral drainage with negligible impacts anticipated.
W4BB7	None*	Ephemeral drainage with negligible impacts anticipated.
W5B8	100ft	Ephemeral drainage with negligible impacts anticipated.
W5AB9	None*	Ephemeral drainage with negligible impacts anticipated.
W5BB10	None*	Ephemeral drainage with negligible impacts anticipated.
W5CB11	None*	Ephemeral drainage with negligible impacts anticipated.
W5DB12	None*	Ephemeral drainage with negligible impacts anticipated.
W5EB13	None*	Ephemeral drainage with negligible impacts anticipated.
W6B14	None*	Ephemeral drainage with negligible impacts anticipated.
W6AB15	None*	Ephemeral drainage with negligible impacts anticipated.
W6B16	None*	Ephemeral drainage with negligible impacts anticipated.
W6CB17	None*	Ephemeral drainage with negligible impacts anticipated.
W7B18	None*	Ephemeral drainage with negligible impacts anticipated.
W8B19	None*	Ephemeral drainage with negligible impacts anticipated.
W9B20	None*	Ephemeral drainage with negligible impacts anticipated.
W10B21	None*	Ephemeral drainage with negligible impacts anticipated.
W11B22	None*	Ephemeral drainage with negligible impacts anticipated.
W12B23	None*	Ephemeral drainage with negligible impacts anticipated.
W13B24	None*	Ephemeral drainage with negligible impacts anticipated.
W14B25	None*	Ephemeral drainage with negligible impacts anticipated.
W15B26	None*	Ephemeral drainage with negligible impacts anticipated.
W16B27	None*	Ephemeral drainage with negligible impacts anticipated.
W17B28	None*	Ephemeral drainage with negligible impacts anticipated.
W18B29	None*	Ephemeral drainage with negligible impacts anticipated.
W19B30	None*	Ephemeral drainage with negligible impacts anticipated.

* No buffers provided for the step upland drainages; these upland features were not determined to meet the criteria of significant stream. These generally occur in steep areas of the site not subject to project related construction activities; negligible impacts may occur at the downstream terminus of some of the features where the traditional sheet flow into uplands will be contained into a debris basin. The restrictive covenant to be placed on the site as part of the new permit process will not allow for future development of these areas.

Other Areas/Observations

None to report.





Biological Survey Area (SA)

Construction Footprint

Proposed New Development

Project Footprint within Existing Development Footprint

Map Key - Vegetation Communities & Land Cover Types

PC5 - Malosma laurina shrubland

PC6 - Malacothamnus fasciculatus shrubland

PC7 - Cleared Land

PC8 - Built up

PC9 - Undifferentiated Ornamental - Exotic Vegetation

PC10 - Eriogonum cinerum shrubland

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Stantec

Project Location	Prepared by DL on 2022-04-08
Camp Hess Kramer	TR by SET on 2022-04-08
Malibu, CA	IR by JV on 2022-04-08
Client/Project	204258600
Wilshire Boulevard Temple	
Camp Hess Kramer Rebuild Project	
ISBA	
Figure No.	
3 - 1	
Title	
Plant Communities Map	

Notes

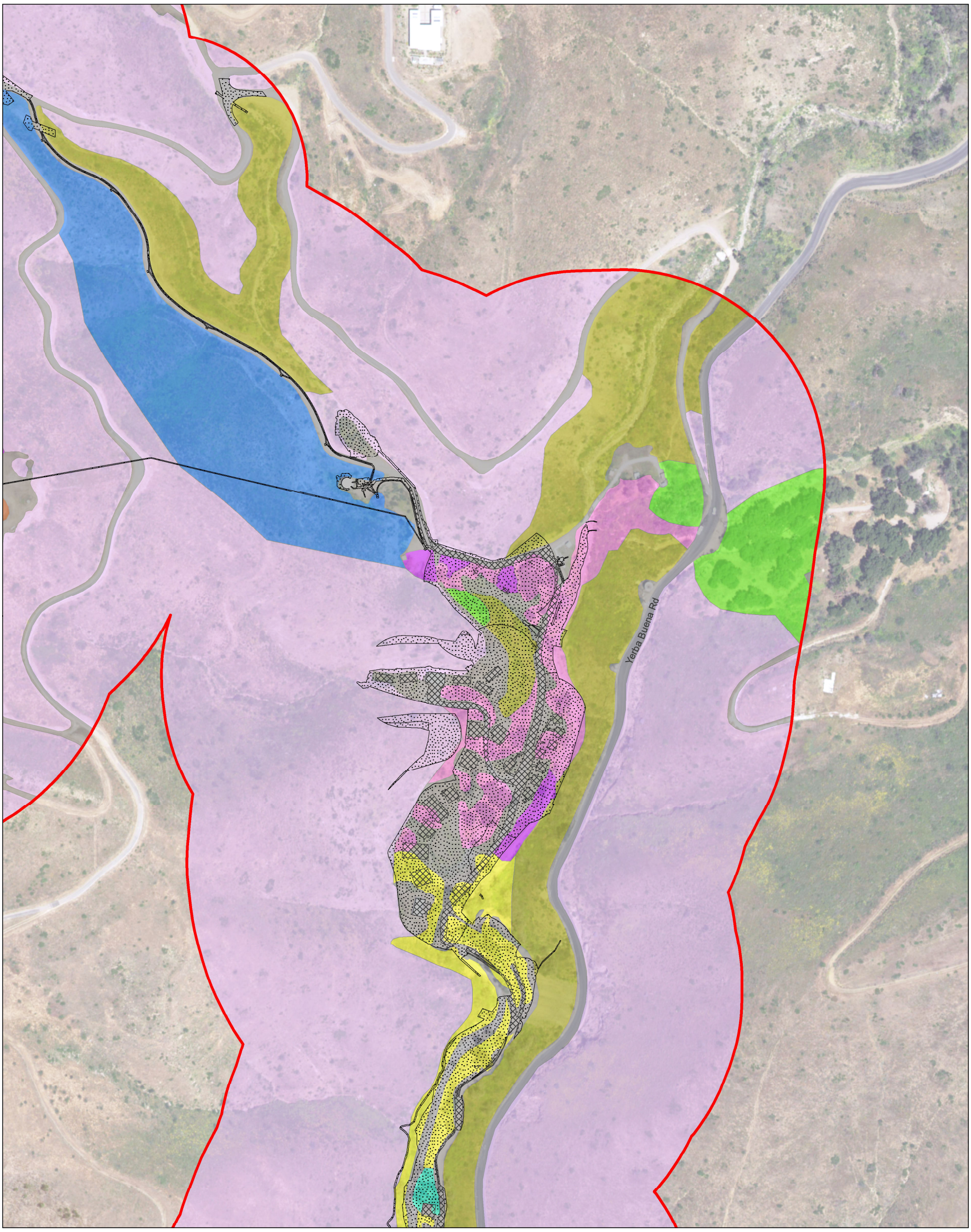
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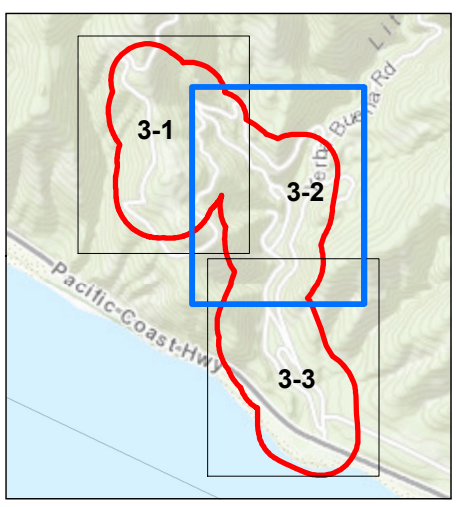
2. Data Sources: Stantec 2020.

3. Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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Biological Survey Area (SA)

Construction Footprint

Proposed New Development

Project Footprint within Existing Development Footprint

Map Key - Vegetation Communities & Land Cover Types

PC1 - Plantanus racemosa - Quercus Agrifolia - California Sycamore woodlands

PC3 - Quercus agrifolia woodland

PC4 - Quercus agrifolia woodland - disturbed

PC5 - Malosma laurina shrubland

PC6 - Malacothamnus fasciculatus shrubland

PC7 - Cleared Land

PC8 - Built up

PC9 - Undifferentiated Ornamental - Exotic Vegetation

PC10 - Eriogonum cinerum shrubland

PC11 - Eucalyptus Woodland semi-natural woodland

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Stantec

Project Location
Camp Hess Kramer
Malibu, CA

Prepared by DL on 2022-04-08
TR by SET on 2022-04-08
IR by JV on 2022-04-08

Client/Project
204258600
Wilshire Boulevard Temple
Camp Hess Kramer Rebuild Project
ISBA

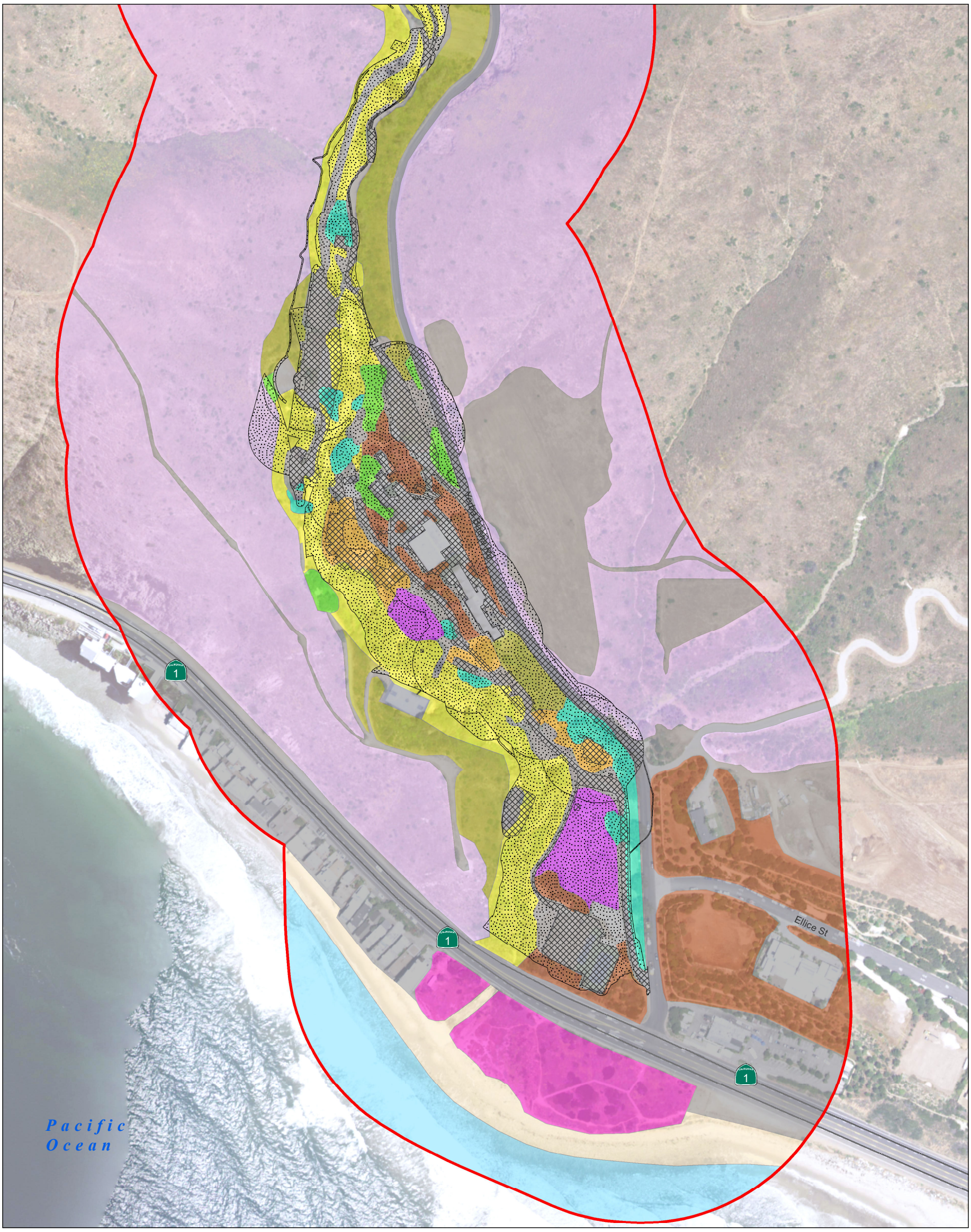
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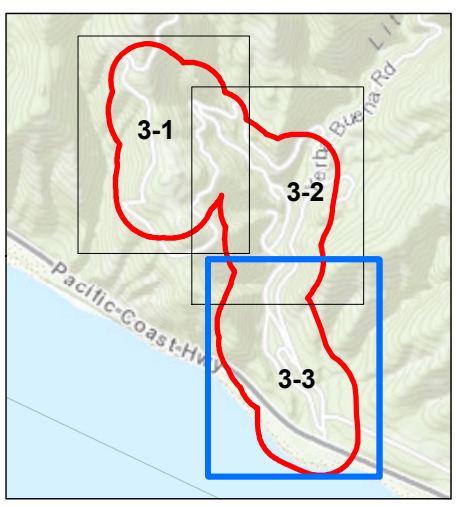
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Plant Communities Map

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2. Data Sources: Stantec 2020.
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Biological Survey Area (SA)

Construction Footprint

Proposed New Development

Project Footprint within Existing Development Footprint

Map Key - Vegetation Communities & Land Cover Types

- PC1 - Plantanus racemosa - Quercus Agrifolia - California Sycamore woodlands
- PC2 - Plantanus racemosa - Quercus Agrifolia - California Sycamore woodlands - disturbed
- PC3 - Quercus agrifolia woodland
- PC5 - Malosma laurina shrubland
- PC7 - Cleared Land
- PC8 - Built up
- PC9 - Undifferentiated Ornamental - Exotic Vegetation
- PC10 - Eriogonum cinerum shrubland
- PC11 - Eucalyptus Woodland semi-natural woodland
- PC12 - Atriplex lentiformis scrub
- Sandy Beach
- Open Water

0 250 500 Feet

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Stantec

Project Location	Prepared by DL on 2022-04-08
Camp Hess Kramer	TR by SET on 2022-04-08
Malibu, CA	IR by JV on 2022-04-08
Client/Project	204258600
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ISBA	
Figure No.	**3 - 3**
Title	**Plant Communities Map**

Notes

1. Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet

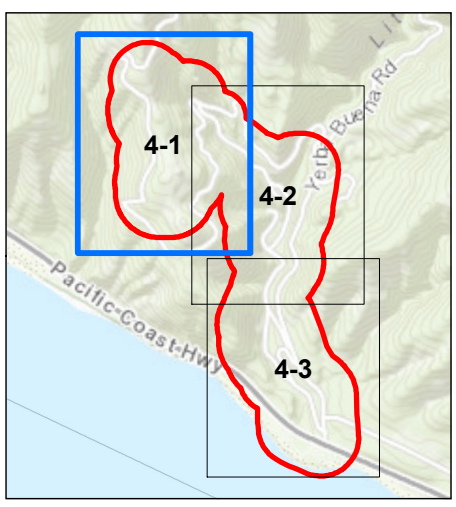
2. Data Sources: Stantec 2020.

3. Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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Biological Survey Area (SA)
CDFW Jurisdictional Waters
Waters of the State
ESHA Stream Corridor (100 ft. Buffer)
Culvert (Corrugated Metal Pipe)

Construction Footprint

Proposed New Development
Project Footprint within Existing Development Footprint

0 250 500 Feet

(At original document size of 11x17)
1:3,000

N

Stantec

Project Location
Camp Hess Kramer
Malibu, CA

Prepared by DL on 2022-04-08
TR by SET on 2022-04-08
IR by JV on 2022-04-08

Client/Project
204258600
Wilshire Boulevard Temple
Camp Hess Kramer Rebuild Project
ISBA

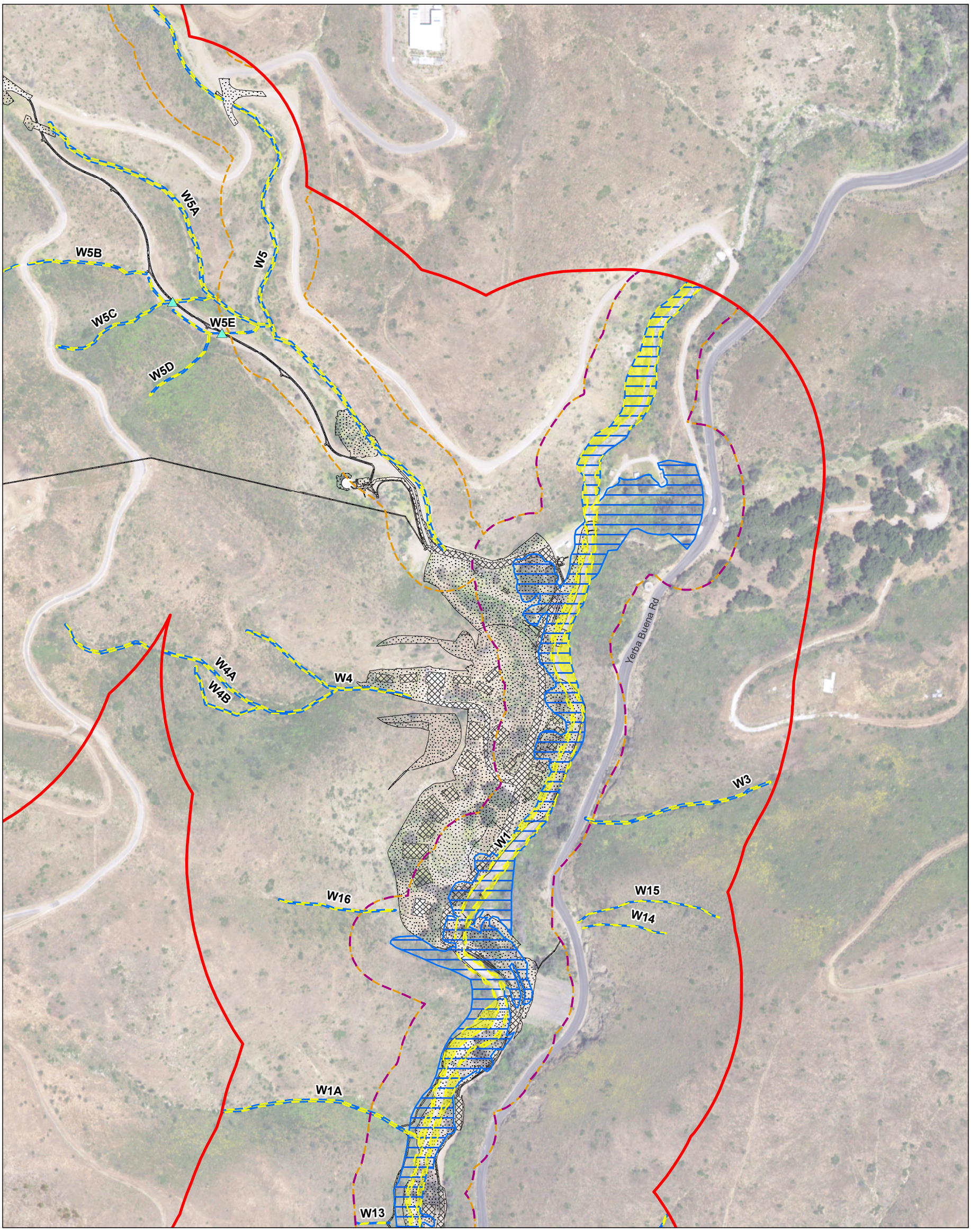
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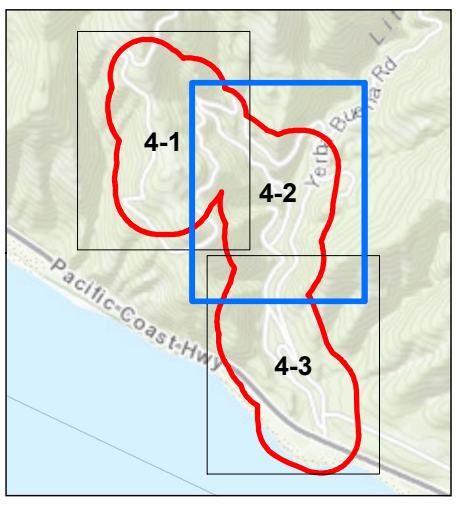
Title
Waters and Wetlands Map

Notes
1. Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet
2. Data Sources: Stantec 2020.
3. Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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- Biological Survey Area (SA)
- CDFW Jurisdictional Waters
- Waters of the State
- Little Sycamore Creek (100 ft. Buffer)
- ESHA Stream Corridor (100 ft. Buffer)
- Culvert (Corrugated Metal Pipe)

Construction Footprint

- Proposed New Development
- Project Footprint within Existing Development Footprint

0 250 500 Feet

(At original document size of 11x17)
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Stantec

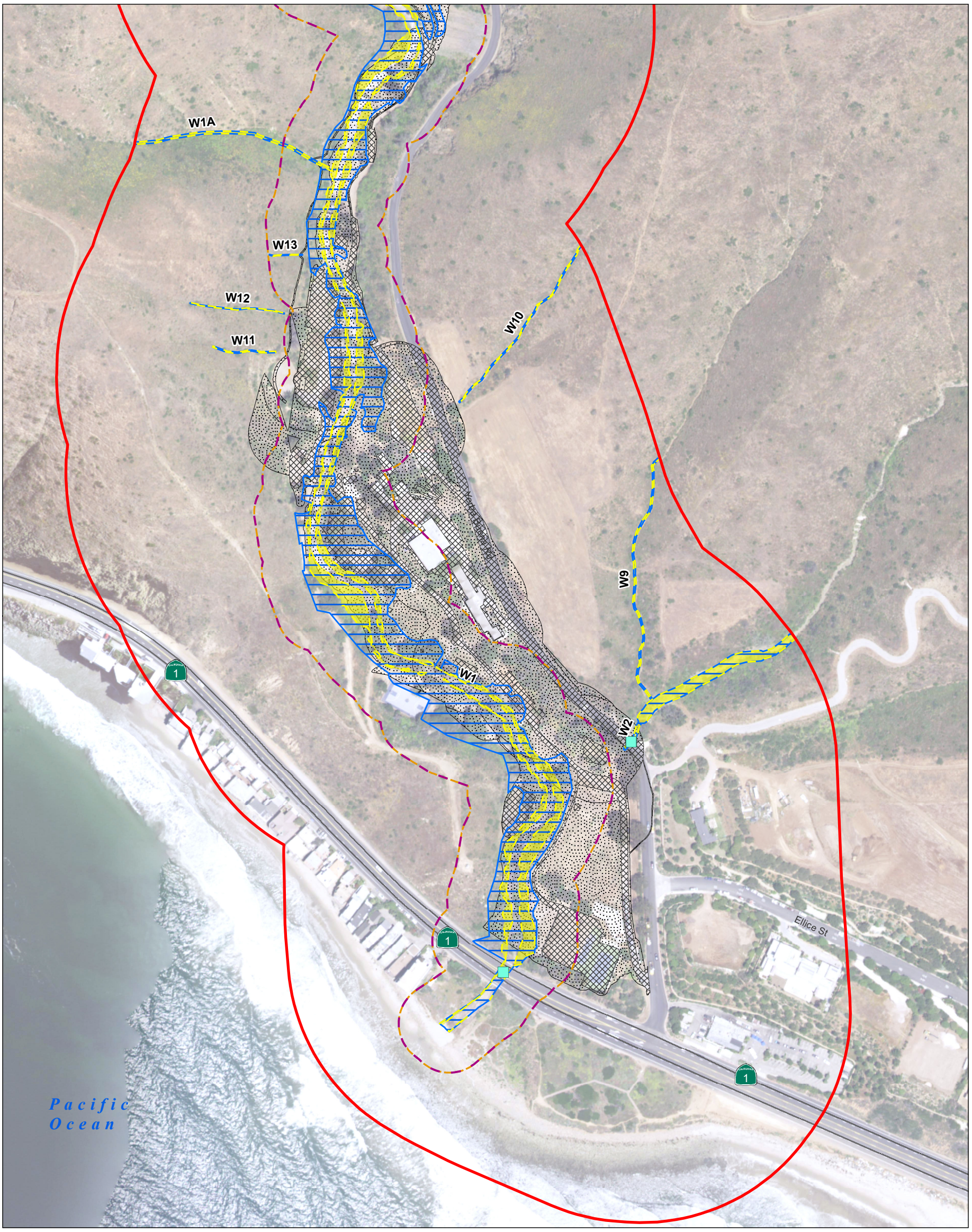
Project Location	Prepared by DL on 2022-04-08
Camp Hess Kramer	TR by SET on 2022-04-08
Malibu, CA	IR by JV on 2022-04-08
Client/Project	204258600
Wilshire Boulevard Temple	
Camp Hess Kramer Rebuild Project	
ISBA	
Figure No.	
4 - 2	
Title	
Waters and Wetlands Map	

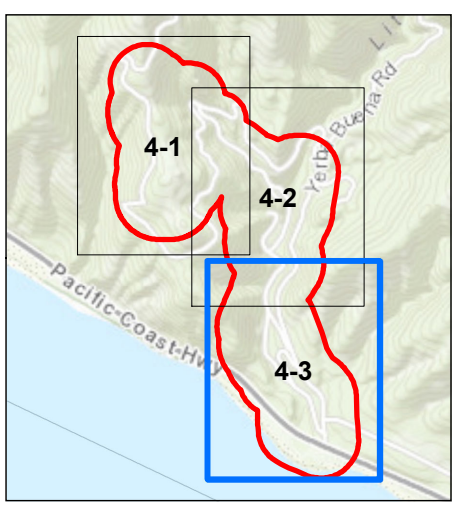
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2. Data Sources: Stantec 2020.
3. Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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Biological Survey Area (SA)
CDFW Jurisdictional Waters
Waters of the State
Little Sycamore Creek (100 ft. Buffer)
ESHA Stream Corridor (100 ft. Buffer)
Culvert (Box Culvert)

Construction Footprint

Proposed New Development
Project Footprint within Existing Development Footprint

0 250 500 Feet

(At original document size of 11x17)
1:3,000

N

Stantec

Project Location	Prepared by DL on 2022-04-08
Camp Hess Kramer	TR by SET on 2022-04-08
Malibu, CA	IR by JV on 2022-04-08
Client/Project	204258600
Wilshire Boulevard Temple	
Camp Hess Kramer Rebuild Project	
ISBA	
Figure No.	
4 - 3	
Title	
Waters and Wetlands Map	

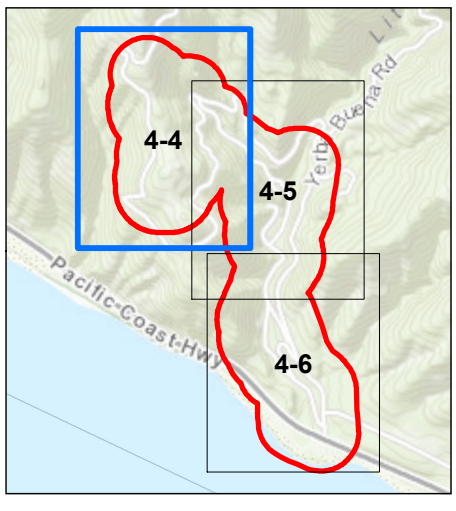
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2. Data Sources: Stantec 2020.
3. Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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Biological Survey Area (SA)
Non-Wetland Waters of the U.S
Culvert (Corrugated Metal Pipe)

Construction Footprint

Proposed New Development
Project Footprint within Existing Development Footprint

0 250 500 Feet

(At original document size of 11x17)
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N

Stantec

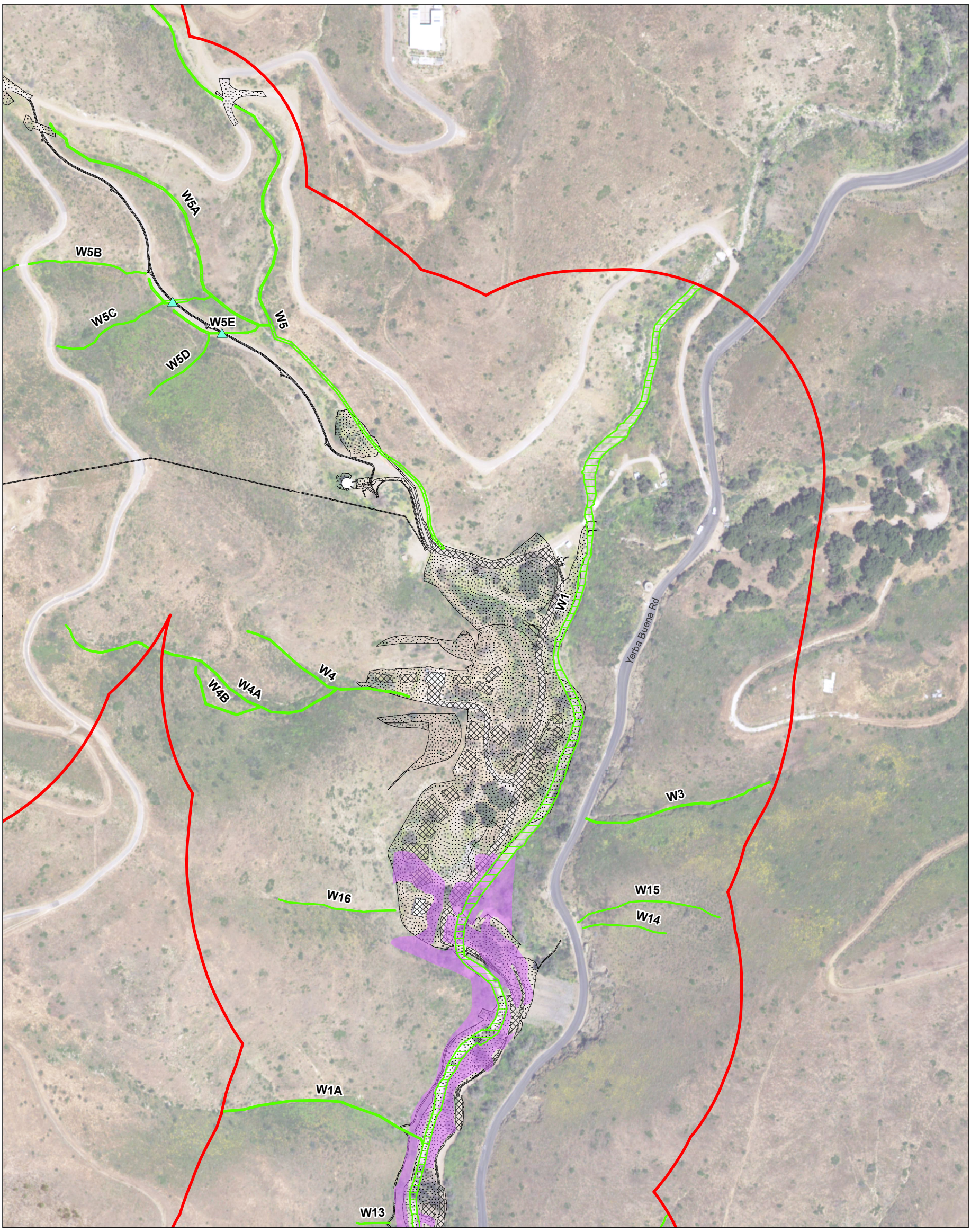
Project Location	Prepared by DL on 2022-04-08
Camp Hess Kramer	TR by SET on 2022-04-08
Malibu, CA	IR by JV on 2022-04-08
Client/Project	204258600
Wilshire Boulevard Temple	
Camp Hess Kramer Rebuild Project	
ISBA	
Figure No.	
4 - 4	
Title	
Waters and Wetlands Map	

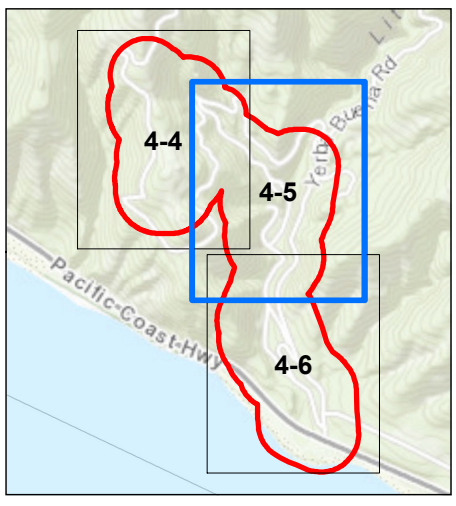
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2. Data Sources: Stantec 2020.
3. Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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Biological Survey Area (SA)

Non-Wetland Waters of the U.S

California Coastal Comission Wetlands

Culvert (Corrugated Metal Pipe)

Construction Footprint

Proposed New Development

Project Footprint within Existing Development Footprint

0 250 500 Feet

(At original document size of 11x17)
1:3,000

N

Stantec

Project Location Camp Hess Kramer Malibu, CA	Prepared by DL on 2022-04-08 TR by SET on 2022-04-08 IR by JV on 2022-04-08
Client/Project Wilshire Boulevard Temple Camp Hess Kramer Rebuild Project ISBA	204258600
Figure No. **4 - 5**	
Title **Waters and Wetlands Map**	

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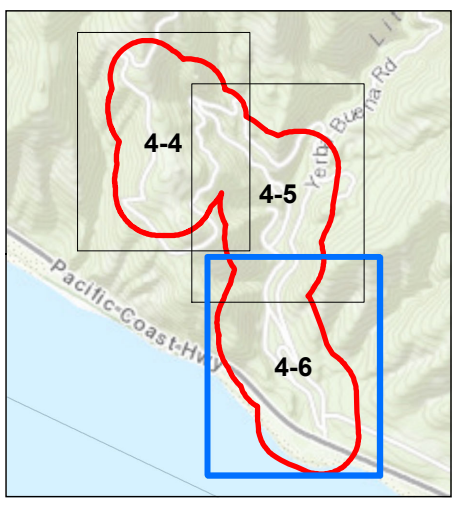
2. Data Sources: Stantec 2020.

3. Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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Biological Survey Area (SA)

Non-Wetland Waters of the U.S

California Coastal Comission Wetlands

Culvert (Box Culvert)

Construction Footprint

Proposed New Development

Project Footprint within Existing Development Footprint

0 250 500 Feet

(At original document size of 11x17)
1:3,000

N

Stantec

Project Location	Prepared by DL on 2022-04-08
Camp Hess Kramer	TR by SET on 2022-04-08
Malibu, CA	IR by JV on 2022-04-08
Client/Project	204258600
Wilshire Boulevard Temple	
Camp Hess Kramer Rebuild Project	
ISBA	
Figure No.	
4 - 6	
Title	
Waters and Wetlands Map	

Notes

1. Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet

2. Data Sources: Stantec 2020.

3. Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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Revised: 2022-04-11 By: dalaw
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3.2 Species

Observed Species

This section describes the common wildlife observed during the reconnaissance-level survey and those species expected to occur within the BSA based on habitat characteristics and species known to occur in the region. A complete list of all plant and wildlife species observed during surveys to support the ISBA is presented in Appendix 2.

Plants

Surveys within the BSA resulted in the observation of 45 different native and non-native herbaceous and woody species (including shrubs and trees). This included common native species such as deerweed (*Admission glaber*), coyote bush (*Baccharis pilularis*), purple sage (*Salvia leucophylla*), and elderberry (*Sambucus Mexicana*) along with non-native/invasive species such as mustard (*Hirschfeldia incana*) and tree tobacco (*Nicotiana glauca*). Once special-status species, California black walnut (*Juglans californica*), a CRPR 4 species was observed during the surveys and is discussed further below under special-status species.

Terrestrial Invertebrates

As in all ecological systems, invertebrates inhabiting the SA play a crucial role in a number of biological processes. They serve as the primary or secondary food sources for a variety of bird, reptile, and mammal predators; they provide important pollination vectors for numerous plant species; they act as components in controlling pest populations; and they support the naturally occurring maintenance of an area by consuming detritus and contributing to necessary soil nutrients. Though heavily urbanized, habitat conditions within the SA provide a suite of microhabitat conditions for a wide variety of terrestrial insects and other invertebrates that are known to adapt to such disturbance. A focused insect survey was not performed within the SA for this Project; however, a variety of common insects were observed during the reconnaissance-level survey, including species from the following orders: Aranidae (spiders), Diptera (flies and mosquitoes), Lepidoptera (moths and butterflies), and Hymenoptera (wasps, bees and ants). During agency site visits in November and December 2021 monarch butterflies were observed flying throughout portions of the site and utilizing several of the eucalyptus groves.

Fish

No water was present within the SA during the surveys in 2020 or 2021 surveys and only in an above average rainfall year might there be enough persistent flow, for short periods of time, to support fish species; the SA does not experience any tidal influence from the nearby Pacific Ocean. LSC does not provide suitable spawning or rearing habitat for steelhead trout (*Oncorhynchus mykiss irideus* pop. 10) Furthermore, there are no known species of fish that occur within the SA.

Amphibians

Amphibians often require a source of standing or flowing water to complete their life cycle. However, some terrestrial species can survive in drier areas by remaining in moist environments or by burrowing into the soil. Downed logs, bark, and other woody material in various stages of decay (often referred to as coarse woody debris), resources which are largely absent from the BSA, likely provide shelter and feeding sites for a variety of wildlife, including amphibians and reptiles (Maser and Trappe, 1984; Aubry et al., 1988). These species are highly cryptic and often difficult to detect. Amphibians all require aquatic habitats for all or part of their life cycle, which is not present within the BSA. No permanent aquatic habitat was observed within the SA. During years of prolonged flows within LSC there may be suitable habitat, however this stretch of LSC is typically subject to short term flows in response to precipitation events and is not likely to provide adequate habitat for amphibian species. It is possible that common amphibians, such as western toad (*Anaxyrus boreas*), may occur at times within the BSA. During

portions of the year, they can be found away from water sources where they spend much of their time in moist terrestrial habitats.

Reptiles

The number and type of reptile species that may occur at a given site is related to a number of biotic and abiotic features. These include the diversity of plant communities, substrates, soil types, and presence of refugia such as rock piles, boulders, and native debris. Many reptile species, even if present, are difficult to detect because they are cryptic and their life history characteristics (e.g., foraging, thermoregulatory behavior, fossorial nature, camouflage) limit their ability to be observed during most surveys. Further, many species are only active within relatively narrow thermal limits, avoiding both cold and hot conditions, and most species take refuge in microhabitats that are not directly visible to the casual observer, such as rodent burrows, in crevices, under rocks and boards, and in dense vegetation, where they are protected from unsuitable environmental conditions and predators (USACE and CDFG 2010). In some cases, they are only observed when flushed from their refugia. Weather conditions during the survey were favorable for reptile activity.

Common fence lizard (*Sceloporus occidentalis*) and side-blotched lizard (*Uta stansburiana*) were observed during the reconnaissance-level survey. Although not observed, several other common reptiles are known to occur in the area including the southern pacific rattlesnake (*Crotalus oreganus helleri*), gopher snake (*Pituophis catenifer*), southern alligator lizard (*Elgaria multicarinata*), coachwhip (*Masticophis flagellum*), and western skink (*Plestiodon skiltonia*).

Birds

Birds were identified by sight and were observed throughout the SA. Numerous trees are present throughout the SA that may provide nesting habitat. Other potential nesting habitat includes powerpoles, utility structures, buildings, as well as damaged or destroyed structures. Species such as black-hooded parakeet (*Aratinga nenday*), western-scrub jay (*Aphelocoma californica*), and black phoebe (*Sayornis nigricans*) were commonly observed in the SA. A full list of species observed is presented in Appendix 2. Species not observed but are known to occur within the vicinity of the SA include Cooper's hawk (*Accipiter cooperi*) and greater roadrunner (*Geococcyx californianus*).

Mammals

Generally, the distribution of mammals on a given site is associated with the presence of factors such as access to perennial water, topographical and structural components (e.g., rock piles, vegetation) that provide cover and support prey base, and the presence of suitable soils for fossorial mammals (e.g., sandy areas).

Coyote (*Canis latrans*) and California ground squirrel (*Otospermophilus beecheyi*) were both observed during the reconnaissance-level surveys. Other common mammals likely to move through the SA, include striped skunk (*Mephitis mephitis*), Virginia opossum (*Didelphis virginiana*), and raccoon (*Procyon lotor*). Although no sign or individuals were observed it is possible that some species of common bats may use trees within the BSA for roosting habitat and forage within and adjacent to LSC.

Protected Trees

A total of 590 trees were identified during the surveys within the lower and middle camp portions of the SA (eastern portion); no trees will be impacted or encroached upon in the upper camp (west area of SA). Of these, 518 trees were tagged and mapped, and an additional 72 trees were not tagged, but mapped and visually inspected from a distance due to safety concerns including poison oak, steep slopes, loose slopes, and/or hazardous debris. An arborist report has been prepared and is attached as Attachment B; the table below has been adapted from the arborist report. This table includes all trees mapped within the Lower and Middle Camp areas and includes non-native (not protected) and other non-protected trees. Impact status is derived from review of the Studio-MLA Tree Disposition plans for the project . Trees

were not mapped within the Upper Camp as the few trees occurring within that portion of the Project are non-native, not protected, and will not be impacted by Project activities.

Surveyed Trees				
Map Key (1)	Species (2)	Common Name	Girth (3) (circumference in inches)	Impact (4)
T5	Eucalyptus sp.	Eucalyptus	261	
T6	Quercus agrifolia	Coast Live Oak	35	
T7	Quercus agrifolia	Coast Live Oak	80	
T8	Quercus agrifolia	Coast Live Oak	35	
T9	Eucalyptus sp.	Eucalyptus	97	Removal
T10	Schinus terebinthifolia	Brazilian Peppertree	99	Removal
T11	Eucalyptus sp.	Eucalyptus	27	Removal
T12	Eucalyptus sp.	Eucalyptus	38	Removal
T13	Fraxinus velutina	Modesto Ash	16	Removal
T14	Quercus agrifolia	Coast Live Oak	96	
T15	Quercus agrifolia	Coast Live Oak	60	
T16	Quercus agrifolia	Coast Live Oak	61	
T17	Quercus agrifolia	Coast Live Oak	163	
T18	Quercus agrifolia	Coast Live Oak	44	Removal
T19	Quercus agrifolia	Coast Live Oak	44	
T20	Quercus agrifolia	Coast Live Oak	60	
T21	Quercus agrifolia	Coast Live Oak	79	
T22	Quercus agrifolia	Coast Live Oak	49	
T23	Quercus agrifolia	Coast Live Oak	36	Removal
T24	Pinus halepensis	Aleppo Pine	50	Removal
T25	Pinus halepensis	Aleppo Pine	38	Removal
T26	Quercus agrifolia	Coast Live Oak	22	
T27	Quercus agrifolia	Coast Live Oak	19	
T28	Quercus agrifolia	Coast Live Oak	31	
T29	Quercus agrifolia	Coast Live Oak	39	
T30	Quercus agrifolia	Coast Live Oak	79	
T31	Quercus agrifolia	Coast Live Oak	38	
T32	Platanus racemosa	Western Sycamore	22	
T33	Platanus racemosa	Western Sycamore	35	
T34	Platanus racemosa	Western Sycamore	28	
T35	Platanus racemosa	Western Sycamore	46	
T36	Quercus agrifolia	Coast Live Oak	20	
T37	Juglans californica	California Black Walnut	20	

Surveyed Trees				
Map Key (1)	Species (2)	Common Name	Girth (3) (circumference in inches)	Impact (4)
T45	Quercus agrifolia	Coast Live Oak	47	
T46	Quercus agrifolia	Coast Live Oak	41	
T47	Quercus agrifolia	Coast Live Oak	47	Removal
T48	Quercus agrifolia	Coast Live Oak	57	Removal
T49	Quercus agrifolia	Coast Live Oak	31	
T50	Quercus agrifolia	Coast Live Oak	72	Removal
T51	Quercus agrifolia	Coast Live Oak	94	Removal
T52	Quercus agrifolia	Coast Live Oak	31	Removal
T53	Quercus agrifolia	Coast Live Oak	57	Removal
T54	Quercus agrifolia	Coast Live Oak	47	Removal
T55	Quercus agrifolia	Coast Live Oak	44	Removal
T56	Quercus agrifolia	Coast Live Oak	72	Removal
T57	Quercus agrifolia	Coast Live Oak	110	Removal
T58	Quercus agrifolia	Coast Live Oak	182	
T59	Quercus agrifolia	Coast Live Oak	63	
T60	Quercus agrifolia	Coast Live Oak	57	Removal
T61	Juglans californica	California Black Walnut	210	
T62	Quercus agrifolia	Coast Live Oak	104	Removal
T63	Quercus agrifolia	Coast Live Oak	55	Removal
T64	Eucalyptus sp.	Eucalyptus	72	Removal
T65	Quercus agrifolia	Coast Live Oak	68	Removal
T66	Quercus agrifolia	Coast Live Oak	86	Removal
T67	Quercus agrifolia	Coast Live Oak	163	
T68	Quercus agrifolia	Coast Live Oak	93	
T69	Quercus agrifolia	Coast Live Oak	64	
T70	Quercus agrifolia	Coast Live Oak	221	
T71	Quercus agrifolia	Coast Live Oak	83	Removal
T72	Quercus agrifolia	Coast Live Oak	170	
T73	Quercus agrifolia	Coast Live Oak	89	Removal
T74	Quercus agrifolia	Coast Live Oak	19	Removal
T75	Quercus agrifolia	Coast Live Oak	53	Removal
T76	Quercus agrifolia	Coast Live Oak	31	Removal
T77	Quercus agrifolia	Coast Live Oak	55	Removal
T78	Platanus racemosa	Western Sycamore	82	Removal
T79	Quercus agrifolia	Coast Live Oak	28	Removal
T80	Platanus racemosa	Western Sycamore	79	Removal

Surveyed Trees				
Map Key (1)	Species (2)	Common Name	Girth (3) (circumference in inches)	Impact (4)
T81	Platanus racemosa	Western Sycamore	88	Removal
T82	Pinus halepensis	Aleppo Pine	108	Removal
T83	Fraxinus velutina	Modesto Ash	50	Removal
T84	Quercus agrifolia	Coast Live Oak	27	Removal
T85	Quercus agrifolia	Coast Live Oak	16	Removal
T86	Schinus terebinthifolia	Brazilian Peppertree	119	
T87	Quercus agrifolia	Coast Live Oak	44	
T88	Quercus agrifolia	Coast Live Oak	31	Removal
T89	Quercus agrifolia	Coast Live Oak	16	
T90	Eucalyptus sp.	Eucalyptus	119	Removal
T91	Eucalyptus sp.	Eucalyptus	75	Removal
T92	Eucalyptus sp.	Eucalyptus	144	Removal
T93	Juniperus californica	California Juniper	52	Removal
T94	Juniperus californica	California Juniper	35	Removal
T95	Pinus halepensis	Aleppo Pine	79	
T96	Platanus racemosa	Western Sycamore	94	Removal
T97	Platanus racemosa	Western Sycamore	63	
T98	Quercus agrifolia	Coast Live Oak	57	
T99	Platanus racemosa	Western Sycamore	94	
T100	Olea europaea	Olive	25	
T101	Olea europaea	Olive	31	
T102	Quercus agrifolia	Coast Live Oak	22	
T103	Quercus agrifolia	Coast Live Oak	39	
T104	Quercus agrifolia	Coast Live Oak	42	
T105	Platanus racemosa	Western Sycamore	88	
T106	Platanus racemosa	Western Sycamore	154	
T107	Eucalyptus sp.	Eucalyptus	176	Removal
T108	Platanus racemosa	Western Sycamore	60	
T109	Platanus racemosa	Western Sycamore	107	
T110	Platanus racemosa	Western Sycamore	129	
T111	Platanus racemosa	Western Sycamore	113	
T112	Quercus agrifolia	Coast Live Oak	57	
T113	Quercus agrifolia	Coast Live Oak	44	
T114	Platanus racemosa	Western Sycamore	283	

Surveyed Trees				
Map Key (1)	Species (2)	Common Name	Girth (3) (circumference in inches)	Impact (4)
T118	Platanus racemosa	Western Sycamore	113	
T119	Quercus agrifolia	Coast Live Oak	88	Removal
T120	Platanus racemosa	Western Sycamore	151	
T121	Quercus agrifolia	Coast Live Oak	82	Removal
T122	Ligstrum ovalifolium	Privet	69	
T123	Ligstrum ovalifolium	Privet	28	
T124	Ligstrum ovalifolium	Privet	19	
T125	Ligstrum ovalifolium	Privet	50	
T126	Platanus racemose	Western Sycamore	88	
T127	Quercus agrifolia	Coast Live Oak	20	Removal
T128	Platanus racemose	Western Sycamore	135	
T129	Platanus racemose	Western Sycamore	100	
T130	Pinus halepensis	Aleppo Pine	100	Removal
T131	Pinus canariensis	Canary Island Pine	13	
T132	Fraxinus uhdei	Shamel Ash	44	
T133	Platanus racemose	Western Sycamore	6	
T134	Platanus racemose	Western Sycamore	50	
T135	Fraxinus uhdei	Shamel Ash	9	
T136	Eucalyptus sp.	Eucalyptus	91	
T137	Eucalyptus sp.	Eucalyptus	85	
T138	Platanus racemose	Western Sycamore	105	
T139	Quercus agrifolia	Coast Live Oak	82	
T140	Platanus racemose	Western Sycamore	113	
T141	Quercus agrifolia	Coast Live Oak	44	
T142	Ligstrum ovalifolium	Privet	28	
T143	Ligstrum ovalifolium	Privet	88	
T144	Ligstrum ovalifolium	Privet	13	Removal
T145	Ligstrum ovalifolium	Privet	16	Removal
T146	Ligstrum ovalifolium	Privet	13	Removal
T147	Ligstrum ovalifolium	Privet	9	Removal
T148	Ligstrum ovalifolium	Privet	41	Removal
T149	Pinus halepensis	Aleppo Pine	38	Removal
T150	Juglans californica	California Black Walnut	16	Removal
T152	Platanus racemose	Western Sycamore	79	Removal
T153	Eucalyptus sp.	Eucalyptus	144	
T154	Quercus agrifolia	Coast Live Oak	19	Removal

Surveyed Trees				
Map Key (1)	Species (2)	Common Name	Girth (3) (circumference in inches)	Impact (4)
T155	Platanus racemose	Western Sycamore	44	Removal
T156	Quercus agrifolia	Coast Live Oak	44	
T157	Platanus racemosa	Western Sycamore	138	Removal
T158	Quercus agrifolia	Coast Live Oak	31	
T159	Platanus racemosa	Western Sycamore	57	
T160	Platanus racemosa	Western Sycamore	82	
T161	Platanus racemosa	Western Sycamore	144	
T162	Quercus agrifolia	Coast Live Oak	44	Removal
T163	Quercus agrifolia	Coast Live Oak	41	Removal
T164	Quercus agrifolia	Coast Live Oak	9	Removal
T165	Quercus agrifolia	Coast Live Oak	50	Removal
T166	Platanus racemosa	Western Sycamore	39	Removal
T167	Platanus racemosa	Western Sycamore	35	Removal
T168	Eucalyptus sp.	Eucalyptus	100	
T169	Eucalyptus sp.	Eucalyptus	75	
T170	Eucalyptus sp.	Eucalyptus	44	
T171	Eucalyptus sp.	Eucalyptus	17	
T172	Eucalyptus sp.	Eucalyptus	44	
T173	Eucalyptus sp.	Eucalyptus	9	
T174	Eucalyptus sp.	Eucalyptus	13	
T175	Eucalyptus sp.	Eucalyptus	17	
T176	Eucalyptus sp.	Eucalyptus	24	
T177	Eucalyptus sp.	Eucalyptus	13	
T178	Eucalyptus sp.	Eucalyptus	19	
T179	Eucalyptus sp.	Eucalyptus	31	
T180	Eucalyptus sp.	Eucalyptus	44	
T181	Eucalyptus sp.	Eucalyptus	41	
T182	Eucalyptus sp.	Eucalyptus	57	
T183	Eucalyptus sp.	Eucalyptus	25	
T184	Eucalyptus sp.	Eucalyptus	38	
T185	Eucalyptus sp.	Eucalyptus	44	
T186	Eucalyptus sp.	Eucalyptus	50	
T187	Eucalyptus sp.	Eucalyptus	53	
T188	Eucalyptus sp.	Eucalyptus	5	
T189	Eucalyptus sp.	Eucalyptus	6	
T190	Eucalyptus sp.	Eucalyptus	38	

Surveyed Trees				
Map Key (1)	Species (2)	Common Name	Girth (3) (circumference in inches)	Impact (4)
T191	Eucalyptus sp.	Eucalyptus	19	
T192	Eucalyptus sp.	Eucalyptus	41	
T193	Eucalyptus sp.	Eucalyptus	63	
T194	Eucalyptus sp.	Eucalyptus	75	
T195	Platanus racemosa	Western Sycamore	94	
T196	Quercus agrifolia	Coast Live Oak	72	
T197	--	Unable to Determine	9	Removal
T198	Quercus agrifolia	Coast Live Oak	60	Removal
T199	Platanus racemosa	Western Sycamore	82	
T200	Platanus racemosa	Western Sycamore	31	
T201	Platanus racemosa	Western Sycamore	82	
T202	Platanus racemosa	Western Sycamore	75	
T203	Platanus racemosa	Western Sycamore	88	
T204	Platanus racemosa	Western Sycamore	113	
T205	Platanus racemosa	Western Sycamore	88	
T206	Platanus racemosa	Western Sycamore	144	
T207	Quercus agrifolia	Coast Live Oak	63	
T208	Quercus agrifolia	Coast Live Oak	44	Removal
T209	Quercus agrifolia	Coast Live Oak	14	Removal
T210	Pinus halepensis	Aleppo Pine	107	Removal
T211	Pinus halepensis	Aleppo Pine	75	
T212	Pinus halepensis	Aleppo Pine	100	
T213	Pinus halepensis	Aleppo Pine	60	
T214	Juglans californica	California Black Walnut	35	
T215	Juglans californica	California Black Walnut	38	
T216	Juglans californica	California Black Walnut	35	
T217	Quercus agrifolia	Coast Live Oak	75	Removal
T218	Eucalyptus sp.	Eucalyptus	38	Removal
T220	Juglans californica	California Black Walnut	13	
T221	Quercus agrifolia	Coast Live Oak	50	
T222	Quercus agrifolia	Coast Live Oak	44	
T223	Quercus agrifolia	Coast Live Oak	122	
T224	Eucalyptus sp.	Eucalyptus	75	
T225	Eucalyptus sp.	Eucalyptus	69	
T226	Quercus agrifolia	Coast Live Oak	47	
T227	Platanus racemosa	Western Sycamore	85	Removal

Surveyed Trees				
Map Key (1)	Species (2)	Common Name	Girth (3) (circumference in inches)	Impact (4)
T228	Eucalyptus sp.	Eucalyptus	44	Removal
T229	Juglans californica	California Black Walnut	5	
T230	Juglans californica	California Black Walnut	3	
T231	Quercus agrifolia	Coast Live Oak	69	
T232	Eucalyptus sp.	Eucalyptus	50	
T233	Eucalyptus sp.	Eucalyptus	35	
T234	Eucalyptus sp.	Eucalyptus	465	
T235	Eucalyptus sp.	Eucalyptus	63	
T236	Eucalyptus sp.	Eucalyptus	126	
T237	Eucalyptus sp.	Eucalyptus	35	
T238	Eucalyptus sp.	Eucalyptus	38	
T239	Eucalyptus sp.	Eucalyptus	35	
T240	Eucalyptus sp.	Eucalyptus	100	
T241	Eucalyptus sp.	Eucalyptus	25	
T242	Eucalyptus sp.	Eucalyptus	38	
T243	Eucalyptus sp.	Eucalyptus	16	
T244	Eucalyptus sp.	Eucalyptus	13	
T245	Eucalyptus sp.	Eucalyptus	22	
T246	Eucalyptus sp.	Eucalyptus	6	
T247	Eucalyptus sp.	Eucalyptus	19	
T248	Eucalyptus sp.	Eucalyptus	38	
T249	Eucalyptus sp.	Eucalyptus	88	
T250	Eucalyptus sp.	Eucalyptus	28	
T251	Platanus racemosa	Western Sycamore	119	
T252	Eucalyptus sp.	Eucalyptus	75	Removal
T253	Eucalyptus sp.	Eucalyptus	63	Removal
T254	Eucalyptus sp.	Eucalyptus	75	
T255	Eucalyptus sp.	Eucalyptus	79	Removal
T256	Eucalyptus sp.	Eucalyptus	72	
T257	Eucalyptus sp.	Eucalyptus	82	
T258	Platanus racemosa	Western Sycamore	100	
T259	Juglans californica	California Black Walnut	8	
T260	Quercus agrifolia	Coast Live Oak	132	
T261	--	Unable to Determine	91	Removal
T262	Myoporum laetum	Mousehole Tree	66	
T263	Juglans californica	California Black Walnut	79	

Surveyed Trees				
Map Key (1)	Species (2)	Common Name	Girth (3) (circumference in inches)	Impact (4)
T264	Quercus agrifolia	Coast Live Oak	41	
T265	Quercus agrifolia	Coast Live Oak	126	
T266	Quercus agrifolia	Coast Live Oak	63	
T267	Quercus agrifolia	Coast Live Oak	85	
T268	Quercus agrifolia	Coast Live Oak	57	
T269	Araucaria heterophylla	Norfolk Island Pine	25	
T270	Pinus halepensis	Aleppo Pine	44	
T271	Olea europaea	Olive	50	
T272	Punica granatum	Pomegranate	38	
T273	Olea europaea	Olive	47	
T274	Olea europaea	Olive	16	
T275	Myoporum laetum	Mousehole Tree	9	
T276	Myoporum laetum	Mousehole Tree	28	
T277	Pinus halepensis	Aleppo Pine	47	
T278	Pinus halepensis	Aleppo Pine	79	
T279	Pinus halepensis	Aleppo Pine	69	
T280	Pinus halepensis	Aleppo Pine	47	Removal
T281	Pinus halepensis	Aleppo Pine	75	Removal
T282	Fraxinus velutina	Modesto Ash	82	Removal
T283	Pinus halepensis	Aleppo Pine	47	Removal
T284	Pinus halepensis	Aleppo Pine	69	Removal
T285	Pinus halepensis	Aleppo Pine	82	Removal
T286	Schinus terebinthifolia	Brazilian Peppertree	22	Removal
T287	Schinus terebinthifolia	Brazilian Peppertree	57	Removal
T289	Pinus halepensis	Aleppo Pine	28	Removal
T290	Pinus halepensis	Aleppo Pine	53	Removal
T291	Pinus halepensis	Aleppo Pine	75	Removal
T292	Juglans californica	California Black Walnut	11	Removal
T293	Platanus racemosa	Western Sycamore	389	Removal
T294	Platanus racemosa	Western Sycamore	94	
T295	Eucalyptus sp.	Eucalyptus	132	Removal
T296	Eucalyptus sp.	Eucalyptus	151	Removal
T297	Juglans californica	California Black Walnut	50	
T298	Eucalyptus sp.	Eucalyptus	58	

Surveyed Trees				
Map Key (1)	Species (2)	Common Name	Girth (3) (circumference in inches)	Impact (4)
T299	Platanus racemosa	Western Sycamore	69	Removal
T300	Eucalyptus sp.	Eucalyptus	201	
T301	Eucalyptus sp.	Eucalyptus	31	
T302	Eucalyptus sp.	Eucalyptus	110	
T303	Eucalyptus sp.	Eucalyptus	129	
T304	Eucalyptus sp.	Eucalyptus	88	
T306	Quercus agrifolia	Coast Live Oak	107	
T307	Eucalyptus sp.	Eucalyptus	91	Removal
T308	Platanus racemosa	Western Sycamore	132	Removal
T309	Platanus racemosa	Western Sycamore	85	
T310	Platanus racemosa	Western Sycamore	144	
T311	Quercus agrifolia	Coast Live Oak	63	
T312	Quercus agrifolia	Coast Live Oak	5	
T313	Quercus agrifolia	Coast Live Oak	41	
T314	Eucalyptus sp.	Eucalyptus	94	Removal
T315	Eucalyptus sp.	Eucalyptus	79	
T316	Eucalyptus sp.	Eucalyptus	57	
T317	Eucalyptus sp.	Eucalyptus	75	
T318	Quercus agrifolia	Coast Live Oak	25	
T319	Eucalyptus sp.	Eucalyptus	198	
T320	Eucalyptus sp.	Eucalyptus	151	
T321	Quercus agrifolia	Coast Live Oak	57	
T322	Quercus agrifolia	Coast Live Oak	6	Removal
T323	Eucalyptus sp.	Eucalyptus	94	
T324	Schinus terebinthifolia	Brazilian Peppertree	35	
T325	Schinus terebinthifolia	Brazilian Peppertree	41	
T326	--	Unable to Determine	38	
T327	Olea europaea	Olive	25	
T328	Punica granatum	Pomegranate	53	
T329	Olea europaea	Olive	66	
T330	Olea europaea	Olive	79	
T331	Eriobotrya japonica	Loquat	85	
T332	Schinus terebinthifolia	Brazilian Peppertree	47	
T333	Tipuana tipu	Tipu Tree	60	

Surveyed Trees				
Map Key (1)	Species (2)	Common Name	Girth (3) (circumference in inches)	Impact (4)
T334	Tipuana tipu	Tipu Tree	57	
T335	Pinus halepensis	Aleppo Pine	132	
T336	Schinus terebinthifolia	Brazilian Peppertree	72	
T337	Pinus halepensis	Aleppo Pine	38	Removal
T338	Tipuana tipu	Tipu Tree	53	
T339	Platanus racemosa	Western Sycamore	257	
T340	Platanus racemosa	Western Sycamore	91	
T341	Platanus racemosa	Western Sycamore	138	
T342	Platanus racemosa	Western Sycamore	69	
T343	Platanus racemosa	Western Sycamore	82	
T344	Platanus racemosa	Western Sycamore	100	
T345	Platanus racemosa	Western Sycamore	16	
T346	Eucalyptus sp.	Eucalyptus	38	Removal
T347	Platanus racemosa	Western Sycamore	245	
T348	Platanus racemosa	Western Sycamore	88	
T349	Platanus racemosa	Western Sycamore	119	
T350	Platanus racemosa	Western Sycamore	151	
T351	Platanus racemosa	Western Sycamore	88	
T353	Platanus racemosa	Western Sycamore	207	
T354	Platanus racemosa	Western Sycamore	107	
T355	Platanus racemosa	Western Sycamore	91	
T356	Platanus racemosa	Western Sycamore	110	Removal
T358	Platanus racemosa	Western Sycamore	166	
T359	Platanus racemosa	Western Sycamore	314	
T360	Platanus racemosa	Western Sycamore	223	
T361	Platanus racemosa	Western Sycamore	239	
T362	Platanus racemosa	Western Sycamore	100	
T363	Platanus racemosa	Western Sycamore	91	
T365	Platanus racemosa	Western Sycamore	104	
T366	Platanus racemosa	Western Sycamore	116	
T367	Pinus halepensis	Aleppo Pine	79	
T368	Pinus halepensis	Aleppo Pine	88	
T369	Pinus halepensis	Aleppo Pine	100	
T370	Platanus racemosa	Western Sycamore	116	
T371	Pinus halepensis	Aleppo Pine	47	

Surveyed Trees				
Map Key (1)	Species (2)	Common Name	Girth (3) (circumference in inches)	Impact (4)
T372	Schinus terebinthifolia	Brazilian Peppertree	41	
T373	--	Unable to Determine	31	Removal
T374	Myoporum laetum	Mousehole Tree	28	
T375	Myoporum laetum	Mousehole Tree	69	
T376	Myoporum laetum	Mousehole Tree	28	
T377	Schinus terebinthifolia	Brazilian Peppertree	44	
T378	Schinus terebinthifolia	Brazilian Peppertree	28	
T379	Schinus terebinthifolia	Brazilian Peppertree	35	Removal
T380	Myoporum laetum	Mousehole Tree	122	
T381	Schinus terebinthifolia	Brazilian Peppertree	82	Removal
T382	Eucalyptus sp.	Eucalyptus	50	Removal
T383	Eucalyptus sp.	Eucalyptus	82	
T384	Eucalyptus sp.	Eucalyptus	35	Removal
T385	Eucalyptus sp.	Eucalyptus	88	
T386	Alnus rhombifolia	Alder	31	Removal
T387	Quercus agrifolia	Coast Live Oak	35	Removal
T388	Schinus terebinthifolia	Brazilian Peppertree	25	
T389	Quercus agrifolia	Coast Live Oak	66	
T390	Myoporum laetum	Mousehole Tree	38	
T391	Myoporum laetum	Mousehole Tree	41	
T392	Platanus racemosa	Western Sycamore	135	
T393	Platanus racemosa	Western Sycamore	60	
T394	Platanus racemosa	Western Sycamore	173	
T395	Platanus racemosa	Western Sycamore	25	
T396	Platanus racemosa	Western Sycamore	201	Removal
T397	Pinus canariensis	Canary Island Pine	47	
T398	Pinus canariensis	Canary Island Pine	57	
T399	Pinus canariensis	Canary Island Pine	47	
T400	Pinus canariensis	Canary Island Pine	44	
T401	Platanus racemosa	Western Sycamore	116	Removal
T402	Pinus canariensis	Canary Island Pine	57	
T403	Eucalyptus sp.	Eucalyptus	110	Removal

Surveyed Trees				
Map Key (1)	Species (2)	Common Name	Girth (3) (circumference in inches)	Impact (4)
T404	Eucalyptus sp.	Eucalyptus	97	Removal
T405	Platanus racemosa	Western Sycamore	53	
T408	Platanus racemosa	Western Sycamore	69	Removal
T409	Platanus racemosa	Western Sycamore	151	
T410	Platanus racemosa	Western Sycamore	82	Removal
T413	Quercus wislizeni	Interior Live Oak	69	
T414	Quercus wislizeni	Interior Live Oak	88	
T415	Quercus wislizeni	Interior Live Oak	119	
T416	Myoporum laetum	Mousehole Tree	50	
T417	Platanus racemosa	Western Sycamore	170	
T418	Platanus racemosa	Western Sycamore	107	Removal
T419	Persea americana	Avocado	25	Removal
T420	Persea americana	Avocado	41	Removal
T421	Platanus racemosa	Western Sycamore	79	
T422	Eucalyptus sp.	Eucalyptus	38	
T423	Platanus racemosa	Western Sycamore	122	
T424	Platanus racemosa	Western Sycamore	50	
T425	Platanus racemosa	Western Sycamore	75	Removal
T426	Platanus racemosa	Western Sycamore	113	Removal
T427	Eucalyptus sp.	Eucalyptus	104	Removal
T428	Eucalyptus sp.	Eucalyptus	107	Removal
T429	Eucalyptus sp.	Eucalyptus	100	
T430	Eucalyptus sp.	Eucalyptus	132	
T431	Eucalyptus sp.	Eucalyptus	82	Removal
T432	Eucalyptus sp.	Eucalyptus	170	
T433	Eucalyptus sp.	Eucalyptus	94	
T434	Eucalyptus sp.	Eucalyptus	91	
T435	Eucalyptus sp.	Eucalyptus	113	
T436	Eucalyptus sp.	Eucalyptus	100	
T437	Eucalyptus sp.	Eucalyptus	97	
T438	Eucalyptus sp.	Eucalyptus	91	
T439	Eucalyptus sp.	Eucalyptus	104	
T440	Eucalyptus sp.	Eucalyptus	251	
T441	Eucalyptus sp.	Eucalyptus	144	
T442	Eucalyptus sp.	Eucalyptus	75	
T443	Eucalyptus sp.	Eucalyptus	110	

Surveyed Trees				
Map Key (1)	Species (2)	Common Name	Girth (3) (circumference in inches)	Impact (4)
T444	Eucalyptus sp.	Eucalyptus	141	
T445	Eucalyptus sp.	Eucalyptus	119	
T446	Eucalyptus sp.	Eucalyptus	323	
T447	Eucalyptus sp.	Eucalyptus	292	
T448	Eucalyptus sp.	Eucalyptus	79	
T449	Eucalyptus sp.	Eucalyptus	38	
T450	Eucalyptus sp.	Eucalyptus	157	
T451	Eucalyptus sp.	Eucalyptus	220	
T452	Eucalyptus sp.	Eucalyptus	236	
T453	Eucalyptus sp.	Eucalyptus	204	
T454	Eucalyptus sp.	Eucalyptus	119	
T455	Eucalyptus sp.	Eucalyptus	28	
T456	Eucalyptus sp.	Eucalyptus	88	
T457	Eucalyptus sp.	Eucalyptus	94	
T458	Platanus racemosa	Western Sycamore	69	
T459	Alnus rhombifolia	Alder	41	
T460	Alnus rhombifolia	Alder	28	Removal
T461	Alnus rhombifolia	Alder	79	Removal
T462	Schinus molle	California Peppertree	88	
T463	Schinus molle	California Peppertree	154	
T464	Myoporum laetum	Mousehole Tree	50	Removal
T465	Quercus agrifolia	Coast Live Oak	44	Removal
T466	Myoporum laetum	Mousehole Tree	63	
T467	Myoporum laetum	Mousehole Tree	38	
T468	Myoporum laetum	Mousehole Tree	47	
T469	Schinus molle	California Peppertree	19	
T470	Myoporum laetum	Mousehole Tree	82	
T471	Schinus molle	California Peppertree	50	
T472	Schinus molle	California Peppertree	72	
T473	Platanus racemosa	Western Sycamore	50	
T474	Platanus racemosa	Western Sycamore	44	Removal
T475	Platanus racemosa	Western Sycamore	170	
T476	Myoporum laetum	Mousehole Tree	144	
T480	Salix sp.	Willow sp.	6	
T481	Platanus racemosa	Western Sycamore	132	
T483	Platanus racemosa	Western Sycamore	251	Removal

Surveyed Trees				
Map Key (1)	Species (2)	Common Name	Girth (3) (circumference in inches)	Impact (4)
T484	Platanus racemosa	Western Sycamore	148	
T485	Platanus racemosa	Western Sycamore	91	
T486	Platanus racemosa	Western Sycamore	455	Removal
T490	Platanus racemosa	Western Sycamore	144	
T491	Platanus racemosa	Western Sycamore	107	
T492	Platanus racemosa	Western Sycamore	170	
T493	Platanus racemosa	Western Sycamore	41	
T494	Platanus racemosa	Western Sycamore	223	Removal
T495	Platanus racemosa	Western Sycamore	138	
T496	Platanus racemosa	Western Sycamore	88	Removal
T497	Platanus racemosa	Western Sycamore	107	Removal
T498	Platanus racemosa	Western Sycamore	97	Removal
T499	Platanus racemosa	Western Sycamore	47	
T500	Platanus racemosa	Western Sycamore	226	
T501	Platanus racemosa	Western Sycamore	44	
T502	Platanus racemosa	Western Sycamore	44	
T503	Platanus racemosa	Western Sycamore	82	Removal
T504	Platanus racemosa	Western Sycamore	245	
T505	Platanus racemosa	Western Sycamore	195	
T506	Platanus racemosa	Western Sycamore	226	Removal
T507	--	Unable to Determine	144	Removal
T508	Myoporum laetum	Mousehole Tree	13	
T509	Myoporum laetum	Mousehole Tree	50	
T510	Myoporum laetum	Mousehole Tree	28	
T511	Myoporum laetum	Mousehole Tree	28	Removal
T512	Myoporum laetum	Mousehole Tree	19	
T513	Myoporum laetum	Mousehole Tree	36	Removal
T514	Myoporum laetum	Mousehole Tree	31	Removal
T515	Myoporum laetum	Mousehole Tree	82	Removal
T516	Myoporum laetum	Mousehole Tree	50	Removal
T517	Myoporum laetum	Mousehole Tree	132	Removal
T518	Eucalyptus sp.	Eucalyptus	44	Removal
T519	Eucalyptus sp.	Eucalyptus	41	Removal
T520	Myoporum laetum	Mousehole Tree	148	Removal
T521	Eucalyptus sp.	Eucalyptus	22	Removal
T522	Myoporum laetum	Mousehole Tree	75	Removal

Surveyed Trees				
Map Key (1)	Species (2)	Common Name	Girth (3) (circumference in inches)	Impact (4)
T523	Eucalyptus sp.	Eucalyptus	44	Removal
T524	Salix sp.	Willow sp.	69	Removal
T525	Myoporum laetum	Mousehole Tree	88	Removal
T526	Myoporum laetum	Mousehole Tree	173	Removal
T527	Eucalyptus sp.	Eucalyptus	44	Removal
T528	Eucalyptus sp.	Eucalyptus	25	Removal
T529	Eucalyptus sp.	Eucalyptus	57	Removal
T530	Myoporum laetum	Mousehole Tree	44	Removal
T531	Myoporum laetum	Mousehole Tree	44	Removal
T532	Myoporum laetum	Mousehole Tree	35	Removal
T533	Myoporum laetum	Mousehole Tree	13	Removal
T534	Myoporum laetum	Mousehole Tree	44	Removal
T535	Myoporum laetum	Mousehole Tree	94	Removal
T536	Eucalyptus sp.	Eucalyptus	69	Removal
T537	Myoporum laetum	Mousehole Tree	85	
T538	Myoporum laetum	Mousehole Tree	50	
T539	Eucalyptus sp.	Eucalyptus	35	
T540	Myoporum laetum	Mousehole Tree	85	
T541	Myoporum laetum	Mousehole Tree	35	Removal
T542	Myoporum laetum	Mousehole Tree	47	Removal
T543	Myoporum laetum	Mousehole Tree	107	
T544	Salix sp.	Willow sp.	261	
T545	--	Unable to Determine	141	Removal
T546	Myoporum laetum	Mousehole Tree	110	Removal
T547	Myoporum laetum	Mousehole Tree	28	Removal
T548	Myoporum laetum	Mousehole Tree	63	Removal
T549	--	Unable to Determine	371	Removal
T550	Schinus terebinthifolia	Brazilian Peppertree	16	Removal
TA19	Quercus agrifolia	Coast Live Oak	57	
TA30	Quercus agrifolia	Coast Live Oak	107	
TA32	Quercus agrifolia	Coast Live Oak	31	
TA33	Quercus agrifolia	Coast Live Oak	25	Removal
TA34	Quercus agrifolia	Coast Live Oak	100	
TA35	Quercus agrifolia	Coast Live Oak	57	
TA36	Quercus agrifolia	Coast Live Oak	25	Removal

Surveyed Trees				
Map Key (1)	Species (2)	Common Name	Girth (3) (circumference in inches)	Impact (4)
TA37	Juglans californica	California Black Walnut	47	
TA41	Quercus agrifolia	Coast Live Oak	207	
TA43	Quercus agrifolia	Coast Live Oak	38	
TA45	Quercus agrifolia	Coast Live Oak	44	
TA48	Quercus agrifolia	Coast Live Oak	25	
TA49	Platanus racemosa	Western Sycamore	31	
TA50	Quercus agrifolia	Coast Live Oak	57	
TA51	Quercus agrifolia	Coast Live Oak	44	Removal
TA52	Juglans californica	California Black Walnut	9	
TA53	Juglans californica	California Black Walnut	9	
TA54	Juglans californica	California Black Walnut	22	Removal
TA56	Quercus agrifolia	Coast Live Oak	28	Removal
TA57	Quercus agrifolia	Coast Live Oak	28	Removal
TA58	Quercus agrifolia	Coast Live Oak	17	Removal
TA59	Quercus agrifolia	Coast Live Oak	129	
TA60	Quercus agrifolia	Coast Live Oak	69	Removal
TA61	Quercus agrifolia	Coast Live Oak	79	
TA62	Quercus agrifolia	Coast Live Oak	47	
TA63	Quercus agrifolia	Coast Live Oak	44	Removal
TA64	Quercus agrifolia	Coast Live Oak	41	Removal
TA65	Eucalyptus sp.	Eucalyptus	28	
TA66	Quercus agrifolia	Coast Live Oak	79	
TA67	Quercus agrifolia	Coast Live Oak	57	
TA68	Platanus racemosa	Western Sycamore	72	Removal
TA69	Platanus racemosa	Western Sycamore	75	Removal
TA70	Platanus racemosa	Western Sycamore	77	
TA71	Eucalyptus sp.	Eucalyptus	46	
TA72	Quercus agrifolia	Coast Live Oak	13	Removal
TA73	Quercus agrifolia	Coast Live Oak	85	Removal
TA74	Platanus racemosa	Western Sycamore	8	
TA75	Quercus agrifolia	Coast Live Oak	44	Removal
TA76	Quercus agrifolia	Coast Live Oak	38	
TA77	Eucalyptus sp.	Eucalyptus	88	Removal
TA78	Eucalyptus sp.	Eucalyptus	47	Removal
TA79	--	Unable to determine	25	Removal
TA80	--	Unable to Determine	44	

Surveyed Trees				
Map Key (1)	Species (2)	Common Name	Girth (3) (circumference in inches)	Impact (4)
TA81	--	Unable to Determine	110	
TA82	--	Unable to Determine	19	Removal
TA83	--	Unable to Determine	31	Removal
TA84	--	Unable to Determine	63	
TA85	Quercus agrifolia	Coast Live Oak	25	Removal
TA86	Quercus agrifolia	Coast Live Oak	6	Removal
TA87	Quercus agrifolia	Coast Live Oak	44	Removal
TA88	Quercus agrifolia	Coast Live Oak	50	Removal
TA89	Quercus agrifolia	Coast Live Oak	60	Removal
TA90	Quercus agrifolia	Coast Live Oak	19	Removal
TA91	Quercus agrifolia	Coast Live Oak	28	Removal
TA92	Quercus agrifolia	Coast Live Oak	50	Removal
TA93	Quercus agrifolia	Coast Live Oak	38	Removal
TA94	Quercus agrifolia	Coast Live Oak	9	Removal
TA95	Quercus agrifolia	Coast Live Oak	31	
TA96	Unable to Determine	Unable to Determine	19	
TA98	Myoporum laetum	Mousehole Tree	63	Removal
TA99	Juglans californica	California Black Walnut	22	
TA100	Platanus racemosa	Western Sycamore	135	
TA101	Platanus racemosa	Western Sycamore	41	
TA102	Platanus racemosa	Western Sycamore	110	
TA103	Eucalyptus sp.	Eucalyptus	47	Removal
TA104	Platanus racemosa	Western Sycamore	75	
TA105	Platanus racemosa	Western Sycamore	97	
TA106	Quercus agrifolia	Coast Live Oak	38	
TA107	Myoporum laetum	Mousehole Tree	31	
TA108	Platanus racemosa	Western Sycamore	100	Removal
TA109	Myoporum laetum	Mousehole Tree	63	

A breakdown of trees by health rating is listed below. The full data set collected for each tree can be found in the table below.

- Health Rating 1 – 202 trees (includes 34 untagged)
- Health Rating 2 – 195 trees (includes 20 untagged)
- Heath Rating 3 – 162 trees (includes 17 untagged)
- Health Rating 4 – 28 trees (includes 1 untagged)

- Health Rating 5 – 3 trees (includes 0 untagged)

Surveyed Trees*						
Map Key (1)	Species (2)	Common Name	General Health	Protection and ESHA Status		
				Protected	Heritage	ESHA Status
T5	Eucalyptus sp.	Eucalyptus	1		X	X
T6	Quercus agrifolia	Coast Live Oak	3			
T7	Quercus agrifolia	Coast Live Oak	2	X		
T8	Quercus agrifolia	Coast Live Oak	3	X		
T9	Eucalyptus sp.	Eucalyptus	1		X	X
T10	Schinus terebinthifolia	Brazilian Peppertree	1		X	
T11	Eucalyptus sp.	Eucalyptus	1			X
T12	Eucalyptus sp.	Eucalyptus	1			X
T13	Fraxinus velutina	Modesto Ash	1	X		
T14	Quercus agrifolia	Coast Live Oak	2	X	X	
T15	Quercus agrifolia	Coast Live Oak	3	X		
T16	Quercus agrifolia	Coast Live Oak	3	X		
T17	Quercus agrifolia	Coast Live Oak	2	X	X	
T18	Quercus agrifolia	Coast Live Oak	1	X		
T19	Quercus agrifolia	Coast Live Oak	2	X		
T20	Quercus agrifolia	Coast Live Oak	4	X		
T21	Quercus agrifolia	Coast Live Oak	2	X		
T22	Quercus agrifolia	Coast Live Oak	2	X		
T23	Quercus agrifolia	Coast Live Oak	1	X		
T24	Pinus halepensis	Aleppo Pine	1 (Fallen)			
T25	Pinus halepensis	Aleppo Pine	1 (Fallen)			
T26	Quercus agrifolia	Coast Live Oak	3	X		
T27	Quercus agrifolia	Coast Live Oak	3	X		
T28	Quercus agrifolia	Coast Live Oak	3	X		
T29	Quercus agrifolia	Coast Live Oak	2	X		
T30	Quercus agrifolia	Coast Live Oak	3	X	X	
T31	Quercus agrifolia	Coast Live Oak	2	X		
T32	Platanus racemosa	Western Sycamore	2	X		
T33	Platanus racemosa	Western Sycamore	3			
T34	Platanus racemosa	Western Sycamore	3	X		
T35	Platanus racemosa	Western Sycamore	3	X		
T36	Quercus agrifolia	Coast Live Oak	3			
T37	Juglans californica	California Black Walnut	2			
T45	Quercus agrifolia	Coast Live Oak	2	X		

Surveyed Trees*						
Map Key (1)	Species (2)	Common Name	General Health	Protection and ESHA Status		
				Protected	Heritage	ESHA Status
T46	Quercus agrifolia	Coast Live Oak	2	X		
T47	Quercus agrifolia	Coast Live Oak	2	X		
T48	Quercus agrifolia	Coast Live Oak	2	X		
T49	Quercus agrifolia	Coast Live Oak	2	X		
T50	Quercus agrifolia	Coast Live Oak	1	X		
T51	Quercus agrifolia	Coast Live Oak	1	X	X	
T52	Quercus agrifolia	Coast Live Oak	1	X		
T53	Quercus agrifolia	Coast Live Oak	1	X		
T54	Quercus agrifolia	Coast Live Oak	1	X		
T55	Quercus agrifolia	Coast Live Oak	1	X		
T56	Quercus agrifolia	Coast Live Oak	1	X		
T57	Quercus agrifolia	Coast Live Oak	1	X	X	
T58	Quercus agrifolia	Coast Live Oak	2	X	X	
T59	Quercus agrifolia	Coast Live Oak	2	X		
T60	Quercus agrifolia	Coast Live Oak	1	X		
T61	Juglans californica	California Black Walnut	3	X	X	
T62	Quercus agrifolia	Coast Live Oak	1	X	X	
T63	Quercus agrifolia	Coast Live Oak	1	X		
T64	Eucalyptus sp.	Eucalyptus	1			X
T65	Quercus agrifolia	Coast Live Oak	1	X		
T66	Quercus agrifolia	Coast Live Oak	2	X		
T67	Quercus agrifolia	Coast Live Oak	2	X	X	
T68	Quercus agrifolia	Coast Live Oak	2	X	X	
T69	Quercus agrifolia	Coast Live Oak	2	X		
T70	Quercus agrifolia	Coast Live Oak	2	X	X	
T71	Quercus agrifolia	Coast Live Oak	2	X		
T72	Quercus agrifolia	Coast Live Oak	2	X	X	
T73	Quercus agrifolia	Coast Live Oak	1	X		
T74	Quercus agrifolia	Coast Live Oak	1	X		
T75	Quercus agrifolia	Coast Live Oak	1	X		
T76	Quercus agrifolia	Coast Live Oak	1	X		
T77	Quercus agrifolia	Coast Live Oak	2	X		
T78	Platanus racemosa	Western Sycamore	1	X		
T79	Quercus agrifolia	Coast Live Oak	1	X		
T80	Platanus racemosa	Western Sycamore	1	X		
T81	Platanus racemosa	Western Sycamore	1	X		

Surveyed Trees*						
Map Key (1)	Species (2)	Common Name	General Health	Protection and ESHA Status		
				Protected	Heritage	ESHA Status
T82	Pinus halepensis	Aleppo Pine	1 (Fallen)		X	
T83	Fraxinus velutina	Modesto Ash	1	X		
T84	Quercus agrifolia	Coast Live Oak	1	X		
T85	Quercus agrifolia	Coast Live Oak	1	X		
T86	Schinus terebinthifolia	Brazilian Peppertree	2		X	
T87	Quercus agrifolia	Coast Live Oak	2	X		
T88	Quercus agrifolia	Coast Live Oak	1	X		
T89	Quercus agrifolia	Coast Live Oak	2	X		
T90	Eucalyptus sp.	Eucalyptus	1		X	X
T91	Eucalyptus sp.	Eucalyptus	1			X
T92	Eucalyptus sp.	Eucalyptus	1		X	X
T93	Juniperus californica	California Juniper	1	X		
T94	Juniperus californica	California Juniper	1	X		
T95	Pinus halepensis	Aleppo Pine	1 (Fallen)		X	
T96	Platanus racemosa	Western Sycamore	3	X	X	
T97	Platanus racemosa	Western Sycamore	3	X		
T98	Quercus agrifolia	Coast Live Oak	3	X		
T99	Platanus racemosa	Western Sycamore	3	X	X	
T100	Olea europaea	Olive	4			
T101	Olea europaea	Olive	4			
T102	Quercus agrifolia	Coast Live Oak	4	X		
T103	Quercus agrifolia	Coast Live Oak	3	X		
T104	Quercus agrifolia	Coast Live Oak	4	X		
T105	Platanus racemosa	Western Sycamore	2	X		
T106	Platanus racemosa	Western Sycamore	3	X	X	
T107	Eucalyptus sp.	Eucalyptus	1		X	X
T108	Platanus racemosa	Western Sycamore	2	X		
T109	Platanus racemosa	Western Sycamore	2	X	X	
T110	Platanus racemosa	Western Sycamore	2	X	X	
T111	Platanus racemosa	Western Sycamore	3	X	X	
T112	Quercus agrifolia	Coast Live Oak	2	X		
T113	Quercus agrifolia	Coast Live Oak	1	X		
T114	Platanus racemosa	Western Sycamore	2	X	X	
T118	Platanus racemosa	Western Sycamore	2	X	X	

Surveyed Trees*						
Map Key (1)	Species (2)	Common Name	General Health	Protection and ESHA Status		
				Protected	Heritage	ESHA Status
T119	Quercus agrifolia	Coast Live Oak	1	X		
T120	Platanus racemosa	Western Sycamore	2	X	X	
T121	Quercus agrifolia	Coast Live Oak	1	X	X	
T122	Ligstrum ovalifolium	Privet	3			
T123	Ligstrum ovalifolium	Privet	3			
T124	Ligstrum ovalifolium	Privet	3			
T125	Ligstrum ovalifolium	Privet	3			
T126	Platanus racemose	Western Sycamore	2	X		
T127	Quercus agrifolia	Coast Live Oak	4	X		
T128	Platanus racemose	Western Sycamore	2	X	X	
T129	Platanus racemose	Western Sycamore	2	X	X	
T130	Pinus halepensis	Aleppo Pine	1		X	
T131	Pinus canariensis	Canary Island Pine	3			
T132	Fraxinus uhdei	Shamel Ash	3			
T133	Platanus racemose	Western Sycamore	2			
T134	Platanus racemose	Western Sycamore	2	X		
T135	Fraxinus uhdei	Shamel Ash	3			
T136	Eucalyptus sp.	Eucalyptus	4		X	X
T137	Eucalyptus sp.	Eucalyptus	4			X
T138	Platanus racemose	Western Sycamore	2	X	X	
T139	Quercus agrifolia	Coast Live Oak	2	X		
T140	Platanus racemose	Western Sycamore	3	X	X	
T141	Quercus agrifolia	Coast Live Oak	2	X		
T142	Ligstrum ovalifolium	Privet	3			
T143	Ligstrum ovalifolium	Privet	2			
T144	Ligstrum ovalifolium	Privet	1			
T145	Ligstrum ovalifolium	Privet	1			
T146	Ligstrum ovalifolium	Privet	1			
T147	Ligstrum ovalifolium	Privet	1			
T148	Ligstrum ovalifolium	Privet	1			
T149	Pinus halepensis	Aleppo Pine	1			
T150	Juglans californica	California Black Walnut	4	X		
T152	Platanus racemose	Western Sycamore	1	X		
T153	Eucalyptus sp.	Eucalyptus	2		X	X
T154	Quercus agrifolia	Coast Live Oak	1	X		
T155	Platanus racemose	Western Sycamore	1	X		

Surveyed Trees*						
Map Key (1)	Species (2)	Common Name	General Health	Protection and ESHA Status		
				Protected	Heritage	ESHA Status
T156	Quercus agrifolia	Coast Live Oak	2	X		
T157	Platanus racemosa	Western Sycamore	1	X	X	
T158	Quercus agrifolia	Coast Live Oak	2	X		
T159	Platanus racemosa	Western Sycamore	2	X		
T160	Platanus racemosa	Western Sycamore	2			
T161	Platanus racemosa	Western Sycamore	2	X	X	
T162	Quercus agrifolia	Coast Live Oak	1	X		
T163	Quercus agrifolia	Coast Live Oak	1	X		
T164	Quercus agrifolia	Coast Live Oak	1	X		
T165	Quercus agrifolia	Coast Live Oak	2	X		
T166	Platanus racemosa	Western Sycamore	1	X		
T167	Platanus racemosa	Western Sycamore	1	X		
T168	Eucalyptus sp.	Eucalyptus	1		X	X
T169	Eucalyptus sp.	Eucalyptus	3		X	X
T170	Eucalyptus sp.	Eucalyptus	2			X
T171	Eucalyptus sp.	Eucalyptus	2			X
T172	Eucalyptus sp.	Eucalyptus	3			X
T173	Eucalyptus sp.	Eucalyptus	1			X
T174	Eucalyptus sp.	Eucalyptus	1			X
T175	Eucalyptus sp.	Eucalyptus	1			X
T176	Eucalyptus sp.	Eucalyptus	2			X
T177	Eucalyptus sp.	Eucalyptus	1			X
T178	Eucalyptus sp.	Eucalyptus	1			X
T179	Eucalyptus sp.	Eucalyptus	2			X
T180	Eucalyptus sp.	Eucalyptus	2			X
T181	Eucalyptus sp.	Eucalyptus	1			X
T182	Eucalyptus sp.	Eucalyptus	2			X
T183	Eucalyptus sp.	Eucalyptus	2			X
T184	Eucalyptus sp.	Eucalyptus	2			X
T185	Eucalyptus sp.	Eucalyptus	2			X
T186	Eucalyptus sp.	Eucalyptus	1			X
T187	Eucalyptus sp.	Eucalyptus	2			X
T188	Eucalyptus sp.	Eucalyptus	1			X
T189	Eucalyptus sp.	Eucalyptus	1			X
T190	Eucalyptus sp.	Eucalyptus	1			X
T191	Eucalyptus sp.	Eucalyptus	1			X

Surveyed Trees*						
Map Key (1)	Species (2)	Common Name	General Health	Protection and ESHA Status		
				Protected	Heritage	ESHA Status
T192	Eucalyptus sp.	Eucalyptus	2			X
T193	Eucalyptus sp.	Eucalyptus	2			X
T194	Eucalyptus sp.	Eucalyptus	2			X
T195	Platanus racemosa	Western Sycamore	2	X	X	
T196	Quercus agrifolia	Coast Live Oak	2	X	X	
T197	--	Unable to Determine	1			
T198	Quercus agrifolia	Coast Live Oak	1	X		
T199	Platanus racemosa	Western Sycamore	1	X		
T200	Platanus racemosa	Western Sycamore	1	X		
T201	Platanus racemosa	Western Sycamore	2	X		
T202	Platanus racemosa	Western Sycamore	3	X		
T203	Platanus racemosa	Western Sycamore	2	X		
T204	Platanus racemosa	Western Sycamore	2	X	X	
T205	Platanus racemosa	Western Sycamore	2	X	X	
T206	Platanus racemosa	Western Sycamore	2	X	X	
T207	Quercus agrifolia	Coast Live Oak	3	X		
T208	Quercus agrifolia	Coast Live Oak	1	X		
T209	Quercus agrifolia	Coast Live Oak	1	X		
T210	Pinus halepensis	Aleppo Pine	1		X	
T211	Pinus halepensis	Aleppo Pine	2			
T212	Pinus halepensis	Aleppo Pine	2		X	
T213	Pinus halepensis	Aleppo Pine	2			
T214	Juglans californica	California Black Walnut	3			
T215	Juglans californica	California Black Walnut	2			
T216	Juglans californica	California Black Walnut	2	X		
T217	Quercus agrifolia	Coast Live Oak	1	X		
T218	Eucalyptus sp.	Eucalyptus	1			X
T220	Juglans californica	California Black Walnut	3			
T221	Quercus agrifolia	Coast Live Oak	2	X		
T222	Quercus agrifolia	Coast Live Oak	2	X		
T223	Quercus agrifolia	Coast Live Oak	2	X	X	
T224	Eucalyptus sp.	Eucalyptus	1			X
T225	Eucalyptus sp.	Eucalyptus	1			X
T226	Quercus agrifolia	Coast Live Oak	2	X		
T227	Platanus racemosa	Western Sycamore	1	X	X	
T228	Eucalyptus sp.	Eucalyptus	1			X

Surveyed Trees*						
Map Key (1)	Species (2)	Common Name	General Health	Protection and ESHA Status		
				Protected	Heritage	ESHA Status
T229	Juglans californica	California Black Walnut	3			
T230	Juglans californica	California Black Walnut	3			
T231	Quercus agrifolia	Coast Live Oak	2	X		
T232	Eucalyptus sp.	Eucalyptus	1			X
T233	Eucalyptus sp.	Eucalyptus	1			X
T234	Eucalyptus sp.	Eucalyptus	2		X	X
T235	Eucalyptus sp.	Eucalyptus	1			X
T236	Eucalyptus sp.	Eucalyptus	2		X	X
T237	Eucalyptus sp.	Eucalyptus	1			X
T238	Eucalyptus sp.	Eucalyptus	1			X
T239	Eucalyptus sp.	Eucalyptus	1		X	X
T240	Eucalyptus sp.	Eucalyptus	2			X
T241	Eucalyptus sp.	Eucalyptus	1			X
T242	Eucalyptus sp.	Eucalyptus	1			X
T243	Eucalyptus sp.	Eucalyptus	1			X
T244	Eucalyptus sp.	Eucalyptus	1			X
T245	Eucalyptus sp.	Eucalyptus	1			X
T246	Eucalyptus sp.	Eucalyptus	1			X
T247	Eucalyptus sp.	Eucalyptus	1			X
T248	Eucalyptus sp.	Eucalyptus	1			X
T249	Eucalyptus sp.	Eucalyptus	1			X
T250	Eucalyptus sp.	Eucalyptus	1			X
T251	Platanus racemosa	Western Sycamore	2	X	X	
T252	Eucalyptus sp.	Eucalyptus	1			X
T253	Eucalyptus sp.	Eucalyptus	1			X
T254	Eucalyptus sp.	Eucalyptus	2			X
T255	Eucalyptus sp.	Eucalyptus	1			X
T256	Eucalyptus sp.	Eucalyptus	2			X
T257	Eucalyptus sp.	Eucalyptus	2			X
T258	Platanus racemosa	Western Sycamore	2	X	X	
T259	Juglans californica	California Black Walnut	3			
T260	Quercus agrifolia	Coast Live Oak	3	X	X	
T261	--	Unable to Determine	1		X	
T262	Myoporum laetum	Mousehole Tree	2			
T263	Juglans californica	California Black Walnut	2	X	X	
T264	Quercus agrifolia	Coast Live Oak	4	X		

Surveyed Trees*						
Map Key (1)	Species (2)	Common Name	General Health	Protection and ESHA Status		
				Protected	Heritage	ESHA Status
T265	Quercus agrifolia	Coast Live Oak	4	X	X	
T266	Quercus agrifolia	Coast Live Oak	3	X		
T267	Quercus agrifolia	Coast Live Oak	3	X	X	
T268	Quercus agrifolia	Coast Live Oak	3	X		
T269	Araucaria heterophylla	Norfolk Island Pine	5			
T270	Pinus halepensis	Aleppo Pine	3			
T271	Olea europaea	Olive	4			
T272	Punica granatum	Pomegranate	3			
T273	Olea europaea	Olive	4			
T274	Olea europaea	Olive	3			
T275	Myoporum laetum	Mousehole Tree	2			
T276	Myoporum laetum	Mousehole Tree	3			
T277	Pinus halepensis	Aleppo Pine	1			
T278	Pinus halepensis	Aleppo Pine	1			
T279	Pinus halepensis	Aleppo Pine	2			
T280	Pinus halepensis	Aleppo Pine	2			
T281	Pinus halepensis	Aleppo Pine	1			
T282	Fraxinus velutina	Modesto Ash	1	X		
T283	Pinus halepensis	Aleppo Pine	3			
T284	Pinus halepensis	Aleppo Pine	3			
T285	Pinus halepensis	Aleppo Pine	3			
T286	Schinus terebinthifolia	Brazilian Peppertree	3			
T287	Schinus terebinthifolia	Brazilian Peppertree	2			
T289	Pinus halepensis	Aleppo Pine	5			
T290	Pinus halepensis	Aleppo Pine	4			
T291	Pinus halepensis	Aleppo Pine	4			
T292	Juglans californica	California Black Walnut	4			
T293	Platanus racemosa	Western Sycamore	2	X	X	
T294	Platanus racemosa	Western Sycamore	3	X	X	
T295	Eucalyptus sp.	Eucalyptus	1		X	X
T296	Eucalyptus sp.	Eucalyptus	2		X	X
T297	Juglans californica	California Black Walnut	2	X		
T298	Eucalyptus sp.	Eucalyptus	3			X
T299	Platanus racemosa	Western Sycamore	1	X		

Surveyed Trees*						
Map Key (1)	Species (2)	Common Name	General Health	Protection and ESHA Status		
				Protected	Heritage	ESHA Status
T300	Eucalyptus sp.	Eucalyptus	3		X	X
T301	Eucalyptus sp.	Eucalyptus	2		X	X
T302	Eucalyptus sp.	Eucalyptus	2		X	X
T303	Eucalyptus sp.	Eucalyptus	2			X
T304	Eucalyptus sp.	Eucalyptus	2			X
T306	Quercus agrifolia	Coast Live Oak	2	X	X	
T307	Eucalyptus sp.	Eucalyptus	2		X	X
T308	Platanus racemosa	Western Sycamore	1	X	X	
T309	Platanus racemosa	Western Sycamore	2	X		
T310	Platanus racemosa	Western Sycamore	2	X	X	
T311	Quercus agrifolia	Coast Live Oak	3	X		
T312	Quercus agrifolia	Coast Live Oak	4			
T313	Quercus agrifolia	Coast Live Oak	3	X		
T314	Eucalyptus sp.	Eucalyptus	2		X	X
T315	Eucalyptus sp.	Eucalyptus	2		X	X
T316	Eucalyptus sp.	Eucalyptus	1			X
T317	Eucalyptus sp.	Eucalyptus	3			X
T318	Quercus agrifolia	Coast Live Oak	3			
T319	Eucalyptus sp.	Eucalyptus	4		X	X
T320	Eucalyptus sp.	Eucalyptus	3		X	X
T321	Quercus agrifolia	Coast Live Oak	2	X		
T322	Quercus agrifolia	Coast Live Oak	5			
T323	Eucalyptus sp.	Eucalyptus	4		X	X
T324	Schinus terebinthifolia	Brazilian Peppertree	3			
T325	Schinus terebinthifolia	Brazilian Peppertree	4			
T326	--	Unable to Determine	3			
T327	Olea europaea	Olive	3			
T328	Punica granatum	Pomegranate	3			
T329	Olea europaea	Olive	3			
T330	Olea europaea	Olive	3			
T331	Eriobotrya japonica	Loquat	4			
T332	Schinus terebinthifolia	Brazilian Peppertree	3			
T333	Tipuana tipu	Tipu Tree	3			
T334	Tipuana tipu	Tipu Tree	3			

Surveyed Trees*						
Map Key (1)	Species (2)	Common Name	General Health	Protection and ESHA Status		
				Protected	Heritage	ESHA Status
T335	Pinus halepensis	Aleppo Pine	2		X	
T336	Schinus terebinthifolia	Brazilian Peppertree	2			
T337	Pinus halepensis	Aleppo Pine	1			
T338	Tipuana tipu	Tipu Tree	3			
T339	Platanus racemosa	Western Sycamore	3	X	X	
T340	Platanus racemosa	Western Sycamore	3	X	X	
T341	Platanus racemosa	Western Sycamore	3	X	X	
T342	Platanus racemosa	Western Sycamore	3	X		
T343	Platanus racemosa	Western Sycamore	3	X		
T344	Platanus racemosa	Western Sycamore	3	X	X	
T345	Platanus racemosa	Western Sycamore	3			
T346	Eucalyptus sp.	Eucalyptus	1			X
T347	Platanus racemosa	Western Sycamore	2	X	X	
T348	Platanus racemosa	Western Sycamore	2	X		
T349	Platanus racemosa	Western Sycamore	3	X	X	
T350	Platanus racemosa	Western Sycamore	3	X	X	
T351	Platanus racemosa	Western Sycamore	2	X		
T353	Platanus racemosa	Western Sycamore	2	X	X	
T354	Platanus racemosa	Western Sycamore	2	X	X	
T355	Platanus racemosa	Western Sycamore	2	X	X	
T356	Platanus racemosa	Western Sycamore	1	X	X	
T358	Platanus racemosa	Western Sycamore	2	X	X	
T359	Platanus racemosa	Western Sycamore	3	X	X	
T360	Platanus racemosa	Western Sycamore	3	X	X	
T361	Platanus racemosa	Western Sycamore	3	X	X	
T362	Platanus racemosa	Western Sycamore	3	X	X	
T363	Platanus racemosa	Western Sycamore	2	X	X	
T365	Platanus racemosa	Western Sycamore	3	X	X	
T366	Platanus racemosa	Western Sycamore	2	X	X	
T367	Pinus halepensis	Aleppo Pine	2			
T368	Pinus halepensis	Aleppo Pine	3			
T369	Pinus halepensis	Aleppo Pine	3		X	
T370	Platanus racemosa	Western Sycamore	3	X	X	
T371	Pinus halepensis	Aleppo Pine	4			
T372	Schinus terebinthifolia	Brazilian Peppertree	3			

Surveyed Trees*						
Map Key (1)	Species (2)	Common Name	General Health	Protection and ESHA Status		
				Protected	Heritage	ESHA Status
T373	--	Unable to Determine	1			
T374	Myoporum laetum	Mousehole Tree	3			
T375	Myoporum laetum	Mousehole Tree	2			
T376	Myoporum laetum	Mousehole Tree	3			
T377	Schinus terebinthifolia	Brazilian Peppertree	3			
T378	Schinus terebinthifolia	Brazilian Peppertree	3			
T379	Schinus terebinthifolia	Brazilian Peppertree	1			
T380	Myoporum laetum	Mousehole Tree	3		X	
T381	Schinus terebinthifolia	Brazilian Peppertree	1			
T382	Eucalyptus sp.	Eucalyptus	1 (Fallen)			X
T383	Eucalyptus sp.	Eucalyptus	3			X
T384	Eucalyptus sp.	Eucalyptus	1 (Fallen)			X
T385	Eucalyptus sp.	Eucalyptus	3			X
T386	Alnus rhombifolia	Alder	1	X		
T387	Quercus agrifolia	Coast Live Oak	1	X		
T388	Schinus terebinthifolia	Brazilian Peppertree	2			
T389	Quercus agrifolia	Coast Live Oak	3	X		
T390	Myoporum laetum	Mousehole Tree	3			
T391	Myoporum laetum	Mousehole Tree	3			
T392	Platanus racemosa	Western Sycamore	2	X	X	
T393	Platanus racemosa	Western Sycamore	2	X		
T394	Platanus racemosa	Western Sycamore	2	X	X	
T395	Platanus racemosa	Western Sycamore	2			
T396	Platanus racemosa	Western Sycamore	1	X	X	
T397	Pinus canariensis	Canary Island Pine	1			
T398	Pinus canariensis	Canary Island Pine	2			
T399	Pinus canariensis	Canary Island Pine	2			
T400	Pinus canariensis	Canary Island Pine	2			
T401	Platanus racemosa	Western Sycamore	1	X	X	
T402	Pinus canariensis	Canary Island Pine	2			
T403	Eucalyptus sp.	Eucalyptus	1		X	X
T404	Eucalyptus sp.	Eucalyptus	2		X	X
T405	Platanus racemosa	Western Sycamore	2	X		

Surveyed Trees*						
Map Key (1)	Species (2)	Common Name	General Health	Protection and ESHA Status		
				Protected	Heritage	ESHA Status
T408	Platanus racemosa	Western Sycamore	1	X		
T409	Platanus racemosa	Western Sycamore	1	X	X	
T410	Platanus racemosa	Western Sycamore	1	X		
T413	Quercus wislizeni	Interior Live Oak	3	X		
T414	Quercus wislizeni	Interior Live Oak	3	X	X	
T415	Quercus wislizeni	Interior Live Oak	4	X	X	
T416	Myoporum laetum	Mousehole Tree	3			
T417	Platanus racemosa	Western Sycamore	2	X	X	
T418	Platanus racemosa	Western Sycamore	1	X	X	
T419	Persea americana	Avocado	1			
T420	Persea americana	Avocado	1			
T421	Platanus racemosa	Western Sycamore	2	X		
T422	Eucalyptus sp.	Eucalyptus	2			X
T423	Platanus racemosa	Western Sycamore	2	X	X	
T424	Platanus racemosa	Western Sycamore	2	X		
T425	Platanus racemosa	Western Sycamore	1	X		
T426	Platanus racemosa	Western Sycamore	1 (Fallen)	X	X	
T427	Eucalyptus sp.	Eucalyptus	1		X	X
T428	Eucalyptus sp.	Eucalyptus	1		X	X
T429	Eucalyptus sp.	Eucalyptus	2		X	X
T430	Eucalyptus sp.	Eucalyptus	2		X	X
T431	Eucalyptus sp.	Eucalyptus	1			X
T432	Eucalyptus sp.	Eucalyptus	2		X	X
T433	Eucalyptus sp.	Eucalyptus	3		X	X
T434	Eucalyptus sp.	Eucalyptus	3		X	X
T435	Eucalyptus sp.	Eucalyptus	2		X	X
T436	Eucalyptus sp.	Eucalyptus	3		X	X
T437	Eucalyptus sp.	Eucalyptus	3		X	X
T438	Eucalyptus sp.	Eucalyptus	3		X	X
T439	Eucalyptus sp.	Eucalyptus	3		X	X
T440	Eucalyptus sp.	Eucalyptus	3		X	X
T441	Eucalyptus sp.	Eucalyptus	3		X	X
T442	Eucalyptus sp.	Eucalyptus	3			X
T443	Eucalyptus sp.	Eucalyptus	3		X	X
T444	Eucalyptus sp.	Eucalyptus	3		X	X
T445	Eucalyptus sp.	Eucalyptus	2		X	X

Surveyed Trees*						
Map Key (1)	Species (2)	Common Name	General Health	Protection and ESHA Status		
				Protected	Heritage	ESHA Status
T446	Eucalyptus sp.	Eucalyptus	3		X	X
T447	Eucalyptus sp.	Eucalyptus	3		X	X
T448	Eucalyptus sp.	Eucalyptus	3		X	X
T449	Eucalyptus sp.	Eucalyptus	3			X
T450	Eucalyptus sp.	Eucalyptus	3		X	X
T451	Eucalyptus sp.	Eucalyptus	3		X	X
T452	Eucalyptus sp.	Eucalyptus	3		X	X
T453	Eucalyptus sp.	Eucalyptus	3		X	X
T454	Eucalyptus sp.	Eucalyptus	3		X	X
T455	Eucalyptus sp.	Eucalyptus	3			X
T456	Eucalyptus sp.	Eucalyptus	3			X
T457	Eucalyptus sp.	Eucalyptus	3		X	X
T458	Platanus racemosa	Western Sycamore	2	X		
T459	Alnus rhombifolia	Alder	1	X		
T460	Alnus rhombifolia	Alder	1	X		
T461	Alnus rhombifolia	Alder	1	X	X	
T462	Schinus molle	California Peppertree	3			
T463	Schinus molle	California Peppertree	3		X	
T464	Myoporum laetum	Mousehole Tree	1			
T465	Quercus agrifolia	Coast Live Oak	3	X		
T466	Myoporum laetum	Mousehole Tree	3			
T467	Myoporum laetum	Mousehole Tree	3			
T468	Myoporum laetum	Mousehole Tree	3			
T469	Schinus molle	California Peppertree	2			
T470	Myoporum laetum	Mousehole Tree	2		X	
T471	Schinus molle	California Peppertree	3			
T472	Schinus molle	California Peppertree	3			
T473	Platanus racemosa	Western Sycamore	2	X		
T474	Platanus racemosa	Western Sycamore	1	X		
T475	Platanus racemosa	Western Sycamore	2	X	X	
T476	Myoporum laetum	Mousehole Tree	2		X	
T480	Salix sp.	Willow sp.	4	X		
T481	Platanus racemosa	Western Sycamore	2	X	X	
T483	Platanus racemosa	Western Sycamore	1	X	X	
T484	Platanus racemosa	Western Sycamore	1	X	X	
T485	Platanus racemosa	Western Sycamore	2	X	X	

Surveyed Trees*						
Map Key (1)	Species (2)	Common Name	General Health	Protection and ESHA Status		
				Protected	Heritage	ESHA Status
T486	Platanus racemosa	Western Sycamore	1	X	X	
T490	Platanus racemosa	Western Sycamore	2	X	X	
T491	Platanus racemosa	Western Sycamore	2	X	X	
T492	Platanus racemosa	Western Sycamore	2	X	X	
T493	Platanus racemosa	Western Sycamore	1	X		
T494	Platanus racemosa	Western Sycamore	1	X	X	
T495	Platanus racemosa	Western Sycamore	2	X	X	
T496	Platanus racemosa	Western Sycamore	1	X		
T497	Platanus racemosa	Western Sycamore	1	X	X	
T498	Platanus racemosa	Western Sycamore	1	X	X	
T499	Platanus racemosa	Western Sycamore	2	X		
T500	Platanus racemosa	Western Sycamore	2	X	X	
T501	Platanus racemosa	Western Sycamore	2	X		
T502	Platanus racemosa	Western Sycamore	2	X		
T503	Platanus racemosa	Western Sycamore	1	X	X	
T504	Platanus racemosa	Western Sycamore	2	X	X	
T505	Platanus racemosa	Western Sycamore	2	X	X	
T506	Platanus racemosa	Western Sycamore	1	X	X	
T507	--	Unable to Determine	1		X	
T508	Myoporum laetum	Mousehole Tree	3			
T509	Myoporum laetum	Mousehole Tree	3			
T510	Myoporum laetum	Mousehole Tree	3			
T511	Myoporum laetum	Mousehole Tree	2			
T512	Myoporum laetum	Mousehole Tree	2			
T513	Myoporum laetum	Mousehole Tree	2			
T514	Myoporum laetum	Mousehole Tree	3			
T515	Myoporum laetum	Mousehole Tree	2			
T516	Myoporum laetum	Mousehole Tree	1		X	
T517	Myoporum laetum	Mousehole Tree	3			
T518	Eucalyptus sp.	Eucalyptus	3			X
T519	Eucalyptus sp.	Eucalyptus	3			X
T520	Myoporum laetum	Mousehole Tree	3		X	
T521	Eucalyptus sp.	Eucalyptus	2			X
T522	Myoporum laetum	Mousehole Tree	2			
T523	Eucalyptus sp.	Eucalyptus	4			X
T524	Salix sp.	Willow sp.	1	X		

Surveyed Trees*						
Map Key (1)	Species (2)	Common Name	General Health	Protection and ESHA Status		
				Protected	Heritage	ESHA Status
T525	Myoporum laetum	Mousehole Tree	1			
T526	Myoporum laetum	Mousehole Tree	3		X	
T527	Eucalyptus sp.	Eucalyptus	3			X
T528	Eucalyptus sp.	Eucalyptus	2			X
T529	Eucalyptus sp.	Eucalyptus	4			X
T530	Myoporum laetum	Mousehole Tree	1			
T531	Myoporum laetum	Mousehole Tree	1			
T532	Myoporum laetum	Mousehole Tree	1			
T533	Myoporum laetum	Mousehole Tree	1			
T534	Myoporum laetum	Mousehole Tree	1			
T535	Myoporum laetum	Mousehole Tree	2		X	
T536	Eucalyptus sp.	Eucalyptus	1			X
T537	Myoporum laetum	Mousehole Tree	3			
T538	Myoporum laetum	Mousehole Tree	2			
T539	Eucalyptus sp.	Eucalyptus	3			X
T540	Myoporum laetum	Mousehole Tree	2			
T541	Myoporum laetum	Mousehole Tree	1			
T542	Myoporum laetum	Mousehole Tree	1			
T543	Myoporum laetum	Mousehole Tree	2		X	
T544	Salix sp.	Willow sp.	3	X	X	
T545	--	Unable to Determine	1		X	
T546	Myoporum laetum	Mousehole Tree	3		X	
T547	Myoporum laetum	Mousehole Tree	2			
T548	Myoporum laetum	Mousehole Tree	3			
T549	--	Unable to Determine	2		X	
T550	Schinus terebinthifolia	Brazilian Peppertree	4			
TA19	Quercus agrifolia	Coast Live Oak	2	X		
TA30	Quercus agrifolia	Coast Live Oak	2	X	X	
TA32	Quercus agrifolia	Coast Live Oak	2	X		
TA33	Quercus agrifolia	Coast Live Oak	1	X		
TA34	Quercus agrifolia	Coast Live Oak	3	X	X	
TA35	Quercus agrifolia	Coast Live Oak	3	X		
TA36	Quercus agrifolia	Coast Live Oak	1	X		
TA37	Juglans californica	California Black Walnut	3	X		
TA41	Quercus agrifolia	Coast Live Oak	2	X	X	
TA43	Quercus agrifolia	Coast Live Oak	2	X		

Surveyed Trees*						
Map Key (1)	Species (2)	Common Name	General Health	Protection and ESHA Status		
				Protected	Heritage	ESHA Status
TA45	Quercus agrifolia	Coast Live Oak	2	X		
TA48	Quercus agrifolia	Coast Live Oak	3	X		
TA49	Platanus racemosa	Western Sycamore	1	X		
TA50	Quercus agrifolia	Coast Live Oak	3	X		
TA51	Quercus agrifolia	Coast Live Oak	1	X		
TA52	Juglans californica	California Black Walnut	3			
TA53	Juglans californica	California Black Walnut	3			
TA54	Juglans californica	California Black Walnut	1	X		
TA56	Quercus agrifolia	Coast Live Oak	1	X		
TA57	Quercus agrifolia	Coast Live Oak	1	X		
TA58	Quercus agrifolia	Coast Live Oak	1			
TA59	Quercus agrifolia	Coast Live Oak	1	X	X	
TA60	Quercus agrifolia	Coast Live Oak	1	X		
TA61	Quercus agrifolia	Coast Live Oak	2	X	X	
TA62	Quercus agrifolia	Coast Live Oak	3	X		
TA63	Quercus agrifolia	Coast Live Oak	1	X		
TA64	Quercus agrifolia	Coast Live Oak	1	X		
TA65	Eucalyptus sp.	Eucalyptus	1			X
TA66	Quercus agrifolia	Coast Live Oak	1	X		
TA67	Quercus agrifolia	Coast Live Oak	2	X		
TA68	Platanus racemosa	Western Sycamore	1	X		
TA69	Platanus racemosa	Western Sycamore	1	X		
TA70	Platanus racemosa	Western Sycamore	3	X		
TA71	Eucalyptus sp.	Eucalyptus	4			X
TA72	Quercus agrifolia	Coast Live Oak	1	X		
TA73	Quercus agrifolia	Coast Live Oak	2	X	X	
TA74	Platanus racemosa	Western Sycamore	3			
TA75	Quercus agrifolia	Coast Live Oak	1	X		
TA76	Quercus agrifolia	Coast Live Oak	2	X		
TA77	Eucalyptus sp.	Eucalyptus	1			X
TA78	Eucalyptus sp.	Eucalyptus	1			X
TA79	--	Unable to determine	2			
TA80	--	Unable to Determine	3			
TA81	--	Unable to Determine	3		X	
TA82	--	Unable to Determine	1			
TA83	--	Unable to Determine	3			

Surveyed Trees*						
Map Key (1)	Species (2)	Common Name	General Health	Protection and ESHA Status		
				Protected	Heritage	ESHA Status
TA84	--	Unable to Determine	3			
TA85	Quercus agrifolia	Coast Live Oak	1	X		
TA86	Quercus agrifolia	Coast Live Oak	1			
TA87	Quercus agrifolia	Coast Live Oak	1	X		
TA88	Quercus agrifolia	Coast Live Oak	1	X		
TA89	Quercus agrifolia	Coast Live Oak	1	X		
TA90	Quercus agrifolia	Coast Live Oak	1	X		
TA91	Quercus agrifolia	Coast Live Oak	1	X		
TA92	Quercus agrifolia	Coast Live Oak	1	X		
TA93	Quercus agrifolia	Coast Live Oak	1	X		
TA94	Quercus agrifolia	Coast Live Oak	1	X		
TA95	Quercus agrifolia	Coast Live Oak	2	X		
TA96	Unable to Determine	Unable to Determine	1			
TA98	Myoporum laetum	Mousehole Tree	3			
TA99	Juglans californica	California Black Walnut	2			
TA100	Platanus racemosa	Western Sycamore	2	X		
TA101	Platanus racemosa	Western Sycamore	2	X	X	
TA102	Platanus racemosa	Western Sycamore	2	X	X	
TA103	Eucalyptus sp.	Eucalyptus	1			X
TA104	Platanus racemosa	Western Sycamore	2	X		
TA105	Platanus racemosa	Western Sycamore	2	X	X	
TA106	Quercus agrifolia	Coast Live Oak	2	X		
TA107	Myoporum laetum	Mousehole Tree	3			
TA108	Platanus racemosa	Western Sycamore	1	X	X	
TA109	Myoporum laetum	Mousehole Tree	3			

* Some trees have fallen since the preparation of the attached arborist report and the previously submitted draft ISBA. Notations for these trees have been included in the health column in the table.

Special Status Species and Nests

See Appendix 1 for definitions of the types of special status species that have federal, state or local protection and for more information on the regulations that protect birds' nests.

Special status species were observed or have a moderate to high potential to occur within the survey area(s).

Habitat suitable for nests of birds protected under the Migratory Bird Treaty Act does exist within the survey area(s).

Special Status Species Summary

Based on a review of available information, local knowledge, and site observations 110 special-status species were analyzed for their potential to occur on the Project site; one special-status species,

California black walnut (*Juglans californica*) was observed during the surveys described earlier in this report. This CRPR4 species was scattered throughout the SA; refer to Figure 2 in Attachment B of this ISBA for the location of all 18 occurrences within the SA. It was determined that 16 species had a high or moderate potential to occur; the remaining species had a low or no potential. Species maps showing CNDDB records in relation to the SA are provided in Figure 5.

Observed and Potentially Occurring Special Status Species						
Map Key (1)	Survey/ Source (2)	Scientific Name (3)	Common Name	Species' Status (4)	Potential to Occur (5)	Habitat Requirements (6)
SSP1	CNDDB	*Accipiter cooperies*	Cooper's hawk	S4/WL	High	Woodland, chiefly of open, interrupted or marginal type. Nest sites mainly in riparian growths of deciduous trees, as in canyon bottoms on river floodplains; also, live oaks.
SSP2	VC LIS, 2018	*Acmispon heermannii var. orbicularis*	Roundleaf Heermann Lotus or Hosckia	VC LIS	Low	Coastal scrub, chaparral; Elevation: < 250 m; Flowering Time: Mar--Oct
SSP3	VC LIS, 2018	*Acmispon micranthus*	Grab Hosackia or Lotus	VC LIS	Moderate	Coastal scrub, desert canyons, washes, disturbed areas; Elevation: < 600 m; Flowering Time: Mar--Jun
SSP4	CNDDB	*Agelauis tricolor*	Tricolored blackbird	ST/SSC	Low (foraging) Low (nesting)	Highly colonial species, most numerous in the Central Valley and vicinity, and largely endemic to California. Breeds near fresh water, preferably in emergent wetland with tall, dense cattails or tules, but also in thickets of willow, blackberry, wild rose, and tall herbs. Forages in grassland and cropland habitats with insect prey within a few kilometers of the colony. They are itinerant breeders, nesting more than once at different locations during the breeding season.
SSP5	VC LIS, 2018	*Allium lacunosum var. lacunosum*	Pitted Onion	VC LIS	Low	Serpentine outcrops, clay; Elevation: 50--1000 m.
SSP6	VC LIS, 2018	*Allophyllum divaricatum*	Divaricate Allophyllum	VC LIS	Low	Sandy areas, chaparral, woodland; Elevation: 300--1800 m.; Flowering Time: Apr--Jun
SSP7	VC LIS, 2018	*Allophyllum gilioides ssp. gilioides*	Straggling Gilia	VC LIS	Low	Open, sandy, generally damp or grassy areas; Elevation: 200--1900 m.; Flowering Time: Apr--Jun
SSP8	VC LIS, 2018	*Alopecurus saccatus*	Pacific Foxtail	VC LIS	Low	Vernal pools, moist, open meadows; Elevation: < 1700 m.; Flowering Time: Mar--May
SSP9	VC LIS, 2018	*Amaranthus californicus*	California Amaranth	VC LIS	Low	Seasonally moist flats, lake margins, disturbed areas; Elevation: < 2800 m.; Flowering Time: Jul--Oct
SSP10	VC LIS, 2018	*Amaranthus powellii ssp. bouchonii*	Powell Amaranth	VC LIS	Low	Agricultural fields, disturbed areas; Elevation: < 1500 m.; Flowering Time: Jun--Oct

Observed and Potentially Occurring Special Status Species						
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SSP11	VC LIS, 2018	*Ambrosia confertiflora*	Weak-leaved Burweed or Bursage	VC LIS	Low	Disturbed areas; Elevation: < 1250 m. Flowering Time: Jul--Oct Note: Often forms large colonies.
SSP12	VC LIS, 2018	*Ammannia coccinea*	Long leaved or Purple Ammannia	VC LIS	Low	Wet places, drying ponds, lake, creek margins; Elevation: < 300 m. Flowering Time: Jun--Aug
SSP13	VC LIS, 2014	*Aneides lugubris*	Arboreal salamander	VC LIS	Low	Ranges along the California coast and coast ranges from Humboldt County to Baja, California and in the Sierra Nevada foothills. Lives in moist areas in coastal oak woodlands and in yellow pine and black oak forests in the Sierra Nevada and other dryer habitats. Also found on moist, mossy rock faces, under rocks and woody debris on land, inside stumps, and in urban yards and buildings.
SSP14	CNDDB	*Anniella stebbinsi*	Southern California legless lizard	SSC	Moderate	Generally, south of the transverse range, extending to northwestern Baja California, Mexico. Occurs in sandy or loose loamy soils under sparse vegetation. Disjunct populations occur in the Tehachapi and Piute mountains in Kern County. Occurs in a variety of habitats; generally, in moist, loose soils as they prefer soils with a high moisture content.
SSP15	VC LIS, 2018	*Antirrhinum nuttallianum ssp. subsessile*	Nuttall Snapdragon	VC LIS	Moderate	Stabilized coastal dunes, rocky or disturbed areas; Elevation: < 1300 m. Flowering Time: Mar--Aug
SSP16	VC LIS, 2018	*Aphanes occidentalis*	Dew-cup, Lady's Mantle	VC LIS	Low	Seasonally moist grassland, chaparral, woodland; Elevation: 30--1200 m. Flowering Time: Mar--May Note: Highly variable; several +- separable forms.
SSP17	CNDDB	*Aquila chrysaetose*	Golden eagle	FP/WL/S3	Low (foraging) None (nesting)	Rolling foothills, mountain areas, sage juniper flats, and desert. Cliff-walled canyons provide nesting habitat in most parts of range; also, large trees in open areas.
SSP18	VC LIS, 2014	*Arizona elegans occidentalis*	California glossy snake	SSC, VC LIS	Moderate	Patchily distributed from the eastern portion of San Francisco bay, southern San Joaquin Valley, and the Coast, Transverse, and Peninsular Ranges, south to Baja California. Generalist reported from a range of scrub and grassland habits, often with loose or sandy soils.

Observed and Potentially Occurring Special Status Species						
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SSP19	VC LIS, 2018	*Asplenium vespertinum*	Western Spleenwort	CRPR 4.2, LIS	Low	Base of overhanging boulders; Elevation: 200--1000 m.
SSP20	CNDDB	*Aspidoscelis tigris stejnegeri*	Coastal whiptail	SSC	Moderate	Found in deserts and semi-arid areas with sparse vegetation and open areas. Also found in woodland and riparian areas. Ground may be firm soil, sandy, or rocky.
SSP21	CNDDB	*Astragalus brauntonii*	Braunton's milk-vetch	FE/S2/1B.1	Moderate	Endemic to California. Found in chaparral, coastal scrub, and coastal grasslands. It is often found growing in disturbed areas, especially in areas with carbonate soils. Found from 4-640 meters. Blooms January-August.
SSP22	VC LIS, 2018	*Astragalus curtipes*	Morro Milkvetch	VC LIS	Low	Shrubland, grassy or disturbed areas near coast; Elevation: < 450 m. Flowering Time: Feb--Jun
SSP23	CNDDB	*Athene cunicularia*	Burrowing owl	S3/SSC	Low	Open, dry annual or perennial grasslands, deserts, and scrublands characterized by low-growing vegetation. Owls are found in microhabitats highly altered by humans, including flood risk management and irrigation basins, dikes, banks, abandoned fields surrounded by agriculture, and road cuts and margins. Subterranean nester, dependent upon burrowing mammals, most notably, the California ground squirrel (*Otospermophilus beecheyi*).
SSP24	CNDDB	*Atriplex coulteri*	Coulter's saltbush	S1S2/1B.2	Low	Coastal bluff scrub, coastal dunes, coastal scrub, valley and foothill grassland, ocean bluffs, ridgetops, as well as alkaline low places; alkaline, dry, or clay soils; 2-460 m. Blooms March-October
SSP25	VC LIS, 2018	*Atriplex dioica*	Thickleaf Orach	VC LIS	Low	Moist, saline or alkaline soils; Elevation: < 200 m. Flowering Time: Jul--Nov
SSP26	VC LIS, 2018	*Atriplex watsonii*	Matscale	VC LIS	Low	Bluffs, sand dunes, salt marshes, scrub, beaches; Elevation: < 170 m. Flowering Time: Mar--Oct
SSP27	VC LIS, 2018	*Baccharis malibuensis*	Malibu Baccharis	CRPR 1B.1	Low	Chaparral, grassy openings; Elevation: 50--300 m. Flowering Time: Aug--Sep
SSP28	VC LIS, 2018	*Berberis pinnata ssp. pinnata*	Pinnate-leaved Barberry	VC LIS	Low	Rocky slopes, conifer forest, oak woodland, chaparral; Elevation: < 1900 m. Flowering Time: Feb--May Note: Intergrades with *Berberis aquifolium* var. *dictyota*.

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SSP29	VC LIS, 2018	*Bidens frondosa*	Sticktight	VC LIS	Low	Uncommon. Damp soil, especially disturbed sites; Elevation: generally <= 2100 m. Flowering Time: Jun--Oct
SSP30	CNDDB	*Bombus crotchii*	Crotch's bumble bee	CE/S1S2	Low	Coastal California east to the sierra-cascade crest and south into Mexico. Food plant genera include *Antirrhinum*, *Phacelia*, *Clarkia*, *Dendromecon*, *Eschscholzia*, and *Eriogonum*.
SSP31	VC LIS, 2018	*Boykinia rotundifolia*	Roundleaved Boykinia	VC LIS	Low	Streambanks; Elevation: < 2000 m. Flowering Time: May--Jul
SSP32	CNDDB	*Buteo regalis*	Ferruginous hawk	S3S4/WL	Low (foraging) None (nesting)	Open terrain, grasslands, deserts during migration & winter.
SSP33	VC LIS, 2018	*California macrophylla*	Largeleaf Filaree	VC LIS	Low	Open sites, grassland, scrub, vertic clay, occasionally serpentine; Elevation: < 1200 m. Flowering Time: Mar--Jul
SSP34	CNDDB	*Calochortus clavatus var. gracilis*	Slender mariposa-lily	S2S3/1B.2	Low	Endemic to California. Found in chaparral, coastal scrub, and valley and foothill grasslands' 320-1,000 meters. Blooms March-June (November)
SSP35	CNDDB	*Calochortus plummerae*	Plummer's mariposa-lily	S4/4.2	Moderate	Chaparral, cismontane woodland, coastal scrub, lower montane coniferous forest, and valley and foothill grasslands; granitic and rocky substrates; 100-1700m. Blooms: May-July
SSP36	VC LIS, 2018	*Carex globosa*	Round-fruited Sedge	VC LIS	Low	Well-drained soil of wooded areas, edges; Elevation: < 1800 m. Fruiting Time: Apr--Jun
SSP37	VC LIS, 2018	*Carex spissa*	San Diego Sedge	VC LIS	Moderate	Creekbanks, seeps, canyon bottoms, on serpentine or not; Elevation: < 1200 m. Fruiting Time: Apr-- Sep Note: Resembles small cattails.
SSP38	VC LIS, 2018	*Caulanthus heterophyllus*	Different-leaved Jewelflower	LIS	Low	Dry, open scrub, chaparral, generally after fire, disturbance; Elevation: < 1400 m. Flowering Time: Mar-- May Note: 2 varieties in TJM (1993) based on minor flower color differences.
SSP39	CNDDB	*Centromadia parryi ssp. australis*	Southern tarplant	S2/1B.1	Low	Marshes and swamps (margins), valley and foothill grasslands (vernally mesic), and vernal pools; often in disturbed sites near the coast at marsh edges; also, in alkaline soils sometimes with saltgrass; 0-480 m. Blooms May-November
SSP40	CNDDB	*Chaenactis glabriuscula var. orcuttiana*	Orcutt's pincushion	S1/1B.1	Low	Coastal bluff scrub and coastal dunes; 0 to 100 meters. Blooms January-August

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SSP41	CNDDB	*Charadrius alexandrinus nivosus*	Western snowy plover	SSC	None	Sandy or gravelly beaches, salt pond levees, shores of large alkali lakes including the Salton Sea. Needs sandy, gravelly or friable soils for nesting.
SSP42	CNDDB	*Chloropyron maritimum ssp. maritimum*	Salt marsh bird's-beak	S1/CRPR 1B.2/FE/SE/ VC LIS	None	Coastal dunes, marshes, and swamps (coastal salt); 0-30 m. Blooms May-October (November)
SSP43	CNDDB	*Cicindela hirticollis gravida*	Sandy beach tiger beetle	S2	None	Extirpated from most sites but documented extant populations from north of San Francisco to Mexico. Occurs in areas adjacent to non-brackish water in clean, dry, light-colored sand in the upper zones and coastal sand dunes. Forages in open unvegetated areas such as marsh pannes and levees. Burrows are located in moist soils that are far enough away from water bodies to avoid being inundated with water.
SSP44	CNDDB	*Cicindela senilis frosti*	Senile tiger beetle	S1	Low	Open, unvegetated areas in or near herbaceous wetlands, playa, coastal and alkali mud flats, salt marsh, and marine shorelines. Inhabits dark-colored mud in the lower zone and dried salt pans in the upper zone. Extinct over much of its former range in coastal southern California. The only known healthy population is within an inland salt marsh in Lake Elsinore. Adults overwinter, but larvae always present.
SSP45	CNDDB	*Coelus globosus*	Globose dune beetle	S1S2	Low	Foredunes and sand hummocks immediately along the coast of California.
SSP46	VC LIS, 2014	*Cottus asper*	Prickly sculpin	VC LIS	Low	Adaptable and ranges from fresh to saltwater, and from small cool stream to large warm rivers and lakes. There are a variety of forms as some are coastal, others live in the valley, and some are limited to Clear Lake proper. The coastal forms rarely live in a stream without an estuary and rarely go farther than 50 km upstream.
SSP47	VC LIS, 2018	*Cylindropuntia californica var. parkeri*	Cane Cholla	VC LIS	Low	Chaparral, pinyon/juniper woodland; Elevation: 700--1900 m. Flowering Time: Apr--Jul Note: Densely spined forms can be confused with *Cylindropuntia ganderi*.

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SSP48	CNDDB	*Danaus plexippus pop. 1*	monarch - California overwintering population	S2S3	Present	Inhabitant of coastal sand dune habitat; erratically distributed from Ten Mile creek in Mendocino County south to Ensenada, Mexico. Inhabits foredunes and sand hummocks; it burrows beneath the sand surface and is most common beneath dune vegetation. Roosts located in wind-protected tree groves (eucalyptus, pine, cypress), with nectar and water sources nearby.
SSP49	CNDDB	*Deinandra minthornii*	Santa Susana tarplant	SR/S2/1B.2	Moderate	Endemic to California. Chaparral and coastal scrub in rocky areas; 280 to 760 meters. Blooms July-November
SSP50	CNDDB	*Delphinium parryi ssp. blochmaniae*	Dune larkspur	S2/1B.2	Low	Endemic to California. Chaparral and coastal dunes; 0 to 200 meters. Blooms April-June
SSP51	VC LIS, 2018	*Dichondra occidentalis*	Western Dichondra	CRPR 4.2	Low	Among rocks, shrubs, in coastal scrub, chaparral, oak woodland; Elevation: < 520 m. Flowering Time: Mar--Jun
SSP52	VC LIS, 2018	*Distichlis littoralis*	Shoregrass	LIS	Low	Salt marshes; Elevation: +- 0 m. Flowering Time: Apr--Aug
SSP53	CNDDB	*Dudleya blochmaniae ssp. blochmaniae*	Blochman's dudleya	S2/1B.1	Moderate	Coastal bluff scrub, chaparral, coastal scrub, and valley and foothill grasslands in rocky or clay or serpentine substrates.
SSP54	VC LIS, 2018	*Dudleya caespitosa*	Sea Lettuce	VC LIS	Low	Coastal, rock, sand; Elevation:generally < 100 m. Flowering Time: Apr—Aug. Note: Difficult complex of several entities that may not be separable; evidently intergrades with *Dudleya cymosa, Dudleya farinosa, Dudleya palmeri, Dudleya greenei, Dudleya lanceolata*
SSP55	CNDDB	*Dudleya cymosa ssp. agourensis*	Agoura Hills dudleya	FT/S1/1B.2	Low	Chaparral and cismontane woodland on rocky and volcanic substrates; 200 to 500 meters. Blooms May-June
SSP56	VC LIS, 2018	*Dudleya cymosa ssp. cymosa*	Canyon Live-forever	VC LIS	Low	Rocky outcrops, talus slopes, less often shaded canyon slopes; Elevation: 100--2700 m. Flowering Time: May--Jul Note: Variable; needs study. Hybrids with *Dudleya farinosa*, *Dudleya lanceolata*, *Dudleya palmeri* suspected.
SSP57	CNDDB	*Dudleya cymosa ssp. marcescens*	marcescent dudleya	FT/SR/S2/1B.2	Low	Endemic to California. Chaparral on rocky and volcanic substrates; 150 to 520 meters. Blooms April-July
SSP58	CNDDB	*Dudleya cymosa ssp. ovatifolia*	Santa Monica dudleya	FT/S1/1B.1	Low	Endemic to California. Chaparral and coastal scrub on volcanic or sedimentary substrate in rocky areas; 150 to 1,675 meters. Blooms March-June

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SSP59	CNDDB	*Dudleya parva*	Conejo dudleya	FT/S1/1B.2	Low	Endemic to California and known only from the western end of Simi Hills to the Conejo Grade. Coastal scrub and valley and foothill grasslands.
SSP60	CNDDB	*Dudleya verityi*	Verity's dudleya	FT/S1/1B.2	Low	Endemic to California. Chaparral, cismontane woodland, and coastal scrub on rocky or volcanic substrates; 60 to 130 m. Blooms May-June
SSP61	CNDDB	*Elanus leucurus*	White-tailed kite	S3S4/FP	Low	Found in open groves, river valleys, marshes, and grasslands. Requires trees for perching and nesting, and open ground with high densities of rodents.
SSP62	VC LIS, 2018	*Elymus glaucus subsp. jepsonii*	Jepson Blue or Woodland Wildrye	VC LIS	Low	Open areas, chaparral, woodland, forest; Elevation: < 2890 m. Flowering Time: Jun--Aug
SSP63	VC LIS, 2018	*Elymus stebbinsii*	Wheatgrass	VC LIS	Low	Dry slopes, chaparral, conifer forest; Elevation: < 2230 m. Flowering Time: Jun--Jul
SSP64	CNDDB	*Emys marmorata*	Western pond turtle	SSC	Low	A thoroughly aquatic turtle of small ponds and lakes, marshes, permanent and ephemeral shallow wetlands, stock ponds, reservoirs, treatment lagoons, irrigation ditches, and slow-moving permanent or intermittent rivers, streams, usually with aquatic vegetation, below 6000 feet elevation. Needs basking sites and suitable (sandy banks or grassy open fields) upland habitat up to 0.5 kilometer from water for egg-laying. Abundant cover necessary including logs, rocks, and submerged vegetation.
SSP65	CNDDB	*Eriogonum crocatum*	Conejo buckwheat	SR/S1/1B.2	Low	Volcanic outcrops, chaparral, coastal scrub, valley and foothill grassland; rocky substrates; 50-580 m. Blooms April-July
SSP66	VC LIS, 2018	*Erysimum insulare*	Island Wallflower	VC LIS	Low	Coastal dunes, cliffs; Elevation: < 300 m. Flowering Time: Mar--May
SSP67	CNDDB	*Eucyclogobius newberryi*	Tidewater goby	FE/S3	Low	Brackish water habitats along the California coast from Agua Hedionda Lagoon, San Diego County to the mouth of the Smith River. Found in shallow lagoons and lower stream reaches, they need relatively still but not stagnant water and high oxygen levels.

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SSP68	CNDDB	*Euphydryas editha quino*	Quino checkerspot butterfly	FE/S1S2	None	Native to southern California and northwestern Mexico. Occurs in localized colonies closely associated with the larval food plant, *Plantago erecta*. Adults use several chaparral annual flowers for food. Six known populations in southwestern Riverside and San Diego Counties and at least one population near Tecate, Mexico.
SSP69	CNDDB	*Falco peregrinus anatum*	American peregrine falcon	S3S4/S1S2	Low (foraging and nesting)	Riparian habitat; breeds in low- to moderate-elevation native forests lining the rivers and streams of the western United States.
SSP70	CNDDB	*Gila orcuttii*	Arroyo chub	SSC	None	Native to streams from Malibu creek to San Luis Rey river basin. Introduced into streams in Santa Clara, Ventura, Santa Ynez, Mojave and San Diego River basins. Found in habitats characterized by slow-moving water, mud or sand substrate, and depths greater than 40 cm. Most abundant in low gradient pools that support at least some aquatic vegetation. Feeds heavily on aquatic vegetation and associated invertebrates. Most spawning occurs in habitats with low velocity, such as pools or edge waters.
SSP71	VC LIS, 2018	*Haplotrema caelatum*	Slotted lancetooth snail	VC LIS	Low	Endemic to southern California and known from Santa Barbara, Los Angeles, and San Diego Counties, and rare in Ventura County.
SSP72	VC LIS, 2018	*Helminthoglypta phlyctaena*	Zaca shoulderband snail	VC LIS	Low	Endemic to and only known from Santa Barbara and Ventura Counties.
SSP73	VC LIS, 2018	*Helminthoglypta salvia*	Sage shoulderband snail	VC LIS	Low	Endemic to Ventura County and known from the northwestern portion of the Cuyama Badlands.
SSP74	CNDDB	*Helminthoglypta traskii*	Trask shoulderband	S1	Low	Endemic to southern California and known from Los Angeles, Orange, and San Diego Counties and rare in Ventura County.
SSP75	VC LIS, 2018	*Helminthoglypta venturensis*	Ventura shoulderband snail	VC LIS	Low	Endemic to Ventura County and known only from Ventura County and the western portion of Simi Valley.
SSP76	CNDDB	*Horkelia cuneata var. puberula*	Mesa horkelia	S1/1B.1	Low	Sandy or gravelly areas in chaparral (maritime), cismontane woodland, and coastal scrub 70 to 810 m. Blooms February – July (September).

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SSP77	VC LIS, 2018	*Lampropeltis zonata pulchra*	San Diego mountain kingsnake	SSC/ VC LIS	Low	Locally found in three areas in southern California: the central San Diego County peninsular ranges, the Santa Ana Mountains, and the Hollywood Hills and the Santa Monica mountains. Often found in riparian and chaparral habitat.
SSP78	VC LIS, 2018	*Lasthenia glabrata subsp. coulteri*	Coulter's Goldfields	CRPR 1B.1/ VC LIS	Low	Saline places, vernal pools; Elevation: < 1000 m. lowering Time: Apr--May
SSP79	CNDDB	*Microtus californicus stephensi*	south coast marsh vole	S1S2/SSC	None	Occurs in areas of tidal marshes in Los Angeles, Orange, and southern Ventura Counties.
SSP80	CNDDB	*Monardella hypoleuca ssp. hypoleuca*	White-veined monrdella	S3/1B.3	Low	Endemic to California and known only from the Santa Monica, Santa Ynez, and Sierra Madre Mountains. Chaparral and cismontane woodland; 50 to 1,525 m. Blooms (April) May-August (September-December)
SSP81	CNDDB	*Navarretia ojaiensis*	Ojai navarettia	S2/1B.1	Moderate	Endemic to California. Openings in chaparral, openings in coastal scrub, and valley and foothill grasslands; 275 to 620 m. Blooms May-July
SSP82	CNDDB	*Neotoma lepida intermedia*	San Diego desert woodrat	SSC	Moderate	Coastal scrub of southern California from San Diego County to San Luis Obispo County. Moderate to dense canopies preferred. They are particularly abundant in rock outcrops, rocky cliffs, and slopes, as well as in desert scrub, coastal sage scrub, and chaparral.
SSP83	CNDDB	*Oncorhynchus mykiss irideus pop. 10*	Steelhead – southern California distinct population segment	FE/S1	Low	Inhabits seasonally accessible rivers and streams with gravel for spawning. Requires sufficient flows in their natal streams to be able to return from oceans and lakes to spawn. Federal listing refers to populations from Santa Maria River south to southern extent of range (San Mateo Creek in San Diego County). Southern steelhead likely have greater physiological tolerance to warmer water and more variable conditions.
SSP84	CNDDB	*Orcuttia californica*	California Orcutt grass	FE/SE/S1/1 B.1	None	Occurs only in large and deep vernal pools; clay soils with an impervious subsurface layer and longer inundation periods; 15-660 m. Blooms April-August
SSP85	CNDDB	*Panoquina errans*	Wandering (=saltmarsh) skipper	S2	None	Occurs in localized colonies along the coast of southern California to Baja California, Mexico. It is associated with its larval host plants, salt grass, which occurs primarily in sandy habitats along beaches, bluffs, and estuaries.

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SSP86	VC LIS, 2018	*Papaver californicum*	Wind or Fire Poppy	VC LIS	Low	Burns, disturbed areas, open woodland; Elevation: < 1200 m. Flowering Time: Apr--May
SSP87	CNDDB	*Passerculus sandwichensis beldingi*	Belding's savannah sparrow	SE/S3	None	Locally common non-migratory resident of coastal saltmarsh. An obligate breeder in middle elevation saltmarsh, nearly always characterized by pickleweed (Salicornia spp.), either in tidal situations or non-tidal alkaline flats nearby. Foraging primarily stems from saltmarsh and mudflat, individuals, particularly post-breeding birds, can be found foraging in a wide variety of habitats including upper marsh, adjacent ruderal and ornamental vegetation, open beach and mudflat, and even dirt and gravel parking lots.
SSP88	CNDDB	*Pelecanus occidentalis californicus*	California brown pelican	S3/FP	Moderate (soaring)/ None (nesting)	Brown pelicans live year-round in estuaries and coastal marine habitats along both the east and west coasts. On the west coast they breed on dry, rocky offshore islands. When not feeding or nesting, they rest on sandbars, pilings, jetties, breakwaters, mangrove islets, and offshore rocks.
SSP89	CNDDB	*Pentachaeta lyonii*	Lyon's pentachaeta	FE/SE/S1/1 B.1	Low	Chaparral (openings), coastal sage scrub, valley and foothill grassland; rocky, clay soils/substrates; 30-690 m. Blooms (February) March-August
SSP90	CNDDB	*Phrynosoma blainvillii*	Coast horned lizard	SSC	Low	Primarily in sandy soil in open areas, especially sandy washes and floodplains, in many plant communities. Requires open areas for sunning, bushes for cover, patches of loose soil for burial, and an abundant supply of ants or other insects. Main prey item is harvester ants. Occurs west of the deserts from northern Baja California, Mexico north to Shasta County below 2,400 m (8,000 feet) elevation.
SSP91	CNDDB	*Polioptila californica*	Coastal California gnatcatcher	FT/SSC	Low	Obligate, permanent resident of coastal sage scrub below 2500 feet in southern California. Low, coastal sage scrub in arid washes and on mesas and slopes with California sagebrush (Artemisia californica) as a dominant or co-dominant species. Not all areas classified as coastal sage scrub are occupied.

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Map Key (1)	Survey/ Source (2)	Scientific Name (3)	Common Name	Species' Status (4)	Potential to Occur (5)	Habitat Requirements (6)
SSP92	CNDDB	*Pseudognaphalium leucocephalum*	White-rabbit tobacco	S2/2B.2	Low	Chaparral, cismontane woodland, coastal scrub, riparian woodland, dry stream bottoms, and canyon bottoms; sandy and gravelly substrates; 0-2100 m. Blooms (July) August- November (December)
SSP93	CNDDB	*Quercus dumosa*	Nuttal's scrub oak	S3/1B.1	Low	Closed-cone coniferous forest, chaparral, and coastal scrub on sandy or clay loam substrates; 15-400 m. Blooms February-April (May-August)
SSP94	CNDDB	*Rallus obsoletus levipes*	Light-footed Ridgway's rail	FE/SE/S1/FP	None	Found in salt marshes where cordgrass and pickleweed are the dominant vegetation. Requires dense growth of either pickleweed (*Salicornia* sp.) or cordgrass (*Spartina* sp.) for nesting or escape cover, feeds on mollusks and crustaceans.
SSP95	VC LIS, 2018	*Ribes aureum var. gracillimum*	Slender Golden Currant	VC LIS	Low	Alluvial areas, forest edges; Elevation: 105--910 m. Flowering Time: Feb--May
SSP96	CNDDB	*Riparia*	Bank swallow	ST/S2	Low	Colonial nester; nests primarily in riparian and other lowland habitats west of the desert. Requires vertical banks/cliffs with fine-textured/sandy soils near streams, rivers, lakes, ocean to dig nesting hole. Forage in open areas and avoid places with tree cover.
SSP97	VC LIS, 2018	*Rorippa curvisiliqua*	Curved-pod Watercress	VC LIS	Low	Uncommon. Streambanks, marshy ground, seepage areas, lake shores, mud flats, meadows; Elevation: < 3500 m. Flowering Time: May--Oct
SSP98	CNDDB	*Senecio aphanactis*	Chaparral ragwort	S2/2B.2	Moderate	Chaparral, coastal scrub, and cismontane woodlands; sometimes found on alkaline substrates; 15 to 800 m. Blooms January-April (May)
SSP99	CNDDB	*Sorex ornatus salicornicus*	Southern California saltmarsh shrew	SSC	None	Coastal marshes in Los Angeles, Orange, and Ventura Counties. Requires dense vegetation and woody debris for cover.
SSP100	CNDDB	*Suaeda esteroa*	estuary seablite	S2/1B.2	None	Marshes and swamps; coastal salt marshes in clay, silt, and sand substrates; 0-80 m. Blooms (May) July-October (January)
SSP101	VC LIS, 2018	*Symphyotrichum lanceolatum var. hesperium*	Siskiyou Aster	VC LIS	Low	Wet places; Elevation: < 2000 m. Flowering Time: Jul--Aug

Observed and Potentially Occurring Special Status Species						
Map Key (1)	Survey/ Source (2)	Scientific Name (3)	Common Name	Species' Status (4)	Potential to Occur (5)	Habitat Requirements (6)
SSP102	CNDDB	*Taxidea taxus*	American badger	SSC	Low	Most abundant in drier open stages of most shrub, forest, and herbaceous habitats, with friable soils. Needs sufficient food, friable soils and open, uncultivated ground. Preys on burrowing rodents. Digs burrows.
SSP103	CNDDB	*Texosporium sancti-jacobi*	Woven-spored lichen	S2/3	Low	Chapparal on soil, dead twigs, small mammal pellets, and on *Selaginella* spp.; 60 to 660 m.
SSP104	CNDDB	*Thamnophis hammondii*	Two-striped gartersnake	SSC	Low	Coastal California from vicinity of Salinas to northwest Baja California, Mexico. From sea level to about 7000 feet. elevation. Highly aquatic, found in or near permanent fresh water. Often along streams with rocky beds and riparian growth.
SSP105	CNDDB	*Thelypteris puberula var. sonorensis*	Sonoran maiden fern	S2/2B.2	Low	Meadows, seeps, and streams; 50 to 610 m. Blooms January-September
SSP106	VC LIS, 2018	*Timema monikensis*	Walking stick	VC LIS	Low	Chaparral and sometimes found in woodlands. On foliage, twigs, or branches or on the ground near base of plants.
SSP107	CNDDB	*Tortula californica*	California screw moss	S2? /1B.2	Low	Endemic to California. Chenopod scrub and valley and foothill grasslands on sandy soil; 10 to 1,460 m.
SSP108	CNDDB	*Trimerotropis occidentiloides*	Santa Monica grasshopper	S1S2	Low	Santa Monica Mountains, south of Thousand Oaks, Los Angeles County, California
SSP109	CNDDB	*Tryonia imitator*	mimic tryonia (=California brackishwater snail)	S2	None	Inhabits coastal lagoons, estuaries and salt marshes, from Sonoma County south to San Diego County. Found only in permanently submerged areas in brackish water in a variety of sediment types; able to withstand a wide range of salinities.
SSP110	CNDDB	*Vireo bellii pusillus*	Least Bell's vireo	FE/SE/S2	Low	Spring and summer resident of southern California in low riparian in vicinity of water or in dry river bottoms; below 2000 feet. Often inhabits structurally diverse woodlands along watercourses including cottonwood-willow and oak woodlands and mulefat scrub. Nests placed along margins of bushes or on twigs projecting into pathways, usually willow, mulefat, or mesquite.

Special Status Species (continued)				
Map Key	Adequate Habitat Onsite	Adequate Habitat Size (7)	Acreage Impacted	Comments (8)
SSP1	Yes	Yes	14.51	Suitable habitat is present within the Project site. The nearest CNDDB record is approximately 6.5 miles northeast from 2006.
SSP2	Yes	Yes	7.02	While limited suitable habitat may be present the closest known occurrences are 5 miles or more from the Project site.
SSP3	Yes	Yes	7.02	Limited suitable habitat is present in the Project site. Known occurrence approximately 4 miles north from 1995.
SSP4	No	No	N/A	There is no suitable nesting habitat in the Project site; limited foraging habitat may be present at times. The nearest CNDDB record is approximately 7 miles northeast of the Project site from1995.
SSP5	No	No	N/A	While limited suitable habitat may be present the closest known occurrences are 5 miles or more from the Project site.
SSP6	Yes	Yes	16.78	While limited suitable habitat may be present the closest known occurrences are 5 miles or more from the Project site.
SSP7	No	No	N/A	While limited suitable habitat may be present the closest known occurrences are 5 miles or more from the Project site.
SSP8	No	No	N/A	While limited suitable habitat may be present the closest known occurrences are 5 miles or more from the Project site.
SSP9	No	No	N/A	While limited suitable habitat may be present the closest known occurrences are 5 miles or more from the Project site.
SSP10	Yes	Yes	3.70	While limited suitable habitat may be present the closest known occurrences are 5 miles or more from the Project site.
SSP11	Yes	Yes	3.70	While limited suitable habitat may be present the closest known occurrences are 5 miles or more from the Project site.
SSP12	No	No	N/A	While limited suitable habitat may be present the closest known occurrences are 5 miles or more from the Project site.
SSP13	Yes	Yes	9.76	Limited suitable habitat is present in the Project site.
SSP14	Yes	Yes	16.78	Suitable habitat is present within the Project site. The nearest CNDDB record is approximately 2.5 miles west of the Project site from 2005.
SSP15	Yes	Yes	0.0	Limited suitable habitat is present within the Project site. Known occurrence approximately 4 miles north from 1956.
SSP16	No	No	No	While limited suitable habitat may be present the closest known occurrences are 5 miles or more from the Project site.
SSP17	Yes	Yes	16.78	Suitable nesting habitat is not present; limited foraging habitat is present within portion of the Project site. The nearest CNDDB record is approximately 2.5 miles north from 1989.
SSP18	Yes	Yes	7.02	Limited suitable habitat is present in the Project site.
SSP19	No	No	N/A	While limited suitable habitat may be present the closest known occurrences are 5 miles or more from the Project site.
SSP20	Yes	Yes	16.78	Suitable habitat is present within portions of the Project site. The nearest CNDDB record is approximately 3.5 miles west of the Project site from 2009.
SSP21	Yes	Yes	7.02	Suitable habitat is present within portions of the Project site. The nearest CNDDB record is approximately 6 miles west of the Project site from 2020.
SSP22	Yes	Yes	7.02	Limited suitable habitat is present. The nearest CNDDB record is approximately 4 miles to the west from 1951.
SSP23	Yes	Yes	10.72	Limited suitable habitat is present. The nearest CNDDB record is approximately 6.5 miles to the west from 2009.
SSP24	Yes	Yes	7.02	Limited suitable habitat is present. The nearest CNDDB record is approximately 5.5 miles to the east from 1930.
SSP25	No	No	N/A	While limited suitable habitat may be present the closest known occurrences are 5 miles or more from the Project site.
SSP26	Yes	Yes	0.0	While limited suitable habitat may be present the closest known occurrences are 5 miles or more from the Project site.
SSP27	Yes	Yes	7.02	While limited suitable habitat may be present the closest known occurrences are 5 miles or more from the Project site.

Special Status Species (continued)				
Map Key	Adequate Habitat Onsite	Adequate Habitat Size (7)	Acreage Impacted	Comments (8)
SSP28	Yes	Yes	11.45	Limited suitable habitat is present. The nearest CNDDB record is approximately 4 miles to the north from 1923.
SSP29	No	No	N/A	While limited suitable habitat may be present the closest known occurrences are 5 miles or more from the Project site.
SSP30	Yes	Yes	7.02	Limited suitable habitat is present. The nearest CNDDB record is approximately 1.5 miles to the east from 2019.
SSP31	Yes	Yes	6.04	While limited suitable habitat may be present the closest known occurrences are 5 miles or more from the Project site.
SSP32	Yes	Yes	7.02	Limited suitable habitat is present. The nearest CNDDB record is approximately 5.5 miles to the west from 1991.
SSP33	Yes	Yes	7.02	While limited suitable habitat may be present the closest known occurrences are 5 miles or more from the Project site.
SSP34	Yes	Yes	7.02	Suitable habitat is present however the nearest CNDDB record is approximately 8.5 miles to the east from 2010.
SSP35	Yes	Yes	16.78	Suitable habitat is present within the Project site. The nearest CNDDB records are both within approximately 2 miles north and east form the Project site from 2005 and 2010 respectively.
SSP36	No	No	N/A	While limited suitable habitat may be present the closest known occurrences are 5 miles or more from the Project site.
SSP37	Yes	Yes	6.04	Limited suitable habitat is present. The nearest recorded occurrence is approximately 2 miles to the north of the Project site from 1996.
SSP38	Yes	Yes	7.02	While limited suitable habitat may be present the closest known occurrences are 5 miles or more from the Project site.
SSP39	Yes	Yes	0.0	Very limited suitable habitat may be present. The nearest CNDDB record is approximately 8 miles to the north of the Project site from 2003.
SSP40	Yes	Yes	7.02	Limited suitable habitat is present. The nearest CNDDB record is approximately 1 mile to the east 1898
SSP41	No	No	N/A	Suitable habitat is not present in the Project site. The nearest CNDDB record is approximately 5.5 to the west of the Project site from 1988.
SSP42	No	No	N/A	Suitable habitat is not present in the Project site. The nearest CNDDB records are approximately 8 miles to the west of the Project site from 2017 and 2018.
SSP43	No	No	N/A	Suitable habitat is not present in the Project site. The nearest CNDDB record is approximately 4.5 to the west of the Project site from 1937.
SSP44	No	No	N/A	Suitable habitat is not present in the Project site. The nearest CNDDB record is approximately 7 miles to the west of the Project site from 1985.
SSP45	No	No	N/A	Suitable habitat is not present in the Project site. The nearest CNDDB record is approximately 2 miles to the east of the Project site from 2008.
SSP46	Yes	Yes	0	Limited suitable habitat may be present in the Project site during periods of extended flow within Little Sycamore Canyon Creek.
SSP47	Yes	Yes	7.02	While limited suitable habitat may be present the closest known occurrences are 5 miles or more from the Project site.
SSP48	Yes	Yes	1.03	Suitable habitat is present within the Project site. There is a CNDDB record from within the Project site in 2013.
SSP49	Yes	Yes	7.02	Limited suitable habitat is present. The nearest CNDDB records are approximately 4.5 mile to the east from 2003.
SSP50	Yes	Yes	7.02	Limited suitable habitat is present. The nearest CNDDB record is approximately 8 miles to the northeast from and unknown date.
SSP51	Yes	Yes	16.78	Suitable habitat is present in the Project site. The nearest CNDDB record is less than 1 mile west of the Project from 1994.
SSP52	No	No	N/A	While limited suitable habitat may be present the closest known occurrences are 5 miles or more from the Project site.
SSP53	Yes	Yes	7.02	Suitable habitat is present within the Project site. There is a CNDDB record from within the northern portion of the Project site in 1985.

Special Status Species (continued)				
Map Key	Adequate Habitat Onsite	Adequate Habitat Size (7)	Acreage Impacted	Comments (8)
SSP54	Yes	Yes	0	Limited suitable habitat is present within the Project site. The nearest recorded occurrence is approximately 3 miles to the west of the Project site from 2019.
SSP55	Yes	Yes	7.02	Limited suitable habitat is present in the Project site. The nearest CNDDB record is approximately 7.75 miles to the northeast of the Project site from 2010.
SSP56	Yes	Yes	7.02	While limited suitable habitat may be present the closest known occurrences are 5 miles or more from the Project site.
SSP57	Yes	Yes	.16	Very limited suitable habitat may be present in the Project site. The nearest CNDDB record is approximately 1 mile to the north of the Project site from 2003.
SSP58	Yes	Yes	7.02	Limited suitable habitat is present in the Project site. The nearest CNDDB record is approximately 4 mi to the northeast of the Project site from 1980.
SSP59	Yes	Yes	7.02	Suitable habitat is present in the Project site. The nearest CNDDB record is approximately 9 miles to the north of the Project site from 2010.
SSP60	Yes	Yes	16.78	Suitable habitat is present within the Project site. The nearest CNDDB record is approximately 6 miles to the northwest of the Project site from 1969.
SSP61	Yes	No	9.76	Limited suitable habitat is present within the Project site. The nearest CNDDB record is approximately 7.5 miles to the northwest of the Project site from 2009.
SSP62	Yes	Yes	16.78	While limited suitable habitat may be present the closest known occurrences are 5 miles or more from the Project site.
SSP63	Yes	Yes	7.02	While limited suitable habitat may be present the closest known occurrences are 5 miles or more from the Project site.
SSP64	Yes	Yes	6.04	Limited suitable habitat may be present during years of prolonged flows within Little Sycamore Canyon Creek. The nearest CNDDB record is approximately 5 miles to the east of the Project site from 1987.
SSP65	Yes	Yes	7.02	Suitable habitat is present within portions of the Project site. There are multiple CNDDB records from within 6 – 9 miles to the northwest of the Project site from 1990-2010.
SSP66	Yes	Yes	0	While limited suitable habitat may be present the closest known occurrences are 5 miles or more from the Project site.
SSP67	Yes	Yes	0	Limited suitable habitat may be present during years of prolonged flows within Little Sycamore Canyon Creek. The nearest CNDDB record is approximately 7 miles to the west of the Project site from 1993.
SSP68	No	No	0	The required larval food plant for this species was not observed within the Project site. The nearest CNDDB record is approximately 9 miles to the east of the Project site from 1954.
SSP69	Yes	Yes	9.76	Suitable nesting habitat is not present however limited suitable foraging habitat is present within the Project site. The nearest CNDDB record is approximately 10 miles to the west of the Project site from 2017.
SSP70	No	No	0	Perennial aquatic habitat is not present within the Project site. The nearest CNDDB record is approximately 6.5 miles to the west of the Project site from 1993.
SSP71	Yes	Yes	16.78	Limited suitable habitat is present in the Project site.
SSP72	Yes	Yes	16.78	Limited suitable habitat is present in the Project site.
SSP73	Yes	Yes	16.78	Limited suitable habitat is present in the Project site.
SSP74	Yes	Yes	16.78	Limited suitable habitat is present in the Project site.
SSP75	Yes	Yes	16.78	Limited suitable habitat is present in the Project site.
SSP76	Yes	Yes	16.78	Limited suitable habitat is present in the Project site. The nearest CNDDB record is approximately 5 miles to the east of the Project site from 2008.
SSP77	Yes	Yes	16.78	Limited suitable habitat is present in the Project site.

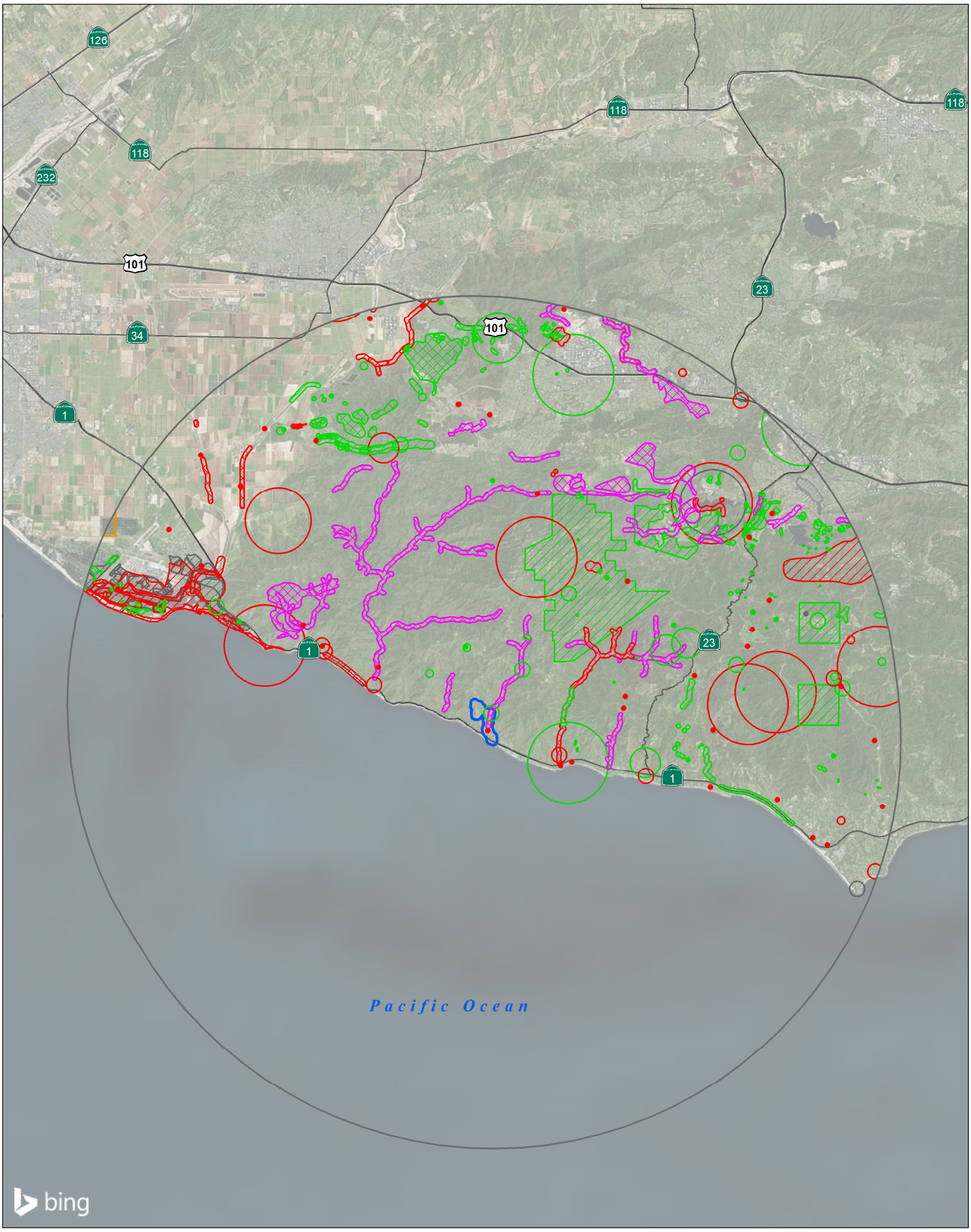
Special Status Species (continued)				
Map Key	Adequate Habitat Onsite	Adequate Habitat Size (7)	Acreage Impacted	Comments (8)
SSP78	No	No	N/A	While limited suitable habitat may be present the closest known occurrences are 5 miles or more from the Project site.
SSP79	No	No	N/A	Suitable habitat is not present in the Project site. The nearest CNDDB record is approximately 5.5 miles to the west of the Project site from 1941.
SSP80	Yes	Yes	16.78	Limited suitable habitat is present within the Project site. The nearest CNDDB record is approximately 2 miles to the northeast of the Project site from 2008.
SSP81	Yes	Yes	7.02	Suitable habitat is present within the Project site. The nearest CNDDB records is approximately 1.5 miles to the north or the Project site from 2009.
SSP82	Yes	Yes	7.02	Suitable habitat is present within the Project site. The nearest CNDDB record is approximately 6 miles to the north of the Project site from 2016.
SSP83	Yes	No	0	Limited suitable habitat is present in the Project site during periods of prolonged flow within Little Sycamore Canyon Creek.
SSP84	No	No	N/A	Suitable habitat is not present within the Project site. The nearest CNDDB record is approximately 10 miles to the northeast of the Project site from an unknown date.
SSP85	No	No	N/A	Suitable habitat for this species is not present in the Project site. The nearest CNDDB record is approximately 6 miles to the west of the Project site from 1982.
SSP86	Yes	Yes	16.78	Suitable habitat is present within the Project site. There is a known occurrence approximately 4 miles to the north of the Project site from 2019.
SSP87	No	No	N/A	Suitable habitat is not present in the Project site. The nearest CNDDB record is approximately 6 miles to the west of the Project site from 2006.
SSP88	No	No	N/A	Suitable nesting and foraging habitat are not present in the Project site. The nearest CNDDB record is approximately 6 miles to the west of the Project site from 2000.
SSP89	Yes	Yes	7.02	Suitable habitat is present in the Project site. The nearest CNDDB record is approximately 6 miles to the east of the Project site from 1944.
SSP90	Yes	Yes	7.02	Limited suitable habitat is present within portions of the Project site. The nearest CNDDB record is approximately 8.5 miles to the east of the Project site from 1960.
SSP91	Yes	Yes	7.02	Suitable habitat is present within portions of the Project site. The nearest CNDDB record is approximately 7.5 miles to the northwest of the Project site from 2009.
SSP92	Yes	Yes	16.78	Suitable habitat is present in the Project site. The nearest CNDDB record for this species is approximately 8 miles to the northwest of the Project site from 1959.
SSP93	Yes	Yes	16.78	Limited suitable habitat is present within the Project site. The nearest CNDDB record is approximately 5 miles to the east of the Project site from 1991.
SSP94	No	No	N/A	Suitable habitat is not present in the Project site. The nearest CNDDB record is approximately 8 miles to the west of the Project site from 2007.
SSP95	No	No	N/A	While limited suitable habitat may be present the closest known occurrences are 5 miles or more from the Project site.
SSP96	Yes	Yes	6.04	Limited suitable habitat is present in the Project site. The nearest CNDDB record is approximately 6.5 miles to the northwest of the Project site from 1964.
SSP97	No	No	N/A	Very limited suitable habitat is present in the Project site. There is a known occurrence approximately 4 miles to the north of the Project site from 2004.
SSP98	Yes	Yes	16.78	Suitable habitat is present within the Project site. The nearest CNDDB record is approximately 1 mile to the west of the Project site from 1997.
SSP99	No	No	N/A	Suitable habitat for this species is not present in the Project Site. The nearest CNDDB record is approximately 6 miles to the west of the Project site from 1941.

Special Status Species (continued)				
Map Key	Adequate Habitat Onsite	Adequate Habitat Size (7)	Acreage Impacted	Comments (8)
SSP100	No	No	N/A	Suitable habitat for this species is not present in the Project site. The nearest CNDDB record is approximately 6 miles to the west of the Project site from 2012.
SSP101	No	No	N/A	While limited suitable habitat may be present the closest known occurrences are 5 miles or more from the Project site.
SSP102	Yes	Yes	16.78	Suitable habitat is present within portions of the Project site. The nearest CNDDB record is approximately 8 miles to the east of the Project site from 2006.
SSP103	Yes	Yes	7.02	Limited suitable habitat is present in the Project site. The nearest CNDDB record is approximately 7 miles to the northwest of the Project site from 2003.
SSP104	Yes	Yes	6.04	Limited suitable habitat may be present during times of prolonged flows in Little Sycamore Canyon Creek. The nearest CNDDB record is approximately 5 miles to the north of the Project site from 2009.
SSP105	No	No	N/A	Limited suitable habitat is present within the Project site. The nearest CNDDB record is approximately 1.5 miles to the east of the Project site from 1959.
SSP106	Yes	Yes	16.78	Limited suitable habitat is present in the Project site.
SSP107	No	No	N/A	Suitable habitat is not present within the Project site. The nearest CNDDB record is approximately 3 miles to the north of the Project site from 2006.
SSP108	Yes	Yes	16.78	Suitable habitat is present in the Project site. The nearest CNDDB record is approximately 5 miles from the Project site back in 1973.
SSP109	No	No	N/A	Suitable habitat is not present in the Project site. The nearest CNDDB record is approximately 6.5 miles to the west of the Project site from 1979.
SSP110	Yes	Yes	6.04	Limited suitable habitat is present in the Project site. The nearest CNDDB record is approximately 3 miles to the west of the Project site from 1978.

FE .....Federal Endangered
FT .....Federal Threatened
FC.....Federal Candidate Species
FSC .....Federal Species of Concern
FD……Federally Delisted
SFP.....California Fully Protected Species
SE.....California Endangered
ST.....California Threatened
SD……California Delisted
SR.....California Rare
SSC .....California Species of Special Concern
BCC……USFWS Bird of Conservation Concern
S……..USFS Sensitive
S……..USFWS Sensitive
FP……CDFW Fully Protected
WL……..CDFW Watch List
DFG/NatureServe Rank
G1 or S1 - Critically Imperiled Globally or Sub-nationally (state)
G2 or S2 - Imperiled Globally or Sub-nationally (state)
G3 or S3 - Vulnerable to extirpation or extinction Globally or Sub-nationally (state)
California Rare Plant Rank (CRPR)
CRPR 1A - California Native Plant Society/CDFG listed as presumed to be extinct
CRPR 1B - California Native Plant Society/CDFG listed as rare or endangered in California and elsewhere
CRPR 2 - California Native Plant Society/CDFG listed as rare or endangered in California but more common elsewhere
CRPR 3 - California Native Plant Society/CDFG listed as in need of more information.
CRPR 4 - California Native Plant Society/CDFG listed as of limited distribution or infrequent throughout a broader area in California.
VC LIS Locally Important Species

Nesting Bird Summary

Several of the surveys conducted within the SA were conducted during the breeding/nesting season. While no active nests were observed, breeding behavior was observed, and the habitats within the SA are suitable to support a variety of avian species protected by protected by the Federal Migratory Bird Treaty Act and the California Fish and Game Code 3503.



- Biological Survey Area (SA)
- 10 Mile Search Radius

10 Mile CNDDB Occurrences

- Plant (80m)
- Plant (specific)
- Plant (non-specific)
- Plant (circular)
- Animal (80m)
- Animal (specific)
- Animal (non-specific)
- Animal (circular)
- Terrestrial Comm. (specific)
- Terrestrial Comm. (non-specific)
- Terrestrial Comm. (circular)
- Multiple (80m)
- Multiple (non-specific)
- Multiple (circular)
- Sensitive EO's (Commercial only)

0 2.5 5 Miles

(At original document size of 11x17)
1:158,400

N

Stantec

Project Location	Prepared by DL on 2022-04-08
Camp Hess Kramer	TR by SET on 2022-04-08
Malibu, CA	IR by JV on 2022-04-08
Client/Project	204258600
Wilshire Boulevard Temple	
Camp Hess Kramer Rebuild Project	
ISBA	
Figure No.	
5-1	
Title	
Sensitive Species Map	

Notes

1. Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet
2. Data Sources: Stantec 2020. CNDDB 2020.
3. Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
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- Biological Study Area (SA)
- 2 Mile Search Radius

Plants

- white-veined monardella
- Orcutt's pincushion
- chaparral ragwort
- Ojai navarretia
- Braunton's milk-vetch
- marcescent dudleya
- Plummer's mariposa-lily
- Blochman's dudleya
- Sonoran maiden fern

Wildlife

- globose dune beetle
- Crotch bumble bee
- steelhead - southern California DPS
- monarch - California overwintering population

Terrestrial Communities

- Southern Coast Live Oak Riparian Forest
- Southern Sycamore Alder Riparian Woodland

0 0.35 0.7 Miles

(At original document size of 8.5x11)
1:48,000

N

Stantec

Project Location
Camp Hess Kramer
Malibu, CA

Prepared by DL on 2022-04-08
TR by SET on 2022-04-08
IR by JV on 2022-04-08

Client/Project
204258600
Wilshire Boulevard Temple
Camp Hess Kramer Rebuild Project
ISBA

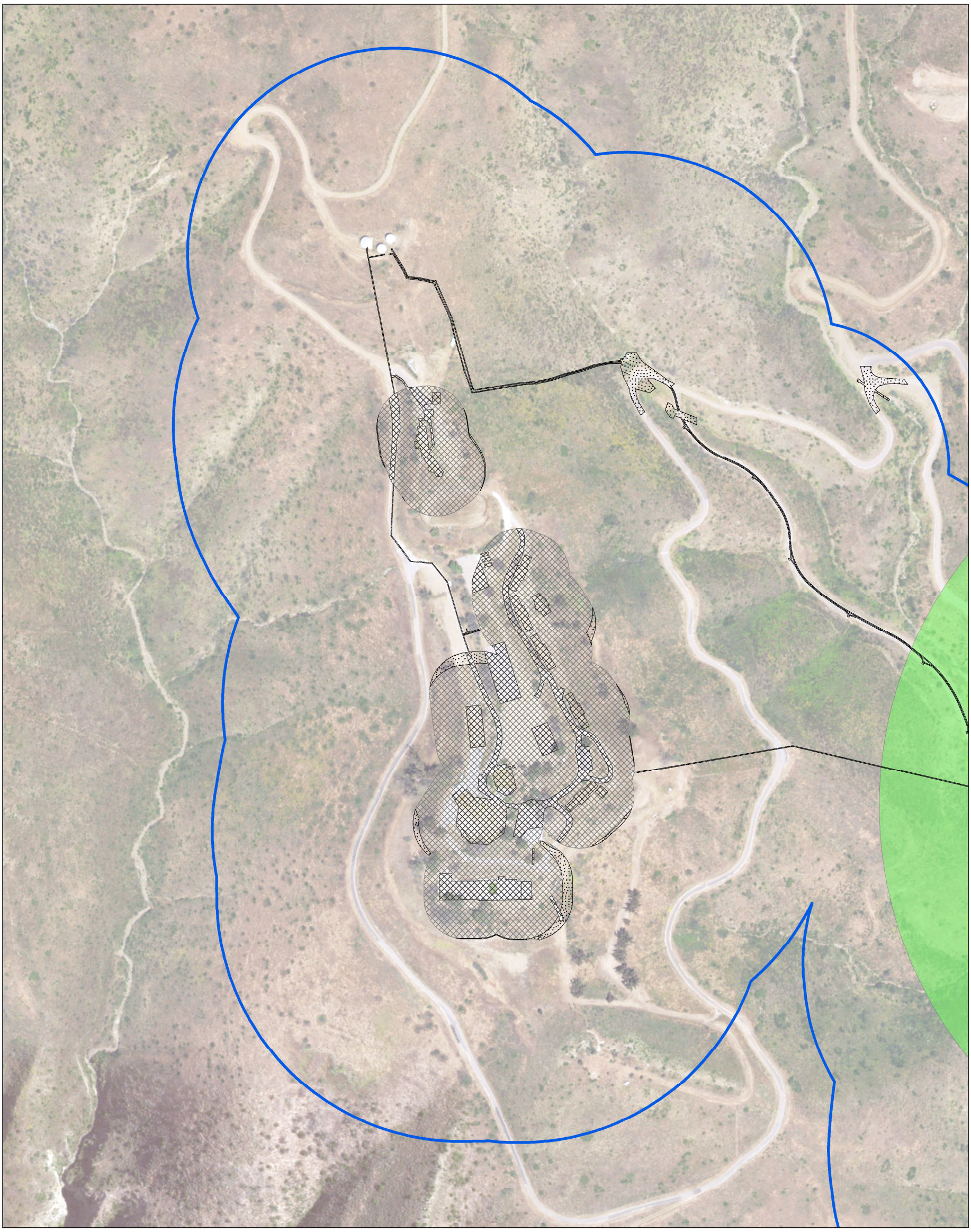
Figure No.
5-2

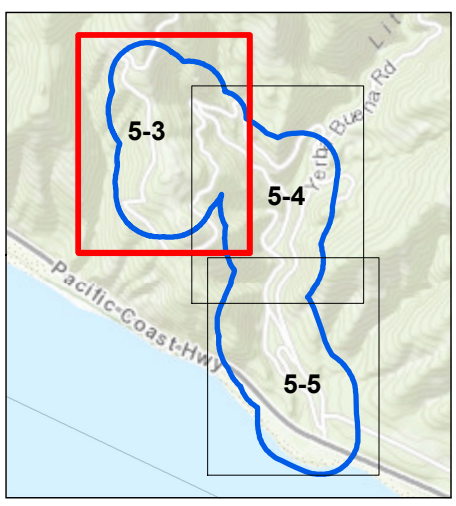
Title
2 Mile CNDDB Occurrences

Notes
1. Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet
2. Data Sources: Stantec 2021. CNDDB 2021.
3. Background: © 2022 Microsoft Corporation © 2022 Maxar ©CNES (2022) Distribution Airbus DS

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Biological Survey Area (SA)

Construction Footprint

Project Footprint within Existing Developemnt Footprint

Project Footprint within Existing Permitted Fuel Modification Zones

Proposed New Development

CNDDB Occurrences Map Key

SSP53 - Dudleya blochmaniae ssp. blochmaniae

0 250 500 Feet

(At original document size of 11x17)
1:3,000

N

Stantec

Project Location Camp Hess Kramer Malibu, CA	Prepared by DL on 2022-04-08 TR by SET on 2022-04-08 IR by JV on 2022-04-08
Client/Project	204258600
Wilshire Boulevard Temple Camp Hess Kramer Rebuild Project ISBA	
Figure No. **5-3**	
Title **Sensitive Species Map**	

Notes

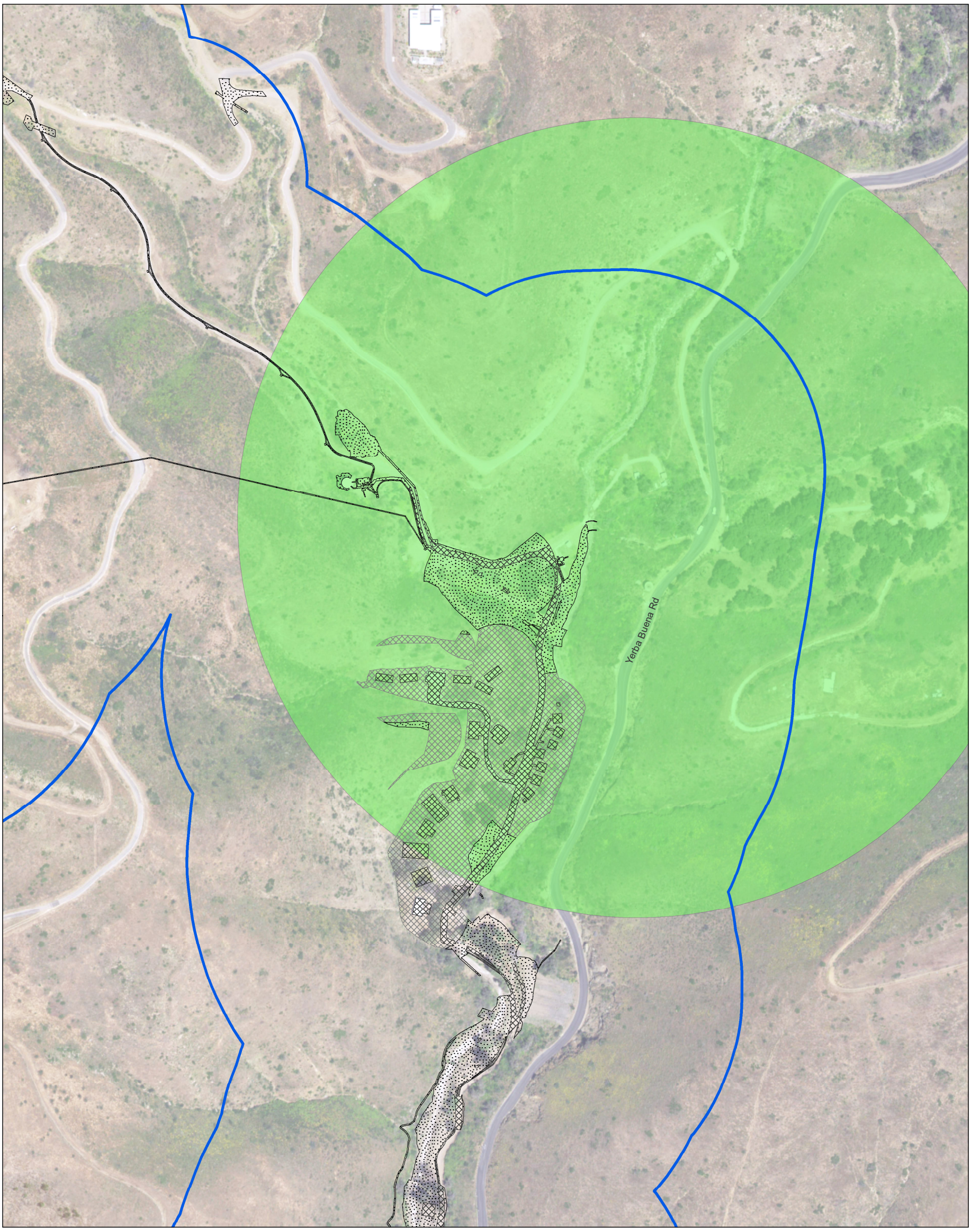
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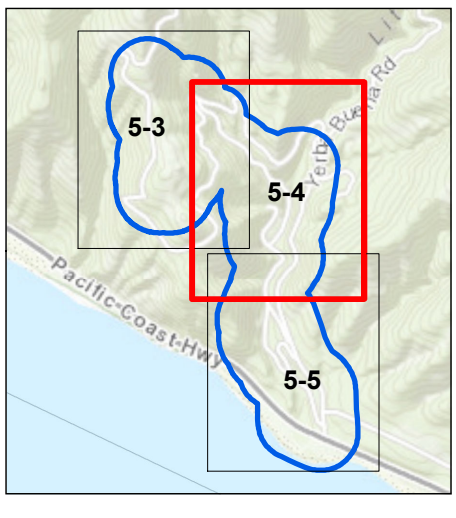
2. Data Sources: Stantec 2020. CNDDB 2020.

3. Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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Biological Survey Area (SA)

Construction Footprint

Project Footprint within Existing Developemnt Footprint

Project Footprint within Existing Permitted Fuel Modification Zones

Proposed New Development

CNDDB Occurrences Map Key

SSP53 - Dudleya blochmaniae ssp. blochmaniae

0 250 500 Feet

(At original document size of 11x17)
1:3,000

N

Stantec

Project Location	Prepared by DL on 2022-04-08
Camp Hess Kramer	TR by SET on 2022-04-08
Malibu, CA	IR by JV on 2022-04-08
Client/Project	204258600

Wilshire Boulevard Temple
Camp Hess Kramer Rebuild Project
ISBA

Figure No.

5-4

Title

Sensitive Species Map

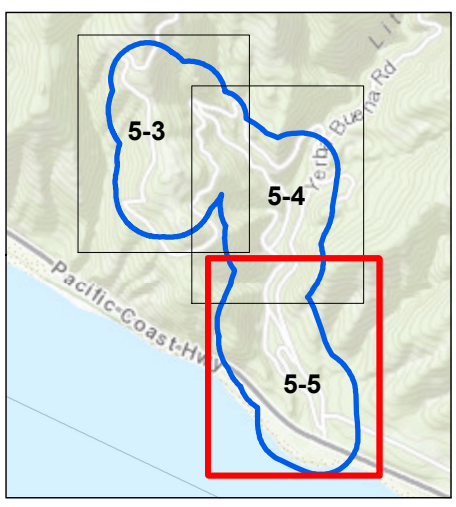
Notes

1. Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet
2. Data Sources: Stantec 2020. CNDDB 2020.
3. Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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Biological Survey Area (SA)

Construction Footprint

Project Footprint within Existing Developemnt Footprint

Project Footprint within Existing Permitted Fuel Modification Zones

Proposed New Development

CNDDB Occurrences Map Key

SSP48 - Danaus plexippus pop. 1

0 250 500 Feet

(At original document size of 11x17)
1:3,000

N

Stantec

Project Location	Prepared by DL on 2022-04-08
Camp Hess Kramer	TR by SET on 2022-04-08
Malibu, CA	IR by JV on 2022-04-08
Client/Project	204258600
Wilshire Boulevard Temple	
Camp Hess Kramer Rebuild Project	
ISBA	
Figure No.	
5-5	
Title	
Sensitive Species Map	

Notes

1. Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet

2. Data Sources: Stantec 2020. CNDDB 2020.

3. Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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3.3 Wildlife Movement and Connectivity
(Initial Study Checklist D)

Wildlife movement or connectivity features, or evidence thereof, were found within the survey area(s).

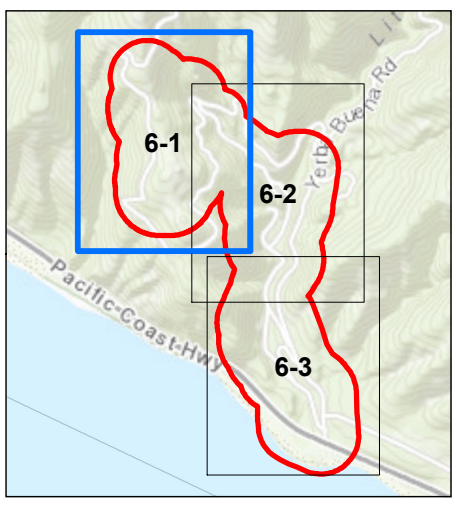
Connectivity Features

Based on a review of available state and local data there are no mapped wildlife corridors within the SA. Within the SA Little Sycamore Canyon Creek likely acts as a movement corridor through the SA, mostly for large mammals, to higher elevations of the Santa Monica Mountains and north to Hidden Valley. One additional larger aquatic feature, a tributary to LSC, likely acts as a conduit to higher elevations within the Santa Monica Mountains in the immediate vicinity. Connectivity features are mapped within the SA in Figure 6.

Connectivity Features							
Map Key (1)	Type of Connectivity Feature (2)	Description (3)	Species Observed (4)	Evidence (5)	Functional Group/Species Expected (6)	Habitats Connected (7)	Comments
C1	corridor	watercourse	coyote, muledeer, avian species	live, tracks	large mammals, birds	Santa Monica Mountains – Hidden Valley	LSC
C2	corridor	watercourse	coyote, muledeer	live, tracks	large mammals	Santa Monica Mountains	Connects higher elevation areas of the Santa Monica Mountains to the SA.

Roadway Crossing Structures						
Map Key (1)	Type of Crossing Structure (2)	Passable? (3)	Functional Group/Species Expected (4)	Species Observed (5)	Evidence	Comments
CS1	existing box culvert	The culvert is open and aiding movement	small, medium & large mammals, upland reptiles	none	none	Allows passage underneath Yerba Buena Road
CS2	existing box culvert	The culvert is open and aiding movement	small, medium & large mammals, upland reptiles	none	none	Allows passage underneath HWY 1.





Biological Survey Area (SA)

Connectivity Feature

Construction Footprint

Proposed New Development

Project Footprint within Existing Development Footprint

0 250 500 Feet

(At original document size of 11x17)
1:3,000

N

Stantec

Project Location	Prepared by DL on 2022-04-08
Camp Hess Kramer	TR by SET on 2022-04-08
Malibu, CA	IR by JV on 2022-04-08
Client/Project	204258600
Wilshire Boulevard Temple	
Camp Hess Kramer Rebuild Project	
ISBA	
Figure No.	
6 - 1	
Title	
Habitat Connectivity Map	

Notes

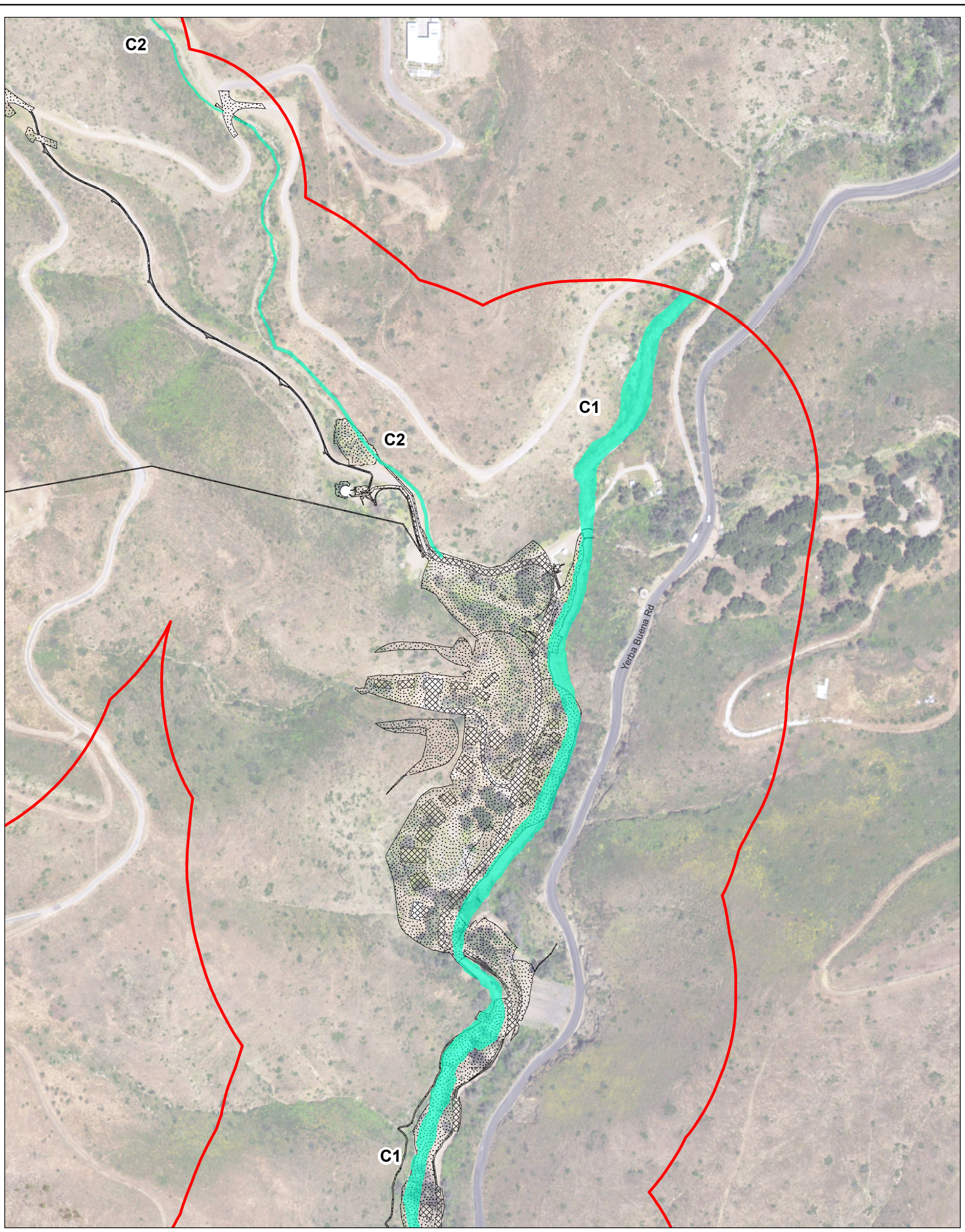
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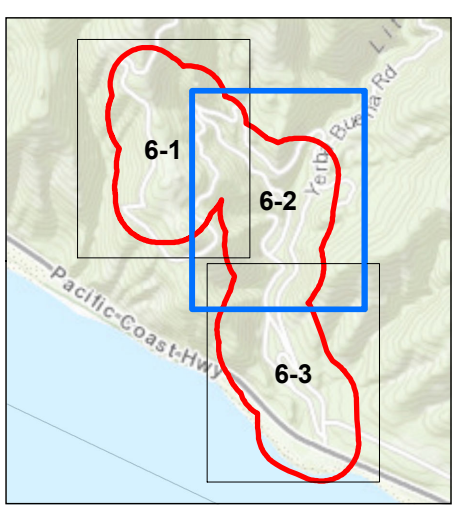
2. Data Sources: Stantec 2020.

3. Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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Biological Survey Area (SA)

Connectivity Feature

Construction Footprint

Proposed New Development

Project Footprint within Existing Development Footprint

0 250 500 Feet

(At original document size of 11x17)
1:3,000

N

Stantec

Project Location	Prepared by DL on 2022-04-08
Camp Hess Kramer	TR by SET on 2022-04-08
Malibu, CA	IR by JV on 2022-04-08
Client/Project	204258600
Wilshire Boulevard Temple	
Camp Hess Kramer Rebuild Project	
ISBA	
Figure No.	
6 - 2	
Title	
Habitat Connectivity Map	

Notes

1. Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet

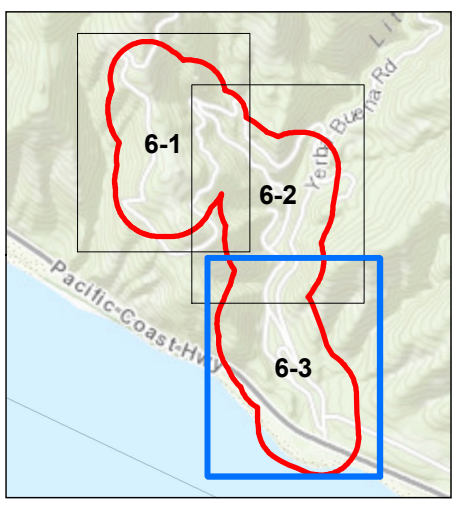
2. Data Sources: Stantec 2020.

3. Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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Biological Survey Area (SA)
Connectivity Feature
Crossing Structures

Construction Footprint

Proposed New Development
Project Footprint within Existing Development Footprint

0 250 500 Feet

(At original document size of 11x17)
1:3,000

N

Stantec

Project Location
Camp Hess Kramer
Malibu, CA

Prepared by DL on 2022-04-08
TR by SET on 2022-04-08
IR by JV on 2022-04-08

Client/Project
204258600

Wilshire Boulevard Temple
Camp Hess Kramer Rebuild Project
ISBA

Figure No.
6 - 3

Title
Habitat Connectivity Map

Notes
1. Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet
2. Data Sources: Stantec 2020.
3. Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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Section 4: Recommended Impact Assessment & Mitigation

4.1 Sufficiency of Biological Data

Additional information needed to make CEQA findings and develop mitigation measures:

Spring floristic surveys will be completed to determine the presence or absence of special status plant species that may be affected by the project.

Additional biology-related surveys or permits needed prior to issuance of land use permit:

CDFW Section 1602 Lake and Streambed Alteration Agreement

Section 404 Clean Water Act Authorization

Section 401 Clean Water Act Water Quality Certification

4.2 Impacts and Mitigation

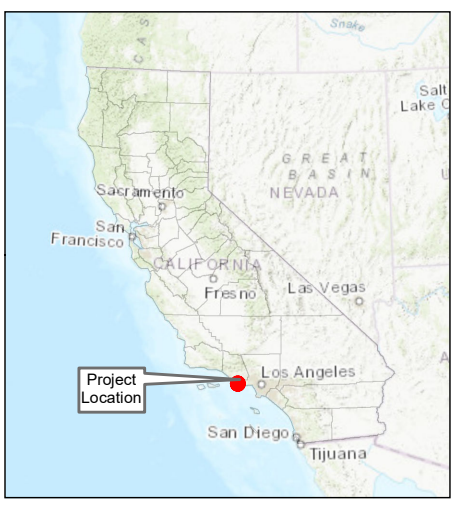
A. Species Project: PS-M; Cumulative: LS

Special-Status Plant Species

Construction and operation of the proposed Project is not expected to result in direct or indirect impacts to listed or other special-status plants. Focused botanical surveys were conducted in the spring and summer of 2021; the surveys did not result in the observation of any additional special-status plant species; refer to Figure 7 for the location of the areas surveyed. The majority of special-status plants known to occur in the region have been determined to have no or a low potential to occur within the proposed Project site. Only on federally listed species, Braunton's milk vetch (Astragalus brauntonii [FE, 1B.1, VC LIS]), was determined to have a moderate or higher potential to occur within the proposed Project site; this species was determined to have a moderate potential of occurrence. One species, Santa Susana tarplant (*Deinandra minthornii*), state listed as Rare and with a California Rare Plan Rank (CRPR) of 1B.2 was also determined to have a moderate potential of occurrence. Six other species, with either a CRPR and/or on the Ventura County Locally Important Species (VC LIS) list were determined to have a moderate potential of occurrence within the Project site; small flowered lotus (*Acmispon micranthus* [VC LIS]), Nuttall's snapdragon (Antirrhinum nuttallianum ssp. subsessile [VC LIS)]), , Blochman's dudleya (*Dudleya blochmaniae ssp. blochmaniae* [CRPR 1B.1]), San Diego Sedge (*Carex spissa* [VC LIS]), Ojai navarettia (*Navarretia ojaiensis* [1B.1]), and Plummer's mariposa lily (*Calochortus plummerae* [4.2]). If any listed or other special-status plants are encountered during pre-construction surveys, they would be marked and avoided to the maximum extent possible. However, it is possible that some non-listed, special-status plants would be subject to project disturbance should they occur in disturbance areas.

If present, direct impacts to special-status plants include trampling or crushing from heavy equipment, vehicles, or foot traffic; alterations to the native seed bank due to soil compaction; and modifications to existing hydrological conditions (these alterations however will restore LSC to more natural conditions). Indirect impacts could include the disruption of native seed banks through soil alterations, the accumulation of fugitive dust, increased erosion and sediment transport, and the colonization of non-native and invasive plant species. Excessive dust can decrease or limit plant survivorship by decreasing photosynthetic output, reducing transpiration, and adversely affecting reproductive success. Ground-disturbing activities that would occur during the proposed Project can result in the proliferation and spread of non-native invasive plants to new areas. Because noxious weeds can permanently degrade rare plant and animal habitats, their proliferation could adversely affect sensitive plant species if they are present.





Biological Survey Area (SA)
Tree Survey Area
Construction Footprint
Little Sycamore Canyon River

0 550 1,100 Feet

(At original document size of 11x17)
1:6,600

N

Stantec

Project Location Camp Hess Kramer Malibu, CA	Prepared by DL on 2022-04-08 TR by SET on 2022-04-08 IR by JV on 2022-04-08
Client/Project	204258600

Wilshire Boulevard Temple
Camp Hess Kramer Rebuild Project
ISBA

Figure No.
7

Title
Survey Areas Map

Notes
1. Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet
2. Data Sources: Stantec 2020.
3. Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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Typically, impacts to a small number of nonstate or federally listed special-status plants (i.e., impacts to a few individuals) or impacts to a population where loss of a few occurrences would not adversely affect the range of the special-status plant species are not typically considered significant under CEQA. However, if proposed Project activities result in the loss of more than 10 percent of the known individuals within the occurrence, or the special-status plant species has a CRPR of 1.B or list 2, these impacts would be considered significant.

Special-Status Wildlife

Special-Status Invertebrates

The only special-status invertebrate observed within the BSA was the monarch butterfly. This species was not detected during general surveys of the site in 2020 and 2021, however, during agency site visits in November and December 2021 this species was observed flying through the BSA and roosting within some of the eucalyptus groves.

Direct impacts could result from potential mechanical crushing during construction, fugitive dust, and general disturbance due to increased human activity. Project implementation may also result in permanent loss of habitat from the removal of roosting habitats (e.g., eucalyptus trees). Indirect impacts could include the introduction of exotic plant species.

Operational impacts include increased human presence, the spread of noxious weeds due to the use of new or improved access roads, and increased perch sites for avian predators. Inspection and maintenance of the Project could result in, alterations in topography and hydrology, increased erosion and sedimentation, and the introduction of non-native, invasive plants due to increased human presence; these could all directly affect trees supporting roosting habitat for monarch butterfly. While impacts may occur to individual species (should they occur), impacts would be localized, and widespread impacts to larger populations of special-status invertebrate species would not occur.

Special-Status Reptiles

No special-status reptiles were observed within the proposed Project areas. Three special-status reptiles were determined to have a moderate potential of occurrence within the proposed Project site: southern California legless lizard (*Anniella stebbinisi* [California Species of Special Concern], California glossy snake (*Arizona elegans occidentalis* [VC LIS]), and coastal whiptail (*Aspidoscelis tigris stejnegeri* [California Species of Special Concern]). Construction activities associated with the proposed Project could result in the direct loss of special-status reptiles should they occur. Given the ecology of these species and their cryptic nature, it is likely that a few individuals may occur in or near the proposed Project site. Direct impacts could result from potential mechanical crushing during construction, fugitive dust, and general disturbance due to increased human activity (temporary during construction only). Project implementation may also result in permanent loss of habitat from the removal of trash and debris piles or trampling of soft friable soils required for burrowing. Indirect impacts could include compaction of soils and the introduction of exotic plant species.

Operational impacts include increased human presence, the spread of noxious weeds due to the use of new or improved access roads, and increased perch sites for avian predators, such as common raven. Inspection and maintenance of the Project could result in trampling or crushing of small invertebrates and reptiles by vehicular or foot traffic, alterations in topography and hydrology, increased erosion and sedimentation, and the introduction of non-native, invasive plants due to increased human presence. While impacts may occur to individual species (should they occur), impacts would be localized, and widespread impacts to larger populations of special-status reptile species would not occur.

Special-Status Birds

Construction activities associated with the proposed Project could result in direct and indirect impacts to a variety of special-status resident and migratory birds. While no listed species are expected to occur, Cooper’s hawk (*Accipiter cooperii*), a CDFW Watch List Species, was determined to have a high potential of occurrence within the riparian habitats in the proposed Project site.

Nesting birds are expected to occur in the proposed Project areas and may nest in the debris piles and various vegetation communities across the site. Direct impacts to special-status birds, should they occur, include ground-disturbing activities associated with construction, increased noise levels from heavy equipment, increased human presence, and exposure to fugitive dust. Construction during the breeding season could result in the displacement of breeding birds and the abandonment of active nests. Indirect impacts include human disturbance, the spread of noxious weeds, and disruption of breeding or foraging activity. Weed management could also affect nesting. While impacts may occur to individual species (should they occur), impacts would be localized, and widespread impacts to larger populations of special-status bird species would not occur.

If the proposed Project construction were to occur during the avian nesting season (generally considered to be between February 15 and September 15; although some raptors species may nest as early as January) indirect impacts to nesting birds could occur; the Migratory Bird Treaty Act (MBTA) of 1918 (16 U.S.C. 703-711) does not allow for take of migratory birds.

The MBTA makes it unlawful to possess, buy, sell, purchase, barter or “take” any migratory bird listed in Title 50 of CFR Part 10. “Take” is defined as possession or destruction of migratory birds, their nests, or eggs. Disturbances that cause nest abandonment or loss of reproductive effort or the loss of habitats upon which these birds depend may be a violation of the MBTA. The MBTA prohibits killing, possessing, or trading in migratory birds except in accordance with regulations prescribed by the Secretary of the Interior. This act encompasses whole birds, parts of birds, and bird nests and eggs.

Special-Status Mammals

Construction activities associated with the proposed Project could result in direct and indirect impacts to special-status mammals should they be present; no small or large terrestrial mammals or bats were observed within the BSA. One special-status mammal known to occur in the area, San Diego desert woodrat (Neotoma lepida intermedia [California Species of Special Concern]), was determined to have a moderate potential of occurrence. Impacts would be similar to those described above for reptiles. While not a federally, state, or locally listed special-status species mountain lions (*Puma concolor*) are known to frequent the Santa Monica Mountains. No individuals or sign were observed during surveys to support the ISBA however, this species is known to occur in the area and could use LSC as a movement corridor. While impacts may occur to individual species (should they occur), impacts would be localized, and widespread impacts to larger populations of special-status bird mammal species would not occur.

If construction and operation of the proposed Project were to impact special-status species, these impacts would be Potentially Significant but Mitigable. Therefore, mitigation measures MM1 through 7, which would require pre-construction clearance surveys prior to ground disturbance, relocation of wildlife found within proposed Project impact areas during pre-construction surveys, daily monitoring, implementation of environmental awareness training to educate proposed Project personnel regarding onsite plants and wildlife, implementation of site-wide best management practices (BMPs; i.e., restriction on open trenches and guidelines for refueling near drainage features), non-native/invasive plant removal, nesting bird surveys and avoidance measures for active nests, and focused monarch butterfly surveys. These measures would be implemented to mitigate these potentially significant impacts. Implementation of these mitigation measures would ensure that potential impacts to special-status plant and wildlife species are reduced to a less than significant level during the construction and operation of the Project.

> *Significance Finding – Project Impacts:* Project impacts to special-status species would be potentially significant but mitigable.
>
> *Significance Finding – Cumulative Impacts:* The cumulative project impacts to special-status species are less than significant. Construction and operation of the proposed Project would result in conditions similar to those present prior to the recent wildfires.

Avoidance and Minimization Measures

Vegetation removal shall be conducted outside the recognized breeding/nesting season, to the extent feasible, to minimize impacts to breeding/nesting birds.

MM1: Wildlife Pre-Construction Clearance Surveys and Biological Monitoring

Purpose: To avoid and minimize impacts to special-status species that may be impacted directly or indirectly by Project activities.

Requirement: Prior to ground disturbance or vegetation clearing within the proposed Project site, a qualified biologist shall conduct pre-construction clearance surveys for wildlife (no more than 7 days prior to site disturbing activities) where suitable habitat is present and directly impacted by construction activities. The qualified biologist must be approved by the County prior to the commencement of surveys. Wildlife found within the proposed Project site or in areas potentially affected by the proposed Project would be relocated to the nearest suitable habitat that would not be affected by the proposed Project prior to the start of construction. Special-status species found within a proposed Project impact area shall be relocated by an authorized biologist to suitable habitat outside the impact area. Nesting birds found within the proposed Project impact areas would be subject to buffer requirements and additional conditions as detailed below in mitigation measure MM4.

Prior to the issuance of grading permits or notice to proceed, the Applicant shall provide written evidence to the County that the Applicant has retained a qualified lead biologist(s) to oversee compliance with the protection measures for special-status species. The lead biologist shall be onsite during all ground disturbance activities throughout the construction phase. The lead biologist(s) shall have the right to halt all activities that are in violation of special-status species protection measures. Work shall proceed only after hazards to special-status species are removed, the species are allowed to leave, or are removed (if allowed), and the species is no longer at risk. The lead biologist(s) shall have a copy of all the compliance measures in their possession while work is being conducted onsite. Construction activity may also be monitored by biological monitors under the lead biologist's supervision to ensure compliance with mitigation measures.

If required during pre-construction clearance surveys or required monitoring efforts, the lead biologist(s) will relocate common and special-status species that enter the proposed Project site; some special-status species may require specific permits prior to handling or have established protocols for relocation. Records of all detection, capture, and release shall be reported to CDFW.

Documentation: Daily field logs shall be kept detailing wildlife observations, BMP compliance, mitigation measure compliance, and general descriptions of construction activities for the day.

Timing: For the duration of construction.

Monitoring and Reporting: A construction monitoring report will be prepared at the end of construction that summarizes the daily field logs, compliance issues, and general project information.

Mapped Information: Maps will be provided to construction personnel detailing the location of any sensitive resources identified during the monitoring activities and required no work buffers. Hard copies shall be provided and updated as needed or link to a live GIS based map shall be provided.

MM2: Environmental Awareness Training

Purpose: To provide awareness on the status of sensitive biological resources in and around the Project site as well as inform those working on the project as to the regulatory requirements surrounding construction of the Project.

Requirement: Prior to the issuance of any grading permits or notice to proceed, the Applicant shall submit proof to the County that all proposed Project personnel have attended an environmental awareness and compliance training program. The training program shall present the environmental regulations and applicable permit conditions that the proposed Project team shall comply with. The training program shall include applicable measures established for the proposed Project to minimize impacts to water quality and avoid sensitive resources, habitats, and species. Subsequent training events shall be scheduled to support the training of new personnel. Dated sign-in sheets for attendees at these meetings shall be maintained and submitted to the County.

Documentation: A dated sign in sheet will be kept to track those who have completed the required training.

Timing: Provided to all personnel prior to starting work on the Project site.

Monitoring and Reporting: A copy of the dated sign in sheet, along with a copy of the power point presentation (or equivalent) will be included as an attachment to the annual monitoring report described under MM1.

Mapped Information: n/a

MM3: Implement Best Management Practices

Purpose: To avoid and/or minimize impacts to both special-status species and aquatic resources.

Requirement: Implement Best Management Practices: Prior to the issuance of any grading permits and/or notice to proceed, the Applicant shall submit grading plans and specifications to the County, which indicate that the proposed Project shall implement the following BMPs:

- Restrict non-essential equipment to the existing roadways and/or ruderal areas to avoid disturbance to native vegetation.
- All excavation, steep-walled holes or trenches in excess of 6 inches in depth shall be covered at the close of each working day by plywood or similar materials or provided with one or more escape ramps constructed of earth dirt fill or wooden planks. Trenches would also be inspected for entrapped wildlife each morning prior to onset of construction activities and immediately prior to covering with plywood at the end of each working day. Before such holes or trenches are filled, they would be thoroughly inspected for entrapped wildlife. Any wildlife discovered would be allowed to escape before construction activities are allowed to resume or removed from the trench or hole by a qualified biologist holding the appropriate permits (if required).
- Minimize mechanical disturbance of soils to reduce impact of habitat manipulation on small mammals, reptiles, and amphibians.
- Removal or disturbance of vegetation shall be minimized to the greatest extent feasible.
- Installation and maintenance of appropriate erosion and sediment control measures as needed throughout the duration of work activities.
- Implementation of a 15 miles per hour (MPH) speed limit within all proposed Project areas.

- Vehicles shall not be driven or equipment operated in water covered or wetted portions of the stream channel or where riparian vegetation may be destroyed except as otherwise provided for in the permits/agreements from the CDFW, USACE, or Regional Water Quality Control Board (RWQCB).
- No vehicles or equipment shall be refueled within 100 feet of an ephemeral drainage or wetland unless a bermed and lined refueling area is constructed. Spill kits shall be maintained onsite in sufficient quantity to accommodate at least three complete vehicle tank failures of 50 gallons each. Any vehicles driven or operated within or adjacent to drainages or wetlands shall be checked and maintained daily to prevent leaks of materials.

Documentation: The BMPs shall be placed on all construction plans. The on-site biological monitor will document compliance with all BMPs.

Timing: Duration of construction.

Monitoring and Reporting: Will be documented in the monitoring report detailed under MM1.

Mapped Information: Where applicable will be added to the monitoring report detailed under MM1.

MM4: Nesting Bird Surveys and Avoidance Measures

Purpose: To avoid and/or minimize impacts to breeding/nesting birds.

Requirement: Prior to issuance of grading permits or a notice to proceed, the Applicant shall provide evidence to the County of compliance with the MBTA, as follows. If initial site disturbance is scheduled to begin during the avian nesting season (February 15 through September 15; January 1 through August 15 for raptors), breeding and nesting bird surveys shall be conducted by a qualified biologist no more than 3 days prior to the start of site disturbance. The qualified biologist must be approved by the County prior to the commencement of surveys. If construction activities carry over into a second nesting season(s), the surveys will need to be completed annually until the proposed Project is complete. Surveys shall be conducted within 500 feet of all proposed Project activities.

If endangered or threatened species are observed, consultation with USFWS and/or CDFW is required. If breeding birds with active nests are found prior to or during construction, a qualified biological monitor shall establish a 300-foot buffer around the nest, and no activities would be allowed within the buffer(s) until the young have fledged from the nest or the nest fails; initial buffers for nesting raptors shall be 500 feet; a buffer of 0.25 mile shall be used for nesting prairie falcon unless the line-of-sight from the edge of development is obscured as determined by a qualified ornithologist. The prescribed buffers for common species may be adjusted by the qualified biologist based on existing conditions around the nest, planned construction activities, tolerance of the species, and other pertinent factors; for example, buffers for common passerines, often found to be habituated to human activity, may be adjusted down to 25 - 50 feet depending on the disturbance tolerance of each specific species. Buffer adjustments for listed and/or other special-status species shall be done in coordination with the USFWS and CDFW as applicable. The qualified biologist shall conduct regular monitoring of the nest to determine success or failure and to ensure that proposed Project activities are not conducted within the buffer(s) until the nesting cycle is complete or the nest fails.

Documentation: A memorandum describing the results of the pre-construction surveys shall be prepared. Field logs, including GIS based figures, shall be prepared and kept for all nest locations and describe all activities, including buffers, during nest monitoring activities.

Timing: Prior to and during construction.

Monitoring and Reporting: Upon completion of construction a monitoring report shall be prepared that details all nests encountered during the course of construction, all installed buffers and reductions, and information on the success or failure of each nest.

Mapped Information: Nest locations shall mapped and presented to construction personnel, as needed based on updates, on hard copy or digital GIS based maps.

MM5: Monarch Butterfly Winter Roost Site Surveys

Purpose: To avoid and/or minimize direct and indirect impacts to Monarch butterfly.

Requirement: Where feasible construction within or near suitable roosting habitat shall be conducted outside the overwintering season (generally October – March). If construction must be conducted within this window a qualified biologist must survey all suitable roosting habitat along with a 100-foot buffer prior to the start of construction activities. Surveys should be conducted no more than seven days prior to the start of proposed construction activities and must be done under favorable conditions for observation of the species. Surveys shall also be timed with known aggregations of the species from known sites in the region. If the results of the surveys are negative for the butterfly, then no additional mitigation will be required. If portions of the Project are found to serve as an aggregation or roosting site for monarch butterflies, then a 100-ft no activity buffer shall be placed around these areas. No work shall be conducted within the buffer unless authorized by the County and only with the presence of a qualified biologist to monitor the populations. Trees identified as being used for winter roosting are essential to maintain the suitability of the roost site and should not be removed to the extent feasible. Suitability of winter roost sites may also depend on surrounding habitat such as other trees that help to maintain a suitable microclimate or provide wind protection. If winter roost trees are cited for removal due to safety or mortality concerns, they should only be removed in coordination with and approval from the County.

Documentation: Daily field logs/notes shall be kept for both pre-construction surveys and for monitoring of existing populations.

Timing: Surveys should be conducted no more than seven days prior to the start of construction activities that occur during the overwintering period from October – March.

Monitoring and Reporting: If overwintering populations are present within the Project site, then at the end of each overwintering season (approximately March) a report shall be prepared and submitted to the County detailing the monitoring activities to serve as compliance with this measure. The report shall include, at a minimum, a summary of daily monitoring activities and a GIS based map of all roosting locations.

Mapped Information: A map of all observed roosting sites, if present, will be prepared and provided for the on-site construction personnel.

MM6: Focused Rare Plant Surveys

Purpose: To avoid and/or minimize impacts to listed and other special-status plant populations.

Requirement: Prior to the start of proposed Project activities, a qualified biologist/botanist shall conduct focused floristic surveys within the entirety of the proposed Project site in the spring/summer prior to the start of construction. A minimum of three survey events should be conducted and timed to account for the variance in blooming periods for special-status plans known or with the potential to occur in the BSA. All occurrences of special-status plants will be mapped and occurrences within 100 feet of proposed Project activities flagged

in the field. A minimum of a 25-foot buffer shall be placed around all known locations of special-status species within 100-ft of Project activities to avoid potential impacts to seed banks and microhabitats that support the species. These buffers shall be flagged/fenced and avoided during construction. All occurrences of federal or state listed species, will be avoided; if a federally or state listed species cannot be avoided consultation with the USFWS, CDFW, and County will be required as appropriate before site disturbing activities can occur. Occurrences of CRPR species will be avoided to the extent possible. If CRPR species cannot be avoided the Applicant will coordinate with the County and appropriate resource agencies on how to proceed. Depending on the size of the populations individual plants may be salvaged (e.g., plant placed in large nursery pot and/or seed collection) for use in habitat restoration activities.

Documentation: A species compendium shall be kept during each survey event and submeter GPS locations taken for each individual or population of special-status plant(s) observed.

Timing: Spring/Summer prior to construction. If construction extends into multiple years, then the surveys shall be done each survey year prior to the commencement of work within suitable roosting habitat.

Monitoring and Reporting: Upon completion of the surveys a detailed survey report shall be prepared and submitted to the County review and approval. This report shall include, at a minimum, a description of survey methodologies, a compendium of all species observed, and detailed GIS based maps showing locations of all mapped species.

Mapped Information: A map with avoidance buffers for all occurrences of special-status plants will be provided to the on-site construction personnel.

MM7: Non-Native Plant Species Control

Purpose: To reduce and/or eliminate the proliferation of non-native species within natural areas of the Project site.

Requirement: All invasive and non-native herbaceous vegetation will be removed from the natural/undeveloped Project areas prior to the commencement of construction activities (this does not include landscaped areas of the project with permitted placement of ornamental vegetation; initial vegetation removal will be conducted outside of the recognized nesting bird season to the extent possible. If initial vegetation removal must occur during the nesting season pre-construction nesting surveys will be required and may result in no work activity areas depending on buffers required for active nests. Control of invasive plant species will be overseen by individuals experienced with habitat restoration techniques and experienced with native-versus-non-native plant species. During operation of the Project natural/undeveloped areas will be examined for the presence of undesirable invasive plant species and maintained as needed. The target weed species include, but are not limited to, sweet fennel (Foeniculum vulgare), summer mustard (Hirschfeldia incana), smilo grass (Piptatherum miliaceum), castor bean (Ricinus communis), giant reed (Arundo donax), and tree tobacco (Nicotiana glauca).

Removal of non-native vegetation will be performed by hand, using spades, shovels, hand loppers, or other similar equipment as needed. All trash, litter, and vegetative debris will be removed from the mitigation/restoration area and disposed of at an approved landfill or within local on-site receptacles.

Selective application of an approved herbicide (if necessary) would be limited to infestations that cannot be feasibly controlled by hand weeding, and where adverse effects to native

plants can be avoided. If herbicides are needed, only those which are approved for aquatic use would be used. No herbicides will be used on native vegetation.

Documentation: A log for each maintenance/weeding/herbicide event shall be kept that identifies species targeted, timing of activities, and methods used.

Timing: Prior to start of construction and ongoing as needed during operation.

Monitoring and Reporting: All logs described above under documentation should be kept on-site together for reference if needed.

Mapped Information: n/a

B. Ecological Communities Project: PS-M; Cumulative: LS

Sensitive Plant Communities

Special-status natural communities are defined by CDFG (2009) as, "...communities that are of limited distribution statewide or within a county or region and are often vulnerable to environmental effects of projects." All vegetation within the state is ranked with an "S" rank; however, only those that are of special concern (S1-S3 rank) are generally evaluated under CEQA. Based on this ranking, two sensitive natural communities, *Plantanus racemosa* - *Quercus agrifolia* - California sycamore woodlands and *Encelia californica* - *Eriogonum cinereum* shrubland alliance, occur within the proposed Project site.

The *Quercus agrifolia* - Coast live oak woodland mapped within the Project site would be considered sensitive and protected under the California Oak Woodlands Act. Construction of the proposed Project would remove vegetation, alter soil conditions, and have the potential to result in the loss of native seed banks within portions of the proposed Project site. Construction activities could also result in the spread of noxious weeds within the proposed Project site and adjacent habitats. During operation of the proposed Project, impacts would occur during routine maintenance activities and could include trampling or crushing of native vegetation by foot traffic, alterations in topography and hydrology, increased erosion and sedimentation, and the introduction of non-native, invasive plants due to increased human presence on foot or equipment.

In addition, there are currently 205 protected tree species proposed for removal; approximately 75% of the proposed removals are dead a direct result of fire damage. Where possible the Project will microsite construction activities to avoid impacts to healthy protected trees slated for removal.

All of the native habitat communities within the SA and Project site are meet the definition of ESHA within the coastal zone. Therefore, impacts to these communities are discussed below under the ESHA heading.

Waters and Wetlands

The proposed Project area contains potentially jurisdictional USACE non-wetland WOTUS, waters of the State, California Coastal Commission (CCC) wetlands, and CDFW jurisdictional waters. No portion of the proposed Project area meets the three criteria for federal wetlands (dominance of hydrophytic vegetation, evidence of wetland hydrology, and hydric soils), and no surface water was present during any of the survey events; however, one parameter CCC wetlands are present.

The importance of intermittent and ephemeral streams to wildlife in arid environments is well known (Leidy et al. 2008). Ephemeral drainages, ephemeral streams and water courses within the proposed Project site, provide unique habitat that is distinct from the surrounding uplands, providing more continuous vegetation cover and microtopographic diversity than the surrounding uplands. Ephemeral and intermittent streams in the arid west provide important habitat for wildlife and are responsible for much of the biotic diversity (Levick et al. 2008). They have higher moisture content and provide shade and cooler temperatures within the channel. In cases where the habitat is distinct in species composition,

structure, or density, wash communities would provide habitat values not available in the adjacent uplands.

Direct impacts to WOTUS, waters of the state, CCC wetlands, and CDFW jurisdictional waters would include the removal of restoration of bed/banks, native vegetation, the discharge of fill, degradation of water quality, and increased erosion and sediment transport. Potential indirect impacts could include alterations to the existing topographical and hydrological conditions (these alterations however will restore LSC to more natural conditions) and the introduction of non-native and invasive plant species. Operational impacts to jurisdictional habitats would be similar to direct and potential indirect impacts. While the habitat/creek restoration is a permanent impact it will result in an overall increase in habitat functions and values.

As required by law, the Applicant would comply with state and federal regulations regarding conducting proposed Project activities in water courses and habitats under the jurisdiction of the CDFW, RWQCB, CCC, and USACE. In compliance with state and federal regulations, the Applicant would obtain required permits pursuant to Sections 401 and 404 of the Clean Water Act, California Coastal Act, and Fish and Game Code Section 1600 et seq.

Waters and Wetlands										
Map Key (1)	Wetland Type (2)	Wetland Name (if any)	Acres of Impact							
			USACE Non-Wetlands Waters of the U.S.		RQWQCB Waters of the State		CDFW Jurisdictional Waters		CCC One Parameter Wetlands	
			Habitat/Creek Restoration	Grading/ Structures/ Utilities	Habitat/Creek Restoration	Grading/ Structures/ Utilities	Habitat/Creek Restoration	Grading/ Structures/ Utilities	Habitat/Creek Restoration	Grading/ Structures/ Utilities
W1	Stream/ drainage	LSC	0.98	0.32	1.43	0.15	3.46	3.36	2.60	3.44
W1A	Stream/ drainage	Unnamed	< 0.01	--	< 0.01	--	--	0.01	--	--
W2	Stream/ drainage	Unnamed	--	0.01	--	0.01	--	--	--	--
W3	Stream/ drainage	Unnamed	--	--	--	--	--	--	--	--
W4	Stream/ drainage	Unnamed	--	0.01	--	0.02	--	0.02	--	--
W4A	Stream/ drainage	Unnamed	--	--	--	--	--	--	--	--
W4B	Stream/ drainage	Unnamed	--	--	--	--	--	--	--	--
W5	Stream/ drainage	Unnamed	--	0.03	--	0.04	--	0.04	--	--
W5A	Stream/ drainage	Unnamed	--	--	--	<0.01	--	<0.01	--	--
W5B	Stream/ drainage	Unnamed	--	< 0.01	--	<0.01	--	<0.01	--	--
W5C	Stream/ drainage	Unnamed	--	--	--	<0.01	--	<0.01	--	--
W5D	Stream/ drainage	Unnamed	--	--	--	--	--	--	--	--
W5E	Stream/ drainage	Unnamed	--	--	--	<0.01	--	<0.01	--	--
W6	Stream/ drainage	Unnamed	--	< 0.01	--	0.01	--	0.01	--	--
W6A	Stream/ drainage	Unnamed	--	--	--	--	--	--	--	--
W6B	Stream/ drainage	Unnamed	--	< 0.01	--	0.01	--	0.01	--	--
W6C	Stream/ drainage	Unnamed	--	< 0.01	--	<0.01	--	<0.01	--	--
W7	Stream/ drainage	Unnamed	--	--	--	--	--	--	--	--
W8	Stream/ drainage	Unnamed	--	--	--	--	--	--	--	--

Waters and Wetlands										
Map Key (1)	Wetland Type (2)	Wetland Name (if any)	Acres of Impact							
			USACE Non-Wetlands Waters of the U.S.		RQWQCB Waters of the State		CDFW Jurisdictional Waters		CCC One Parameter Wetlands	
			Habitat/Creek Restoration	Grading/ Structures/ Utilities	Habitat/Creek Restoration	Grading/ Structures/ Utilities	Habitat/Creek Restoration	Grading/ Structures/ Utilities	Habitat/Creek Restoration	Grading/ Structures/ Utilities
9	Stream/ drainage	Unnamed	--							
10	Stream/ drainage	Unnamed	--							
11	Stream/ drainage	Unnamed	--							
12	Stream/ drainage	Unnamed	--							
13	Stream/ drainage	Unnamed	--							
14	Stream/ drainage	Unnamed	--							
15	Stream/ drainage	Unnamed	--							
16	Stream/ drainage	Unnamed	--							
17	Stream/ drainage	Unnamed	--							
18	Stream/ drainage	Unnamed	--							
19	Stream/ drainage	Unnamed	--							
		Totals								

USACE ..... U.S. Army Corps of Engineers regulated
CDFG ..... California Department of Fish & Game regulated
County ..... County General Plan protected wetland
WPD ..... Co. Watershed Protection District (red-line stream)
CCC..... California Coastal Commission
RWQCB..... Regional Water Quality Control Board

Environmentally Sensitive Habitat Areas

Plantanus racemosa - *Quercus agrifolia* - California sycamore woodlands, *Encelia californica* - *Eriogonum cinereum* shrubland alliance, *Quercus agrifolia* - Coast live oak woodland, M*alosma laurina* - Laurel Sumac Scrub, and *Malacothamnus fasciculatus* Alliance are mapped within the proposed Project areas and meet the definition of ESHA within the coastal zone.

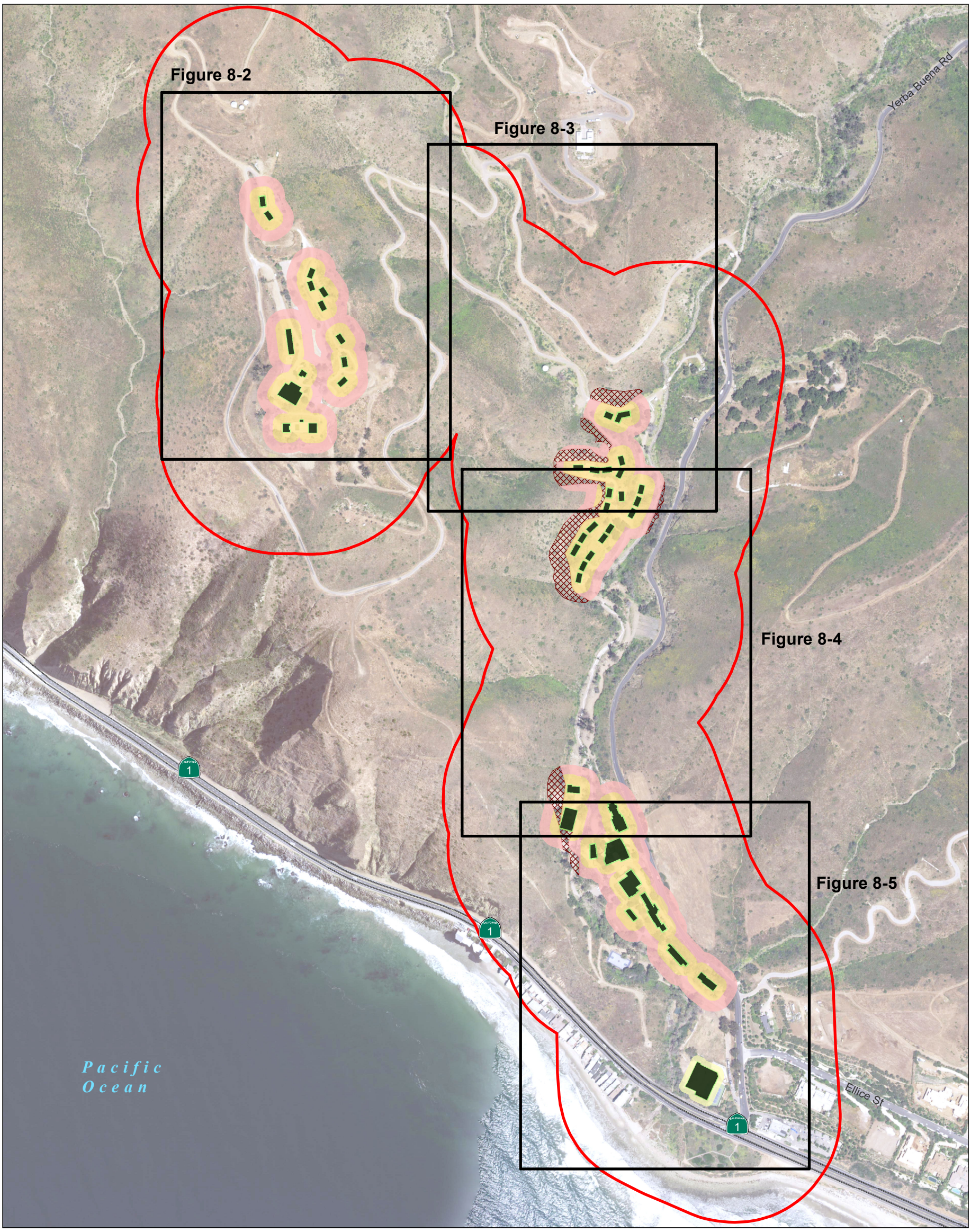
Additionally, Eucalyptus Woodland semi-natural woodlands mapped within the proposed Project area would also meet the definition of ESHA because of its habitat value for monarch butterfly. There is an existing restrictive covenant within the Project site that includes the prior camp structure and use area footprints within 100 feet of LSC as a non-ESHA area.

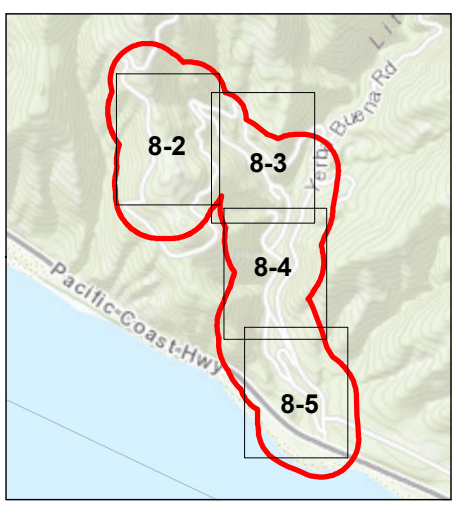
Project impacts are detailed below in the Plant Community and ESHA Impacts table; refer to Figure 9 for a graphical depiction of ESHA within the Project site. All impacts are assumed permanent except for the utilities. The utilities are all underground and impacts in these areas will be restored. While the impacts to fuel modification are considered permanent the Project has coordinated with the Ventura County Fire Department and in much of the fuel modification areas only thinning of shrubby vegetation will be required; these areas will not require 100% clearance of al vegetation. The fuel modification areas around pre-fire structures are considered impacted area as a baseline condition. The impact of fuel modification for the proposed project would therefore be limited to only those areas that would not otherwise be impacted by a like-for like replacement; refer to Figure 8. Mitigation for impacts with the shrub dominated fuel modification will be a lower ratio than in other areas. Impacts related to habitat and creek restoration are associated with restoration of the bed and banks of LSC that were damaged in debris flows during post-fire rain events. So, while the habitat/creek restoration is a permanent impact it will result in an overall increase in habitat functions and values.

Plant Community and ESHA Impacts

Map Key (1)	SVC Alliance	Misc. (2)	ESHA	Sensitive Community	Acres Impacted *									
					Fuel Mod		Habitat/Creek Restoration		Buildings/Structures/Grading		Utilities (temporary)		Concrete/ Asphalt/ Pathways	
					New†	Existing†	New†	Existing†	New†	Existing†	New†	Existing†	New†	Existing†
PC1	Plantanus racemosa - Quercus agrifolia - California sycamore woodlands	G3/S3	X	X	0.134	0.001	2.521	0.024	1.165	0.173	0.001	0.007	0.937	0.266
PC2	Plantanus racemosa - Quercus agrifolia - California sycamore woodlands (Disturbed)	G3/S3	X	X	0.117	0.005	.0.046	0.008	0.139	0.098	--	--	0.227	0.291
PC3	Quercus agrifolia - Coast live oak woodland	G5/S4	X		0.235	0.010	0.006	--	0.252	0.012	--	--	0.048	0.031
PC4	Quercus agrifolia - Coast live oak woodland (Disturbed)	G5/S4	X		0.345	0.012	0.340	0.006	0.752	0.090	--	--	0.350	0.050
PC5	Malosma laurina - Laurel Sumac Scrub	G4/S4	X		0.917	0.003	0.014	--	0.126	0.008	0.006	--	0.047	0.012
PC6	Malacothamnus fasciculatus Alliance	G4/S4	X		--	--	--	--	0.051	--	0.035	--	0.007	--
PC7	Cleared Land				1.865	0.012	0.118	--	0.982	0.024	--	--	0.351	0.014
PC8	Built Up				2.158	1.468	0.452	0.016	2.549	3.271	0.182	0.066	1.438	1.618
PC9	Undifferentiated Ornamental Shrubland - Exotic Vegetation				2.587	0.082	0.005	--	1.161	0.138	0.010	0.005	0.121	0.043
PC10	Encelia californica - Eriogonum cinereum shrubland alliance	G3/S3	X	X	1.804	0.114	0.005	--	0.206	0.002	0.101	--	0.106	0.003
PC 11	Eucalyptus spp. Ailanthus altissima - Robinia psuedoacacia Woodland semi-natural Alliance	Ornamental/ naturalized	X		0.223	0.025	0.198	--		0.094	0.002	--	0.130	0.042
PC12	Atriplex lentiformis Quailbush Scrub	G4S4,	X		--	--			--	--	--	--	--	--
PC13	Open Water				--	--			--	--	--	--	--	--
PC14	Sandy Beach				--	--			--	--	--	--	--	--
				Totals	10.386	1.732	3.705	0.054	7.636	3.908	0.337	0.077	3.763	2.370

* ..... Impacts were calculated where the construction/creek restoration footprint intersected with plant communities, ESHA, and/or waters/wetlands.
† ..... New = New previously unpermitted impacts Existing = Previously permitted structures/impacts
LIC ..... Locally Important Plant Community
ESHA..... Environmentally Sensitive Habitat Areas (Coastal Zone)
CDFG Rare:
G1 or S1..... Critically Imperiled Globally or Subnationally (state)
G2 or S2..... Imperiled Globally or Subnationally (state)
G3 or S3..... Vulnerable to extirpation or extinction Globally or Subnationally (state)
G4 or S4..... Apparently Secure, at a fairly low risk of extirpation in the state (state)
Cal OWA .... Protected by the California Oak Woodlands Act





Biological Survey Area (SA)

Building Footprint

Fuel Modification Zones

Fuel Mod Zone 0-5 Feet

Fuel Mod Zone 5-30 Feet

Fuel Mod Zone 5-50 Feet

Fuel Mod Zone 50-100 Feet

Fuel Modification Zone Exclusion Areas due to Slopes Greater than 1:1

0 500 1,000 Feet

(At original document size of 11x17)
1:6,000

N

Stantec

Project Location	Prepared by DL on 2022-04-08
Camp Hess Kramer	TR by SET on 2022-04-08
Malibu, CA	IR by JV on 2022-04-08
Client/Project	204258600
Wilshire Boulevard Temple	
Camp Hess Kramer Rebuild Project	
ISBA	
Figure No.	
8-1	
Title	
Fuel Modification Zone Map	

Notes

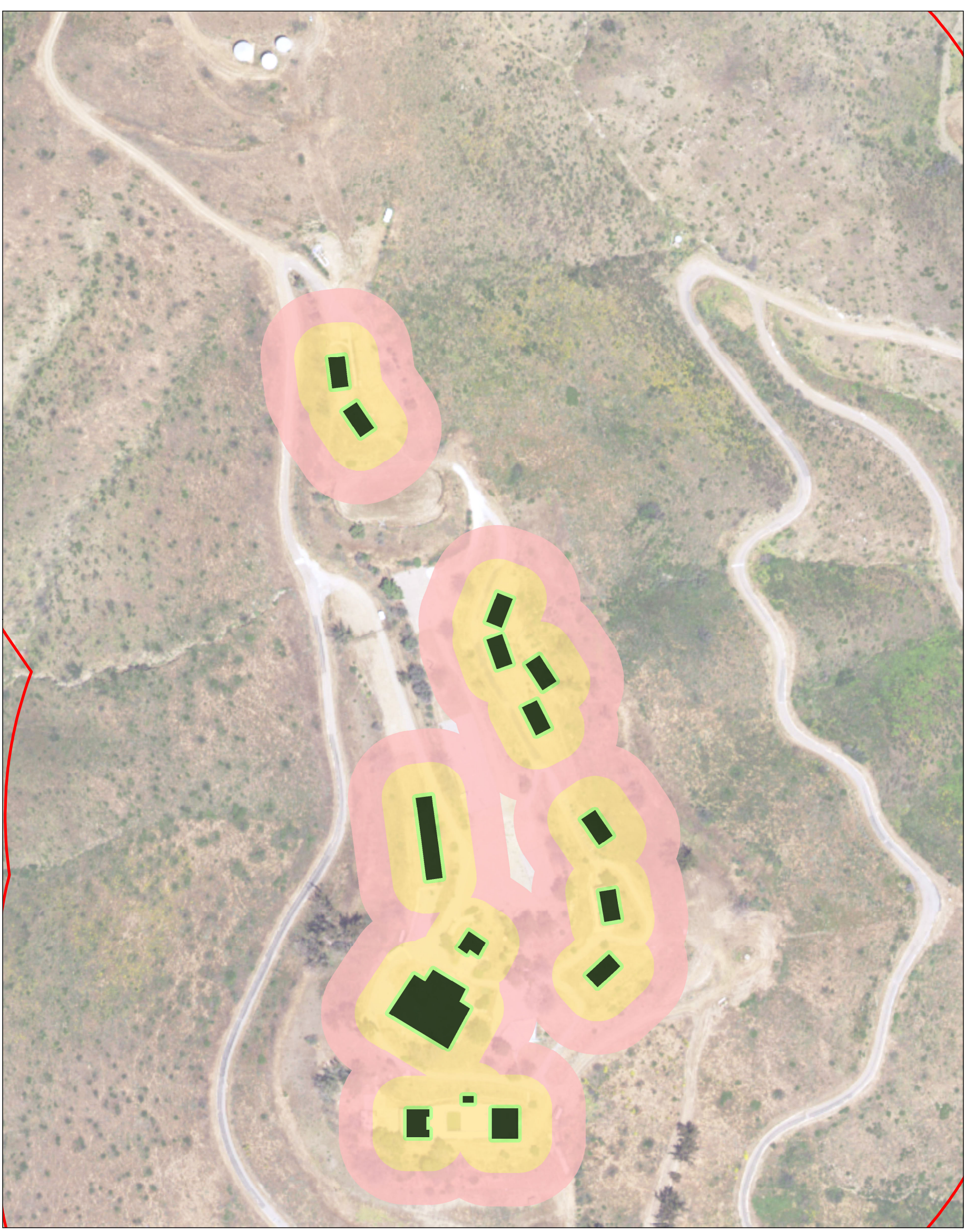
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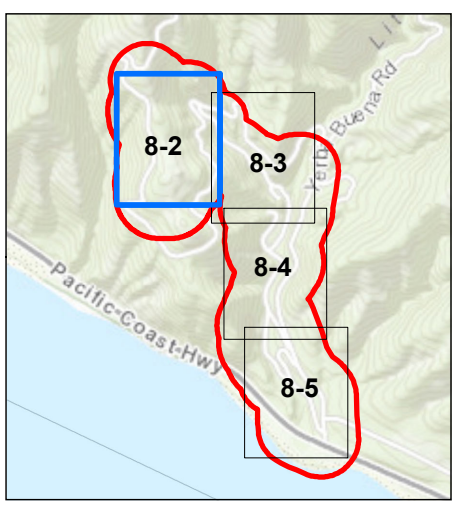
2. Data Sources: Stantec 2020.

3. Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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Biological Survey Area (SA)

Building Footprint

Fuel Modification Zones

Fuel Mod Zone 0-5 Feet

Fuel Mod Zone 5-50 Feet

Fuel Mod Zone 50-100 Feet

0 150 300 Feet

(At original document size of 11x17)
1:1,800

N

Stantec

Project Location Camp Hess Kramer Malibu, CA	Prepared by DL on 2022-04-08 TR by SET on 2022-04-08 IR by JV on 2022-04-08
Client/Project	204258600

Wilshire Boulevard Temple
Camp Hess Kramer Rebuild Project
ISBA

Figure No.
8-2

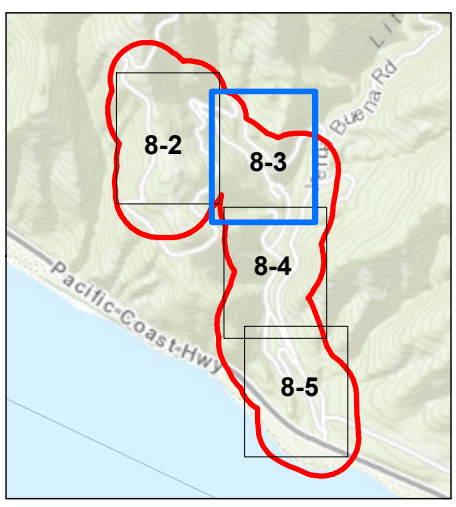
Title
Fuel Modification Zone Map

Notes
1. Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet
2. Data Sources: Stantec 2020.
3. Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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Biological Survey Area (SA)

Building Footprint

Fuel Modification Zones

Fuel Mod Zone 0-5 Feet

Fuel Mod Zone 5-50 Feet

Fuel Mod Zone 50-100 Feet

Fuel Modification Zone Exclusion Areas due to Slopes Greater than 1:1

0 150 300 Feet

(At original document size of 11x17)
1:1,800

N

Stantec

Project Location	Prepared by DL on 2022-04-08
Camp Hess Kramer	TR by SET on 2022-04-08
Malibu, CA	IR by JV on 2022-04-08
Client/Project	204258600
Wilshire Boulevard Temple	
Camp Hess Kramer Rebuild Project	
ISBA	
Figure No.	
8-3	
Title	
Fuel Modification Zone Map	

Notes

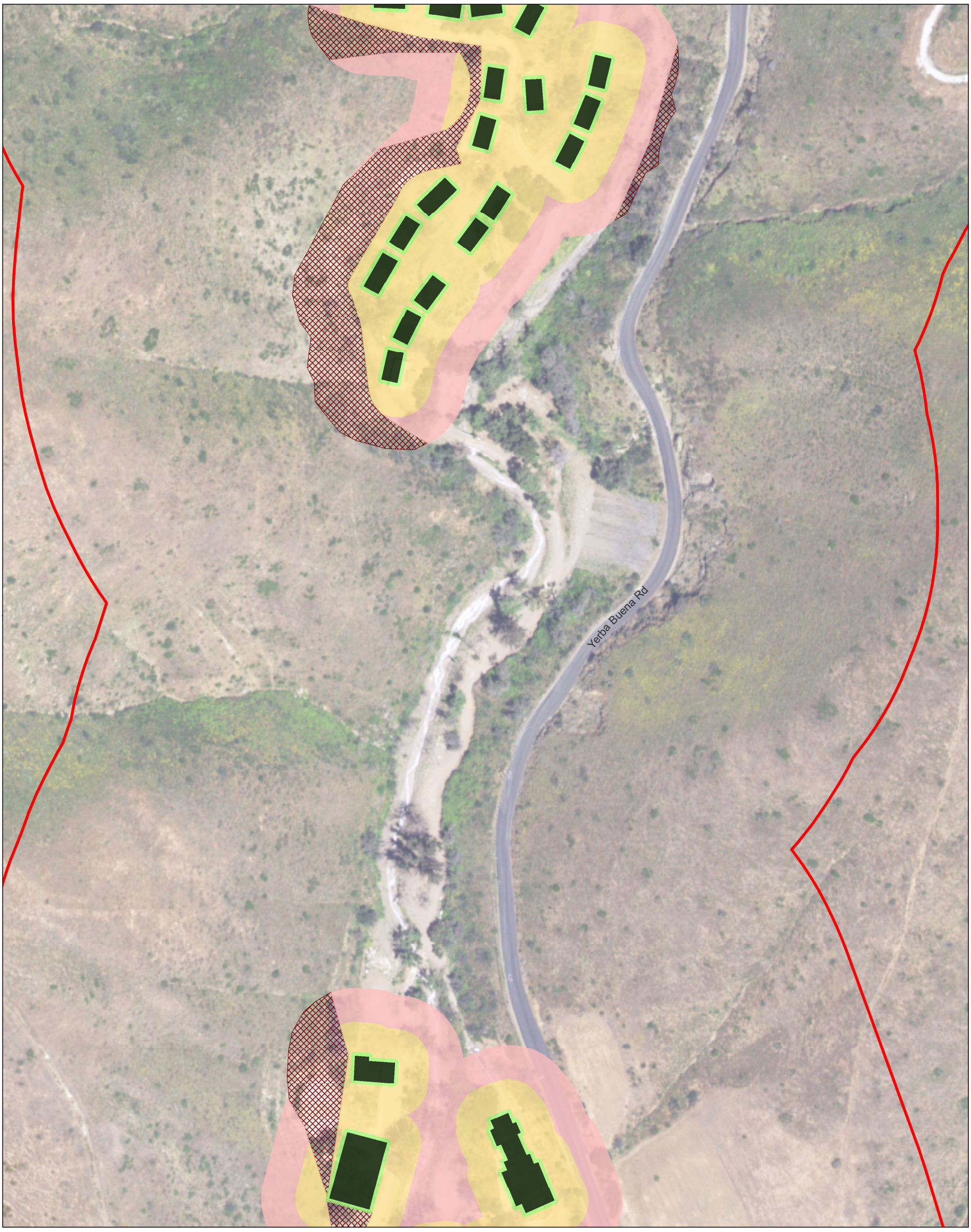
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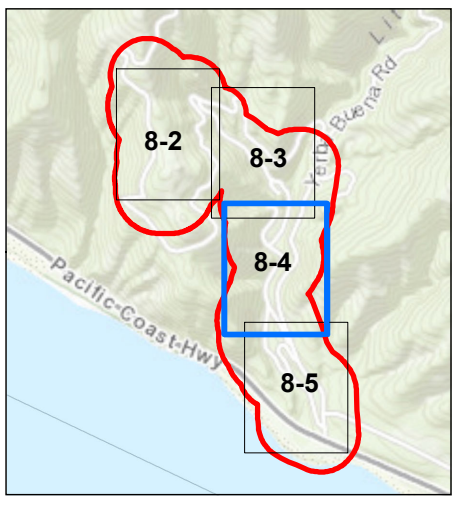
2. Data Sources: Stantec 2020.

3. Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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Biological Survey Area (SA)

Building Footprint

Fuel Modification Zones

Fuel Mod Zone 0-5 Feet

Fuel Mod Zone 5-50 Feet

Fuel Mod Zone 50-100 Feet

Fuel Modification Zone Exclusion Areas due to Slopes Greater than 1:1

0 150 300 Feet

(At original document size of 11x17)
1:1,800

N

Stantec

Project Location
Camp Hess Kramer
Malibu, CA

Prepared by DL on 2022-04-08
TR by SET on 2022-04-08
IR by JV on 2022-04-08

Client/Project
204258600
Wilshire Boulevard Temple
Camp Hess Kramer Rebuild Project
ISBA

Figure No.
8-4

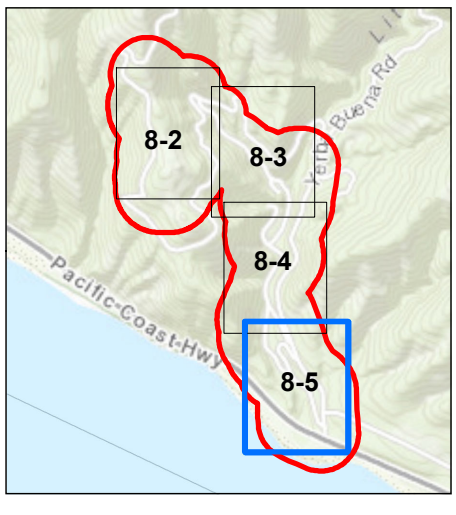
Title
Fuel Modification Zone Map

Notes
1. Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet
2. Data Sources: Stantec 2020.
3. Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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Biological Survey Area (SA)

Building Footprint

Fuel Modification Zones

Fuel Mod Zone 0-5 Feet

Fuel Mod Zone 5-30 Feet

Fuel Mod Zone 5-50 Feet

Fuel Mod Zone 50-100 Feet

Fuel Modification Zone Exclusion Areas due to Slopes Greater than 1:1

0 150 300 Feet

(At original document size of 11x17)
1:1,800

N

Stantec

Project Location	Prepared by DL on 2022-04-08
Camp Hess Kramer	TR by SET on 2022-04-08
Malibu, CA	IR by JV on 2022-04-08
Client/Project	204258600
Wilshire Boulevard Temple	
Camp Hess Kramer Rebuild Project	
ISBA	
Figure No.	
8-5	
Title	
Fuel Modification Zone Map	

Notes

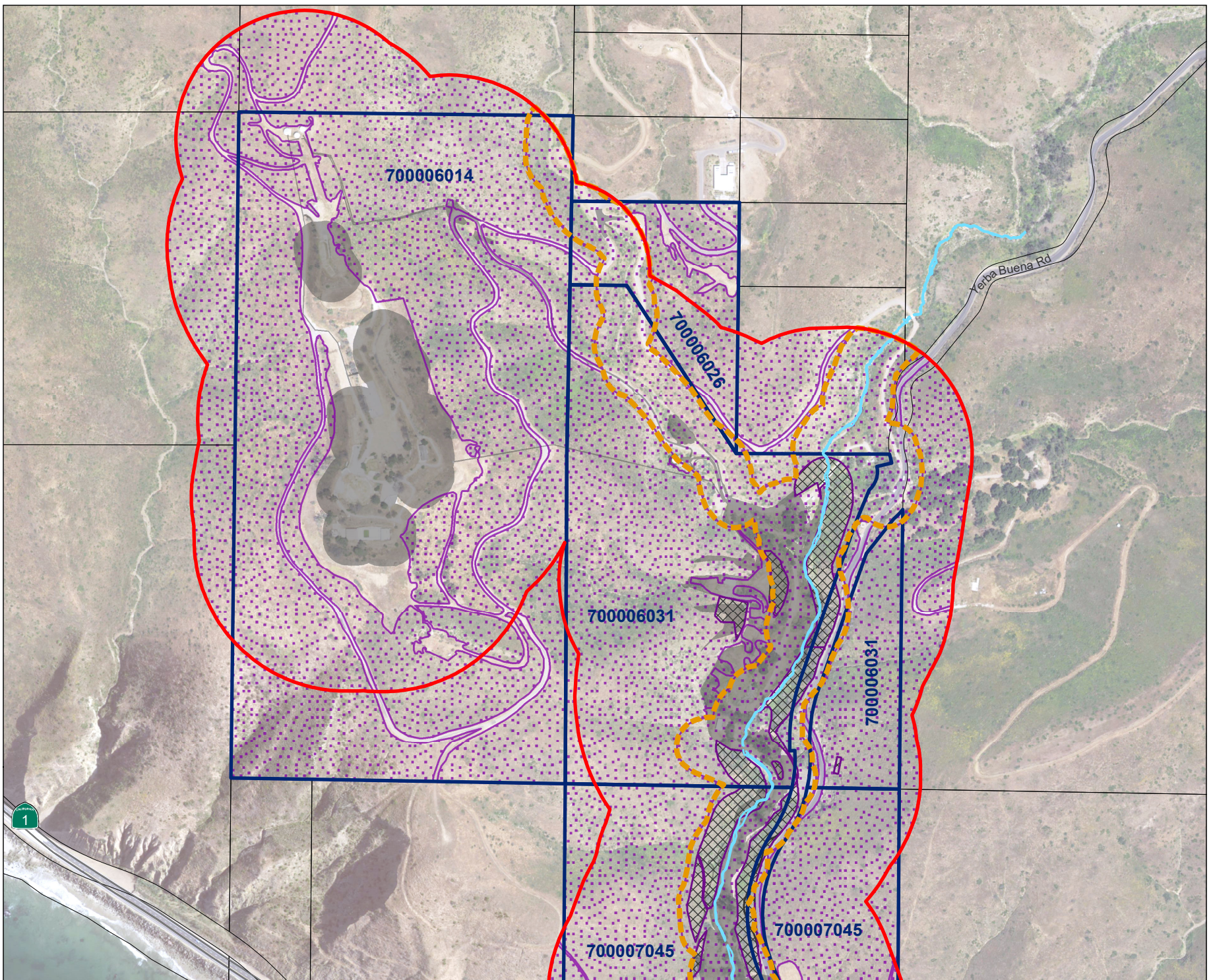
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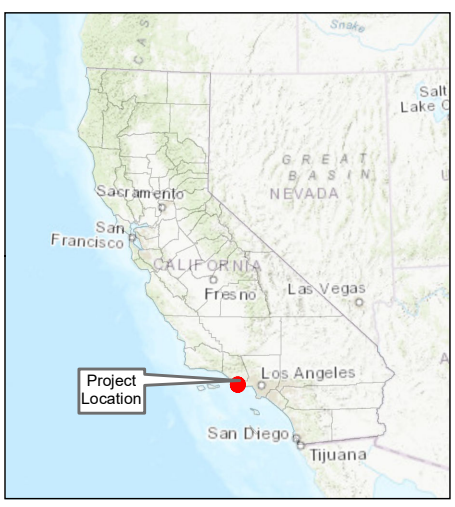
2. Data Sources: Stantec 2020.

3. Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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- Biological Survey Area (SA)
- Construction Footprint
- ESHA
- ESHA Stream Corridor (100 ft. Buffer)
- ESHA Per Restrictive Covenant
- Project Parcels
- Ventura County Parcels
- Little Sycamore Canyon River

0 500 1,000 Feet

(At original document size of 11x17)
1:6,000

N

Stantec

Project Location	Prepared by DL on 2022-04-08
Camp Hess Kramer	TR by SET on 2022-04-08
Malibu, CA	IR by JV on 2022-04-08
Client/Project	204258600
Wilshire Boulevard Temple	
Camp Hess Kramer Rebuild Project	
ISBA	
Figure No.	
9	
Title	
ESHA Map	

Notes
1. Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet
2. Data Sources: Stantec 2020.
3. Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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Protected and Heritage Trees

If present, direct impacts to protected and/or heritage trees include direct removal, damage from equipment, alterations to the native seed bank due to soil compaction; and modifications to existing hydrological conditions (these alterations however will restore LSC to more natural conditions). Indirect impacts could include the disruption of native seed banks through soil alterations, the accumulation of fugitive dust, increased erosion and sediment transport, and the colonization of non-native and invasive plant species. Excessive dust can decrease or limit tree survivorship by decreasing photosynthetic output, reducing transpiration, and adversely affecting reproductive success. Ground-disturbing activities that would occur during the proposed Project can result in the proliferation and spread of non-native invasive plants to new areas. Because noxious weeds can permanently degrade natural habitats, their proliferation could adversely affect protected and/or heritage trees when present.

Removal of some trees (e.g., eucalyptus) could result in the direct removal of roosting and nesting habitat for wildlife species known to occur in the area. The removal of or encroachment to protected and/or heritage trees as a result of project construction would be considered a significant impact under CEQA. Replacement trees would be planted in the number necessary to comply with the requirements stipulated in the required mitigation plan detailed below. With approval of the required tree removals, and implementation of Mitigation Measure 8, impacts from the removal of any protected and/or heritage tree would be reduced to less than significant levels.

Significance Finding – Project Impacts: Project impacts to ecological communities would be potentially significant but mitigable.

Significance Finding – Cumulative Impacts: The cumulative project impacts to ecological communities are less than significant. Construction and operation of the proposed Project would result in conditions similar to those present prior to the recent wildfires.

Avoidance and Minimization Measures

Vegetation removal shall be conducted outside the recognized breeding/nesting season, to the extent feasible, to minimize impacts to breeding/nesting birds.

MM8: Vegetation Removal and Replacement

Purpose: To avoid and/or minimize impacts to and mitigate for unavoidable impacts to native vegetation communities/ESHA within the Project site.

Requirement: Construction activities shall be done in such a manner as to minimize the removal of native vegetation. If impacts to native vegetation removal cannot be avoided, all impacted plant communities shall be restored/replaced at a mitigation ration of 2:1 for all temporary and 3:1 for all permanent impacts. Compensation for fuel modification in ESHA areas that only require thinning of the shrub canopy will only be subject to a 1.5:1 ratio. The compensation for the loss of habitats may be achieved either by a) on-site habitat creation or enhancement of impacted communities with similar species compositions to those /present prior to construction, b) off-site creation or enhancement or c) participation in an established mitigation bank program.

Prior to the removal of native vegetation, if on or off-site mitigation is required, a Habitat Mitigation and Monitoring Plan (HMMP) shall be prepared that will guide all restoration and monitoring activities. The HMMP should be prepared following the County's content requirements for Tree Protection, Planting, and Monitoring Plans (as well as relevant elements of the County's content requirements for Arborists Reports necessary to assess the condition of and potential impacts to protected trees from the proposed project. The HMMP should also outline specific measures to protect trees during construction as well as to address any protected tree mitigation requirements, as applicable. The HMMP shall include, at a minimum, the following:

- Proposed species list for creation/enhancement;

- Planting/seeding methodology;
- Irrigation plan;
- Weeding schedule;
- Success criteria;
- Monitoring methodology and schedule; and
- Reporting requirements.

Documentation: A hard copy of the HMMP shall be kept in the construction office at the Project site.

Timing: The HMMP should be prepared and approved prior to the completion of construction activities.

Monitoring and Reporting: The HMMP will provide a schedule for required monitoring and reporting that will be dependent on the type of mitigation provided.

Mapped Information: The HMMP will provide GIS based maps to guide restoration activities (if required depending on type of restoration/mitigation). If on-site restoration is selected the GIS based maps will be prepared as part of the HMMP reporting requirements.

MM9: Protected Tree Removal Mitigation/Replacement

Purpose: To provide compensatory mitigation for the unavoidable removal of protected trees.

Requirement: Per County guidelines Where unavoidable adverse impacts to protected trees may result from development, including the alteration or removal of a protected tree, the impacts shall be mitigated in accordance with the following standards:

a. Native tree replacement shall occur as follows:
    1. Native trees shall be replaced at a ratio of no less than 10 replacement native trees for every native protected tree removed and for any tree alteration that results in the loss or decline in health or vigor of a native protected tree.
    2. Seedlings shall be grown from acorns collected from the same watershed the protected tree was removed from, or from nursery stock grown from locally-sourced acorns.
    3. Naturally occurring native tree seedlings or saplings that have trunks less than 3 inches at 4.5 feet above existing grade, growing on the same lot as the removed tree may be counted as offset replacement trees. Seedlings/ saplings shall be boxed for future planting and/or protected in place as shown on the approved Tree Protection, Planting, and Monitoring Plan.
    4. When available, replacement planting locations shall be selected that provide supportive habitat (i.e. habitat characteristics similar to those found in riparian and valley/foothill woodland habitat) for the replacement trees.

b. Historic Trees. Mitigation for the removal of a historic tree shall be determined by the Planning Director in consultation with the Cultural Heritage Board.

c. Heritage Trees. Mitigation for the removal of a heritage tree shall be determined by the following:
    1. If the heritage tree (or grove of trees) is not an invasive tree species and is located in a public area or a prominent location as seen from public viewing

areas, then mitigation shall include: (1) the planting of replacement trees of the same species on a 1:1 ratio; (2) the size of the replacement tree shall be comparable to the tree(s) being removed; and (3) the replacement tree(s) shall be planted in location that is close to where the heritage tree(s) was removed.

2. If a heritage tree is not located in a public area or a prominent location as seen from public viewing areas, then mitigation shall include the planting of replacement native trees on a 1:1 ratio.

Documentation: An arborist report has been prepared that details the size and condition of each tree proposed for removal.

Timing: Replacement trees shall be planted prior to the completion of construction activities.

Monitoring and Reporting: All planted replacement trees shall be monitored for a period of five years. Annual data shall be collected which at a minimum includes health, height, and diameter at breast height for each tree.

Mapped Information: The arborist report presents a figure of the current location of all trees to be removed. A figure showing the location of all planted replacement trees will be provided in the required monitoring report detailed above.

C. Habitat Connectivity (migration corridors) Project: LS; Cumulative: LS

Wildlife movement corridors are defined on both a regional and on a local scale. Regionally, there are no mapped regional wildlife corridors or linkages on or near the proposed Project site. The proposed Project lies on the west/south side of the Santa Monica Mountains adjacent to the Pacific Ocean. On a local basis, the proposed Project site currently provides for mostly unrestricted wildlife movement with limited fencing or other obstructions to wildlife passage. Migratory birds may use the proposed Project site and vicinity for breeding, nesting, and foraging, or as transient rest sites during migration flights. Coyote and other mammals may travel across the proposed Project site in search of food and to access higher-quality habitat in the area for food, mates, and refuge.

Construction of the proposed Project is not expected to result in substantial adverse impacts to wildlife movement on a local or regional scale. Direct impacts of the proposed Project would include the placement of physical structures or impede movement; the camp has been in this location for more than 65 years and the footprint of the rebuild will be similar to pre-fire conditions. Ground-disturbing activity, including building construction, creek restoration, utility installation, grading of new access roads, and use or improvement of existing access roads, would also be expected to interfere with terrestrial wildlife movement during construction. Only one new bridge is proposed that would span LSC; some existing bridges will be relocated up or downstream from their current location. With the exception of temporary impacts during construction all on-site bridges will allow for passage of wildlife species known to occur in the area, which is comparable to pre-fire conditions. Construction may also affect wildlife in adjacent habitats by interfering with movement patterns or causing animals to temporarily avoid areas adjacent to the construction zone. More mobile species, such as birds and larger mammals, would likely disperse into adjacent habitat areas during the construction phase of the Project.

Indirect impacts could include edge effects from proposed Project lighting. To the extent feasible, new exterior lighting is proposed to conform to Dark Sky Overlay requirements for the Ojai area that are not yet applicable to the Coastal Zone. While it is anticipated these requirements will be adopted in the Coastal Zone at some point during the permit process for the proposed Project, project related lighting was designed to have minimal potential to impact wildlife and avoid light spillover. All lighting is proposed so that light trespass does not exceed the maximum allowed by the Dark Sky requirements and with advances in lighting is expected to result in less impacts than were present in pre-fire conditions. Operation of the project would result in similar conditions when compared to pre-fire wildlife movement in

the area. As the proposed rebuild project is focused to areas of previous disturbance, potential impacts to wildlife of proposed lighting are anticipated to be similar to pre-fire conditions

Construction of the proposed Project would only result in temporary interference of terrestrial wildlife movement. Operation of the proposed Project would allow for relatively unimpeded movement through LSC and the surrounding areas. These conditions would be comparable to pre-fire conditions. Therefore, impacts to habitat connectivity would be considered less than significant.

Significance Finding – Project Impacts: Project impacts to habitat connectivity are considered less than significant.

Significance Finding – Cumulative Impacts: The cumulative project impacts to habitat connectivity are less than significant. Construction and operation of the proposed Project would result in conditions similar to those present prior to the recent wildfires.

Section 5: Photos

Photos	
Location Camp Hess Kramer **Map Key** P1 **View Direction** South **Description** Access road and coast live oak woodlands.	
Location Camp Hess Kramer **Map Key** P2 **View Direction** North **Description** View of disturbed field in the southern extent of the SA.	

Photos	
Location	
Camp Hess Kramer	
Map Key	
P3	
View Direction	
East	
Description	
View of the bed/bank/channel of LSCC.	
Location	
Camp Hess Kramer	
Map Key	
P4	
View Direction	
East	
Description	
View sycamore woodlands adjacent to LSC in the southern extent of the SA.	

Photos	
Location Camp Hess Kramer **Map Key** P5 **View Direction** South **Description** View looking downstream from within LSC. Just east of the existing basketball court.	
Location Camp Hess Kramer **Map Key** P6 **View Direction** South **Description** View looking at LSC and the existing road adjacent to the outdoor Amphitheatre.	

Photos	
Location **Camp Hess Kramer** **Map Key** P7 **View Direction** North **Description** View looking upstream at LSC, from the top of bank, just north of the old swimming pool location.	
Location Camp Hess Kramer **Map Key** P8 **View Direction** North **Description** View of the existing dirt access road adjacent to LSC and just east of where cabins stood prior to the fire.	

Appendix 1

Summary of Biological Resource Regulations

The Ventura County Planning Division, as “lead agency” under CEQA for issuing discretionary land use permits, uses the relationship of a potential environmental effect from a proposed project to an established regulatory standard to determine the significance of the potential environmental effect. This Appendix summarizes important biological resource regulations which are used by the Division’s biologists (consultants and staff) in making CEQA findings of significance:

Sensitive Status Species Regulations
Nesting Bird Regulations
Plant Community Regulations
Tree Regulations
Waters and Wetlands Regulations
Coastal Habitat Regulations
Wildlife Migration Regulations
Locally Important Species/Communities Regulations

Sensitive Status Species Regulations

Federally Protected Species

Ventura County is home to 29 federally listed endangered and threatened plant and wildlife species. The U.S. Fish and Wildlife Service (USFWS) regulates the protection of federally listed endangered and threatened plant and wildlife species.

FE (Federally Endangered): A species that is in danger of extinction throughout all or a significant portion of its range.

FT (Federally Threatened): A species that is likely to become endangered in the foreseeable future.

FC (Federal Candidate): A species for which USFWS has sufficient information on its biological status and threats to propose it as endangered or threatened under the Endangered Species Act (ESA), but for which development of a proposed listing regulation is precluded by other higher priority listing activities.

FSC (Federal Species of Concern): A species under consideration for listing, for which there is insufficient information to support listing at this time. These species may or may not be listed in the future, and many of these species were formerly recognized as "Category-2 Candidate” species.

The USFWS requires permits for the “take” of any federally listed endangered or threatened species. “Take” is defined by the USFWS as “to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct; may include significant habitat modification or degradation if it kills or injures wildlife by significantly impairing essential behavioral patterns including breeding, feeding, or sheltering.”

The Endangered Species Act (ESA) does not provide statutory protection for candidate species or species of concern, but USFWS encourages conservation efforts to protect these species. USFWS can set up voluntary Candidate Conservation Agreements and Assurances, which provide non-Federal landowners (public and private) with the assurance that if they implement various conservation activities to protect a given candidate species, they will not be subject to additional restrictions if the species becomes listed under the ESA.

State Protected Species

The California Department of Fish and Game (CDFG) regulates the protection of endangered, threatened, and fully protected species listed under the California Endangered Species Act. Some species may be jointly listed under the State and Federal Endangered Species Acts.

SE (California Endangered): A native species or subspecies which is in serious danger of becoming extinct throughout all, or a significant portion, of its range due to one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, or disease.

ST (California Threatened): A native species or subspecies that, although not presently threatened with extinction, is likely to become an endangered species in the foreseeable future in the absence of the special protection and management efforts required by this chapter. Any animal determined by the commission as "rare" on or before January 1, 1985, is a "threatened species."

SFP (California Fully Protected Species): This designation originated from the State's initial effort in the 1960's to identify and provide additional protection to those animals that were rare or faced possible extinction. Lists were created for fish, mammals, amphibians, reptiles, and birds. Most fully protected species have also been listed as threatened or endangered species under the more recent endangered species laws and regulations.

SR (California Rare): A species, subspecies, or variety of plant is rare under the Native Plant Protection Act when, although not presently threatened with extinction, it is in such small numbers throughout its range that it may become endangered if its present environment worsens. Animals are no longer listed as rare; all animals listed as rare before 1985 have been listed as threatened.

SSC (California Species of Special Concern): Animals that are not listed under the California Endangered Species Act, but which nonetheless 1) are declining at a rate that could result in listing, or 2) historically occurred in low numbers and known threats to their persistence currently exist.

The CDFG requires permits for the “take” of any State-listed endangered or threatened species. Section 2080 of the Fish and Game Code prohibits "take" of any species that the California Fish and Game Commission determines to be endangered or threatened. “Take” is defined in Section 86 of the Fish and Game Code as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill."

The California Native Plant Protection Act protects endangered and rare plants of California. Section 1908, which regulates plants listed under this act, states: “no person shall import into this state, or take, possess, or sell within this state, except as incident to the possession or sale of the real property on which the plant is growing, any native plant, or any part or product thereof, that the commission determines to be an endangered native plant or rare native plant, except as otherwise provided in this chapter.”

Unlike endangered, threatened, and rare species, for which a take permit may be issued, California Fully Protected species may not be taken or possessed at any time and no licenses or permits may be issued for their take except for collecting these species for necessary scientific research and relocation of the bird species for the protection of livestock.

The California Endangered Species Act does not provide statutory protection for California species of special concern, but they should be considered during the environmental review process.

California Rare Plant Ranks (RPR)

Plants with 1A, 1B, 2 or 4 should always be addressed in CEQA documents. Plants with a RPR 3 do not need to be addressed in CEQA documents unless there is sufficient information to demonstrate that a RPR 3 plant meets the criteria to be listed as a RPR 1, 2, or 4.

RPR 1A: Plants presumed to be extinct because they have not been seen or collected in the wild in California for many years. This list includes plants that are both presumed extinct in California, as well as those plants which are presumed extirpated in California. A plant is extinct in California if it no longer occurs in or outside of California. A plant that is extirpated from California has been eliminated from California, but may still occur elsewhere in its range.

RPR 1B: Plants that are rare throughout their range with the majority of them endemic to California. Most of the plants of List 1B have declined significantly over the last century.

RPR 2: Plants that are rare throughout their range in California, but are more common beyond the boundaries of California. List 2 recognizes the importance of protecting the geographic range of widespread species.

Plants identified as RPR 1A, 1B, and 2 meet the definitions of Sec. 1901, Chapter 10 (Native Plant Protection Act) or Secs. 2062 and 2067 (California Endangered Species Act) of the California Department of Fish and Game Code, and are eligible for state listing.

RPR 3: A review list for plants for which there is inadequate information to assign them to one of the other lists or to reject them.

RPR 4: A watch list for plants that are of limited distribution in California.

Global and Subnational Rankings

Though not associated directly with legal protections, species have been given a conservation status rank by NatureServe, an international non-profit conservation organization that is the leading source for information about rare and endangered species and threatened ecosystems. The Ventura County Planning Division considers the following ranks as sensitive for the purposes of CEQA impact assessment (G = Global, S = Subnational or State):

G1 or S1 - Critically Imperiled
G2 or S2 – Imperiled
G3 or S3 - Vulnerable to extirpation or extinction

Locally Important Species

Locally important species' protections are addressed below under "Locally Important Species/Communities Regulations."

For lists of some of the species in Ventura County that are protected by the above regulations, go to http://www.ventura.org/rma/planning/ceqa/bio_resource_review.html.

Migratory Bird Regulations

The Federal Migratory Bird Treaty Act (MBTA) and the California Department of Fish and Game (CDFG) Code (3503, 3503.5, 3511, 3513 and 3800) protect most native birds. In addition, the federal and state endangered species acts protect some bird species listed as threatened or endangered. Project-related impacts to birds protected by these regulations would normally occur during the breeding season, because unlike adult birds, eggs and chicks are unable to escape impacts.

The MBTA implements various treaties and conventions between the U.S. and Canada, Japan, Mexico, and Russia for the protection of migratory birds, which occur in two of these countries over the course of one year. The Act maintains that it is unlawful to pursue, hunt, take, capture or kill; attempt to take, capture or kill; possess, offer to or sell, barter, purchase, deliver or cause to be shipped, exported, imported, transported, carried or received any migratory bird, part, nest, egg or product, manufactured or not. Bird species protected under the provisions of the MBTA are identified by the List of Migratory Birds (Title 50 of the Code of Federal Regulations, Section 10.13 as updated by the 1983 American Ornithologists' Union (AOU) Checklist and published supplements through 1995 by the USFWS).

CDFG Code 3513 upholds the MBTA by prohibiting any take or possession of birds that are designated by the MBTA as migratory nongame birds except as allowed by federal rules and regulations promulgated pursuant to the MBTA. In addition, there are CDFG Codes (3503, 3503.5, 3511, and 3800) which further protect nesting birds and their parts, including passerine birds, raptors, and state "fully protected" birds.

NOTE: These regulations protect almost all *native nesting birds*, not just sensitive status birds.

Plant Community Regulations

Plant communities are provided legal protection when they provide habitat for protected species or when the community is in the coastal zone and qualifies as environmentally sensitive habitat area (ESHA).

Global and Subnational Rankings

Though not associated directly with legal protections, plant communities have been given a conservation status rank by NatureServe, an international non-profit conservation organization that is the leading source for information about rare and endangered species and threatened ecosystems. The Ventura County Planning Division considers the following ranks as sensitive for the purposes of CEQA impact assessment (G = Global, S = Subnational or State):

G1 or S1 - Critically Imperiled
G2 or S2 - Imperiled
G3 or S3 - Vulnerable to extirpation or extinction

CDFG Rare

Rare natural communities are those communities that are of highly limited distribution. These communities may or may not contain rare, threatened, or endangered species. Though the Native Plant Protection Act and the California Endangered Species Act provide no legal protection to plant communities, CDFG considers plant communities that are ranked G1-G3 or S1-S3 (as defined above) to be rare or sensitive, and therefore these plant communities should be addressed during CEQA review.

Environmentally Sensitive Habitat Areas

The Coastal Act specifically calls for protection of “environmentally sensitive habitat areas” or ESHA, which it defines as: “Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments” (Section 30107.5).

ESHA has been specifically defined in the Santa Monica Mountains. For ESHA identification in this location, the Coastal Commission, the agency charged with administering the Coastal Act, has described the habitats that are considered ESHA. A memo from a Coastal Commission biologist that describes ESHA in the Santa Monica Mountains can be found at: http://www.ventura.org/rma/planning/ceqa/bio_resource_review.html.

Locally Important Communities

The Ventura County Initial Study Assessment Guidelines defines a locally important community as one that is considered by qualified biologists to be a quality example characteristic of or unique to the County or region, with this determination being made on a case-by-case basis. The County has not developed a list of locally important communities but has deemed oak woodlands to be a locally important community through the County’s *Oak Woodland Management Plan*.

Tree Regulations

Selected trees are protected by the Ventura County Tree Protection Ordinance, found in Section 8107-25 of the Ventura County Non-Coastal Zoning Ordinance. This ordinance, which applies in the unincorporated areas of the County outside the coastal zone, regulates—through a tree permit program—the removal, trimming of branches or roots, or grading or excavating within the root zone of a "protected tree." Individual trees are the focus of the ordinance, while oak woodlands are additionally protected as “locally important communities.”

The ordinance allows removal of five protected trees (only three of which can be oaks or sycamores; none of which can be heritage or historical trees) through a ministerial permit process. Removal of more/other than this may trigger a discretionary tree permit.

If a proposed project cannot avoid impacts to protected trees, mitigation of these impacts (such as replacement of lost trees) is addressed through the tree permit process—**unless the impacts may affect biological resources beyond the tree itself**, such as to sensitive status species that may be using the tree, nesting birds, the tree’s role as part of a larger habitat, etc. These secondary impacts have not been addressed through the tree permit program and must be addressed by the biologist in the biological assessment in accordance with the California Environmental Quality Act (CEQA).

A tree permit does not, however, substitute as mitigation for impacts to oak woodlands. The Public Resources Code requires that when a county is determining the applicability of CEQA to a project, it must determine whether that project “may result in a conversion of oak woodlands that will have a significant effect on the environment.” If such effects (either individual impacts or cumulative) are identified, the law requires that they be mitigated. Acceptable mitigation measures include, but are not limited to, conservation of other oak woodlands through the use of conservation easements and planting replacement trees, which must be maintained for seven years. In addition, only 50% of the mitigation required for significant impacts to oak woodlands may be fulfilled by replanting oak trees.

The following trees are protected in the specified zones. Girth is measured at 4.5 feet from the midpoint between the uphill and downhill side of the root crown.

PROTECTED TREES			
Common Name/Botanical Name (Genus's species)	Girth Standard (Circumference)	Applicable Zones	
		All Base Zones	SRP[1]
Alder (*Alnus* all species)	9.5 in.		X
Ash (*Fraxinus* all species)	9.5 in.		X
Bay (*Umbellularia californica)*	9.5 in.		X
Cottonwood (*Populus* all species)	9.5 in.		X
Elderberry (*Sambucus* all species)	9.5 in.		X
Big Cone Douglas Fir (*Pseudo Suga macrocarpa)*	9.5 in.		X
White Fir (*Abies concolor)*	9.5 in.		X
Juniper (*Juniperus californica)*	9.5 in.		X
Maple (*Acer macrophyllum)*	9.5 in.		X
Oak (Single) (*Quercus* all species)	9.5 in.	X	X
Oak (Multi) (*Quercus* all species)	6.25 in.	X	X
Pine (*Pinus* all species)	9.5 in.		X
Sycamore (*Platanus* all species)	9.5 in.	X	X
Walnut (*Juglans* all species)	9.5 in.		X
Historical Tree[3] (any species)	(any size)	X	X
Heritage Tree[4] (any species)	90.0 in.	X	X

X Indicates the zones in which the subject trees are considered protected trees.

1. SRP - Scenic Resource Protection Overlay Zone

2. SHP - Scenic Highway Protection Overlay Zone

3. Any tree or group of trees identified by the County or a city as a landmark, or identified on the Federal or California Historic Resources Inventory to be of historical or cultural significance, or identified as contributing to a site or structure of historical or cultural significance.

4. Any species of tree with a single trunk of 90 or more inches in girth or with multiple trunks, two of which collectively measure 72 inches in girth or more. Species with naturally thin trunks when full grown or naturally large trunks at an early age, or trees with unnaturally enlarged trunks due to injury or disease must be at least 60 feet tall or 75 years old.

Waters and Wetlands Regulations

Numerous agencies control what can and cannot be done in or around streams and wetlands. If a project affects an area where water flows, ponds or is present even part of the year, it is likely to be regulated by one or more agencies. Many wetland or stream projects will require three main permits or approvals (in addition to CEQA compliance). These are:

- 404 Permit (U.S. Army Corps of Engineers)
- 401 Certification (California Regional Water Quality Control Board)
- Streambed Alteration Agreement (California Department of Fish and Game)

For a more thorough explanation of wetland permitting, see the Ventura County's "Wetland Project Permitting Guide" at http://www.ventura.org/rma/planning/ceqa/bio_resource_review.html.

404 Permit (U.S. Army Corps of Engineers)

Most projects that involve streams or wetlands will require a 404 Permit from the U.S. Army Corps of Engineers (USACE). Section 404 of the federal Clean Water Act is the primary federal program regulating activities in wetlands. The Act regulates areas defined as “waters of the United States.” This includes streams, wetlands in or next to streams, areas influenced by tides, navigable waters, lakes, reservoirs and other impoundments. For nontidal waters, USACE jurisdiction extends up to what is referred to as the “ordinary high water mark” as well as to the landward limits of adjacent Corps-defined wetlands, if present. The ordinary high water mark is an identifiable natural line visible on the bank of a stream or water body that shows the upper limit of typical stream flow or water level. The mark is made from the action of water on the streambank over the course of years.

Permit Triggers: A USACE 404 Permit is triggered by moving (discharging) or placing materials—such as dirt, rock, geotextiles, concrete or culverts—into or within USACE jurisdictional areas. This type of activity is also referred to as a “discharge of dredged or fill material.”

401 Certification (Regional Water Quality Control Board)

If your project requires a USACE 404 Permit, then you will also need a Regional Water Quality Control Board (RWQCB) 401 Certification. The federal Clean Water Act, in Section 401, specifies that states must certify that any activity subject to a permit issued by a federal agency, such as the USACE, meets all state water quality standards. In California, the state and regional water boards are responsible for certification of activities subject to USACE Section 404 Permits.

Permit Trigger: A RWQCB 401 Certification is triggered whenever a USACE 404 Permit is required, or whenever an activity could cause a discharge of dredged or fill material into waters of the U.S. or wetlands.

Streambed Alteration Agreement (California Department of Fish and Game)

If your project includes alteration of the bed, banks or channel of a stream, or the adjacent riparian vegetation, then you may need a Streambed Alteration Agreement from the California Department of Fish and Game (CDFG). The California Fish and Game Code, Sections 1600-1616, regulates activities that would alter the flow, bed, banks, channel or associated riparian areas of a river, stream or lake. The law requires any person, state or local governmental agency or public utility to notify CDFG before beginning an activity that will substantially modify a river, stream or lake.

Permit Triggers: A Streambed Alteration Agreement (SAA) is triggered when a project involves altering a stream or disturbing riparian vegetation, including any of the following activities:

- Substantially obstructing or diverting the natural flow of a river, stream or lake
- Using any material from these areas
- Disposing of waste where it can move into these areas

Some projects that involve routine maintenance may qualify for long-term maintenance agreements from CDFG. Discuss this option with CDFG staff.

Ventura County General Plan

The Ventura County General Plan contains policies which also strongly protect wetland habitats.

Biological Resources Policy 1.5.2-3 states**:**

> Discretionary development that is proposed to be located within 300 feet of a marsh, small wash, intermittent lake, intermittent stream, spring, or perennial stream (as identified on the latest USGS 7½ minute quad map), shall be evaluated by a County approved biologist for potential impacts on wetland habitats. Discretionary development that would have a significant impact on significant wetland habitats shall be prohibited, unless mitigation measures are adopted that would reduce the impact to a less than significant level; or for lands designated "Urban" or "Existing Community", a statement of overriding considerations is adopted by the decision-making body.

Biological Resources Policy 1.5.2-4 states:

Discretionary development shall be sited a minimum of 100 feet from significant wetland habitats to mitigate the potential impacts on said habitats. Buffer areas may be increased or decreased upon evaluation and recommendation by a qualified biologist and approval by the decision-making body. Factors to be used in determining adjustment of the 100 foot buffer include soil type, slope stability, drainage patterns, presence or absence of endangered, threatened or rare plants or animals, and compatibility of the proposed development with the wildlife use of the wetland habitat area. The requirement of a buffer (setback) shall not preclude the use of replacement as a mitigation when there is no other feasible alternative to allowing a permitted use, and if the replacement results in no net loss of wetland habitat. Such replacement shall be "in kind" (i.e. same type and acreage), and provide wetland habitat of comparable biological value. On-site replacement shall be preferred wherever possible. The replacement plan shall be developed in consultation with California Department of Fish and Game.

Coastal Habitat Regulations

Ventura County's Coastal Area Plan and the Coastal Zoning Ordinance, which constitute the "Local Coastal Program" (LCP) for the unincorporated portions of Ventura County's coastal zone, ensure that the County's land use plans, zoning ordinances, zoning maps, and implemented actions meet the requirements of, and implement the provisions and polices of California's 1976 Coastal Act at the local level.

Environmentally Sensitive Habitats

The Coastal Act specifically calls for protection of "environmentally sensitive habitat areas" or ESHA, which it defines as: "Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments" (Section 30107.5).

Section 30240 of the Coastal Act states:

(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."

There are three important elements to the definition of ESHA. First, a geographic area can be designated ESHA either because of the presence of individual species of plants or animals or because of the presence of a particular habitat. Second, in order for an area to be designated as ESHA, the species or habitat must be either rare or it must be especially valuable. Finally, the area must be easily disturbed or degraded by human activities.

Protection of ESHA is of particular concern in the southeastern part of Ventura County, where the coastal zone extends inland (~5 miles) to include an extensive area of the Santa Monica Mountains. For ESHA identification in this location, the Coastal Commission, the agency charged with administering the Coastal Act, has described the habitats that are considered ESHA. A memo from a Coastal Commission biologist that describes ESHA in the Santa Monica Mountains can be found at: http://www.ventura.org/rma/planning/ceqa/bio_resource_review.html.

The County's Local Coastal Program outlines other specific protections to environmentally sensitive habitats in the Coastal Zone, such as to wetlands, riparian habitats, dunes, and upland habitats within the Santa Monica Mountains (M Overlay Zone). Protections in some cases are different for different segments of the coastal zone.

Copies of the Coastal Area Plan and the Coastal Zoning Ordinance can be found at: http://www.ventura.org/rma/planning/Programs/local.html.

Wildlife Migration Regulations

The Ventura County General Plan specifically includes wildlife migration corridors as an element of the region's significant biological resources. In addition, protecting habitat connectivity is critical to the success of special status species and other biological resource protections. Potential project impacts to wildlife migration are analyzed by biologists on a case-by-case basis. The issue involves both a macro-scale analysis—where routes used by large carnivores connecting very large core habitat areas may be impacted—as well as a micro-scale analysis—where a road or stream crossing may impact localized movement by many different animals.

Locally Important Species/Communities Regulations

Locally important species/communities are considered to be significant biological resources in the Ventura County General Plan.

Locally Important Species

The Ventura County General Plan defines a Locally Important Species as a plant or animal species that is not an endangered, threatened, or rare species, but is considered by qualified biologists to be a quality example or unique species within the County and region. The following criteria further define what local qualified biologists have determined to be Locally Important Species:

Locally Important Animal Species Criteria

Taxa for which habitat in Ventura County is crucial for their existence either globally or in Ventura County. This includes:

- Taxa for which the population(s) in Ventura County represents 10 percent or more of the known extant global distribution; or
- Taxa for which there are five or fewer *element occurrences*, or less than 1,000 individuals, or less than 2,000 acres of habitat that sustains populations in Ventura County; or,
- Native taxa that are generally declining throughout their range or are in danger of extirpation in Ventura County.

Locally Important Plant Species Criteria

- Taxa that are declining throughout the extent of their range AND have five (5) or fewer element occurrences in Ventura County.

The County maintains a list of locally important species, which can be found on the Planning Division website at: http://www.ventura.org/rma/planning/ceqa/bio_resource_review.html. *This list should not be considered comprehensive.* Any species that meets the criteria qualifies as locally important, whether or not it is included on this list.

Locally Important Communities

The Ventura County Initial Study Assessment Guidelines defines a locally important community as one that is considered by qualified biologists to be a quality example characteristic of or unique to the County or region, with this determination being made on a case-by-case basis. The County has not developed a list of locally important communities. Oak woodlands have however been deemed by the Ventura County Board of Supervisors to be a locally important community.

The state passed legislation in 2001, the Oak Woodland Conservation Act, to emphasize that oak woodlands are a vital and threatened statewide resource. In response, the County of Ventura prepared and adopted an Oak Woodland Management Plan that recommended, among other things, amending the County's Initial Study Assessment Guidelines to include an explicit reference to oak woodlands as part of its definition of locally important communities. The Board of Supervisors approved this management plan and its recommendations.

Appendix Two

Observed Species Tables

Species Observed			
Scientific Name (Species or Genus)	Common Name	Native (1)	Notes (2)
PLANTS			
Acmispon glaber	deerweed	Yes	
Ambrosia psilostachya	western ragweed	Yes	
Artemisia californica	California sagebrush	Yes	
Asclepias sp.	milkweed	Yes	
Avena sp.	wild oat	No	
Baccharis pilularis	coyote bush	yes	
Baccharis salicfolia	mulefat	Yes	
Bromus diandrus	ripgut brome	No	
Bromus madritensis ssp. rubens	red brome	No	
Centuarea meletensis	tocalote	No	
Ceonothus spinosus	greenbark ceonothus	Yes	
Cercocarpus betuloides var. betuloides	birch-bark moutain mohagany	Yes	
Chenopodium californicum	california goosefoot	Yes	
Encelia californica	California bush sunflower	Yes	
Eriogonum cinereum	Ashy Buckwheat	Yes	
Eriophylum confertiflorum	Golden yarrow	Yes	
Eucalyptus globus	blue gum	No	
Hazardia squarrosa	sawtooth goldenbush	Yes	
Hesperoyucca whipplei ssp. Whiplei	our lord's candle	Yes	
Heteromeles arbutifolia	toyon	Yes	
Hirschfeldia incana	mustard	No	
Hordeum sp.	barley	No	
Juglans californica var. californica	California black walnut	Yes	
Leymus condensatus	giant wild-rye	Yes	
Malacothamnus fasciculatus	chaparral bushmallow	Yes	
Malosma laurina	laurel sumac	Yes	
Marah macrocarpus	man-root	Yes	
Myoporum laetum	myoporum	No	
Nerium oleander	oleander	No	
Nicotiana glauca	tree tobacco	No	
Olea europaea	olive	No	
Opuntia sp. (littoralis)	prickly pear	Yes	
Peritoma arborea	bladderpod	Yes	
Plantanus racemosa var. racemosa	California sycamore	Yes	
Quercus agrifolia var. agrifolia	coast live oak	Yes	
Rhus integrefolia	lemonade berry	Yes	
Rhus ovata	sugar bush	Yes	
Salix lasiolepis	arroyo Willow	Yes	

Species Observed			
Scientific Name (Species or Genus)	Common Name	Native (1)	Notes (2)
Salvia leucophylla	purple sage	Yes	
Salvia mellifera	black sage	Yes	
Sambucus mexicana	elderberry	Yes	
Schinus molle	Peruvian peppertree	No	
Schinus terebenthifolius	Brazilian peppertree	No	
Stipa miliacea	smilo grass	No	
Toxicodendron diversilobum	poison oak	Yes	
ANIMALS			
Invertebrates			
Danaus plexippus pop. 1	Monarch butterfly	Yes	
Reptiles			
Uta stansburiana	Side-blotched lizard	Yes	
Sceloporus occidentalis	Western fence lizard	Yes	
Birds			
Aphelocoma californica	western scrub jay	Yes	
Aratinga nenday	black-hooded parakeet	No	
Buteo jamaicensis	red-tailed hawk	Yes	Soaring; juvenile also observed hunting in open field.
Corvus brachyrhynchos	American crow	Yes	
Corvus corax	common raven	Yes	
Calypte anna	Anna's hummingbird	Yes	
Selasphorus sasin	Allen's hummingbird	Yes	
Larus californicus	California gull	Yes	Soaring.
Sturnus vulgaris	European starling	No	
Egretta thula	snowy egret	Yes	
Melozone crissalis	California towhee	Yes	
Mimus polyglottos	northern mockingbird	Yes	
Sayornis saya	Say's phoebe	Yes	
Spinus psaltria	lesser goldfinch	Yes	
Colaptes auratus	northern flicker	Yes	
Haemorhous mexicanus	House finch	Yes	
Zonotrichia leucophrys	White-crowned sparrow	Yes	
Melospiza melodia	Song sparrow	Yes	
Callipepla californica	California quail	Yes	
Cathartes aura	Turkey vulture	Yes	soaring
Sayornis nigricans	Black phoebe	Yes	
Mammals			
Canis latrans	coyote	Yes	Adult walking along terrace of LSC.
Spermophilus beecheyi	California ground squirrel	Yes	
Sylvilagus audubonii	cottontail	Yes	

Attachment A

List of California Natural Diversity Database (CNDDB)-tracked species with recorded occurrences within at least a 10-mile radius of the project site.

Attachment B

Arborist Report

Arborist Report

Camp Hess Kramer Rebuild Project

December 8, 2020
Updated April 7, 2022

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ARBORIST REPORT

Camp Hess Kramer Rebuild Project

This document entitled Arborist Report was prepared by Stantec Consulting Services Inc. (“Stantec”) for the account of Camp Hess Kramer (the “Client”). Any reliance on this document by any third party is strictly prohibited. The material in it reflects Stantec’s professional judgment in light of the scope, schedule and other limitations stated in the document and in the contract between Stantec and the Client. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. In preparing the document, Stantec did not verify information supplied to it by others. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party as a result of decisions made or actions taken based on this document.

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Abbreviations

BSA	Biological Survey Area
County	Ventura County
DBH	diameter at breast height
GPS	Global Positioning System
ISA	International Society of Arboriculture
Project	Camp Hess Kramer Rebuild Project
Stantec	Stantec Consulting Services Inc.

1.0 INTRODUCTION

Stantec Consulting Services Inc. (Stantec) conducted this arborist survey in support of the Camp Hess Kramer Rebuild Project (Project). The purpose of survey was to collect data on the trees present within the Project footprint for inclusion in the Project planning and design, as well as, to support the issuance of permits/authorizations from the County of Ventura (County) in the event the removal/trimming of trees within the Project footprint is necessary. Survey efforts were led by International Society of Arboriculture (ISA) certified arborist, Ethan Martin, This report summarizes the information collected during the survey, provides details on the applicable tree ordinances/regulations that apply to the proposed Project, and presents proposed mitigation efforts for the replacement of removed trees as necessary.

2.0 PROJECT DESCRIPTION

The proposed Project is located within an unincorporated area of Ventura County, California, and is situated within the Triunfo Pass, California 7.5-minute U.S. Geological Survey quadrangle within Assessor Parcel No's. 700-0-060-140, 700-0-060-160, 700-0-060--260, 700-0-060--310, and 700-0-070-450. The Tree Survey Area (TSA) covers approximately 22.44 acres. The survey encompassed all currently proposed Project activities.

3.0 REGULATORY REQUIREMENTS

3.1 VENTURA COUNTY POLICY A.2(2) OF THE COASTAL AREA PLAN

The Ventura County Policy A.2(2) of the Coastal Area Plan states protected trees include trees that are, native, historical, and heritage trees. Native trees are defined as trees that were living in the area before European colonizers came to the area. Any of the following are considered native; oak (*Quercus* ssp.) and/or interior live oak (*Quercus wislizeni)*, Western sycamore (*Platanus racemosa*), Arroyo willow (*Salix lasiolepis*), Catalina ironwood (*Lyonothamnus floribundus*), Santa Cruz Island ironwood (*Lyonothamnus floribundus* ssp. *aspleniifolius*), big one Douglas fir (*Pseudotsuga Macrocarpa*), elderberry (*Sambucas*, all species), big leaf maple (*Acer macrophyllum*), Pacific madrone (*Arbutus menziesii*), California bay laurel (*Umbellularia californica*), California juniper (*Juniperus californica*, *Juniperus occidentalis*) or white alder (*Alnus rhombifolia*). A historical tree is any tree that has been identified by the County as a landmark or has cultural significance. Heritage trees have a DBH of 90 inches or more and multi-trunk trees have a DBH of over 72 inches. There are no exceptions found for damage due to wildfires; however, special permits can be applied for to remove hazardous trees with an arborists report.

4.0 METHODS

The initial surveys were conducted from August 24, 2020 through August 27, 2020; follow-up surveys were conducted in October and November 2020. All fieldwork was led or overseen by Stantec Biologist/ISA Certified Arborist, Ethan Martin. All trees in the TSA were inventoried during the survey (refer to Table 1 below and Figure 2 of Appendix A). Data collected during the survey included species identification, trunk diameter DBH (4.5 feet from ground surface), the overall health, structural condition, and the potential/risk for each tree to fail (if applicable). The trunk locations of all recorded trees were recorded using a Global Positioning System (GPS) receiver capable of sub-meter accuracy.

Evaluation of the health and structural condition of each tree was observed using the following scale of 1 to 5:

- **5:** A healthy, vigorous tree, reasonably free of disease, with good structure and form typical of the species.
- **4:** A tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.
- **3:** A tree with moderate vigor, moderate twig, and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that may be mitigated with care.
- **2:** A tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
- **1:** A tree in severe decline, dieback of scaffold branches and or trunk, mostly epicormic growth; extensive structural defects that cannot be abated.

5.0 RESULTS

A total of 590 trees were identified during the surveys within the TSA (refer to Figures 2 and 3, Appendix A). Of these, 518 trees were tagged and mapped, and an additional 72 trees were not tagged, but mapped and visually inspected from a distance due to safety concerns including poison oak, steep slopes, loose slopes, and/or hazardous debris. A breakdown of trees by health rating is listed below. The full data set collected for each tree can be found in the attached **Table 1**[1]

- Health Rating 1 – 202 trees (includes 34 untagged)
- Health Rating 2 – 195 trees (includes 20 untagged)
- Heath Rating 3 – 162 trees (includes 17 untagged)
- Health Rating 4 – 28 trees (includes 1 untagged)
- Health Rating 5 – 3 trees (includes 0 untagged)

Suckered Growth

Many of the sycamore and eucalyptus trees within the TSA exhibited suckered growth[2], which is a stress-induced response, at the bottom or along the branches. Suckers do not typically form structurally sound or healthy branches as, in many cases, are not strongly attached to the tree in the way a typical branch is connected to the rest of the tree.

Several of the trees had large piles of dirt around the trunk, which generally leads to stress and eventual death from smothering of the tree's tissue in the covered area. Several trees had localized rotting or areas that are likely to turn into rot, which increases the potential of these trees failing.

Fire Damage/Exposure

Due to the amount of stress placed upon the trees by fire, opportunistic insects, commonly referred to as boring beetles or borers, have begun to burrow inside of the trees adding additional stress and contributing to their further decline. Vertical cracks along the trunk of some trees, which is a condition that reduces the overall strength of the tree, were likely caused from the intense heat of the Woolsey fire; these cracks can affect the overall structural integrity of the tree.

[1] Tag numbers may not be sequential. Some trees were tagged in areas adjacent to the TSA
[2] Suckers are a tree's attempt to grow more branches, often in response to some kind of injury. If the roots have been damaged, suckers may grow from the base of the trunk.

6.0 RECOMMENDATIONS

Stantec recommends preserving the remaining 388 trees (health ratings 2 through 5). Trees with a health rating of 2, while not being recommended for removal at this time, should be monitored and assessed on a regular basis. Many of the trees with a health rating of 2, mostly due to fire damage, showed signs of new growth in the canopy of the tree (not all suckered growth) and are showing signs of recovery. These trees however may have some structure issues that may cause them to fail; therefore, these trees should be monitored and if the health declines or there are elevated concerns for failure they should be considered for removal. Some trees with health ratings of 2, 3, or 4 may have experienced some fire damage that has damaged branches or individual trunks (for multi-trunked trees) that will require some maintenance/pruning/removal (damaged trunks of multi-trunked trees only).

Where trees are removed, and to augment remaining trees, Stantec recommends replacements species as presented below.

Proposed species for replacement of trees include native trees such as:

- Coast live oak (*Quercus agrifolia*),
- Western sycamore (*Platanus racemosa*),
- Arroyo willow (*Salix lasiolepis*),
- elderberry (*Sambucas*, all species),
- Califomia black walnut (Juglans californica),
- white alder (*Alnus rhombifolia*).

It is recommended that all replacement tree stock be 24-inch box trees as this size planting is generally able to establish roots in a relatively short amount of time. A 24-inch box tree can catch up to and outgrow larger box trees because it takes less time for the smaller tree to establish a new roof system if it is in good health. It is recommended any new tree planted should be placed in a spot where the roots will not interfere with foundations, roads, sidewalks, and water/sewage lines. Finally, care should also be taken to have the trees properly pruned by an ISA Certified Arborist, so they are able to maintain good and proper branch structure.

Table 1 Tree Inventory Within the TSA

Tag Number*	Common Name	Species	Height of Tree	Diameter at Breast Height (in)	General Condition	Notes
5	Eucalyptus	Eucalyptus sp.	53.0	83.0	1	Dead; fire damage; sucker sprouts; at risk to fail. 2,7
6	Coast Live Oak	Quercus agrifolia	17.0	11.0	3	Fire damage; dead branches; new growth in canopy.
7	Coast Live Oak	Quercus agrifolia	18.0	25.5	2	Evidence of fire damage; very limited new growth in canopy; tree mostly dead.
8	Coast Live Oak	Quercus agrifolia	16.0	11.0	3	Evidence of fire damage; new growth in canopy.
9	Eucalyptus	Eucalyptus sp.	55.0	31.0	1	Fire damage; dead; likely to fail. 7
10	Brazilian Peppertree	Schinus terebinthifolia	19.0	31.5	1	Fire damage; dead.
11	Eucalyptus	Eucalyptus sp.	26.0	8.5	1	Fire damage; dead; likely to fail. 7
12	Eucalyptus	Eucalyptus sp.	29.0	12.0	1	Fire damage; dead; likely to fail. 7
13	Modesto Ash	Fraxinus velutina	19.0	5.0	1	Fire damage; dead; likely to fail. 7
14	Coast Live Oak	Quercus agrifolia	48.0	30.5	2	Significant fire damage; several large cavities in trunk; new growth in upper canopy; appears weak at fork of trunk which may cause one or both main branches to fail North or East blocking road. 7
15	Coast Live Oak	Quercus agrifolia	46.0	19.0	3	South branch has rot.
16	Coast Live Oak	Quercus agrifolia	36.0	19.5	3	Large cavity on East trunk.
17	Coast Live Oak	Quercus agrifolia	38.0	52.0	2	Evidence of boring beetles; new growth in upper canopy; large cavity at bottom of trunk; included bark; larger branches appear weak and at risk to fail. 6,7
18	Coast Live Oak	Quercus agrifolia	33.0	14.0	1	Visible fire damage; cavity in lower trunk; tree at risk to fail to the east; dead. 7
19	Coast Live Oak	Quercus agrifolia	25.0	14.0	2	New growth in upper canopy; visible trunk damage that may cause tree to fail to the Northeast. 7
20	Coast Live Oak	Quercus agrifolia	34.0	19.0	4	Included bark on two main branches. 1

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Tag Number*	Common Name	Species	Height of Tree	Diameter at Breast Height (in)	General Condition	Notes
21	Coast Live Oak	Quercus agrifolia	31.0	25.0	2	Evidence of boring beetles; new growth in upper canopy; multiple large cavities on main five branches; beetle damage and cavities may cause tree to fail east and block the road. 6,7
22	Coast Live Oak	Quercus agrifolia	36.0	15.5	2	Missing two main branches; limited new growth in tree canopy.
23	Coast Live Oak	Quercus agrifolia	10.0	11.5	1	Majority of tree fallen onto tree No. 22; dead.
24	Aleppo Pine	Pinus halepensis	66.0	16.0	1 (Fallen)	Boring beetles; dead; at risk to fail. 6,7
25	Aleppo Pine	Pinus halepensis	42.0	12.0	1 (Fallen)	Boring beetles; dead; at risk to fail. 6,7
26	Coast Live Oak	Quercus agrifolia	16.0	7.0	3	Dead branches; fire damage; new growth in canopy; at risk to fail; scale insects on leaves. 3,7
27	Coast Live Oak	Quercus agrifolia	8.0	6.0	3	Scale insects on leaves; fire damage; dead branches; new growth in canopy; at risk to fail; boring beetles. 3, 7
28	Coast Live Oak	Quercus agrifolia	14.0	10.0	3	Scale insects on leaves; boring beetles; several dead branches at bottom; fire damage to branches and trunk; at risk to fail. 3,6,7
29	Coast Live Oak	Quercus agrifolia	27.0	12.5	2	Included bark on trunk and main branch; new growth in canopy; exposed roots; mechanical damage to lower trunk; evidence of boring beetles; cavities forming on several branches. 1, 6
30	Coast Live Oak	Quercus agrifolia	30.0	25.0	3	Old wound; included bark on main branch; cavity forming at bottom of both main trunks; boring beetles; fire damage, new growth in canopy. 1,6
31	Coast Live Oak	Quercus agrifolia	20.0	12.0	2	Several dead branches; scale insects; fire damage; new growth in canopy; at risk to fail. 3,7
32	Western Sycamore	Platanus racemosa	15.0	7.0	2	Sucker sprouts from old root system; fire damage. 2
33	Western Sycamore	Platanus racemosa	10.0	11.0	3	Sucker sprouts from old root system. 2
34	Western Sycamore	Platanus racemosa	10.0	9.0	3	Sucker sprouts from old root system; rotting trunk; suggest trimming dead branches/trunks down to new growth. 2
35	Western Sycamore	Platanus racemosa	45.0	14.5	3	Sucker sprouts from old root system; dead portion is 32 feet high. 2



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Tag Number*	Common Name	Species	Height of Tree	Diameter at Breast Height (in)	General Condition	Notes
36	Coast Live Oak	Quercus agrifolia	9.0	6.5	3	New growth sprouting in bottom three feet of tree; recommend trimming dead branches.
37	California Black Walnut	Juglans californica	9.0	6.5	2	Main tree dead; sucker sprouts from old root system. 2
45	Coast Live Oak	Quercus agrifolia	21.0	15.0	2	Rot in trunk; boring beetles; fire damage; dead branches, at risk to fail. 6, 7
46	Coast Live Oak	Quercus agrifolia	36.0	13.0	2	Large cavity in trunk; boring beetles; fire damage; dead branches; new growth in canopy; at risk to fail. 6,7
47	Coast Live Oak	Quercus agrifolia	28.0	15.0	2	Rot along main branch and trunk; fire damage; dead branches; new growth in canopy.
48	Coast Live Oak	Quercus agrifolia	26.0	18.0	2	Included bark; fire damage; dead branches, new growth in canopy; sucker sprouts, at risk to fail. 1, 2, 7
49	Coast Live Oak	Quercus agrifolia	23.0	10.0	2	Sucker sprouts; dead branches; new growth in canopy; fire damage. 2
50	Coast Live Oak	Quercus agrifolia	25.0	23.0	1	Mostly dead; fire damage; limited new growth in canopy.
51	Coast Live Oak	Quercus agrifolia	15.0	30.0	1	Dead; fire damage.
52	Coast Live Oak	Quercus agrifolia	25.0	10.0	1	Fire damage; dead.
53	Coast Live Oak	Quercus agrifolia	36.0	18.0	1	Cavity at bottom of trunk; fire damage; boring beetles; mostly dead; some limited new growth in canopy. 6
54	Coast Live Oak	Quercus agrifolia	27.0	15.0	1	Boring beetles; fire damage; dead. 6
55	Coast Live Oak	Quercus agrifolia	30.0	14.0	1	Fire damage; dead.
56	Coast Live Oak	Quercus agrifolia	27.0	23.0	1	Dead; removal recommended.
57	Coast Live Oak	Quercus agrifolia	23.0	35.0	1	Dead; removal recommended.
58	Coast Live Oak	Quercus agrifolia	38.0	58.0	2	Trunk rot; evidence of boring beetles. 6
59	Coast Live Oak	Quercus agrifolia	16.0	20.0	2	Boring beetles; several dead branches; fire damage; new growth in canopy. 6
60	Coast Live Oak	Quercus agrifolia	20.0	18.0	1	Fire damage; major soil erosion around root system; new growth in upper canopy; mostly dead.



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Tag Number*	Common Name	Species	Height of Tree	Diameter at Breast Height (in)	General Condition	Notes
61	California Black Walnut	Juglans californica	11.0	67.0	3	Sprouts from old root system; larger trunks are dead and should be cut down; fire damage. 2
62	Coast Live Oak	Quercus agrifolia	26.0	33.0	1	Boring beetles; major trunk rot at base; dead; at risk to fail; fire damage; sucker sprouts. 2,6,7
63	Coast Live Oak	Quercus agrifolia	42.0	17.5	1	Dead.
64	Eucalyptus	Eucalyptus sp.	63.0	23.0	1	Vertical cracking; dead; likely to fail. 7,8
65	Coast Live Oak	Quercus agrifolia	32.0	21.5	1	Fire damage; major cavity at branch union; evidence of boring beetles; likely to fail. 5,6,7
66	Coast Live Oak	Quercus agrifolia	50.0	27.5	2	Fire damage; evidence of boring beetles; new growth throughout canopy; large vertical cracks in trunk; cracks may cause tree to fail. 6,7,8
67	Coast Live Oak	Quercus agrifolia	58.0	52.0	2	Major rot in some branches; rot in main trunk; evidence of boring beetles; new growth throughout canopy; likely to fail. 6,7
68	Coast Live Oak	Quercus agrifolia	50.0	29.5	2	Trunk rot; evidence of boring beetles; major rot in several branches; new growth throughout canopy; likely to fail. 6,7
69	Coast Live Oak	Quercus agrifolia	33.0	20.5	2	Trunk rot; evidence of boring beetles; two major roots exposed; new growth in canopy throughout. 6
70	Coast Live Oak	Quercus agrifolia	45.0	70.5	2	East trunk has large vertical cracking due to weight; new growth throughout canopy; evidence of boring beetles; several rotten branches. 6,8
71	Coast Live Oak	Quercus agrifolia	46.0	26.5	2	Major trunk rot; evidence of boring beetles; new growth throughout canopy. 6
72	Coast Live Oak	Quercus agrifolia	38.0	54.0	2	Fire damage; trunk rot that may cause tree to fail; evidence of boring beetles; new growth in canopy. 6,7
73	Coast Live Oak	Quercus agrifolia	37.0	28.5	1	Fire damage; dead.
74	Coast Live Oak	Quercus agrifolia	14.0	6.0	1	Fire damage; dead.
75	Coast Live Oak	Quercus agrifolia	24.0	17.0	1	Fire damage; dead; likely to fail. 7



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Tag Number*	Common Name	Species	Height of Tree	Diameter at Breast Height (in)	General Condition	Notes
76	Coast Live Oak	Quercus agrifolia	31.0	10.0	1	Fire damage; dead; likely to fail; propane tank in vicinity of likely failure location. 7
77	Coast Live Oak	Quercus agrifolia	18.0	17.5	2	Fire damage; cavity in trunk; dead; likely to fail. 7
78	Western Sycamore	Platanus racemosa	56.0	26.0	1	Fire damage; dead. 2
79	Coast Live Oak	Quercus agrifolia	20.0	9.0	1	Fire damage; dead.
80	Western Sycamore	Platanus racemosa	74.0	25.0	1	Fire damage; small amount of new growth at top of canopy; tree mostly dead. 2
81	Western Sycamore	Platanus racemosa	66.0	28.0	1	Beehive in south trunk; fire damage; roots exposed on south side; likely to fail; propane tank in vicinity of failure location; some new growth at top of canopy; tree mostly dead. 7
82	Aleppo Pine	Pinus halepensis	86.0	34.5	1 (Fallen)	Evidence of boring beetles; vertical split in trunk; dead. 6,8
83	Modesto Ash	Fraxinus velutina	40.0	16.0	1	Dead; likely to fail. 7
84	Coast Live Oak	Quercus agrifolia	16.0	8.5	1	Fire damage; dead.
85	Coast Live Oak	Quercus agrifolia	11.0	5.0	1	Fire damage; dead.
86	Brazilian Peppertree	Schinus terebinthifolia	12.0	38.0	2	Evidence of fire damage; new growth in lower portions of tree; suggest trimming back dead/damaged branches.
87	Coast Live Oak	Quercus agrifolia	22.0	14.0	2	Large cavity where major branch has fallen off; new growth in canopy.
88	Coast Live Oak	Quercus agrifolia	12.0	10.0	1	Fire damage; dead.
89	Coast Live Oak	Quercus agrifolia	11.0	5.0	2	Evidence of fire damage; new growth in lower portion of tree; suggest trimming back dead/damaged branches.
90	Eucalyptus	Eucalyptus sp.	45.0	38.0	1	Fire damage; dead.
91	Eucalyptus	Eucalyptus sp.	56.0	24.0	1	Fire Damage; dead; likely to fail. 7
92	Eucalyptus	Eucalyptus sp.	52.0	46.0	1	Fire Damage; dead; likely to fail. 7
93	California Juniper	Juniperus californica	16.0	16.5	1	Fire damage; dead.
94	California Juniper	Juniperus californica	20.0	11.0	1	Fire damage; dead.

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Tag Number*	Common Name	Species	Height of Tree	Diameter at Breast Height (in)	General Condition	Notes
95	Aleppo Pine	Pinus halepensis	40.0	25.0	1 (Fallen)	Fire Damage; dead; likely to fail. 7
96	Western Sycamore	Platanus racemosa	37.0	30.0	3	At risk to fail east into creek. 7
97	Western Sycamore	Platanus racemosa	44.0	20.0	3	At risk to fail east into creek. 7
98	Coast Live Oak	Quercus agrifolia	28.0	18.0	3	Trunk rot; major rot at base; mechanical damage to trunk; tree at risk to fail.
99	Western Sycamore	Platanus racemosa	94.0	30.0	3	Trunk/branch rot.
100	Olive	Olea europaea	10.0	8.0	4	Sucker sprouts from old root system. 2
101	Olive	Olea europaea	14.0	10.0	4	One trunk fallen due to fire damage and rot; removal fallen trunk recommended.
102	Coast Live Oak	Quercus agrifolia	15.0	7.0	4	Recommend removal of deadwood to reduce weight on tree.
103	Coast Live Oak	Quercus agrifolia	17.0	12.5	3	
104	Coast Live Oak	Quercus agrifolia	18.0	13.5	4	Included bark; recommend reducing weight on tree. 1
105	Western Sycamore	Platanus racemosa	32.0	28.0	2	Exposed roots; new growth in canopy; fire damage; at risk to fail. 7
106	Western Sycamore	Platanus racemosa	44.0	49.0	3	Remove failing north branch; limited tree rot.
107	Eucalyptus	Eucalyptus sp.	46.0	56.0	1	Dead; fire damage.
108	Western Sycamore	Platanus racemosa	51.0	19.0	2	Cavity forming at base of trunk; at risk to fail; new growth in canopy. 7
109	Western Sycamore	Platanus racemosa	48.0	34.0	2	Cavity forming on north branch; at risk to fail; fire damage; new growth in canopy. 7
110	Western Sycamore	Platanus racemosa	64.0	41.0	2	Fire damage; new growth in canopy; at risk to fail. 7
111	Western Sycamore	Platanus racemosa	61.0	36.0	3	Fire damage; new growth in canopy; at risk to fail. 7
112	Coast Live Oak	Quercus agrifolia	27.0	18.0	2	Fire damage; new growth in canopy; at risk to fail. 7
113	Coast Live Oak	Quercus agrifolia	19.0	14.0	1	Dead; fire damage.
114	Western Sycamore	Platanus racemosa	58.0	90.0	2	Rot throughout tree; at risk to fail; fire damage. 7



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Tag Number*	Common Name	Species	Height of Tree	Diameter at Breast Height (in)	General Condition	Notes
118	Western Sycamore	Platanus racemosa	75.0	36.0	2	Dead branches; fire damage; sucker sprouts; new growth in canopy. 2
119	Coast Live Oak	Quercus agrifolia	26.0	28.0	1	Boring beetles; dead; fire damage. 6
120	Western Sycamore	Platanus racemosa	80.0	48.0	2	Cavity and rot in main trunk; dead branches; fire damage; sucker sprouts; new growth in canopy. 2.
121	Coast Live Oak	Quercus agrifolia	66.0	26.0	1	Fire damage; dead.
122	Privet	Ligstrum ovalifolium	25.0	22.0	3	Many dead branches; sucker sprouts comprise most living wood. 2
123	Privet	Ligstrum ovalifolium	16.0	9.0	3	Many dead branches; sucker sprouts comprise most living wood. 2
124	Privet	Ligstrum ovalifolium	15.0	6.0	3	Many dead branches; sucker sprouts comprise most living wood. 2
125	Privet	Ligstrum ovalifolium	24.0	16.0	3	Many dead branches; sucker sprouts comprise most living wood. 2
126	Western Sycamore	Platanus racemose	13.0	28.0	2	Sucker sprouts from cut trunk; remaining trunk approximately 6 feet tall; sucker sprouts are taller than remaining trunk. 2
127	Coast Live Oak	Quercus agrifolia	10.0	6.5	4	
128	Western Sycamore	Platanus racemose	78.0	43.0	2	Major rot in trunk; new growth in canopy.
129	Western Sycamore	Platanus racemose	65.0	32.0	2	Cavity at base; exposed roots; at risk to fail South into creek. 7
130	Aleppo Pine	Pinus halepensis	53.0	32.0	1	Dead.
131	Canary Island Pine	Pinus canariensis	11.0	4.0	3	Top of tree is dead; new growth in remainder of the tree.
132	Shamel Ash	Fraxinus uhdei	12.0	14.0	3	Sucker sprouts from old root system. 2
133	Western Sycamore	Platanus racemose	12.0	2.0	2	Partially dead; new growth in canopy.
134	Western Sycamore	Platanus racemose	92.0	16.0	2	Several major branches and top of tree dying; new growth in remaining canopy.
135	Shamel Ash	Fraxinus uhdei	11.0	3.0	3	Top of tree dying.
136	Eucalyptus	Eucalyptus sp.	130.0	29.0	4	Recommend reducing weight on tree.



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Tag Number*	Common Name	Species	Height of Tree	Diameter at Breast Height (in)	General Condition	Notes
137	Eucalyptus	Eucalyptus sp.	122.0	27.0	4	Recommend reducing weight on tree.
138	Western Sycamore	Platanus racemose	83.0	33.5	2	Evidence of boring beetles; major rot in lower portion of trunk; at risk to fail to the south. 6,7
139	Coast Live Oak	Quercus agrifolia	37.0	26.0	2	Evidence of boring beetles; major rot; major damage in East branch; at risk to fail to the east. 6,7
140	Western Sycamore	Platanus racemose	64.0	36.0	3	Boring beetles; rot in trunk and northeast branch; at risk to fail; dead branches; new growth in canopy. 6,7
141	Coast Live Oak	Quercus agrifolia	21.0	14.0	2	Rot in trunk; fire damage; dead branches; new growth in canopy; at risk to fail. 7
142	Privet	Ligstrum ovalifolium	11.0	9.0	3	Sucker sprouts comprise most living wood. 2
143	Privet	Ligstrum ovalifolium	10.0	28.0	2	Sucker sprouts comprise most living wood; fire damage. 2
144	Privet	Ligstrum ovalifolium	12.0	4.0	1	Dead; fire damage.
145	Privet	Ligstrum ovalifolium	12.0	5.0	1	Dead; fire damage.
146	Privet	Ligstrum ovalifolium	12.0	4.0	1	Mostly dead; small sucker sprout at base; fire damage. 2
147	Privet	Ligstrum ovalifolium	16.0	3.0	1	Mostly dead; small sucker sprout at base; tag missing; fire damage. 2
148	Privet	Ligstrum ovalifolium	17.0	13.0	1	Mostly dead; small sucker sprout at base; tag missing; fire damage. 2
149	Aleppo Pine	Pinus halepensis	16.0	12.0	1	Dead.
150	California Black Walnut	Juglans californica	14.0	5.0	4	Sucker sprouts from old root system; new growth in canopy. 2
152	Western Sycamore	Platanus racemose	40.0	25.0	1	Dead; likely to fail to the east. 7
153	Eucalyptus	Eucalyptus sp.	94.0	46.0	2	Cavity forming at base; some large branches dying back; fire damage; new growth in canopy.
154	Coast Live Oak	Quercus agrifolia	12.0	6.0	1	Dead; fire damage.
155	Western Sycamore	Platanus racemose	50.0	14.0	1	Dead.
156	Coast Live Oak	Quercus agrifolia	12.0	14.0	2	Fire damage; new growth in canopy.



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Tag Number*	Common Name	Species	Height of Tree	Diameter at Breast Height (in)	General Condition	Notes
157	Western Sycamore	Platanus racemosa	35.0	44.0	1	Large cavity at base; dead; at risk to fail. 7
158	Coast Live Oak	Quercus agrifolia	15.0	10.0	2	Sucker sprouts; dead branches; fire damage; new growth in canopy. 2
159	Western Sycamore	Platanus racemosa	45.0	18.0	2	Sucker sprouts; top of tree dead; new growth in remainder of canopy; at risk to fail. 2, 7
160	Western Sycamore	Platanus racemosa	55.0	26.0	2	Rot at base; sucker sprouts comprise most living wood; at risk to fail. 2,7
161	Western Sycamore	Platanus racemosa	57.0	46.0	2	Sucker sprouts from old root system. 2
162	Coast Live Oak	Quercus agrifolia	27.0	14.0	1	Mostly dead.
163	Coast Live Oak	Quercus agrifolia	25.0	13.0	1	Mostly dead.
164	Coast Live Oak	Quercus agrifolia	12.0	3.0	1	Dead.
165	Coast Live Oak	Quercus agrifolia	33.0	16.0	2	Fire damage; sucker sprouts comprise most living wood. 2
166	Western Sycamore	Platanus racemosa	45.0	12.5	1	Dead.
167	Western Sycamore	Platanus racemosa	32.0	11.0	1	Dead.
168	Eucalyptus	Eucalyptus sp.	125.0	32.0	1	Dead; fire damage.
169	Eucalyptus	Eucalyptus sp.	56.0	24.0	3	Sucker sprouts; fire damage; new growth in canopy. 2
170	Eucalyptus	Eucalyptus sp.	115.0	14.0	2	Sucker sprouts comprise most living wood; new growth in canopy. 2
171	Eucalyptus	Eucalyptus sp.	57.0	5.5	2	Sucker sprouts comprise most living wood; fire damage; new growth in canopy. 2
172	Eucalyptus	Eucalyptus sp.	122.0	14.0	3	Sucker sprouts comprise most living wood; fire damage; new growth in canopy. 2
173	Eucalyptus	Eucalyptus sp.	40.0	3.0	1	Dead.
174	Eucalyptus	Eucalyptus sp.	55.0	4.0	1	Dead.
175	Eucalyptus	Eucalyptus sp.	50.0	5.5	1	Dead.
176	Eucalyptus	Eucalyptus sp.	70.0	7.5	2	Sucker sprouts comprise most living wood; fire damage; new growth in canopy. 2



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Tag Number*	Common Name	Species	Height of Tree	Diameter at Breast Height (in)	General Condition	Notes
177	Eucalyptus	Eucalyptus sp.	18.0	4.0	1	Dead.
178	Eucalyptus	Eucalyptus sp.	62.0	6.0	1	Dead.
179	Eucalyptus	Eucalyptus sp.	57.0	10.0	2	Sucker sprouts comprise most living wood; new growth in canopy. 2
180	Eucalyptus	Eucalyptus sp.	130.0	14.0	2	Sucker sprouts comprise most living wood; new growth in canopy. 2
181	Eucalyptus	Eucalyptus sp.	130.0	13.0	1	Sucker sprouts comprise most living wood; new growth in canopy. 2
182	Eucalyptus	Eucalyptus sp.	105.0	18.0	2	Sucker sprouts comprise most living wood; fire damage; new growth in canopy. 2
183	Eucalyptus	Eucalyptus sp.	60.0	8.0	2	Mostly dead; some new growth in canopy.
184	Eucalyptus	Eucalyptus sp.	54.0	12.0	2	Sucker sprouts comprise most living wood; fire damage; new growth in canopy. 2
185	Eucalyptus	Eucalyptus sp.	75.0	14.0	2	Sucker sprouts comprise most living wood; fire damage; new growth in canopy. 2
186	Eucalyptus	Eucalyptus sp.	72.0	16.0	1	Mostly dead; sucker sprouts comprise most living wood. 2
187	Eucalyptus	Eucalyptus sp.	65.0	17.0	2	Sucker sprouts comprise most living wood; fire damage; new growth in canopy. 2
188	Eucalyptus	Eucalyptus sp.	10.0	1.5	1	Dead.
189	Eucalyptus	Eucalyptus sp.	18.0	2.0	1	Dead.
190	Eucalyptus	Eucalyptus sp.	25.0	12.0	1	Dead.
191	Eucalyptus	Eucalyptus sp.	25.0	6.0	1	Dead.
192	Eucalyptus	Eucalyptus sp.	115.0	13.0	2	Sucker sprouts comprise most living wood; new growth in canopy. 2
193	Eucalyptus	Eucalyptus sp.	89.0	20.0	2	Sucker sprouts comprise most living wood; fire damage; new growth in canopy. 2
194	Eucalyptus	Eucalyptus sp.	130.0	24.0	2	Sucker sprouts comprise most living wood; fire damage; new growth in canopy. 2



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Tag Number*	Common Name	Species	Height of Tree	Diameter at Breast Height (in)	General Condition	Notes
195	Western Sycamore	Platanus racemosa	56.0	30.0	2	Fire damage; south branch/trunk failed and leaning on adjacent tree; new growth on north branch/trunk.
196	Coast Live Oak	Quercus agrifolia	36.0	23.0	2	Fire damage; mechanical damage; new growth in canopy.
197	Unable to Determine	--	11.0	3.0	1	Dead.
198	Coast Live Oak	Quercus agrifolia	30.0	19.0	1	Dead.
199	Western Sycamore	Platanus racemosa	58.0	26.0	1	Major cavity at base; dead; at risk to fail; fire damage. 7
200	Western Sycamore	Platanus racemosa	41.0	10.0	1	Fire damage; dead; fallen.
201	Western Sycamore	Platanus racemosa	46.0	26.0	2	Large cavity forming at base; sucker sprouts from old root system; at risk to fail. 2,7
202	Western Sycamore	Platanus racemosa	65.0	24.0	3	Fire damage; sucker sprouts; new growth in canopy. 2
203	Western Sycamore	Platanus racemosa	42.0	28.0	2	Fire damage; major split in trunk; sucker sprouts and new growth in canopy.
204	Western Sycamore	Platanus racemosa	57.0	36.0	2	Fire damage; cavity forming on main trunk; new growth throughout canopy; potential risk for fail. 7
205	Western Sycamore	Platanus racemosa	55.0	28.0	2	Large cavity at base; fire damage; new growth throughout canopy; potential risk for fail. 7
206	Western Sycamore	Platanus racemosa	74.0	46.0	2	Significant sucker sprout growth; new growth in canopy; rot in North main branch; potential risk for fail. 2,7
207	Coast Live Oak	Quercus agrifolia	35.0	20.0	3	Some rot in main trunk; fire damage; new growth in canopy.
208	Coast Live Oak	Quercus agrifolia	18.0	14.0	1	Mostly dead; fire damage; sucker sprouts from old root system. 2
209	Coast Live Oak	Quercus agrifolia	10.0	4.5	1	Mostly dead; fire damage; sucker sprouts from old root system. 2
210	Aleppo Pine	Pinus halepensis	44.0	34.0	1	Dead; fire damage.
211	Aleppo Pine	Pinus halepensis	76.0	24.0	2	Fire damage; dead branches; new growth in canopy.
212	Aleppo Pine	Pinus halepensis	74.0	32.0	2	Fire damage; dead branches; new growth in canopy.
213	Aleppo Pine	Pinus halepensis	70.0	19.0	2	Fire damage; dead branches; new growth in canopy.



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Tag Number*	Common Name	Species	Height of Tree	Diameter at Breast Height (in)	General Condition	Notes
214	California Black Walnut	Juglans californica	12.0	11.0	3	Fire damage; dead branches; new growth in canopy.
215	California Black Walnut	Juglans californica	10.0	12.0	2	Fire damage; dead branches; new growth in canopy.
216	California Black Walnut	Juglans californica	8.0	11.0	2	Sucker sprouts; fire damage. 2
217	Coast Live Oak	Quercus agrifolia	50.0	24.0	1	Evidence of boring beetles; rot in trunk; dead; at risk to fail. 6,7
218	Eucalyptus	Eucalyptus sp.	64.0	12.0	1	Fire damage; dead.
220	California Black Walnut	Juglans californica	7.0	4.0	3	Sucker sprout growth from old root system. 2
221	Coast Live Oak	Quercus agrifolia	62.0	16.0	2	Fire damage; cavity at base; at risk to fail; several dead branches; new growth in canopy. 7
222	Coast Live Oak	Quercus agrifolia	50.0	14.0	2	Rot at base; fire damage; several dead branches; at risk to fail. 7
223	Coast Live Oak	Quercus agrifolia	58.0	39.0	2	Several dead branches; fire damage; boring beetles; new growth in canopy. 6
224	Eucalyptus	Eucalyptus sp.	84.0	24.0	1	Dead.
225	Eucalyptus	Eucalyptus sp.	117.0	22.0	1	Dead.
226	Coast Live Oak	Quercus agrifolia	30.0	15.0	2	Fire damage; evidence of boring beetles; sucker sprouts comprise most new growth; some dead branches; new growth in canopy. 2,6
227	Western Sycamore	Platanus racemosa	42.0	27.0	1	Fire damage; cavity at base; dead; at risk to fail. 7
228	Eucalyptus	Eucalyptus sp.	84.0	14.0	1	Dead.
229	California Black Walnut	Juglans californica	8.0	1.5	3	Minor fire damage.
230	California Black Walnut	Juglans californica	6.0	1.0	3	Minor fire damage.



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Tag Number*	Common Name	Species	Height of Tree	Diameter at Breast Height (in)	General Condition	Notes
231	Coast Live Oak	Quercus agrifolia	36.0	22.0	2	Fire damage; evidence of boring beetles; sucker sprouts comprise most new growth; new growth in canopy. 2,6
232	Eucalyptus	Eucalyptus sp.	74.0	16.0	1	Fire damage, cavity at base; dead; at risk to fail. 7
233	Eucalyptus	Eucalyptus sp.	42.0	11.0	1	Fire damage, cavity at base; dead; at risk to fail. 7
234	Eucalyptus	Eucalyptus sp.	112.0	148.0	2	North and West trunks dead; fire damage; new growth in canopy of south trunk; recommend removal of two dead trunks.
235	Eucalyptus	Eucalyptus sp.	22.0	20.0	1	Tall cut stump; fire damage; cavity at base; dead; at risk to fail. 7
236	Eucalyptus	Eucalyptus sp.	82.0	40.0	2	Cavity forming at base; at risk to fail; dead branches; new growth in canopy, fire damage. 7
237	Eucalyptus	Eucalyptus sp.	60.0	11.0	1	Fire damage; dead; at risk to fail. 7
238	Eucalyptus	Eucalyptus sp.	60.0	12.0	1	Fire damage; dead; at risk to fail. 7
239	Eucalyptus	Eucalyptus sp.	40.0	11.0	1	Fire damage; dead; at risk to fail. 7
240	Eucalyptus	Eucalyptus sp.	137.0	32.0	2	Dead branches; new growth in canopy, fire damage
241	Eucalyptus	Eucalyptus sp.	35.0	8.0	1	Base covered in dirt mound; fire damage; dead.
242	Eucalyptus	Eucalyptus sp.	65.0	12.0	1	Base covered in dirt mound; fire damage; dead.
243	Eucalyptus	Eucalyptus sp.	30.0	5.0	1	Base covered in dirt mound; fire damage; dead.
244	Eucalyptus	Eucalyptus sp.	46.0	4.0	1	Base covered in dirt mound; fire damage; dead.
245	Eucalyptus	Eucalyptus sp.	47.0	7.0	1	Base covered in dirt mound; fire damage; dead.
246	Eucalyptus	Eucalyptus sp.	12.0	2.0	1	Base covered in dirt mound; fire damage; dead.
247	Eucalyptus	Eucalyptus sp.	24.0	6.0	1	Base covered in dirt mound; dead; fire damage.
248	Eucalyptus	Eucalyptus sp.	60.0	12.0	1	Cavity forming at base; dead; at risk to fail; fire damage. 7
249	Eucalyptus	Eucalyptus sp.	93.0	28.0	1	Dead; fire damage.
250	Eucalyptus	Eucalyptus sp.	19.0	9.0	1	Dead; fire damage.



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Tag Number*	Common Name	Species	Height of Tree	Diameter at Breast Height (in)	General Condition	Notes
251	Western Sycamore	Platanus racemosa	41.0	38.0	2	Sucker sprouts growth comprises most new growth; top of tree broken and fallen into tree; fire damage; new growth in canopy. 2
252	Eucalyptus	Eucalyptus sp.	39.0	24.0	1	Dead; fire damage; at risk to fail. 7
253	Eucalyptus	Eucalyptus sp.	45.0	20.0	1	Trunk rot; fire damage; dead; at risk to fail. 7
254	Eucalyptus	Eucalyptus sp.	73.0	24.0	2	Fire damage; some dead branches; new growth in canopy; sucker sprout growth comprises most new growth. 2
255	Eucalyptus	Eucalyptus sp.	110.0	25.0	1	Dead.
256	Eucalyptus	Eucalyptus sp.	84.0	23.0	2	Fire damage; some dead branches; new growth in canopy; sucker sprout growth comprises most new growth. 2
257	Eucalyptus	Eucalyptus sp.	90.0	26.0	2	Fire damage; some dead branches; new growth in canopy; sucker sprout growth comprises most new growth. 2
258	Western Sycamore	Platanus racemosa	81.0	32.0	2	Large cavity in trunk with beehive; fire damage; several dead branches; potential risk for fail; new growth in canopy. 7
259	California Black Walnut	Juglans californica	10.0	2.5	3	Sucker sprout growth from old root system; new growth in canopy. 2
260	Coast Live Oak	Quercus agrifolia	35.0	42.0	3	Boring beetles; rot forming in main trunk; fire damage; new growth in canopy. 6
261	Unable to Determine	--	26.0	29.0	1	Mostly dead.
262	Mousehole Tree	Myoporum laetum	24.0	21.0	2	Partially dead; new growth in upper canopy.
263	California Black Walnut	Juglans californica	26.0	25.0	2	Evidence of boring beetles; heavy on West side; at risk to fail; new growth throughout canopy. 6,7
264	Coast Live Oak	Quercus agrifolia	32.0	13.0	4	Minor fire damage.
265	Coast Live Oak	Quercus agrifolia	30.0	40.0	4	Included bark; evidence of boring beetles. 1,6
266	Coast Live Oak	Quercus agrifolia	22.0	20.0	3	Dead branches in canopy; sunlight exposure blocked by other trees.
267	Coast Live Oak	Quercus agrifolia	30.0	27.0	3	Rot at base; minor fire damage; new growth in canopy; potential risk for fail. 7



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Tag Number*	Common Name	Species	Height of Tree	Diameter at Breast Height (in)	General Condition	Notes
268	Coast Live Oak	Quercus agrifolia	22.0	18.0	3	Several dead branches; minor fire damage.
269	Norfolk Island Pine	Araucaria heterophylla	28.0	8.0	5	
270	Aleppo Pine	Pinus halepensis	39.0	14.0	3	
271	Olive	Olea europaea	6.0	16.0	4	
272	Pomegranate	Punica granatum	5.0	12.0	3	New growth in canopy.
273	Olive	Olea europaea	5.0	15.0	4	New growth in canopy.
274	Olive	Olea europaea	20.0	5.0	3	Recommend removal of sucker sprouts and dead branches. 2
275	Mousehole Tree	Myoporum laetum	9.0	3.0	2	Partially dead; new growth on several branches.
276	Mousehole Tree	Myoporum laetum	11.0	9.0	3	Several dead branches; fire damage.
277	Aleppo Pine	Pinus halepensis	52.0	15.0	1	Fire damage; dead; at risk to fail. 7
278	Aleppo Pine	Pinus halepensis	54.0	25.0	1	Dead; at risk to fail. 7
279	Aleppo Pine	Pinus halepensis	60.0	22.0	2	Several main branches dead; crown is dying back; some new growth in canopy.
280	Aleppo Pine	Pinus halepensis	64.0	15.0	2	Several main branches dead; crown dying back; at risk to fail. 7
281	Aleppo Pine	Pinus halepensis	74.0	24.0	1	Dead.
282	Modesto Ash	Fraxinus velutina	28.0	26.0	1	Dead; at risk to fail. 7
283	Aleppo Pine	Pinus halepensis	60.0	15.0	3	Few dead branches.
284	Aleppo Pine	Pinus halepensis	63.0	22.0	3	
285	Aleppo Pine	Pinus halepensis	76.0	26.0	3	Evidence of boring beetles. 6
286	Brazilian Peppertree	Schinus terebinthifolia	25.0	7.0	3	One main branch dead.
287	Brazilian Peppertree	Schinus terebinthifolia	28.0	18.0	2	Several weak points in lower trunk; evidence of boring beetles; at risk to fail. 6,7
289	Aleppo Pine	Pinus halepensis	28.0	9.0	5	Recommend reducing weight on east side of tree to redirect growth; new growth in canopy.



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Tag Number*	Common Name	Species	Height of Tree	Diameter at Breast Height (in)	General Condition	Notes
290	Aleppo Pine	Pinus halepensis	73.0	17.0	4	Potential risk to fail. 7
291	Aleppo Pine	Pinus halepensis	64.0	24.0	4	Potential risk to fail. 7
292	California Black Walnut	Juglans californica	5.0	3.5	4	
293	Western Sycamore	Platanus racemosa	79.0	124.0	2	East trunk has rot; north trunk has fire damage; at risk to fail; new growth in canopy. 7
294	Western Sycamore	Platanus racemosa	66.0	30.0	3	Fire damage; some branches dying back; new growth in canopy.
295	Eucalyptus	Eucalyptus sp.	48.0	42.0	1	Sucker sprouts; fire damage; new growth in canopy. 2
296	Eucalyptus	Eucalyptus sp.	75.0	48.0	2	Sucker sprouts; fire damage; new growth in canopy. 2
297	California Black Walnut	Juglans californica	12.0	16.0	2	Sucker sprouts; fire damage; dead branches; new growth in canopy. 2
298	Eucalyptus	Eucalyptus sp.	22.0	18.5	3	Trimming recommended of sucker sprouts and broken branches. 2
299	Western Sycamore	Platanus racemosa	20.0	22.0	1	Major cavity and rot in trunk; removal recommended.
300	Eucalyptus	Eucalyptus sp.	62.0	64.0	3	Sucker sprouts; fire damage; dead branches; new growth in canopy. 2
301	Eucalyptus	Eucalyptus sp.	28.0	10.0	2	Sucker sprouts; fire damage; dead branches; new growth in canopy. 2
302	Eucalyptus	Eucalyptus sp.	120.0	35.0	2	Sucker sprouts; fire damage; dead branches; new growth in canopy. 2
303	Eucalyptus	Eucalyptus sp.	36.0	41.0	2	Sucker sprouts; fire damage. 2
304	Eucalyptus	Eucalyptus sp.	104.0	28.0	2	Fire damage; sucker sprouts; new growth in canopy. 2
306	Coast Live Oak	Quercus agrifolia	32.0	34.0	2	Rot in southeast trunk; fire damage; new growth in canopy; dead branches; at risk to fail. 7
307	Eucalyptus	Eucalyptus sp.	105.0	29.0	2	Sucker sprouts; fire damage; new growth in canopy; at risk to fail. 2,7
308	Western Sycamore	Platanus racemosa	30.0	42.0	1	Rot in trunk; dead; at risk to fail. 7



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Tag Number*	Common Name	Species	Height of Tree	Diameter at Breast Height (in)	General Condition	Notes
309	Western Sycamore	Platanus racemosa	72.0	27.0	2	Tree flush against structure; fire damage; new growth in canopy.
310	Western Sycamore	Platanus racemosa	88.0	46.0	2	Sucker sprouts; fire damage; new growth in canopy. 2
311	Coast Live Oak	Quercus agrifolia	45.0	20.0	3	Included bark; several dead branches. 1
312	Coast Live Oak	Quercus agrifolia	9.0	1.5	4	Rotten portion at base; recommend removal of two failed branches.
313	Coast Live Oak	Quercus agrifolia	15.0	13.0	3	Evidence of boring beetles. 6
314	Eucalyptus	Eucalyptus sp.	14.0	30.0	2	Trunk cut off at ground level; sucker sprouts from old root system. 2
315	Eucalyptus	Eucalyptus sp.	73.0	25.0	2	Cavity forming at base; fire damage; new growth in canopy; at risk to fail. 7
316	Eucalyptus	Eucalyptus sp.	73.0	18.0	1	Sucker sprouts comprise most new growth; mostly dead, fire damage. 2
317	Eucalyptus	Eucalyptus sp.	82.0	24.0	3	Evidence of boring beetles; cavity forming on West trunk; at risk to fail. 6,7
318	Coast Live Oak	Quercus agrifolia	15.0	8.0	3	Once dead trunk; fire damage; new growth in canopy.
319	Eucalyptus	Eucalyptus sp.	80.0	63.0	4	Recommend trimming of branches away from structure.
320	Eucalyptus	Eucalyptus sp.	88.0	48.0	3	recommend reducing weight above structure; fire damage; new growth in canopy.
321	Coast Live Oak	Quercus agrifolia	32.0	18.0	2	Several dead branches; woodpecker damage; new growth in upper canopy.
322	Coast Live Oak	Quercus agrifolia	8.0	2.0	5	
323	Eucalyptus	Eucalyptus sp.	81.0	30.0	4	
324	Brazilian Peppertree	Schinus terebinthifolia	18.0	11.0	3	Large cavity forming at main branch union; branches are heavy and at risk to fail. 5,7
325	Brazilian Peppertree	Schinus terebinthifolia	12.0	13.0	4	Roots may in time lift stairs and walkway.



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Tag Number*	Common Name	Species	Height of Tree	Diameter at Breast Height (in)	General Condition	Notes
326	Unable to Determine	--	30.0	12.0	3	Two major branches have defects causing them to be weakly attached; minor fire damage.
327	Olive	Olea europaea	10.0	8.0	3	Sucker sprouts from old root system; fire damage; new growth in canopy. 2
328	Pomegranate	Punica granatum	11.0	17.0	3	New growth in canopy.
329	Olive	Olea europaea	15.0	21.0	3	New growth in canopy.
330	Olive	Olea europaea	15.0	25.0	3	Several dead branches; new growth in canopy.
331	Loquat	Eriobotrya japonica	18.0	27.0	4	Woodpecker damage; some limbs dying back, new growth in canopy.
332	Brazilian Peppertree	Schinus terebinthifolia	33.0	15.0	3	Cavity forming on west side; at risk to fail; new growth in canopy. 7
333	Tipu Tree	Tipuana tipu	40.0	19.0	3	Recommend trimming branches off roof; woodpecker damage; new growth in canopy.
334	Tipu Tree	Tipuana tipu	37.0	18.0	3	Woodpecker damage; recommend reducing weight on south branches; recommend trimming away from roof; fire damage.
335	Aleppo Pine	Pinus halepensis	36.0	42.0	2	Major split in trunk at main branch union; trunk rot; at risk to fail. 7
336	Brazilian Peppertree	Schinus terebinthifolia	22.0	23.0	2	Fire damage; tie-down strap cutting into tree; new growth in canopy.
337	Aleppo Pine	Pinus halepensis	32.0	12.0	1	Dead; fire damage.
338	Tipu Tree	Tipuana tipu	40.0	17.0	3	Dieback within some portions of canopy; new growth in canopy; woodpecker damage.
339	Western Sycamore	Platanus racemosa	53.0	82.0	3	Splitting trunk caused by fire damage throughout base.
340	Western Sycamore	Platanus racemosa	61.0	29.0	3	New growth in canopy.
341	Western Sycamore	Platanus racemosa	66.0	44.0	3	New growth in canopy.
342	Western Sycamore	Platanus racemosa	60.0	22.0	3	One branch has rot; minor fire damage.
343	Western Sycamore	Platanus racemosa	15.0	26.0	3	Several small dead branches in crown; fire damage; new growth in canopy.



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Tag Number*	Common Name	Species	Height of Tree	Diameter at Breast Height (in)	General Condition	Notes
344	Western Sycamore	Platanus racemosa	46.0	32.0	3	Several dead branches in crown; sucker sprouts from old root system; fire damage; new growth in canopy. 2
345	Western Sycamore	Platanus racemosa	77.0	5.0	3	Sucker sprouts from old root system; fire damage. 2
346	Eucalyptus	Eucalyptus sp.	46.0	12.0	1	Dead; fire damage.
347	Western Sycamore	Platanus racemosa	77.0	78.0	2	Several dead branches; sucker sprouts from old root system; fire damage; new growth in canopy. 2
348	Western Sycamore	Platanus racemosa	65.0	28.0	2	Several dead branches; sucker sprouts from old root system; fire damage; new growth in canopy. 2
349	Western Sycamore	Platanus racemosa	75.0	38.0	3	Several dead branches; sucker sprouts from old root system; fire damage; new growth in canopy; at risk to fail. 2
350	Western Sycamore	Platanus racemosa	73.0	48.0	3	Several dead branches; sucker sprouts from old root system; fire damage; new growth in canopy. 2
351	Western Sycamore	Platanus racemosa	53.0	28.0	2	Trunk rot; at risk to fail; limited new growth in canopy. 7
353	Western Sycamore	Platanus racemosa	71.0	66.0	2	Dieback throughout crown; fire damage; new growth in lower canopy.
354	Western Sycamore	Platanus racemosa	70.0	34.0	2	Trunk rot; at risk to fail; new growth in canopy. 7
355	Western Sycamore	Platanus racemosa	65.0	29.0	2	Trunk rot; at risk to fail; new growth in canopy. 7
356	Western Sycamore	Platanus racemosa	73.0	35.0	1	Dead; at risk to fail; fire damage. 7
358	Western Sycamore	Platanus racemosa	81.0	53.0	2	Fire damage; new growth in canopy; at risk to fail. 7
359	Western Sycamore	Platanus racemosa	67.0	100.0	3	
360	Western Sycamore	Platanus racemosa	70.0	71.0	3	Recommend removal of South major branch; fire damage; new growth in canopy.
361	Western Sycamore	Platanus racemosa	79.0	76.0	3	Trunk rot; fire damage; at risk to fail; new growth in canopy. 7
362	Western Sycamore	Platanus racemosa	75.0	32.0	3	Fire damage; new growth in canopy.
363	Western Sycamore	Platanus racemosa	53.0	29.0	2	Rot in trunk; at risk to fail. 7
365	Western Sycamore	Platanus racemosa	57.0	33.0	3	Rot in main branch; at risk to fail; fire damage; new growth in canopy. 7



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Tag Number*	Common Name	Species	Height of Tree	Diameter at Breast Height (in)	General Condition	Notes
366	Western Sycamore	Platanus racemosa	68.0	37.0	2	Fire damage; crown dying back; new growth in canopy.
367	Aleppo Pine	Pinus halepensis	37.0	25.0	2	North branch failed; fire damage; new growth in canopy.
368	Aleppo Pine	Pinus halepensis	80.0	28.0	3	New growth in canopy.
369	Aleppo Pine	Pinus halepensis	73.0	32.0	3	Major dieback throughout crown; minor fire damage; new growth throughout canopy.
370	Western Sycamore	Platanus racemosa	80.0	37.0	3	Included bark; rot at main branch; new growth in canopy.
371	Aleppo Pine	Pinus halepensis	65.0	15.0	4	Tag missing; new growth in canopy.
372	Brazilian Peppertree	Schinus terebinthifolia	22.0	13.0	3	Minor fire damage; new growth in canopy.
373	Unable to Determine	--	28.0	10.0	1	Dead.
374	Mousehole Tree	Myoporum laetum	27.0	9.0	3	Lower canopy dead; new growth in upper canopy.
375	Mousehole Tree	Myoporum laetum	27.0	22.0	2	Lower canopy dead; new growth in upper canopy.
376	Mousehole Tree	Myoporum laetum	12.0	9.0	3	Tree leans heavily to South; at risk to fail; several dead branches; new growth in canopy. 7
377	Brazilian Peppertree	Schinus terebinthifolia	18.0	14.0	3	Fire damage; new growth in canopy.
378	Brazilian Peppertree	Schinus terebinthifolia	14.0	9.0	3	Fire damage; new growth in canopy.
379	Brazilian Peppertree	Schinus terebinthifolia	13.0	11.0	1	Fire damage; dead.
380	Mousehole Tree	Myoporum laetum	26.0	39.0	3	Boring beetles; dead branch; new growth in canopy; at risk to fail. 6,7
381	Brazilian Peppertree	Schinus terebinthifolia	30.0	26.0	1	Fire damage; dead.
382	Eucalyptus	Eucalyptus sp.	68.0	16.0	1 (Fallen)	Dead; at risk to fail. 7
383	Eucalyptus	Eucalyptus sp.	72.0	26.0	3	Cavity forming at base; minor fire damage; potential risk to fail. 7

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Tag Number*	Common Name	Species	Height of Tree	Diameter at Breast Height (in)	General Condition	Notes
384	Eucalyptus	Eucalyptus sp.	33.0	11.0	1 (Fallen)	Dead.
385	Eucalyptus	Eucalyptus sp.	94.0	28.0	3	Suggest reducing weight of tree; fire damage; potential risk to fail. 7
386	Alder	Alnus rhombifolia	25.0	10.0	1	Dead; tree has fallen.
387	Coast Live Oak	Quercus agrifolia	20.0	11.0	1	Fire damage; dead; boring beetles. 6
388	Brazilian Peppertree	Schinus terebinthifolia	13.0	8.0	2	Fire damage; new growth in canopy; sucker sprouts comprise most new growth. 2
389	Coast Live Oak	Quercus agrifolia	29.0	21.0	3	Boring beetles; fire damage on lower branches; new growth in canopy. 6
390	Mousehole Tree	Myoporum laetum	18.0	12.0	3	New growth in canopy.
391	Mousehole Tree	Myoporum laetum	17.0	13.0	3	Several dead branches; new growth in canopy.
392	Western Sycamore	Platanus racemosa	57.0	43.0	2	Fire damage; several dead branches; partially dead; limited new growth in canopy; sucker sprouts from old root system. 2
393	Western Sycamore	Platanus racemosa	48.0	19.0	2	Fire damage; several dead branches; partially dead; limited new growth in canopy; sucker sprouts from old root system. 2
394	Western Sycamore	Platanus racemosa	48.0	55.0	2	Fire damage; several dead branches; partially dead; limited new growth in canopy; sucker sprouts from old root system. 2,7
395	Western Sycamore	Platanus racemosa	12.0	8.0	2	Fire damage; partially dead; limited new growth in canopy; sucker sprouts from old root system. 2
396	Western Sycamore	Platanus racemosa	98.0	64.0	1	Sucker sprouts comprise most new growth; at risk to fail; mostly dead; some limited growth in canopy. 2,7
397	Canary Island Pine	Pinus canariensis	12.0	15.0	1	Failed and fallen into creek; fire damage dead.
398	Canary Island Pine	Pinus canariensis	107.0	18.0	2	Fire damage; dead branches throughout.
399	Canary Island Pine	Pinus canariensis	92.0	15.0	2	Fire damage; dead branches throughout.
400	Canary Island Pine	Pinus canariensis	86.0	14.0	2	Fire damage; dead branches throughout; new growth in top of canopy.
401	Western Sycamore	Platanus racemosa	60.0	37.0	1	Trunk rot; mostly dead; at risk to fail. 7



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Tag Number*	Common Name	Species	Height of Tree	Diameter at Breast Height (in)	General Condition	Notes
402	Canary Island Pine	Pinus canariensis	62.0	18.0	2	Fire damage; dead branches throughout; new growth in canopy.
403	Eucalyptus	Eucalyptus sp.	123.0	35.0	1	Mostly dead; sucker sprouts comprise most new growth; fire damage. 2
404	Eucalyptus	Eucalyptus sp.	111.0	31.0	2	Partially dead; sucker sprouts comprise most new growth; new growth in canopy. 2
405	Western Sycamore	Platanus racemosa	18.0	17.0	2	Trunk dead; sucker sprouts from old root system; fire damage. 2
408	Western Sycamore	Platanus racemosa	48.0	22.0	1	Fire damage; dead.
409	Western Sycamore	Platanus racemosa	42.0	48.0	1	Failed and fallen across creek; fire damage; dead.
410	Western Sycamore	Platanus racemosa	81.0	26.0	1	Dead; fire damage; sucker sprouts comprise most new growth. 2
413	Interior Live Oak	Quercus wislizeni	24.0	22.0	3	Several dead branches; sucker sprouts from old root system; fire damage; new growth in canopy. 2
414	Interior Live Oak	Quercus wislizeni	35.0	28.0	3	Several main branches dead; fire damage; new growth in canopy.
415	Interior Live Oak	Quercus wislizeni	22.0	38.0	4	Minor fire damage.
416	Mousehole Tree	Myoporum laetum	23.0	16.0	3	One main branch dead; new growth in canopy.
417	Western Sycamore	Platanus racemosa	84.0	54.0	2	Rot on main branches; fire damage; limited new growth in canopy; at risk to fail. 7
418	Western Sycamore	Platanus racemosa	47.0	34.0	1	Rot in trunk; sucker sprouts from old root system; at risk to fail; fire damage; limited new growth in canopy. 2,7
419	Avocado	Persea americana	18.0	8.0	1	Sucker sprouts from old root system; fire damage; trunk dead. 2
420	Avocado	Persea americana	35.0	13.0	1	Sucker sprouts from old root system; fire damage; trunk dead. 2



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421	Western Sycamore	Platanus racemosa	34.0	25.0	2	Sucker sprouts comprise most new growth; fire damage; trunk dead and mostly buried; DBH is an only an estimate. 2 | Sucker sprouts from old root system. 2
422	Eucalyptus	Eucalyptus sp.	51.0	12.0	2	Sucker sprouts; fire damage; limited new growth in canopy. 2
423	Western Sycamore	Platanus racemosa	98.0	39.0	2	Several branches are dead; at risk to fail; fire damage; new growth in canopy; exposed roots. 7
424	Western Sycamore	Platanus racemosa	28.0	16.0	2	Main branch dying back; fire damage; new growth in canopy.
425	Western Sycamore	Platanus racemosa	28.0	24.0	1	Dead; at risk to fail. 7
426	Western Sycamore	Platanus racemosa	48.0	36.0	1 (Fallen)	Mostly dead; fire damage; new growth at top of canopy.
427	Eucalyptus	Eucalyptus sp.	105.0	33.0	1	Dead.
428	Eucalyptus	Eucalyptus sp.	74.0	34.0	1	Fire damage; dead.
429	Eucalyptus	Eucalyptus sp.	38.0	32.0	2	Sucker sprouts; fire damage; new growth in canopy. 2
430	Eucalyptus	Eucalyptus sp.	72.0	42.0	2	Sucker sprouts; fire damage; new growth in canopy. 2
431	Eucalyptus	Eucalyptus sp.	80.0	26.0	1	Fire damage; sucker sprouts; dead; at risk to fail. 2,7
432	Eucalyptus	Eucalyptus sp.	58.0	54.0	2	Sucker sprouts; fire damage; new growth in canopy. 2
433	Eucalyptus	Eucalyptus sp.	76.0	30.0	3	Sucker sprouts; fire damage; new growth in canopy. 2
434	Eucalyptus	Eucalyptus sp.	93.0	29.0	3	Sucker sprouts; fire damage; new growth in canopy. 2
435	Eucalyptus	Eucalyptus sp.	114.0	36.0	2	Sucker sprouts; fire damage; new growth in canopy. 2
436	Eucalyptus	Eucalyptus sp.	88.0	32.0	3	Fire damage; new growth in canopy.
437	Eucalyptus	Eucalyptus sp.	42.0	31.0	3	Fire damage; new growth in canopy.
438	Eucalyptus	Eucalyptus sp.	92.0	29.0	3	Dieback in crown; fire damage; new growth in canopy.
439	Eucalyptus	Eucalyptus sp.	78.0	33.0	3	
440	Eucalyptus	Eucalyptus sp.	77.0	80.0	3	Potential risk for fail. 7
441	Eucalyptus	Eucalyptus sp.	93.0	46.0	3	
442	Eucalyptus	Eucalyptus sp.	48.0	24.0	3	Tree leans to the southwest.



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Tag Number*	Common Name	Species	Height of Tree	Diameter at Breast Height (in)	General Condition	Notes
443	Eucalyptus	Eucalyptus sp.	48.0	35.0	3	
444	Eucalyptus	Eucalyptus sp.	64.0	45.0	3	
445	Eucalyptus	Eucalyptus sp.	33.0	38.0	2	Evidence of boring beetles; sucker sprouts comprise all new growth. 2,6
446	Eucalyptus	Eucalyptus sp.	66.0	103.0	3	
447	Eucalyptus	Eucalyptus sp.	50.0	93.0	3	Boring beetles; fire damage; new growth in canopy. 6
448	Eucalyptus	Eucalyptus sp.	34.0	25.0	3	Fire damage; new growth in canopy.
449	Eucalyptus	Eucalyptus sp.	38.0	12.0	3	Scale insects; fire damage; new growth in canopy. 3
450	Eucalyptus	Eucalyptus sp.	36.0	50.0	3	Scale insects; fire damage; new growth in canopy. 3
451	Eucalyptus	Eucalyptus sp.	38.0	70.0	3	At risk to fail; fire damage; new growth in canopy. 7
452	Eucalyptus	Eucalyptus sp.	45.0	75.0	3	Dead branches; fire damage; new growth in canopy.
453	Eucalyptus	Eucalyptus sp.	40.0	65.0	3	Rot in lower trunk; boring beetles; dieback in crown; fire damage; new growth in canopy. 6
454	Eucalyptus	Eucalyptus sp.	70.0	38.0	3	
455	Eucalyptus	Eucalyptus sp.	22.0	9.0	3	
456	Eucalyptus	Eucalyptus sp.	65.0	28.0	3	
457	Eucalyptus	Eucalyptus sp.	34.0	30.0	3	
458	Western Sycamore	Platanus racemosa	50.0	22.0	2	Major dieback throughout tree; fire damage; new growth throughout canopy.
459	Alder	Alnus rhombifolia	34.0	13.0	1	Dead.
460	Alder	Alnus rhombifolia	36.0	9.0	1	Fire damage; dead.
461	Alder	Alnus rhombifolia	35.0	25.0	1	Fire damage; dead.
462	California Peppertree	Schinus molle	33.0	28.0	3	Minor fire damage; new growth in canopy.
463	California Peppertree	Schinus molle	36.0	49.0	3	Shallow-rooted; reduce weight; woodpecker damage; new growth in canopy.
464	Mousehole Tree	Myoporum laetum	12.0	16.0	1	Mostly dead.



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Tag Number*	Common Name	Species	Height of Tree	Diameter at Breast Height (in)	General Condition	Notes
465	Coast Live Oak	Quercus agrifolia	26.0	14.0	3	Some dieback at tips; minor fire damage; new growth in canopy.
466	Mousehole Tree	Myoporum laetum	26.0	20.0	3	Fire damage; new growth in canopy.
467	Mousehole Tree	Myoporum laetum	20.0	12.0	3	Dieback in crown; minor fire damage; new growth in canopy.
468	Mousehole Tree	Myoporum laetum	25.0	15.0	3	Minor fire damage; new growth in canopy.
469	California Peppertree	Schinus molle	10.0	6.0	2	Minor fire damage; new growth in canopy.
470	Mousehole Tree	Myoporum laetum	28.0	26.0	2	Dieback in crown; minor fire damage; new growth in canopy.
471	California Peppertree	Schinus molle	24.0	16.0	3	Dieback in crown; minor fire damage; new growth in canopy.
472	California Peppertree	Schinus molle	15.0	23.0	3	Suggest reducing weight by trimming branches; minor fire damage; new growth in canopy.
473	Western Sycamore	Platanus racemosa	54.0	16.0	2	Partially dead; fire damage; at risk to fail; limited new growth in canopy. 7
474	Western Sycamore	Platanus racemosa	50.0	14.0	1	Fire damage; dead; sucker sprouts. 2
475	Western Sycamore	Platanus racemosa	77.0	54.0	2	Partially dead; at risk to fail; limited new growth in canopy. 7
476	Mousehole Tree	Myoporum laetum	17.0	46.0	2	Fire damage; one dead trunk; several dead branches; new growth in canopy.
480	Willow sp.	Salix sp.	22.0	2.0	4	
481	Western Sycamore	Platanus racemosa	70.0	42.0	2	Fire damage; rot in some major limbs; new growth in canopy.
483	Western Sycamore	Platanus racemosa	82.0	80.0	1	Both trunks dead; sucker sprouts. 2
484	Western Sycamore	Platanus racemosa	75.0	47.0	1	At risk to fail; dead trunk; sucker sprouts; fire damage; dead. 2,7
485	Western Sycamore	Platanus racemosa	65.0	29.0	2	Dead branches; fire damage; exposed roots; new growth in canopy.
486	Western Sycamore	Platanus racemosa	60.0	145.0	1	Hollowed trunk; fire damage; dead; at risk to fail; exposed roots. 7
490	Western Sycamore	Platanus racemosa	70.0	46.0	2	Trunk partially dead; sucker sprouts; fire damage; exposed roots. 2



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Tag Number*	Common Name	Species	Height of Tree	Diameter at Breast Height (in)	General Condition	Notes
491	Western Sycamore	Platanus racemosa	93.0	34.0	2	Trunk rot; sucker sprouts; fire damage; exposed roots; limited new growth in canopy. 2
492	Western Sycamore	Platanus racemosa	58.0	54.0	2	Sucker sprouts from old root system; at risk to fail; fire damage; exposed roots; limited new growth in canopy. 2,7
493	Western Sycamore	Platanus racemosa	55.0	13.0	1	Fire damage; dead.
494	Western Sycamore	Platanus racemosa	88.0	71.0	1	Fire damage; sucker sprouts; dead. 2
495	Western Sycamore	Platanus racemosa	71.0	44.0	2	Sucker sprouts; fire damage; limited new growth in canopy. 2
496	Western Sycamore	Platanus racemosa	32.0	28.0	1	Fire damage; dead; sucker sprouts. 2
497	Western Sycamore	Platanus racemosa	45.0	34.0	1	Fire damage; dead; exposed roots; sucker sprouts. 2
498	Western Sycamore	Platanus racemosa	50.0	31.0	1	Sucker sprouts comprise all new growth; trunk dead and hollow; fire damage; exposed roots. 2
499	Western Sycamore	Platanus racemosa	53.0	15.0	2	Sucker sprouts from old root system; top of tree dead; fire damage. 2
500	Western Sycamore	Platanus racemosa	45.0	72.0	2	Sucker sprouts; top of tree dead; fire damage. 2
501	Western Sycamore	Platanus racemosa	38.0	14.0	2	Sucker sprouts from old root system; trunk dead; fire damage. 2
502	Western Sycamore	Platanus racemosa	42.0	14.0	2	Sucker sprouts from old root system; fire damage; trunk dead. 2
503	Western Sycamore	Platanus racemosa	36.0	26.0	1	Dead; fire damage.
504	Western Sycamore	Platanus racemosa	40.0	78.0	2	Sucker sprouts; fire damage; new growth in canopy. 2
505	Western Sycamore	Platanus racemosa	37.0	62.0	2	Sucker sprouts comprise all new growth; limited new growth in canopy; fire damage. 2
506	Western Sycamore	Platanus racemosa	54.0	72.0	1	Mostly dead; sucker sprouts; limited new growth in canopy; tag missing; at risk to fail. 2,7
507	Unable to Determine	--	11.0	46.0	1	Mostly dead; removal recommended; limited new growth in canopy.
508	Mousehole Tree	Myoporum laetum	9.0	4.0	3	Black sooty mold. 4



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Tag Number*	Common Name	Species	Height of Tree	Diameter at Breast Height (in)	General Condition	Notes
509	Mousehole Tree	Myoporum laetum	14.0	16.0	3	Black sooty mold; several dead branches. 4
510	Mousehole Tree	Myoporum laetum	0.0	9.0	3	Black sooty mold. 4
511	Mousehole Tree	Myoporum laetum	18.0	9.0	2	Several dead branches.
512	Mousehole Tree	Myoporum laetum	8.0	6.0	2	Black sooty mold. 4
513	Mousehole Tree	Myoporum laetum	10.0	11.5	2	Black sooty mold. 4
514	Mousehole Tree	Myoporum laetum	24.0	10.0	3	
515	Mousehole Tree	Myoporum laetum	12.0	26.0	2	Major crown dieback; new growth in upper canopy.
516	Mousehole Tree	Myoporum laetum	15.0	16.0	1	Fallen and growing sideways; new growth in canopy; recommend removal to prevent damage to other trees.
517	Mousehole Tree	Myoporum laetum	15.0	42.0	3	Black sooty mold. 4
518	Eucalyptus	Eucalyptus sp.	60.0	14.0	3	Some dead branches.
519	Eucalyptus	Eucalyptus sp.	54.0	13.0	3	Several dead branches in crown.
520	Mousehole Tree	Myoporum laetum	15.0	47.0	3	Black sooty mold; several dead branches in crown. 4
521	Eucalyptus	Eucalyptus sp.	17.0	7.0	2	Several dead branches; new growth in canopy.
522	Mousehole Tree	Myoporum laetum	9.0	24.0	2	Several dead branches; some limited growth in canopy.
523	Eucalyptus	Eucalyptus sp.	60.0	14.0	4	
524	Willow sp.	Salix sp.	18.0	22.0	1	Evidence of boring beetles; mostly dead. 6
525	Mousehole Tree	Myoporum laetum	18.0	28.0	1	Fire damage; dead.
526	Mousehole Tree	Myoporum laetum	22.0	55.0	3	Several main branches dead; fire damage; new growth in canopy.
527	Eucalyptus	Eucalyptus sp.	44.0	14.0	3	
528	Eucalyptus	Eucalyptus sp.	25.0	8.0	2	Several main branches dead; fire damage.
529	Eucalyptus	Eucalyptus sp.	50.0	18.0	4	
530	Mousehole Tree	Myoporum laetum	15.0	14.0	1	Fire damage; dead; tag missing.
531	Mousehole Tree	Myoporum laetum	21.0	14.0	1	Fire damage; dead.



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Tag Number*	Common Name	Species	Height of Tree	Diameter at Breast Height (in)	General Condition	Notes
532	Mousehole Tree	Myoporum laetum	18.0	11.0	1	Fire damage; dead.
533	Mousehole Tree	Myoporum laetum	12.0	4.0	1	Fire damage; dead.
534	Mousehole Tree	Myoporum laetum	8.0	14.0	1	Fire damage; dead.
535	Mousehole Tree	Myoporum laetum	15.0	30.0	2	Several dead branches; fire damage; new growth in canopy.
536	Eucalyptus	Eucalyptus sp.	40.0	22.0	1	Fire damage; new growth in canopy; dead branches.
537	Mousehole Tree	Myoporum laetum	15.0	27.0	3	Several dead branches; fire damage; new growth in canopy; black sooty mold. 4
538	Mousehole Tree	Myoporum laetum	15.0	16.0	2	Several dead trunks; fire damage; new growth in canopy.
539	Eucalyptus	Eucalyptus sp.	50.0	11.0	3	Fire damage; new growth in canopy.
540	Mousehole Tree	Myoporum laetum	15.0	27.0	2	Fire damage; multiple dead trunks; new growth in canopy.
541	Mousehole Tree	Myoporum laetum	14.0	11.0	1	Fire damage; dead.
542	Mousehole Tree	Myoporum laetum	30.0	15.0	1	Fire damage; dead.
543	Mousehole Tree	Myoporum laetum	35.0	34.0	2	Once dead trunk; fire damage; new growth in canopy.
544	Willow sp.	Salix sp.	35.0	83.0	3	Several dead branches; fire damage; new growth in canopy.
545	Unable to Determine	--	14.0	45.0	1	Mostly dead; limited new growth in canopy.
546	Mousehole Tree	Myoporum laetum	18.0	35.0	3	Several small dead branches.
547	Mousehole Tree	Myoporum laetum	18.0	9.0	2	Large crack in base; at risk to fail; new growth in canopy. 7
548	Mousehole Tree	Myoporum laetum	18.0	20.0	3	Small branches dead throughout canopy.
549	Unable to Determine	--	30.0	118.0	2	Mostly dead; new growth in upper canopy.
550	Brazilian Peppertree	Schinus terebinthifolia	6.0	5.0	4	Recommend trimming away from road.
A19	Coast Live Oak	Quercus agrifolia	16.0	18.0	2	Fire damage; dead branches; new growth in canopy; at risk to fail. 7
A30	Coast Live Oak	Quercus agrifolia	35.0	34.0	2	Cavity in south leader; fire damage; dead branches; new growth in canopy.
A32	Coast Live Oak	Quercus agrifolia	29.0	10.0	2	Fire damage; dead branches; new growth in canopy.



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Tag Number*	Common Name	Species	Height of Tree	Diameter at Breast Height (in)	General Condition	Notes
A33	Coast Live Oak	Quercus agrifolia	35.0	8.0	1	Rot in north trunk; dead.
A34	Coast Live Oak	Quercus agrifolia	30.0	32.0	3	Fire damage; dead branches; new growth in canopy.
A35	Coast Live Oak	Quercus agrifolia	24.0	18.0	3	Sucker sprouts from old root system; fire damage; dead branches; new growth in canopy. 2
A36	Coast Live Oak	Quercus agrifolia	5.0	8.0	1	Sucker sprouts from old root system; fire damage; dead. 2
A37	California Black Walnut	Juglans californica	12.0	15.0	3	Sucker sprouts from old root system. 2
A41	Coast Live Oak	Quercus agrifolia	39.0	66.0	2	Fire damage; north trunk has several cavities; new growth in upper half of tree; at risk to fail to the west/north. 7
A43	Coast Live Oak	Quercus agrifolia	13.0	12.0	2	Crown is dying back.
A45	Coast Live Oak	Quercus agrifolia	34.0	14.0	2	Significant dieback in crown; sucker sprouts from old root system comprise most new growth. 2
A48	Coast Live Oak	Quercus agrifolia	22.0	8.0	3	Fire damage. Some dead branches; new growth in canopy.
A49	Western Sycamore	Platanus racemosa	35.0	10.0	1	Mostly dead; sucker sprouts from old root system comprise most new growth. 2
A50	Coast Live Oak	Quercus agrifolia	35.0	18.0	3	Fire damage; some dead branches; new growth in canopy.
A51	Coast Live Oak	Quercus agrifolia	17.0	14.0	1	Mostly dead; fire damage; limited new growth in upper third of canopy.
A52	California Black Walnut	Juglans californica	7.0	3.0	3	
A53	California Black Walnut	Juglans californica	8.0	3.0	3	Fire damage.
A54	California Black Walnut	Juglans californica	8.0	7.0	1	Fire damage; mostly dead.
A56	Coast Live Oak	Quercus agrifolia	18.0	9.0	1	Mostly dead; fire damage; limited new growth in canopy.
A57	Coast Live Oak	Quercus agrifolia	24.0	9.0	1	Fire damage; sucker sprouts from old root system; limited new growth at top of canopy. 2
A58	Coast Live Oak	Quercus agrifolia	12.0	5.5	1	Dead; fire damage; sucker sprouts from old root system. 2



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Tag Number*	Common Name	Species	Height of Tree	Diameter at Breast Height (in)	General Condition	Notes
A59	Coast Live Oak	Quercus agrifolia	24.0	41.0	1	Fire damage; dead.
A60	Coast Live Oak	Quercus agrifolia	24.0	22.0	1	Fire damage; dead.
A61	Coast Live Oak	Quercus agrifolia	24.0	25.0	2	Fire damage; one dead trunk; limited new growth in canopy.
A62	Coast Live Oak	Quercus agrifolia	12.0	15.0	3	Fire damage; new growth in canopy.
A63	Coast Live Oak	Quercus agrifolia	32.0	14.0	1	Fire damage; mostly dead; suckers sprouts from old root system; very limited new growth in canopy . 2
A64	Coast Live Oak	Quercus agrifolia	22.0	13.0	1	Dead; fire damage; sucker sprouts from old root system. 2
A65	Eucalyptus	Eucalyptus sp.	27.0	9.0	1	Fire damage; dead; not tagged.
A66	Coast Live Oak	Quercus agrifolia	6.0	25.0	1	Fire damage; only stump remains; dead; not tagged.
A67	Coast Live Oak	Quercus agrifolia	26.0	18.0	2	Fire damage; new growth in canopy from 6 - 26 feet; not tagged.
A68	Western Sycamore	Platanus racemosa	45.0	23.0	1	Fire damage; dead; likely to fail; not tagged. 2, 7
A69	Western Sycamore	Platanus racemosa	48.0	24.0	1	Fire damage; dead; likely to fail; not tagged. 2, 7
A70	Western Sycamore	Platanus racemosa	85.0	24.5	3	Not tagged.
A71	Eucalyptus	Eucalyptus sp.	80.0	14.5	4	Not tagged.
A72	Coast Live Oak	Quercus agrifolia	15.0	4.0	1	Fire damage. dead.
A73	Coast Live Oak	Quercus agrifolia	40.0	27.0	2	Fire damage; sucker sprouts comprise most living wood; not tagged. 2
A74	Western Sycamore	Platanus racemosa	20.0	2.5	3	Not tagged.
A75	Coast Live Oak	Quercus agrifolia	32.0	14.0	1	Fire damage; mostly dead; some limited new growth at top of canopy; not tagged.
A76	Coast Live Oak	Quercus agrifolia	18.0	12.0	2	Fire damage; new growth at top of canopy; not tagged.
A77	Eucalyptus	Eucalyptus sp.	20.0	28.0	1	Fire damage; dead.
A78	Eucalyptus	Eucalyptus sp.	40.0	15.0	1	Mostly dead; sucker sprouts. 2
A79	Unable to determine	--	30.0	8.0	2	Fire damage; limited growth in lower canopy; sucker sprouts. 2
A80	Unable to Determine	--	18.0	14.0	3	



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Tag Number*	Common Name	Species	Height of Tree	Diameter at Breast Height (in)	General Condition	Notes
A81	Unable to Determine	--	28.0	35.0	3	
A82	Unable to Determine	--	12.0	6.0	1	Sucker sprouts; mostly dead. 2
A83	Unable to Determine	--	25.0	10.0	3	
A84	Unable to Determine	--	18.0	20.0	3	Minor fire damage; new growth in upper half of canopy.
A85	Coast Live Oak	Quercus agrifolia	20.0	8.0	1	Fire damage; sucker sprouts; dead. 2
A86	Coast Live Oak	Quercus agrifolia	8.0	2.0	1	Fire damage; dead.
A87	Coast Live Oak	Quercus agrifolia	15.0	14.0	1	Fire damage; dead.
A88	Coast Live Oak	Quercus agrifolia	30.0	16.0	1	Fire damage; dead.
A89	Coast Live Oak	Quercus agrifolia	35.0	19.0	1	Fire damage; dead.
A90	Coast Live Oak	Quercus agrifolia	12.0	6.0	1	Fire damage; dead.
A91	Coast Live Oak	Quercus agrifolia	14.0	9.0	1	Fire damage; dead.
A92	Coast Live Oak	Quercus agrifolia	25.0	16.0	1	Fire damage; dead.
A93	Coast Live Oak	Quercus agrifolia	34.0	12.0	1	Fire damage; dead.
A94	Coast Live Oak	Quercus agrifolia	14.0	3.0	1	Fire damage; dead.
A95	Coast Live Oak	Quercus agrifolia	24.0	10.0	2	Fire damage; New growth in canopy; risk of failure. 7
A96	Unable to Determine	--	12.0	6.0	1	Fire damage; dead.
A98	Mousehole Tree	Myoporum laetum	25.0	20.0	3	Fire damage; new growth in canopy.
A99	California Black Walnut	Juglans californica	12.0	7.0	2	Fire damage; dead branches; new growth in canopy.
A100	Western Sycamore	Platanus racemosa	0.0	43.0	2	Fire damage, sucker sprouts; fire damage; trunk dead; exposed roots. 2
A101	Western Sycamore	Platanus racemosa	35.0	13.0	2	Fire damage; sucker sprouts, trunk dead. 2
A102	Western Sycamore	Platanus racemosa	55.0	35.0	2	Fire damage; hollow trunk; at risk to fail; new growth in canopy. 7
A103	Eucalyptus	Eucalyptus sp.	45.0	15.0	1	Fire damage; sucker sprouts; dead. 2



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Tag Number*	Common Name	Species	Height of Tree	Diameter at Breast Height (in)	General Condition	Notes
A104	Western Sycamore	Platanus racemosa	40.0	24.0	2	Fire damage; sucker sprouts; limited new growth in canopy. 2
A105	Western Sycamore	Platanus racemosa	45.0	31.0	2	Fire damage; sucker sprouts; limited new growth in canopy. 2
A106	Coast Live Oak	Quercus agrifolia	12.0	12.0	2	Fire damage; new growth in canopy.
A107	Mousehole Tree	Myoporum laetum	28.0	10.0	3	Lower canopy dead; new growth in upper canopy.
A108	Western Sycamore	Platanus racemosa	30.0	32.0	1	Fire damage; dead.
A109	Mousehole Tree	Myoporum laetum	20.0	20.0	3	Minor fire damage; several dead branches; new growth in canopy.
A107	Western Sycamore	Platanus racemosa	18.0	19.0	2	Fire damage; trunk dead, sucker sprouts. 2

* Tag numbers may not be sequential. Some trees were tagged in areas adjacent to the TSA.
[1] Included bark is where the bark is turned inward, rather than pushed out.
[2] Suckers are weakly attached branches trees grow as a response to stress.
[3] Scale insects are insects that live on the branches or leaves of a tree, which pierce the tissue with their mouth; adults are sessile.
[4] Black sooty mold is a powdery, black mold that forms on the leaves of a tree, typically near where aphids are reside.
[5] Branch union is where two or more trunks/branches meet.
[6] Boring beetles refer to any type of beetle that tunnels into a tree and spends part of its life cycle within it.
[7] Fail refers to the integrity of the tree or branch becoming compromised to a point where it falls.
[8] Vertical cracks are cracks that can appear in a tree after fire or freezing temperatures, which compromise the integrity of the tree.



7.0 REFERENCES

Ventura County 2017. Coastal Area Plan. Accessed online September 10, 2020.
https://docs.vcrma.org/images/pdf/planning/plans/Coastal_Area_Plan_07-01-2017_ver.pdf

Ventura County 2017. Ventura County Coastal Zoning Ordinance. Accessed online September 10, 2020.
https://docs.vcrma.org/images/pdf/planning/zoning/coastal_zone_ord.pdf

APPENDICES

Appendix A FIGURES





Project Location

0 1,000 2,000 Feet

(At original document size of 8.5x11)
1:24,000

N

Stantec

Project Location	Prepared by DL on 2022-04-12
Camp Hess Kramer	TR by SET on 2022-04-12
Malibu, CA	IR by JV on 2022-04-12

Client/Project 204258600
Wilshire Boulevard Temple
Camp Hess Kramer Rebuild Project
Arborist Report

Figure No.
1

Title
Project Location Map

Notes
1. Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet
2. Data Sources: Stantec 2020
3. Background: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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- Tree Survey Area
- Proposed Road Realignment
- Proposed Buildings
- Existing Buildings

Tree Locations

- Alder
- Aleppo Pine
- Avocado
- Brazilian Peppertree
- California Black Walnut
- California Juniper
- California Live Oak
- California Peppertree
- Canary Island Pine
- Coast Live Oak
- Eucalyptus
- Interior Live Oak
- Loquat
- Modesto Ash
- Mousehole Tree
- Norfolk Island Pine
- Olive
- Pomegranate
- Privet
- Shamel Ash
- Tipu Tree
- Unable to Determine
- Western Sycamore
- Willow sp.
- X — Tree has Fallen since Arborist Report Submittal

0 300 600 Feet

(At original document size of 8.5x11)
1:7,200

N

Stantec

Project Location
Camp Hess Kramer
Malibu, CA

Prepared by DL on 2022-04-12
TR by SET on 2022-04-12
IR by JV on 2022-04-12

Client/Project
Wilshire Boulevard Temple
Camp Hess Kramer Rebuild Project
Arborist Report

204258600

Figure No.
2-0

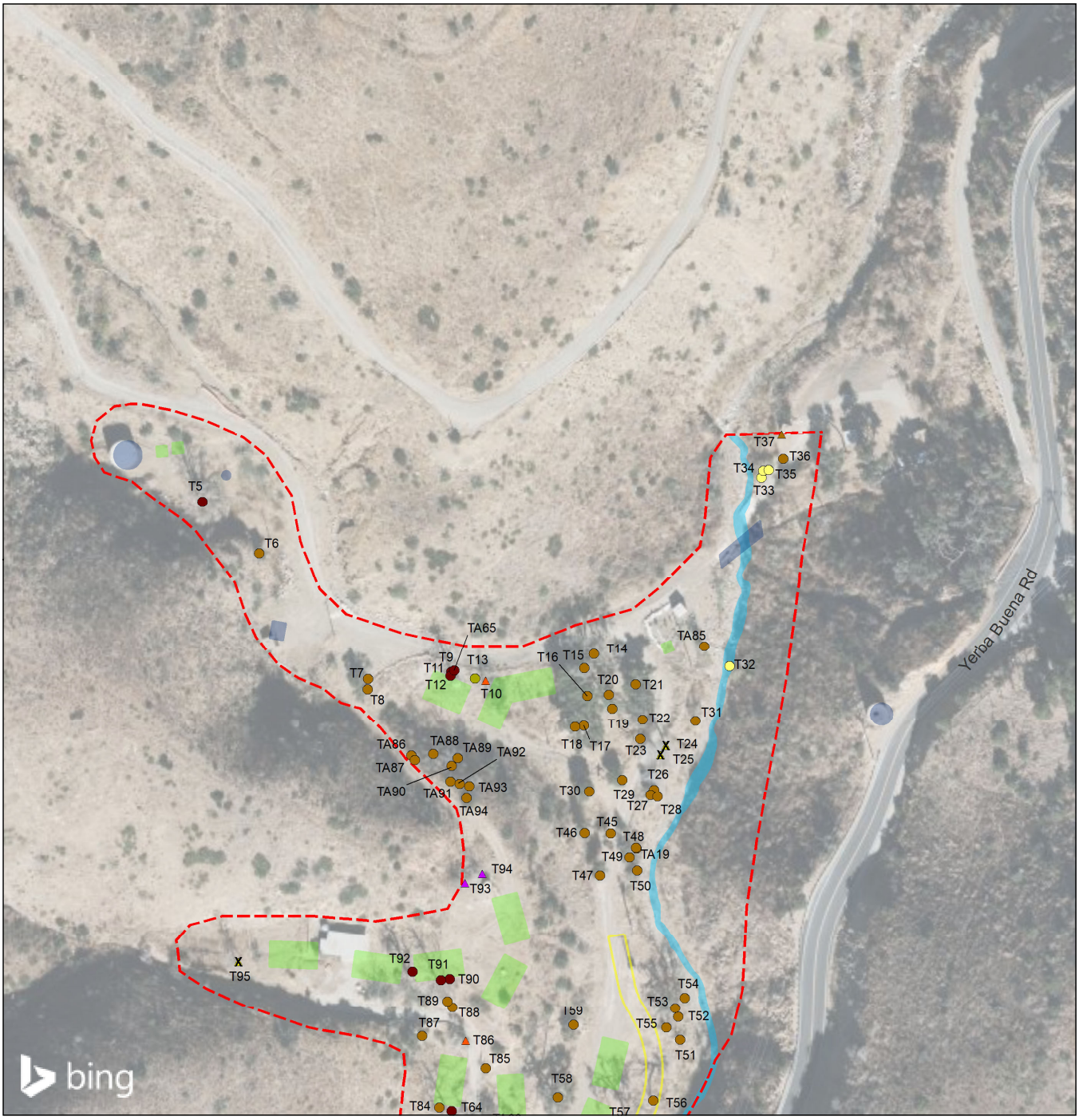
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Tree Location

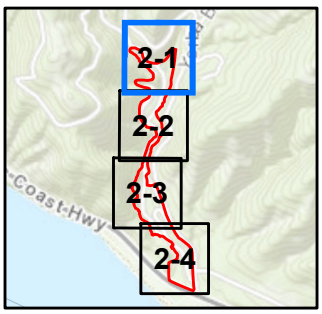
Figure 2-0 of 2-4

Notes
1. Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet
2. Data Sources: Stantec 2020
3. Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
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Tree Survey Area
Proposed Road Realignment
Proposed Buildings
Existing Buildings
Jurisdictional Feature

Tree Locations

Aleppo Pine
Brazilian Peppertree
California Black Walnut
California Juniper
Coast Live Oak
Eucalyptus
Modesto Ash
Western Sycamore
x Tree has Fallen since Arborist Report Submittal

0 75 150 Feet
(At original document size of 8.5x11)
1:1,800

N

Stantec

Project Location
Camp Hess Kramer, Malibu, CA

Prepared by DL on 2022-04-12
TR by SET on 2022-04-12
IR by JV on 2022-04-12

Client/Project 204258600
Wilshire Boulevard Temple
Camp Hess Kramer Rebuild Project
Arborist Report

Figure No.
2-1

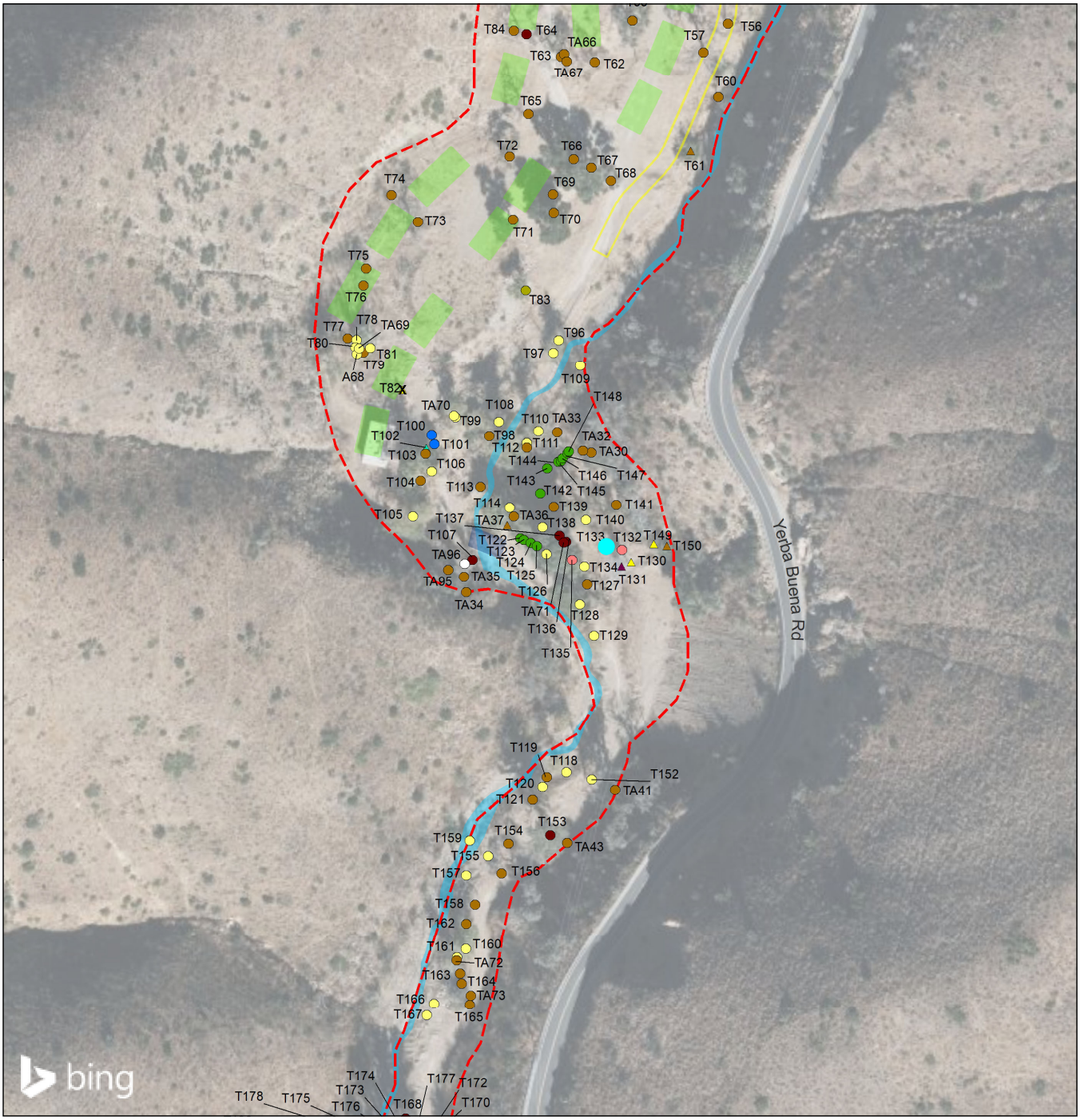
Title
Tree Locations

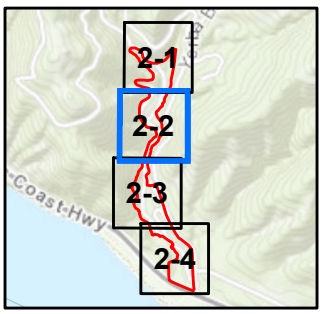
Figure 2-1 of 2-4

Notes
1. Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet
2. Data Sources: Stantec 2020.
3. Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
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Tree Survey Area
Proposed Road Realignment
Proposed Buildings
Existing Buildings
Jurisdictional Feature

Tree Locations

Aleppo Pine
California Black Walnut
California Live Oak
Canary Island Pine
Coast Live Oak
Eucalyptus
Modesto Ash
Olive
Privet
Shamel Ash
Unable to Determine
Western Sycamore
X — Tree has Fallen since Arborist Report Submittal

0 75 150 Feet
(At original document size of 8.5x11)
1:1,800

N

Stantec

Project Location
Camp Hess Kramer, Malibu, CA

Prepared by DL on 2022-04-12
TR by SET on 2022-04-12
IR by JV on 2022-04-12

Client/Project 204258600
Wilshire Boulevard Temple
Camp Hess Kramer Rebuild Project
Arborist Report

Figure No.
2-2

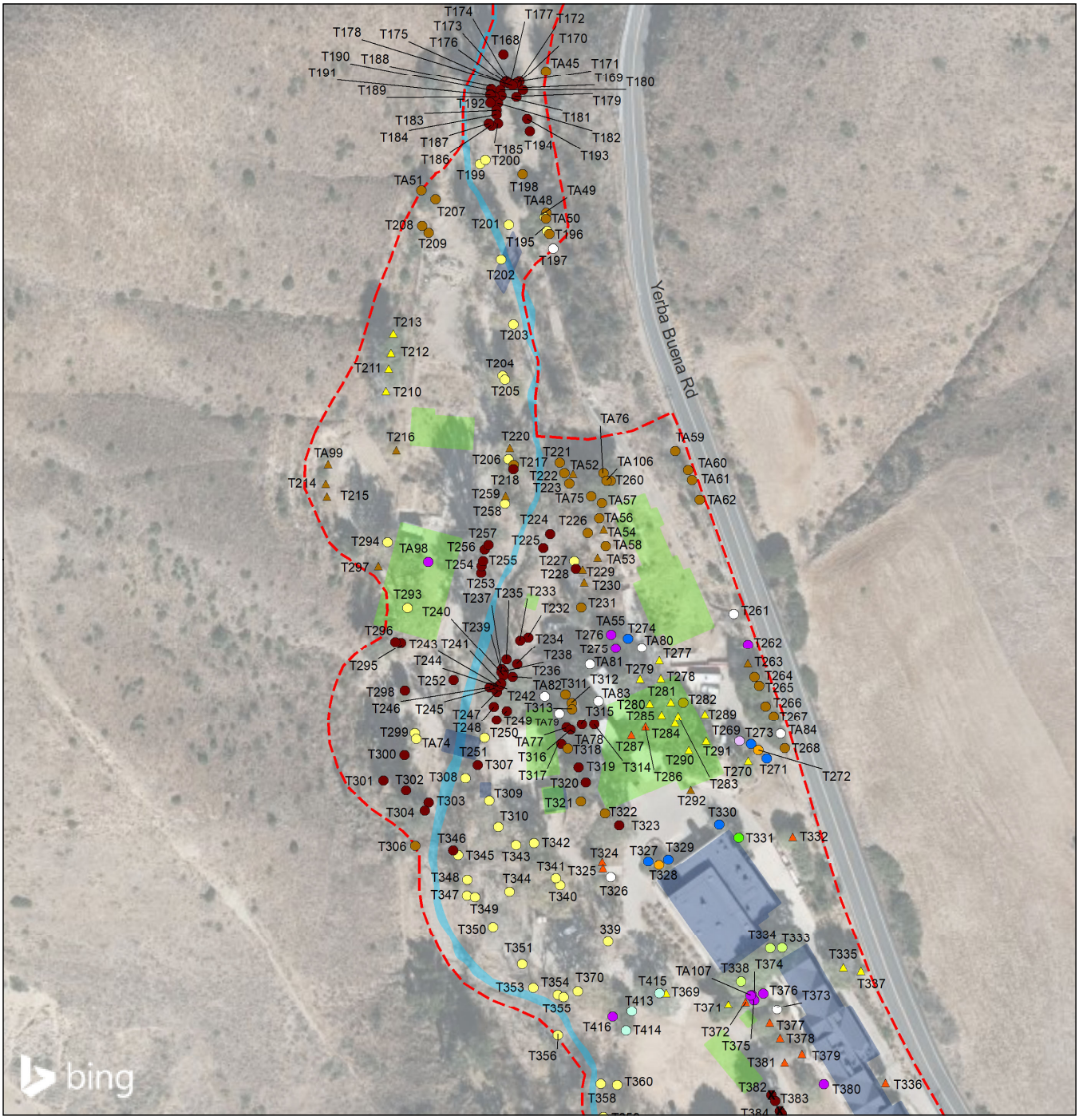
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Tree Locations

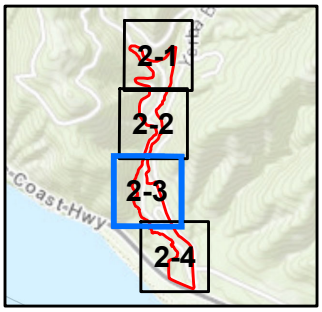
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Notes
1. Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet
2. Data Sources: Stantec 2020.
3. Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
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Tree Survey Area
Proposed Buildings
Existing Buildings
Jurisdictional Feature

Tree Locations

Aleppo Pine
Brazilian Peppertree
California Black Walnut
Coast Live Oak
Eucalyptus
Interior Live Oak
Loquat
Modesto Ash
Mousehole Tree
Norfolk Island Pine
Olive
Pomegranate
Tipu Tree
Unable to Determine
Western Sycamore
X Tree has Fallen since Arborist Report Submittal

0 75 150 Feet
(At original document size of 8.5x11)
1:1,800

N

Stantec

Project Location
Camp Hess Kramer, Malibu, CA

Prepared by DL on 2022-04-12
TR by SET on 2022-04-12
IR by JV on 2022-04-12

Client/Project
204258600
Wilshire Boulevard Temple
Camp Hess Kramer Rebuild Project
Arborist Report

Figure No.
2-3

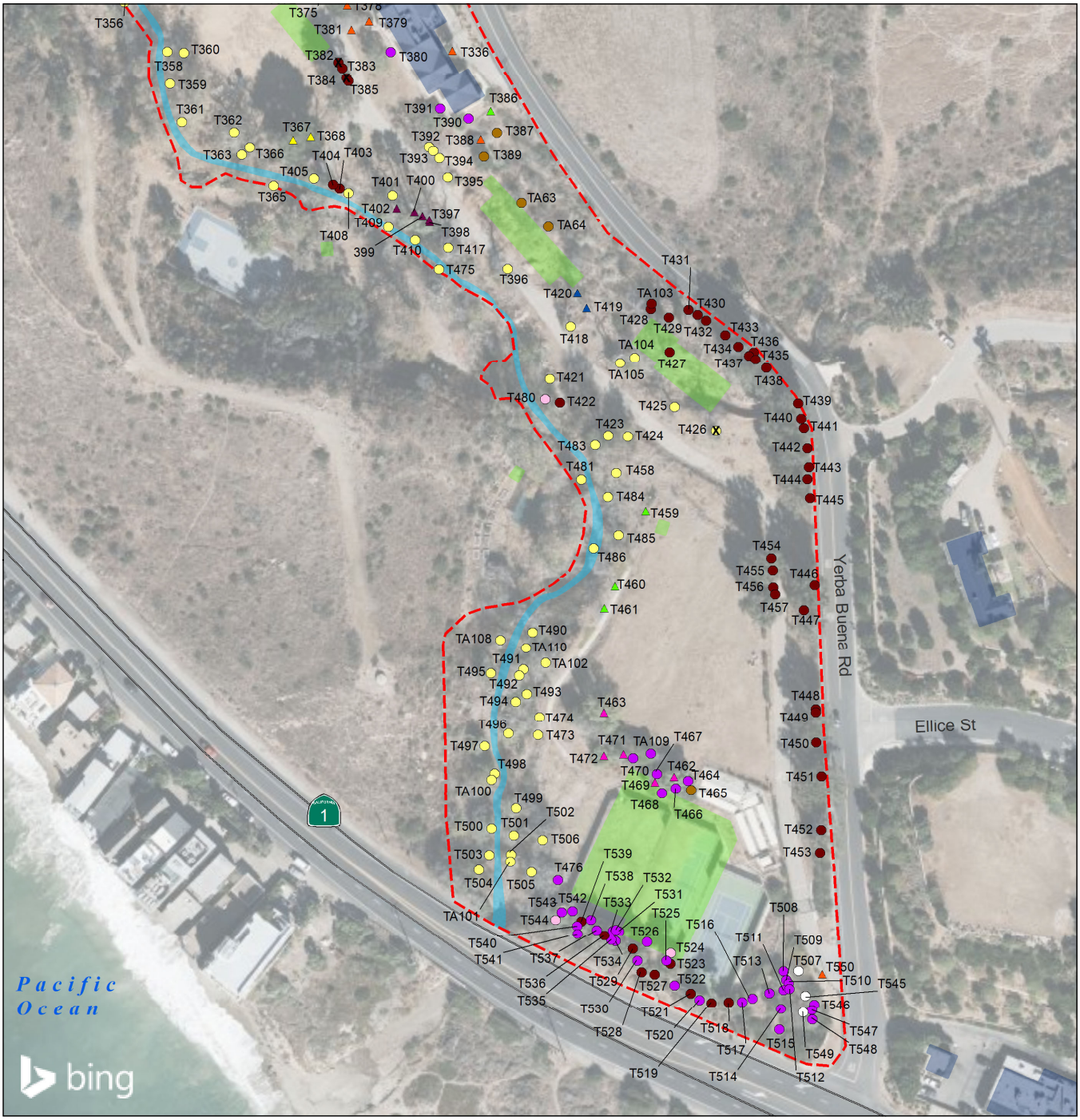
Title
Tree Locations

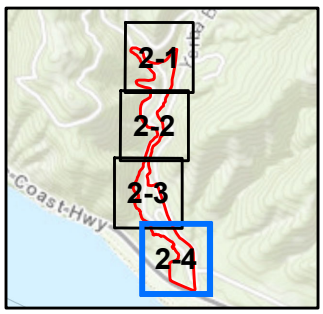
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Notes
1. Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet
2. Data Sources: Stantec 2020.
3. Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
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Tree Survey Area
Proposed Buildings
Existing Buildings
Jurisdictional Feature

Tree Locations

Alder
Aleppo Pine
Avocado
Brazilian Peppertree
California Peppertree
Canary Island Pine
Coast Live Oak
Eucalyptus
Mousehole Tree
Unable to Determine
Western Sycamore
Willow sp.
X Tree has Fallen since Arborist Report Submittal

0 75 150 Feet
(At original document size of 8.5x11)
1:1,800

N

Stantec

Project Location
Camp Hess Kramer, Malibu, CA

Prepared by DL on 2022-04-12
TR by SET on 2022-04-12
IR by JV on 2022-04-12

Client/Project
204258600
Wilshire Boulevard Temple
Camp Hess Kramer Rebuild Project
Arborist Report

Figure No.
2-4

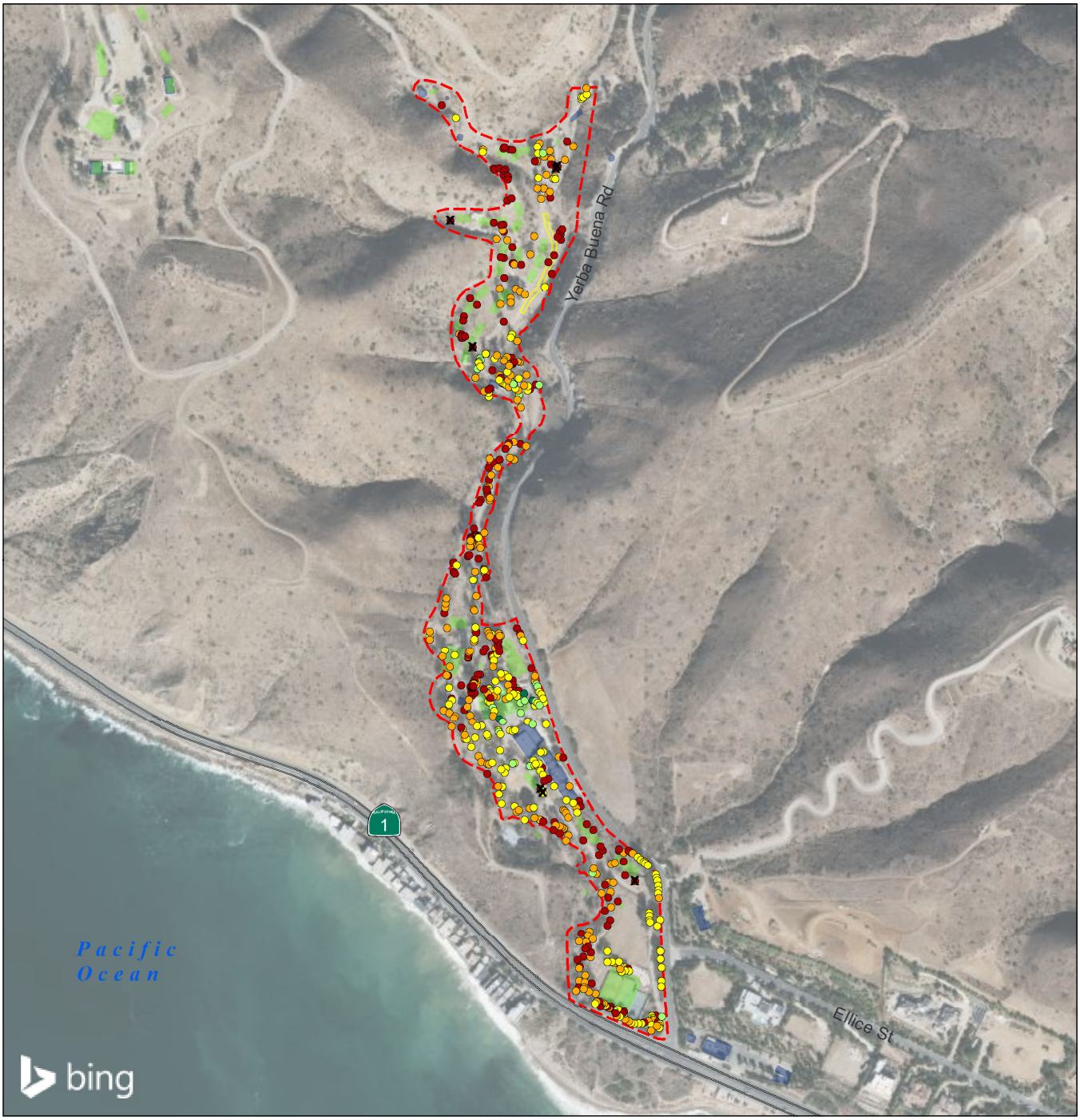
Title
Tree Locations

Figure 2-4 of 2-4

Notes
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3. Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
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Tree Survey Area
Proposed Road Realignment
Proposed Buildings
Existing Buildings

Tree Condition

- **1**; tree in severe decline, dieback of scaffold branches and or trunk, mostly epicormic growth; extensive structural defects that cannot be abated.
- **2**; tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated..
- **3**; tree with moderate vigor, moderate twig, and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that may be mitigated with care.
- **4**; tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.
- **5**; tree is healthy, vigorous tree, reasonably free of disease, with good structure and form typical of the species.
- X Tree has Fallen since Arborist Report Submittal

0 300 600 Feet
(At original document size of 8.5x11)
1:7,200

N

Stantec

Project Location
Camp Hess Kramer
Malibu, CA

Prepared by DL on 2022-04-12
TR by SET on 2022-04-12
IR by JV on 2022-04-12

Client/Project
Wilshire Boulevard Temple
Camp Hess Kramer Rebuild Project
Arborist Report

204258600

Figure No.
3-0

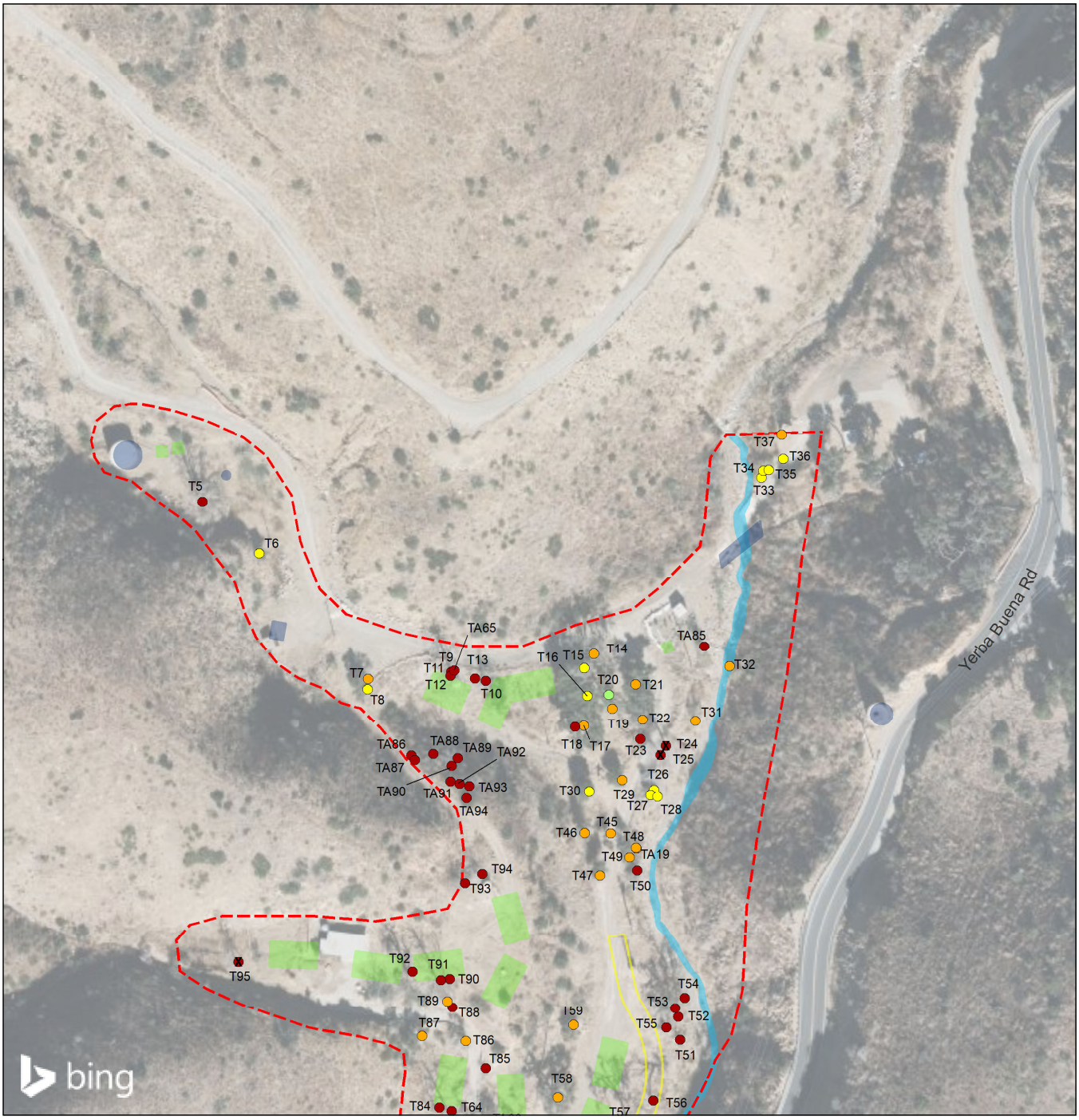
Title
Tree Conditions

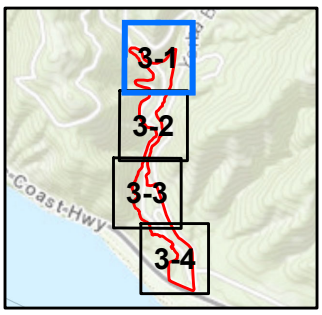
Figure 3-0 of 3-4

Notes
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2. Data Sources: Stantec 2020
3. Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
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\\Us0342-pdfs01\workgroup\2042\active\204258600\05 report deliv\dwgs design\gis figures\gis\Figure3 Tree TreeHealthMap 20200909.mxd Revised: 2022-04-12 By: dalaw





Tree Survey Area
Proposed Road Realignment
Proposed Buildings
Existing Buildings
Jurisdictional Feature

Tree Condition

1; tree in severe decline, dieback of scaffold branches and or trunk, mostly epicormic growth; extensive structural defects that cannot be abated.

2; tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated..

3; tree with moderate vigor, moderate twig, and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that may be mitigated with care.

4; tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.

X Tree has Fallen since Arborist Report Submittal

0 75 150 Feet
(At original document size of 8.5x11)
1:1,800

N

Stantec

Project Location
Camp Hess Kramer, Malibu, CA

Prepared by DL on 2022-04-12
TR by SET on 2022-04-12
IR by JV on 2022-04-12

Client/Project
204258600
Wilshire Boulevard Temple
Camp Hess Kramer Rebuild Project
Arborist Report

Figure No.
3-1

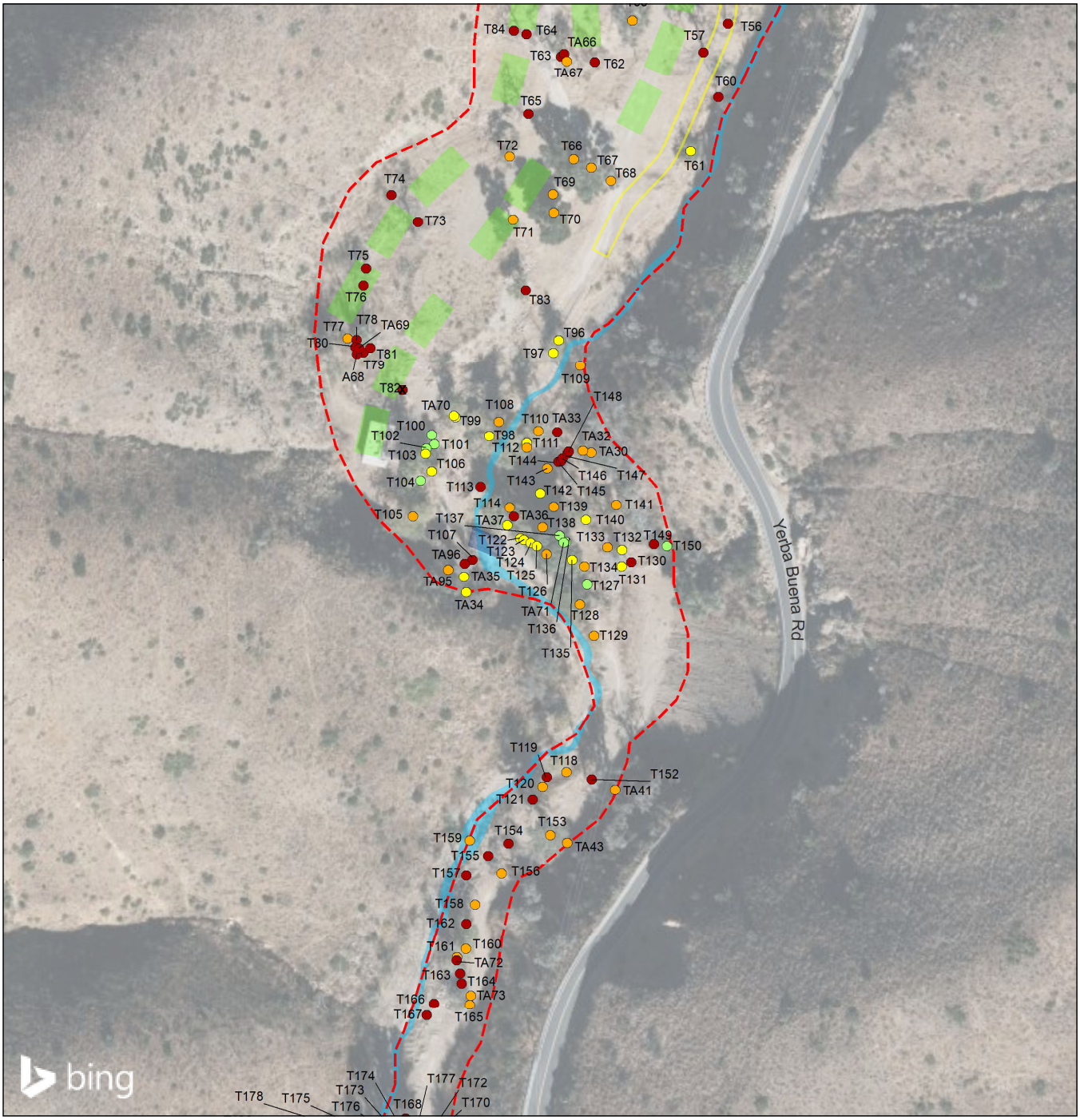
Title
Tree Condition

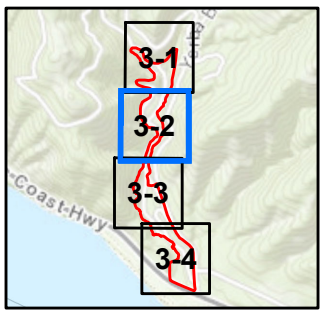
Figure 3-1 of 3-4

Notes
1. Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet
2. Data Sources: Stantec 2020.
3. Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
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Tree Survey Area
Proposed Road Realignment
Proposed Buildings
Existing Buildings
Jurisdictional Feature

Tree Condition

1; tree in severe decline, dieback of scaffold branches and or trunk, mostly epicormic growth; extensive structural defects that cannot be abated.

2; tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated..

3; tree with moderate vigor, moderate twig, and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that may be mitigated with care.

4; tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.

X Tree has Fallen since Arborist Report Submittal

0 75 150 Feet

(At original document size of 8.5x11)
1:1,800

N

Notes

1. Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet
2. Data Sources: Stantec 2020.
3. Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
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Stantec

Project Location
Camp Hess Kramer, Malibu, CA

Prepared by DL on 2022-04-12
TR by SET on 2022-04-12
IR by JV on 2022-04-12

Client/Project 204258600
Wilshire Boulevard Temple
Camp Hess Kramer Rebuild Project
Arborist Report

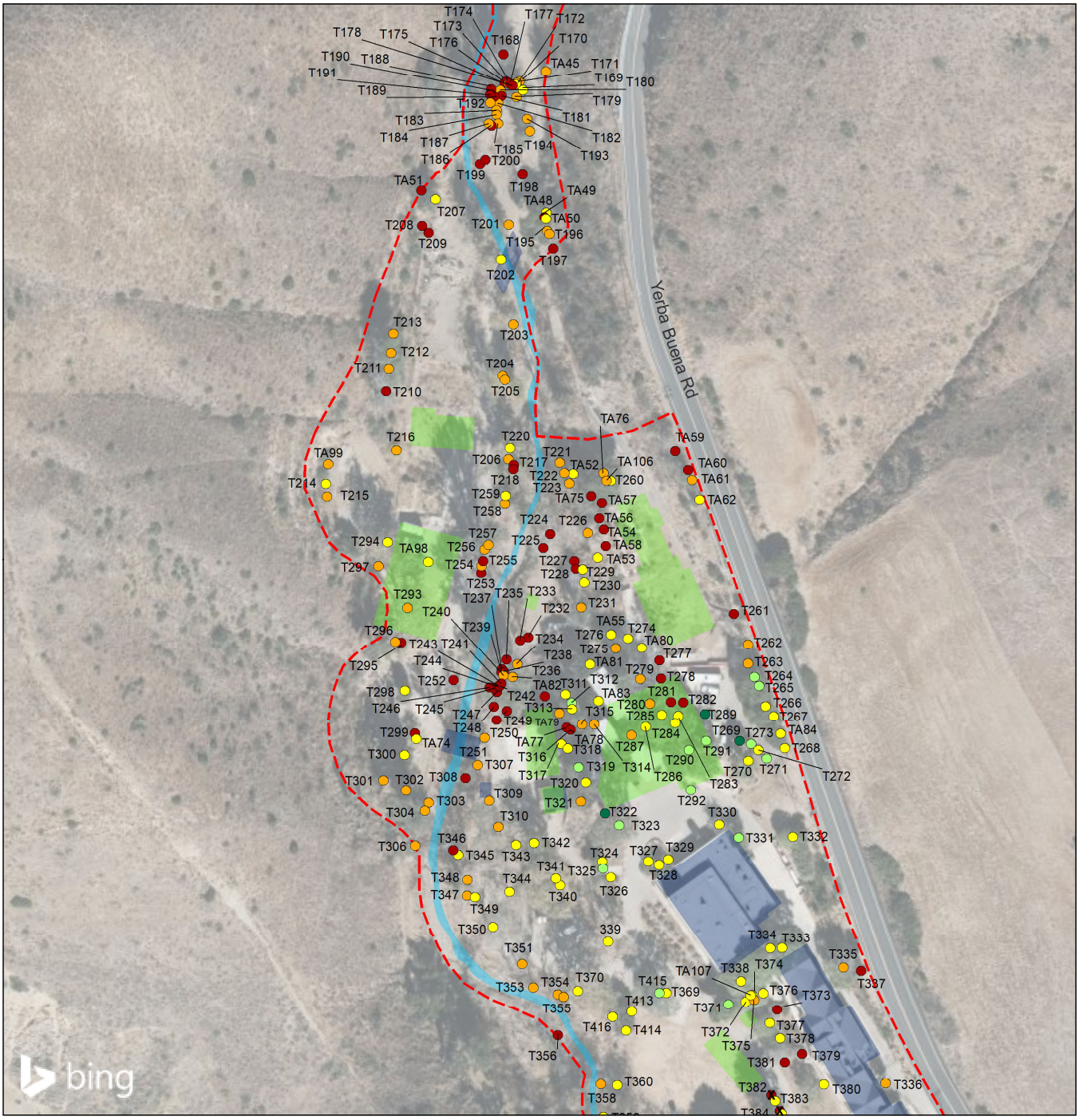
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3-2

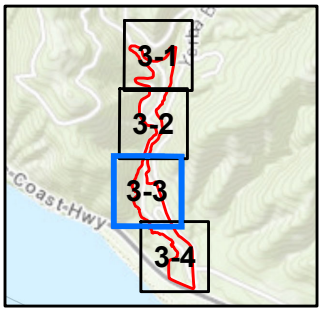
Title
Tree Condition

Figure 3-2 of 3-4

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Tree Survey Area

Proposed Buildings

Existing Buildings

Jurisdictional Feature

Tree Condition

1; tree in severe decline, dieback of scaffold branches and or trunk, exuding epicormic growth; extensive structural defects that cannot be abated.

2; tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated..

3; tree with moderate vigor, moderate twig, and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that may be mitigated with care.

4; tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.

5; tree is healthy, vigorous tree, reasonably free of disease, with good structure and form typical

0 75 150 Feet

(At original document size of 8.5x11)
1:1,800

N

Stantec

Project Location	Prepared by DL on 2022-04-12
Camp Hess Kramer, Malibu, CA	TR by SET on 2022-04-12
	IR by JV on 2022-04-12
Client/Project	204258600
Wilshire Boulevard Temple	
Camp Hess Kramer Rebuild Project	
Arborist Report	
Figure No.	
3-3	
Title	
Tree Condition	

Figure 3-3 of 3-4

Notes

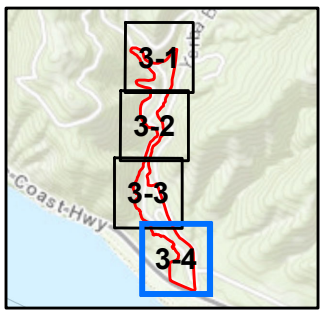
1. Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet
2. Data Sources: Stantec 2020.
3. Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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\\us0342-ppfss01\workgroup\2042\active\204258620\05_report_deliv\dwgs_design\gis_figures\gis\Figure3_Tree_TreeHealthMap_DDP_20200909.mxd Revised: 2022-04-12 By: dalaw





Tree Survey Area
Proposed Buildings
Existing Buildings
Jurisdictional Feature

Tree Condition

1; tree in severe decline, dieback of scaffold branches and or trunk, mostly epicormic growth; extensive structural defects that cannot be abated.

2; tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated..

3; tree with moderate vigor, moderate twig, and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that may be mitigated with care.

4; tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.

X Tree has Fallen since Arborist Report Submittal

0 75 150 Feet
(At original document size of 8.5x11)
1:1,800

N

Stantec

Project Location
Camp Hess Kramer, Malibu, CA

Prepared by DL on 2022-04-12
TR by SET on 2022-04-12
IR by JV on 2022-04-12

Client/Project
204258600
Wilshire Boulevard Temple
Camp Hess Kramer Rebuild Project
Arborist Report

Figure No.
3-4

Title
Tree Condition

Figure 3-4 of 3-4

Notes
1. Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet
2. Data Sources: Stantec 2020.
3. Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
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\\us0342-ppfss01\workgroup\2042\active\204258620105_report_deliv\dwgs_design\gis_figures\gis\Figure3_Tree_TreeHealthMap_DDP_20200909.mxd Revised: 2022-04-12 By: dalaw



Tree Survey Area
Proposed Road Realignment
Proposed Buildings
Existing Buildings

Tree Locations

Alder
Aleppo Pine
Brazilian Peppertree
California Black Walnut
California Peppertree
Coast Live Oak
Eucalyptus
Interior Live Oak
Mousehole Tree
Unable to Determine
Western Sycamore
Willow sp.
x Tree has Fallen since Arborist Report Submittal

0 300 600 Feet
(At original document size of 8.5x11)
1:7,200

N

Stantec

Project Location
Camp Hess Kramer
Malibu, CA

Prepared by DL on 2022-04-12
TR by SET on 2022-04-12
IR by JV on 2022-04-12

Client/Project
Wilshire Boulevard Temple
Camp Hess Kramer Rebuild Project
Arborist Report

204258600

Figure No.
4-0

Title
Heritage Tree Location

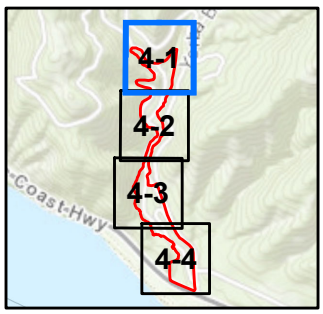
Figure 4-0 of 4-4

Notes
1. Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet
2. Data Sources: Stantec 2020
3. Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
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\\Us0342-pfss01\workgroup\2042\active\204258600\05 report deliv\dwgs design\gis figures\gis\Figure4 Tree HeritageTreeLocationMap 04122022.mxd Revised: 2022-04-12 By: dalaw





Tree Survey Area
Proposed Road Realignment
Proposed Buildings
Existing Buildings
Jurisdictional Feature

Tree Locations

Aleppo Pine
Brazilian Peppertree
Coast Live Oak
Eucalyptus
X Tree has Fallen since Arborist Report Submittal

0 75 150 Feet
(At original document size of 8.5x11)
1:1,800

N

Stantec

Project Location
Camp Hess Kramer, Malibu, CA

Prepared by DL on 2022-04-12
TR by SET on 2022-04-12
IR by JV on 2022-04-12

Client/Project
204258600
Wilshire Boulevard Temple
Camp Hess Kramer Rebuild Project
Arborist Report

Figure No.
4-1

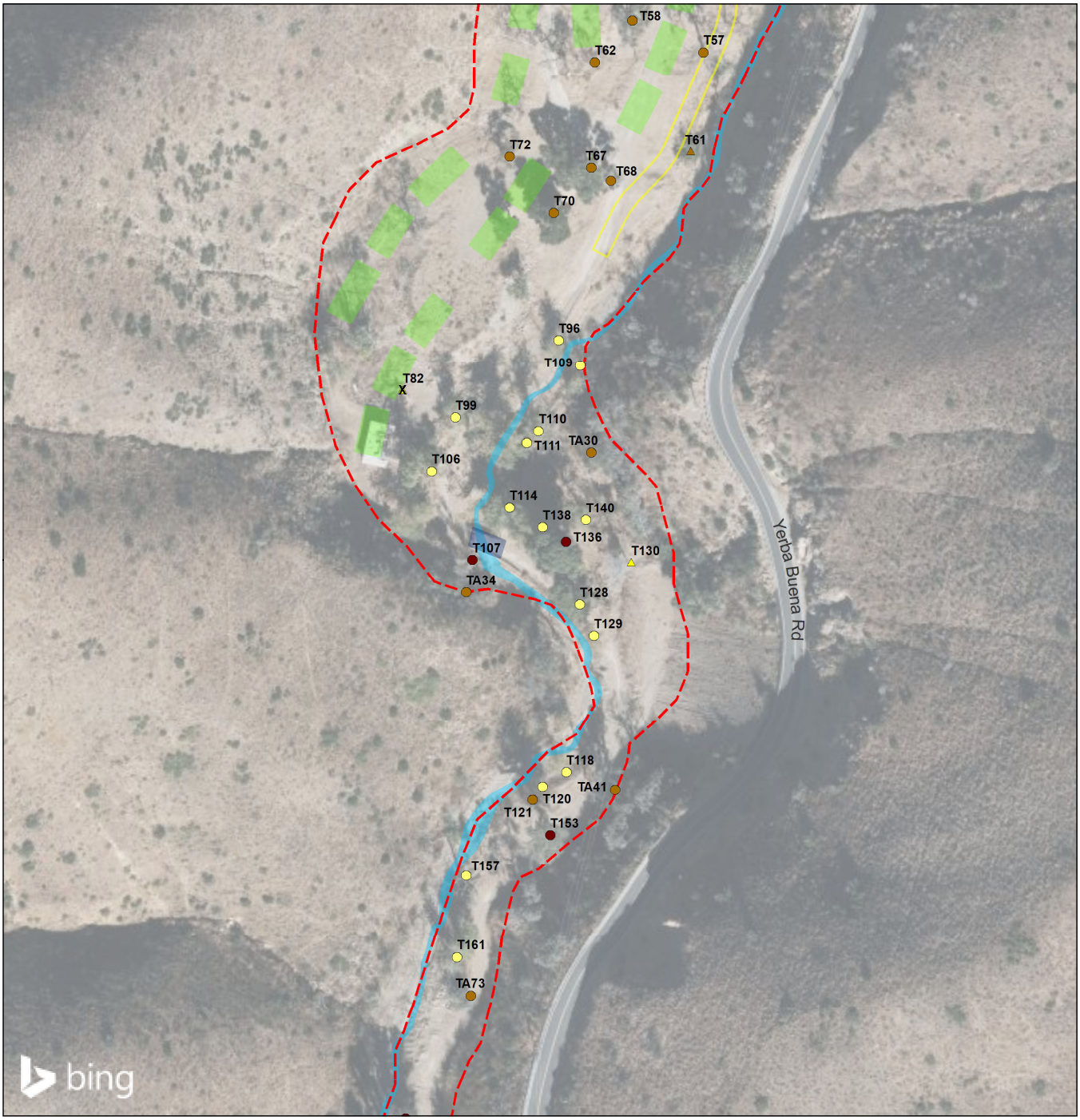
Title
Heritage Tree Locations

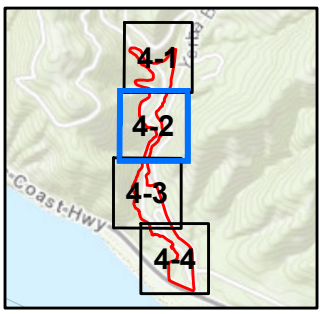
Figure 4-1 of 4-4

Notes
1. Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet
2. Data Sources: Stantec 2020.
3. Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
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\\Us0342-prfs01\workgroup\2042\active\204258620\05 report deliv\dwgs design\gis figures\gis\Figure4 Tree HeritageTreeLocationMap DDP 20220412.mxd Revised: 2022-04-12 By: dalaw





Tree Survey Area
Proposed Road Realignment
Proposed Buildings
Existing Buildings
Jurisdictional Feature

Tree Locations

Aleppo Pine
California Black Walnut
Coast Live Oak
Eucalyptus
Western Sycamore
X Tree has Fallen since Arborist Report Submittal

0 75 150 Feet
(At original document size of 8.5x11)
1:1,800

N

Stantec

Project Location
Camp Hess Kramer, Malibu, CA

Prepared by DL on 2022-04-12
TR by SET on 2022-04-12
IR by JV on 2022-04-12

Client/Project 204258600
Wilshire Boulevard Temple
Camp Hess Kramer Rebuild Project
Arborist Report

Figure No.
4-2

Title
Heritage Tree Locations

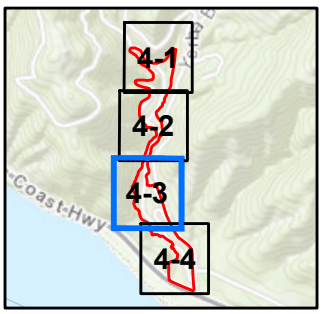
Figure 4-2 of 4-4

Notes
1. Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet
2. Data Sources: Stantec 2020.
3. Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
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\\Us0342-prfss01\workgroup\2042\active\204258600\05 report deliv\dwgs design\gis figures\gis\Figure4 Tree HeritageTreeLocationMap DDP 20220412.mxd Revised: 2022-04-12 By: dalaw





Tree Survey Area
Proposed Buildings
Existing Buildings
Jurisdictional Feature

Tree Locations

Aleppo Pine
California Black Walnut
Coast Live Oak
Eucalyptus
Interior Live Oak
Mousehole Tree
Unable to Determine
Western Sycamore

0 75 150 Feet
(At original document size of 8.5x11)
1:1,800

N

Stantec

Project Location
Camp Hess Kramer, Malibu, CA

Prepared by DL on 2022-04-12
TR by SET on 2022-04-12
IR by JV on 2022-04-12

Client/Project
204258600
Wilshire Boulevard Temple
Camp Hess Kramer Rebuild Project
Arborist Report

Figure No.
4-3

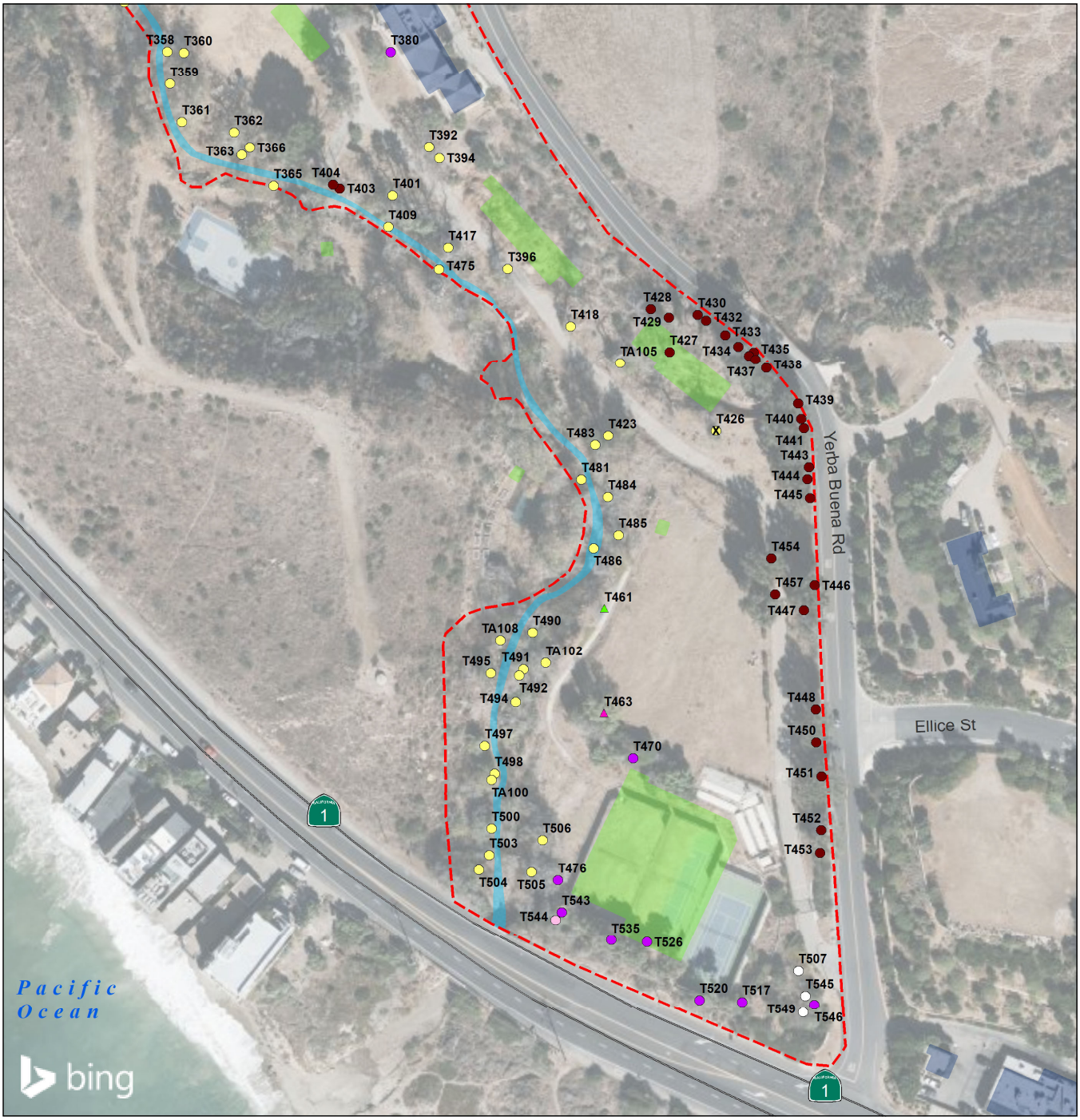
Title
Heritage Tree Locations

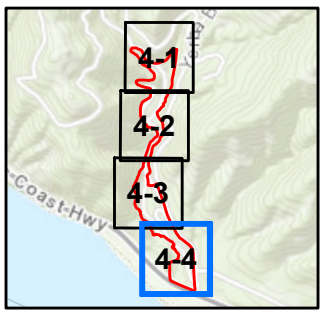
Figure 4-3 of 4-4

Notes
1. Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet
2. Data Sources: Stantec 2020.
3. Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
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\\Us0342-prfss01\workgroup\2042\active\204258600\05 report deliv\dwgs design\gis figures\gis\Figure4 Tree HeritageTreeLocationMap DDP 20220412.mxd Revised: 2022-04-12 By: dalaw





Tree Survey Area
Proposed Buildings
Existing Buildings
Jurisdictional Feature

Tree Locations

- Alder
- California Peppertree
- Eucalyptus
- Mousehole Tree
- Unable to Determine
- Western Sycamore
- Willow sp.
- X — Tree has Fallen since Arborist Report Submittal

0 75 150 Feet
(At original document size of 8.5x11)
1:1,800

N

Stantec

Project Location
Camp Hess Kramer, Malibu, CA

Prepared by DL on 2022-04-12
TR by SET on 2022-04-12
IR by JV on 2022-04-12

Client/Project 204258600
Wilshire Boulevard Temple
Camp Hess Kramer Rebuild Project
Arborist Report

Figure No.
4-4

Title
Heritage Tree Locations

Figure 4-4 of 4-4

Notes
1. Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet
2. Data Sources: Stantec 2020.
3. Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
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\\Us0342-prfs01\workgroup\2042\active\204258600\05 report deliv\dwgs design\gis figures\gis\Figure4 Tree HeritageTreeLocationMap DDP 20220412.mxd Revised: 2022-04-12 By: dalaw



Tree Survey Area
Proposed Road Realignment
Proposed Buildings
Existing Buildings

Tree Locations

Alder
California Black Walnut
California Juniper
California Live Oak
Coast Live Oak
Interior Live Oak
Modesto Ash
Western Sycamore
Willow sp.
x Tree has Fallen since Arborist Report Submittal

0 300 600 Feet
(At original document size of 8.5x11)
1:7,200

N

Stantec

Project Location
Camp Hess Kramer
Malibu, CA

Prepared by DL on 2022-04-12
TR by SET on 2022-04-12
IR by JV on 2022-04-12

Client/Project
Wilshire Boulevard Temple
Camp Hess Kramer Rebuild Project
Arborist Report

204258600

Figure No.
5-0

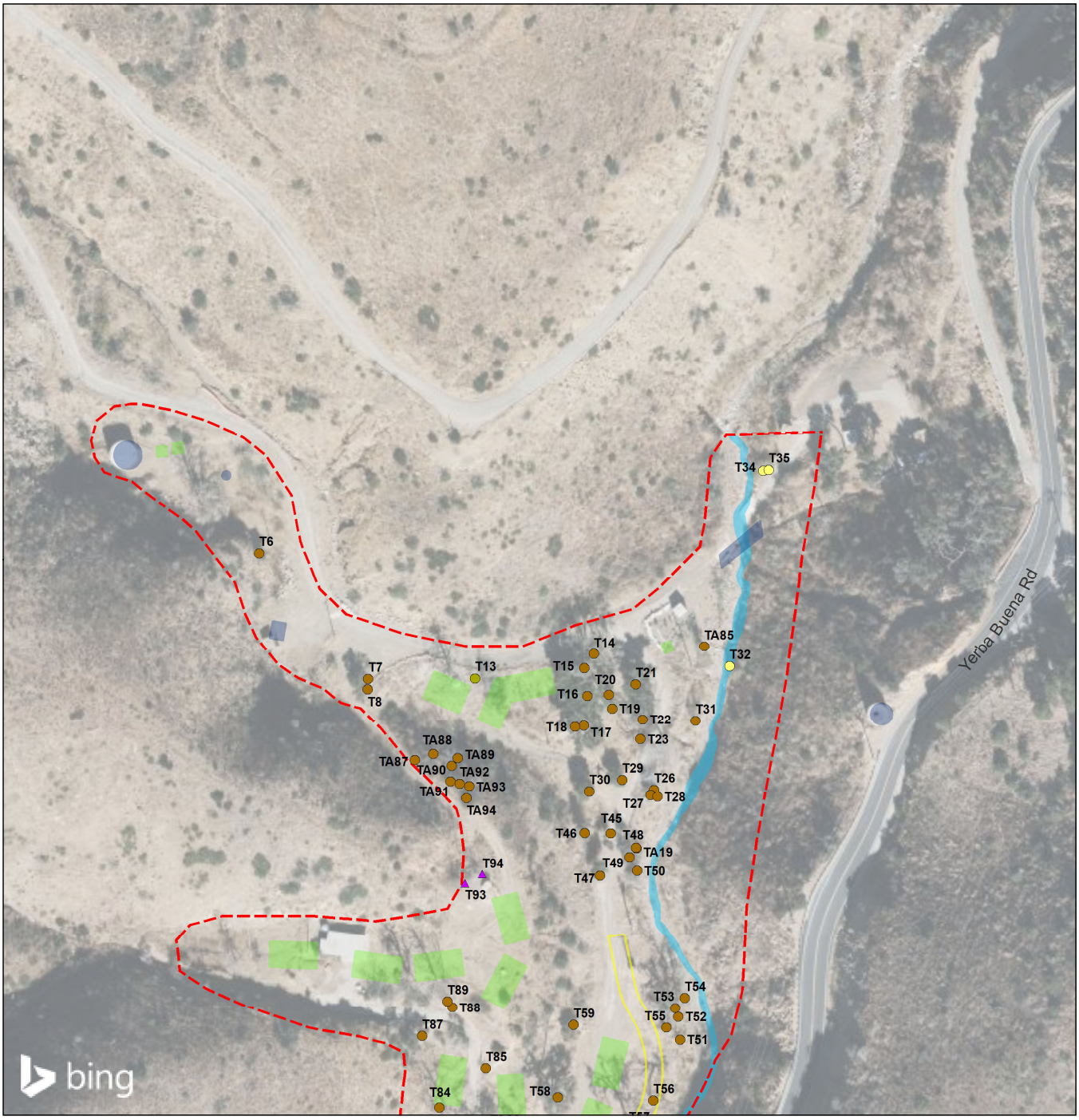
Title
Protected Tree Location

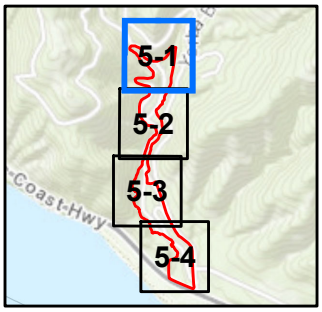
Figure 5-0 of 5-4

Notes
1. Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet
2. Data Sources: Stantec 2020
3. Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
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\\Us0342-ppfss01\workgroup\2042\active\204258600\05 report deliv\dwgs design\gis figures\gisFigure5 Tree ProtectedTreeLocationMap 04122022.mxd Revised: 2022-04-12 By: dalaw





Tree Survey Area
Proposed Road Realignment
Proposed Buildings
Existing Buildings
Jurisdictional Feature

Tree Locations

California Juniper
Coast Live Oak
Modesto Ash
Western Sycamore

0 75 150 Feet
(At original document size of 8.5x11)
1:1,800

N

Stantec

Project Location
Camp Hess Kramer, Malibu, CA

Prepared by DL on 2022-04-12
TR by SET on 2022-04-12
IR by JV on 2022-04-12

Client/Project
204258600
Wilshire Boulevard Temple
Camp Hess Kramer Rebuild Project
Arborist Report

Figure No.
5-1

Title
Protected Tree Locations

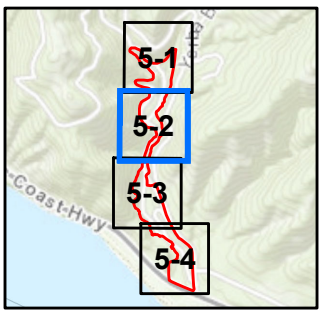
Figure 5-1 of 5-4

Notes
1. Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet
2. Data Sources: Stantec 2020.
3. Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
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\\Us0342-ppfss01\workgroup\2042\active\204258600\05 report deliv\dwgs design\gis figures\gisFigure5 Tree ProtectedTreeLocationMap DDP 20220412.mxd Revised: 2022-04-12 By: dalaw





Tree Survey Area
Proposed Road Realignment
Proposed Buildings
Existing Buildings
Jurisdictional Feature

Tree Locations

California Black Walnut
California Live Oak
Coast Live Oak
Modesto Ash
Western Sycamore

0 75 150 Feet
(At original document size of 8.5x11)
1:1,800

N

Stantec

Project Location
Camp Hess Kramer, Malibu, CA

Prepared by DL on 2022-04-12
TR by SET on 2022-04-12
IR by JV on 2022-04-12

Client/Project 204258600
Wilshire Boulevard Temple
Camp Hess Kramer Rebuild Project
Arborist Report

Figure No.
5-2

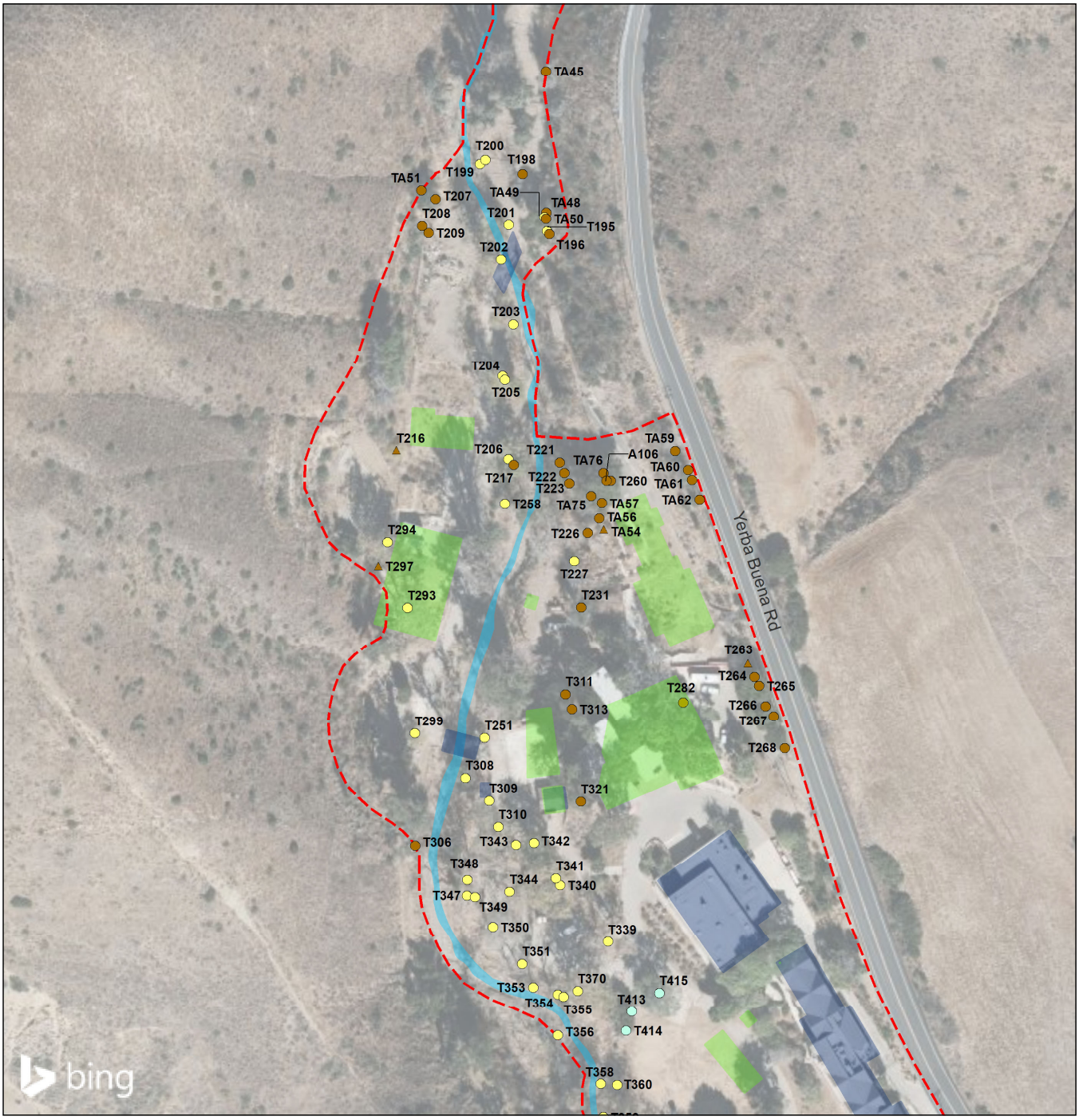
Title
Protected Tree Locations

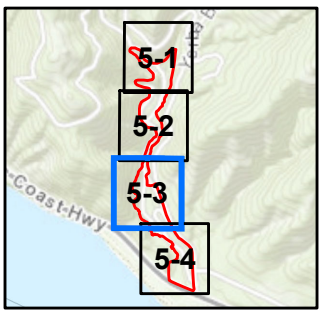
Figure 5-2 of 5-4

Notes
1. Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet
2. Data Sources: Stantec 2020.
3. Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
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Tree Survey Area
Proposed Buildings
Existing Buildings
Jurisdictional Feature

Tree Locations

California Black Walnut
Coast Live Oak
Interior Live Oak
Modesto Ash
Western Sycamore

0 75 150 Feet
(At original document size of 8.5x11)
1:1,800

N

Stantec

Project Location
Camp Hess Kramer, Malibu, CA

Prepared by DL on 2022-04-12
TR by SET on 2022-04-12
IR by JV on 2022-04-12

Client/Project 204258600
Wilshire Boulevard Temple
Camp Hess Kramer Rebuild Project
Arborist Report

Figure No.
5-3

Title
Protected Tree Locations

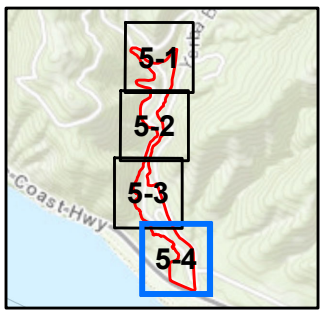
Figure 5-3 of 5-4

Notes
1. Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet
2. Data Sources: Stantec 2020.
3. Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
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Tree Survey Area
Proposed Buildings
Existing Buildings
Jurisdictional Feature

Tree Locations

Alder
Coast Live Oak
Western Sycamore
Willow sp.
X Tree has Fallen since Arborist Report Submittal

0 75 150 Feet
(At original document size of 8.5x11)
1:1,800

N

Stantec

Project Location
Camp Hess Kramer, Malibu, CA

Prepared by DL on 2022-04-12
TR by SET on 2022-04-12
IR by JV on 2022-04-12

Client/Project 204258600
Wilshire Boulevard Temple
Camp Hess Kramer Rebuild Project
Arborist Report

Figure No.
5-4

Title
Protected Tree Locations

Figure 5-4 of 5-4

Notes
1. Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet
2. Data Sources: Stantec 2020.
3. Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
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\\Us0342-ppfss01\workgroup\2042\active\204258600\05 report deliv\dwgs design\gis figures\gisFigure5 Tree ProtectedTreeLocationMap DDP 20220412.mxd Revised: 2022-04-12 By: dalaw



Tree Survey Area

Proposed Road Realignment

Proposed Buildings

Existing Buildings

Tree Locations

- Eucalyptus
- x Tree has Fallen since Arborist Report Submittal

0 300 600 Feet

(At original document size of 8.5x11)
1:7,200

N

Stantec

Project Location
Camp Hess Kramer
Malibu, CA

Prepared by DL on 2022-04-12
TR by SET on 2022-04-12
IR by JV on 2022-04-12

Client/Project
Wilshire Boulevard Temple
Camp Hess Kramer Rebuild Project
Arborist Report

204258600

Figure No.
6-0

Title
ESHA Tree Location

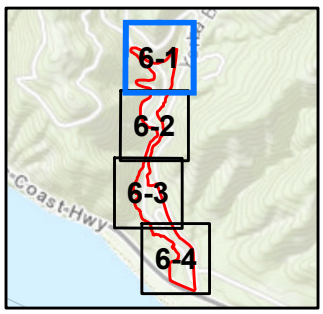
Figure 6-0 of 6-4

Notes
1. Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet
2. Data Sources: Stantec 2020
3. Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
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\\Us0342-prfss01\workgroup\2042\active\204258600\05 report deliv\dwgs design\gis figures\gis\Figure6 Tree ESHATreeLocationMap 04122022.mxd Revised: 2022-04-12 By: dalaw





Tree Survey Area

Proposed Road Realignment

Proposed Buildings

Existing Buildings

Jurisdictional Feature

Tree Locations

Eucalyptus

0 75 150 Feet

(At original document size of 8.5x11)
1:1,800

N

Stantec

Project Location
Camp Hess Kramer, Malibu, CA

Prepared by DL on 2022-04-12
TR by SET on 2022-04-12
IR by JV on 2022-04-12

Client/Project
204258600
Wilshire Boulevard Temple
Camp Hess Kramer Rebuild Project
Arborist Report

Figure No.
6-1

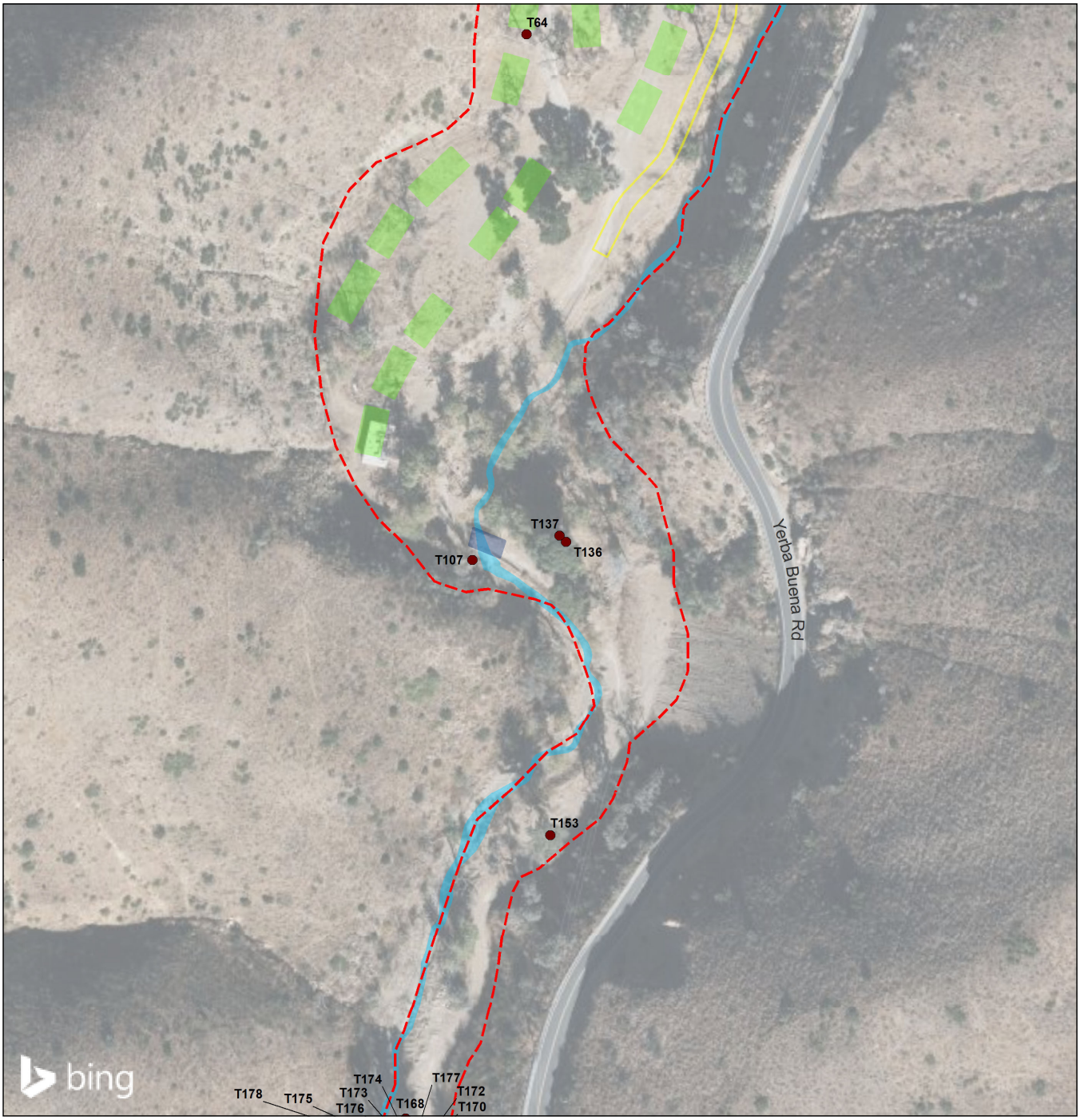
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ESHA Tree Locations

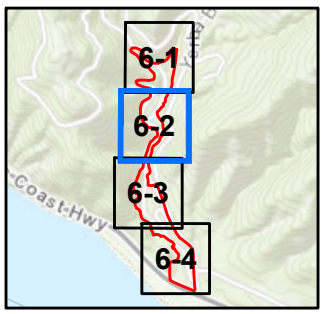
Figure 6-1 of 6-4

Notes
1. Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet
2. Data Sources: Stantec 2020.
3. Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
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\\Us0342-prfss01\workgroup\2042\active\204258600\05 report deliv\dwgs design\gis figures\gis\Figure6 Tree ESHATreeLocationMap DDP 20220412.mxd Revised: 2022-04-12 By: dalaw





Tree Survey Area

Proposed Road Realignment

Proposed Buildings

Existing Buildings

Jurisdictional Feature

Tree Locations

Eucalyptus

0 75 150 Feet

(At original document size of 8.5x11)
1:1,800

N

Stantec

Project Location
Camp Hess Kramer, Malibu, CA

Prepared by DL on 2022-04-12
TR by SET on 2022-04-12
IR by JV on 2022-04-12

Client/Project
204258600
Wilshire Boulevard Temple
Camp Hess Kramer Rebuild Project
Arborist Report

Figure No.
6-2

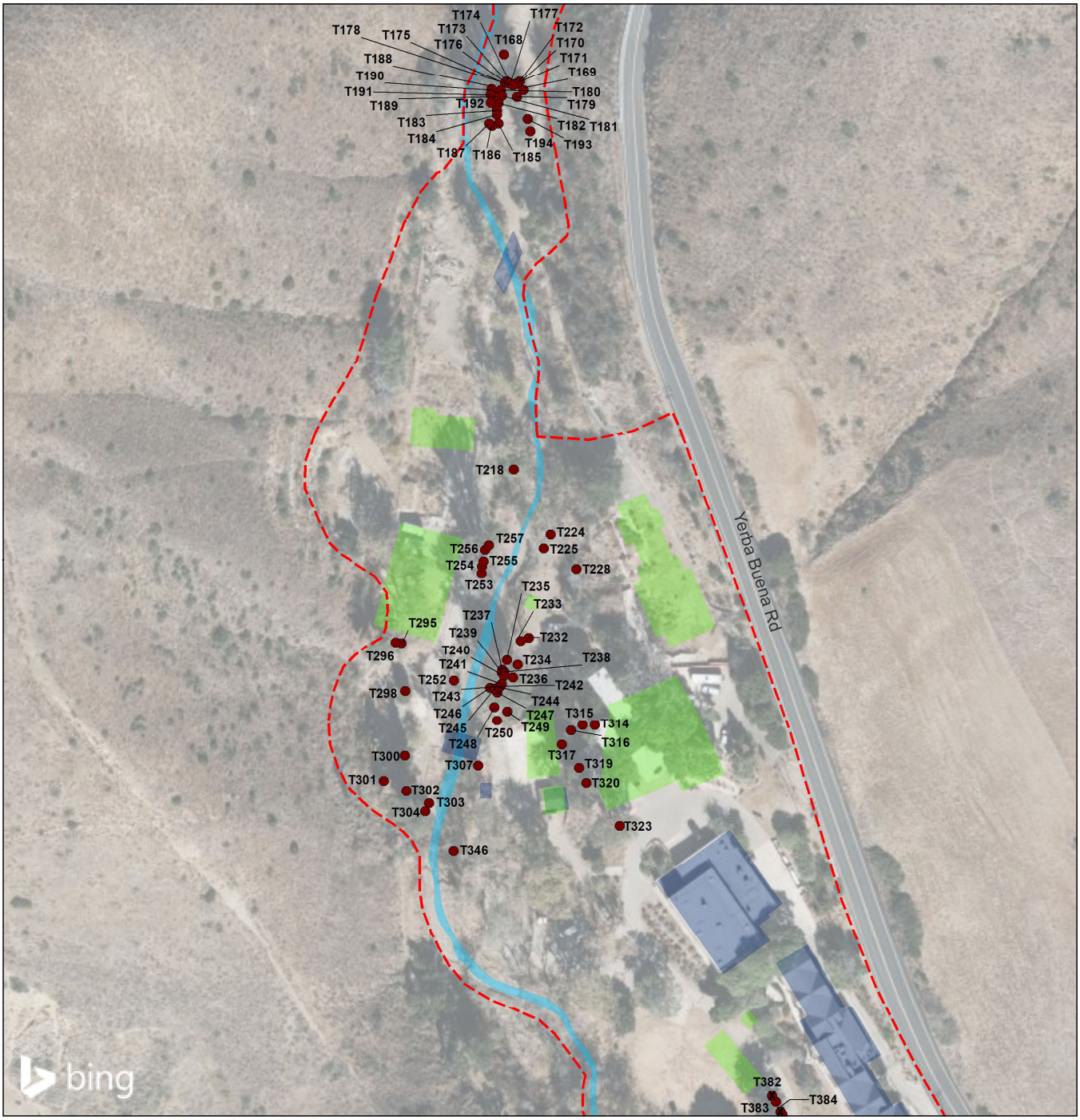
Title
ESHA Tree Locations

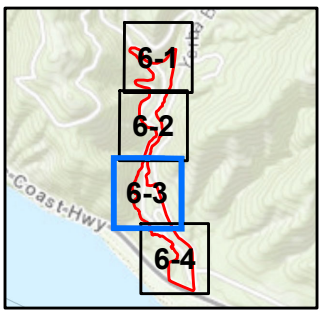
Figure 6-2 of 6-4

Notes
1. Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet
2. Data Sources: Stantec 2020.
3. Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
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Tree Survey Area

Proposed Buildings

Existing Buildings

Jurisdictional Feature

Tree Locations

- Eucalyptus
- x — Tree has Fallen since Arborist Report Submittal

0 75 150 Feet

(At original document size of 8.5x11)
1:1,800

N

Stantec

Project Location
Camp Hess Kramer, Malibu, CA

Prepared by DL on 2022-04-12
TR by SET on 2022-04-12
IR by JV on 2022-04-12

Client/Project
204258600
Wilshire Boulevard Temple
Camp Hess Kramer Rebuild Project
Arborist Report

Figure No.
6-3

Title
ESHA Tree Locations

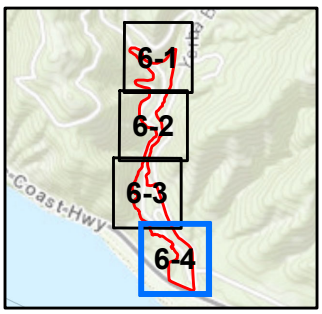
Figure 6-3 of 6-4

Notes
1. Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet
2. Data Sources: Stantec 2020.
3. Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
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Tree Survey Area

Proposed Buildings

Existing Buildings

Jurisdictional Feature

Tree Locations

- Eucalyptus
- x Tree has Fallen since Arborist Report Submittal

0 75 150 Feet

(At original document size of 8.5x11)
1:1,800

N

Stantec

Project Location
Camp Hess Kramer, Malibu, CA

Prepared by DL on 2022-04-12
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IR by JV on 2022-04-12

Client/Project
204258600
Wilshire Boulevard Temple
Camp Hess Kramer Rebuild Project
Arborist Report

Figure No.
6-4

Title
ESHA Tree Locations

Figure 6-4 of 6-4

Notes
1. Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet
2. Data Sources: Stantec 2020.
3. Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
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Appendix B PHOTOGRAPHIC LOG

Photos of all mapped trees are not included in this photographic log. Included is a representative sampling of photos showing the species and condition of trees within the TSA.

STANTEC CONSULTING SERVICES INC.
PHOTOGRAPHIC RECORD

Client: Camp Hess Kramer Rebuild Project	**Job Number:** 2042586200
Site Name: Camp Hess Kramer	**Photographer:** E. Martin

Photo 1: August 24-27, 2020



Oak tree with trunk rot and boring beetle infestation.

Photo 2: August 24-27, 2020



Eucalyptus in good health, but needs pruning.

STANTEC CONSULTING SERVICES INC. PHOTOGRAPHIC RECORD	
Client: Camp Hess Kramer Rebuild Project	**Job Number:** 2042586200
Site Name: Camp Hess Kramer	**Photographer:** E. Martin

Photo 3: August 24-27, 2020



Dead eucalyptus with vertical cracks in the trunk.

Photo 4: August 24-27, 2020



Sycamore with mostly suckers for live wood.

STANTEC CONSULTING SERVICES INC.
PHOTOGRAPHIC RECORD

Client: Camp Hess Kramer Rebuild Project	**Job Number:** 2042586200
Site Name: Camp Hess Kramer	**Photographer:** E. Martin

Photo 5: August 24-27, 2020



Sycamore with fire damage, suckers sprouting from the old roots and a beehive in the hollow trunk.

Photo 6: August 24-27, 2020



Most of the black walnut trees in the area are in similar condition, only sucker sprouts from the old root systems.

STANTEC CONSULTING SERVICES INC. PHOTOGRAPHIC RECORD	
Client: Camp Hess Kramer Rebuild Project	**Job Number:** 2042586200
Site Name: Camp Hess Kramer	**Photographer:** E. Martin

Photo 7: August 24-27, 2020



Overgrown olive tree - one of the few landscape trees in the area around the buildings.

Photo 8: August 24-27, 2020



California pepper tree, a shallow rooted, fast growing tree.

Attachment C

Pre-Woolsey Fire and Proposed Project Structure Comparison

PROJECT TABULATION SUMMARY

Camp Hess Kramer (Lower Camp) - 17 Acres in CRE

Proposed Building Name	Building Number	Use		Building Coverage (roof/porch area)		Total Enclosed Building Area		Building Height		ADA Accessible		Bed Count			Plumbing Fixture Count									Notes
		Proposed	(E) CUP	Proposed (SF)	(E) CUP (SF)*	Proposed (SF)	(E) CUP (SF)	Proposed (based on Sec. 8175-3.13)	(E) CUP (approx. fin floor to ridge)	Proposed (Y/N)	(E) CUP (Y/N)	Proposed (Beds)		(E) CUP (Beds)	Proposed (Fixtures)			Req by 2019 CPC Tables 4-1 and 422.1			(E) CUP (Fixtures)			
												ADA	Non-ADA	Non-ADA	WC	SHWR	LAV	WC	SHWR	LAV	WC	SHWR	LAV	Cal Green 5.407.2.2.1 Reqs all primary entrances are required to have a 4ft minimum overhang/awning CBC 1102A.3 reqs 10% of residences have ADA compliant ground floors. CBC 1104A.1 reqs all ground floor residences be visitable and adaptable.
Tennis Courts o/ Parking	0.N	Tennis Courts o/ Parking	Surface Parking & Tennis	15,557	-	15,757	-	15'-8 1/2"	0'-0"	Y	Y	-	-	-	-	-	-	8	-	5	-	-	-	Existing tennis courts = 33,621 sf
Entry Booth	1.N	Entrance Booth	Staff Housing	50	2,279	48	1,922	8'-8 3/4"	16'-0"	N	N	-	-	3	-	-	-	1	-	1	2	2	2	
Welcome Center	2.N	Reception, Infirmary, residence	Maintenance	5,223	1,627	5,865	1,250	17'-6-1/2"	10'-0"	Y	N	5	12		10	8	11	7	6	7	-	-	-	Exec Residence, Infirmary, Nurse Beds 2019 ACA FA.12 Reqs infirmary beds at a ratio of 1:50 campers/staff
Fine Arts	3.N	Program Space	Maintenance	5,695	571	3,295	393	13'-7-1/2"	10'-0"	Y	N	-	-	-	2	-	2	2	-	2	-	-	-	
Kitchen Pavilion	4.N	Program Space	Staff Housing	2,657	1,124	1,349	885	12'-4-1/2"	8'-0"	Y	N	-	-	2	2	-	2	2	-	2	1	1	1	
	5		Restroom		332		184		8'-0"	-	N										2	-	2	
Conference Center	6.E	Overnight Accommodations	Overnight Accommodations	8,784	8,054	12,817	13,224	18'-5-1/2"	28'-0"	Y	Y	16	32	48	28	24	26	28	24	26	28	24	26	Existing to remain; renovation of deck, remove triangular bay window
Irmas Hall	7.E	Program Space, Staff Housing	Dining Hall, Kitchen, Staff Housing	9,476	8,645	12,518	8,899	27'-1-1/2"	28'-0"	Y	Y	2	40	32	13	9	16	13	9	11	4	4	8	
	8	Kitchen & Restrooms	-	-	see 7.E	-	2,675	-	15'-0"	-	N										7	-	6	Relabel with 7.E
	9	-	Camp Office	-	1,022	-	1,664	-	24'-0"	-	N										1	-	6	Demo existing browns
	10	-	Infirmary	-	2,266	-	1,951	-	20'-0"	-	N			12							5	5	5	Demo existing browns
	11	-	Infirmary Store Room	-	see 10	-	238	-	10'-0"	-	N										-	-	-	Demo existing browns
	12		Rooms 41-42		720		992		24'-0"	-	N										2	2	2	Demo existing browns
Dining Hall	13.N	Dining Hall, administration	Rooms 43-45	15,592	1,172	18,278	1,664	25'-1"	24'-0"	Y	N	-	-	24	8	-	6	8	-	6	4	4	4	Demo existing browns
Gildred Hall	14.N	Program Space; Exec Housing	Program Space;	8,092	2,271	8,249	2,960	20'-4 1/2"	20'-0"	Y	Y	3	6	9	11	6	13	6	3	4	7	-	4	Trash Enclosure added to backside of building, outside of setback Code Reqs trash enclosures to be roofed structures
	15	-	Executive Housing		4,292		2,675		15'-0"	-	N	-	-	-	-	-	-	-	-	-	5	5	5	
Restroom Building	16.E	Restroom	Restroom	564	526	420	420	10'-0"	10'-0"	N	N	-	-	-	7	-	3	-	-	-	7	0	3	Existing to remain unchanged
Arts & Crafts	17.N	Arts & Crafts	Arts & Crafts	2,044	2,430	529	2,044	9'-3-1/2"	7'-0"	Y	N	-	-	-	-	-	-	2	-	1	-	-	-	Existing coverage adjusted from aerial survey to include canopy
Baruh Hall	18.N	Program Space	Program Space/Pool Restroom	8,629	6,399	6,377	5,796	25'-8-1/2"	18'-0"	Y	N	-	-	-	-	-	-	6	-	4	9	-	7	
Pool Building	19.N	Pool equip, showers & restrooms	Pool pump building	3,760	664	1,924	405	18'-6"	8'-0"	Y	N	-	-	-	8	6	4	4	5	3	-	-		Pool chemicals required to be located in a separate, rated enclosure. CBC 3116.13.1 Reqs plumbing fixtures within 300 feet of the pool. CBC Chapter 31 Reqs min system components, capacities, etc. for filtration CEC 110.4 Reqs min pump and heater efficiency
	19A,R	-	Outdoor dance stage	-	937	-	625	-	15'-0"	-	N													
	Shed N	-	Storage (Shipping Container)	-	120	-	160	-	8'-0"	-	N													
Climbing Storage	Shed O	Storage Shed	Storage Shed	120	120	120	120	10'-9"	10'-0"	Y	N	-	-	-	-	-	-	-	-	-	-	-	-	
	Shed P	-	Storage Shed	-	53	-	48	-	8'-0"	-	N													
Garden Storage	Shed Q	Storage Shed	Storage Shed	120	122	120	108	6'-10"	8'-0"	Y	N	-	-	-	-	-	-	-	-	-	-	-	-	
Nursery Storage	Shed R	Storage Shed	Storage (Shipping Container)	120	150	120	320	8'-11-3/4"	8'-0"	Y	N	-	-	-	-	-	-	-	-	-	-	-	-	
	Shed S	-	Storage Shed	-	50	-	48	-	8'-0"	-	N													
Basketball/Volleyball Storage	Shed T	Storage Shed	Storage Shed	120	120	120	72	9'-5-3/4"	8'-0"	Y	N	-	-	-	-	-	-	-	-	-	-	-	-	
	Shed U	-	Storage Shed	-	50	-	96	-	8'-0"	-	N													
Archery Storage	Shed V	Storage Shed	Storage Shed	168	120	120	42	9'-5-3/4"	8'-0"	Y	N	-	-	-	-	-	-	-	-	-	-	-	-	
Sport Field Storage	Shed W	Storage Shed	Storage Shed	168	212	120	96	9'-5-3/4"	8'-0"	Y	N	-	-	-	-	-	-	-	-	-	-	-	-	
	Shed X	-	Storage Shed	-	50	-	49	-	8'-0"	-	N	-	-	-	-	-	-	-	-	-	-	-	-	
	Jacuzzi	-	Jacuzzi	-	25	-	25	-	4'-0"	-	N													
SUBTOTAL LOWER CAMP				**86,939**	**46,523**	**88,146**	**52,050**					**26**	**90**	**130**	**89**	**53**	**83**	**87**	**47**	**72**	**85**	**47**	**81**	

Maximum area (Lower Camp) = 25% of CRE 740,520 CRE SF **185,130** **Maximum Area per Ventura County Coastal Zoning Ordinance**

*** Based on review of aerial survey and adjusted per tree cover and existing documentation**

Camp Hess Kramer (Middle Camp) - 11 Acres in CRE

Proposed Building Name	Building Number	Use		Building Coverage (roof/porch area)		Total Enclosed Building Area		Building Height		ADA Accessible		Bed Count			Plumbing Fixture Count									Notes
		Proposed	(E) CUP	Proposed (SF)	(E) CUP SF *	Proposed (SF)	(E) CUP (SF)	Proposed (based on Sec. 8175-3.13)	(E) CUP (approx. fin floor to ridge)	Proposed (Y/N)	(E) CUP (Y/N)	Proposed (Beds)		(E) CUP (Beds)	Proposed (Fixtures)			Req by 2019 CPC Tables 4-1 and 422.1			(E) CUP (Fixtures)			
												ADA	Non-ADA	Non-ADA	WC	SHWR	LAV	WC	SHWR	LAV	WC	SHWR	LAV	CBC 450.3.2 Res 20 sf min of superficial area in cabins, 21-23 sf provided ACA FA.9 Reqs 30 sf min of gross area in cabins, 31-34 sf provided; CBC Table 11B-224.2 Reqs 4 min camper guest rooms and 2 Sr. Staff rms to be accessible and dispersed across camp for each housing location
Cabin 20.N	20.N	Cabin	Cabin 1-2	1,846	1,269	2,459	1,106	19'-6"	10'-0"	Y	N	6	22	20	8	6	10	4	4	4	4	4	4	Demo existing cabin in creek setback; 2 of 4 guests room accessible
Cabin 21.N	21.N	Cabin	Cabin 3-4	1,609	1,333	2,240	1,082	20'-11"	10'-0"	Y	N	6	22	20	6	6	8	4	4	4	4	4	4	2 of 4 guests room accessible
Cabin 22.N	22.N	Cabin	Cabin 5-6	1,609	2,249	2,240	1,342	19'-6"	10'-0"	Y	N	6	22	24	6	6	8	4	4	4	4	4	4	2 of 4 guests room accessible.
Cabin 23.N	23.N	Cabin	Cabin 7-8	1,609	1,287	2,240	1,082	20'-3"	10'-0"	Y	N	6	22	20	6	6	8	4	4	4	4	4	4	2 of 4 guests room accessible
Cabin 24.N	24.N	Cabin	Cabin 9-10	1,609	2,226	2,240	1,342	20'-1-1/2"	10'-0"	Y	N	6	22	24	6	6	8	4	4	4	4	4	4	2 of 4 guests room accessible.
Cabin 25.N	25.N	Cabin	Cabin 11-30	1,675	1,253	2,252	1,060	25'-2"	10'-0"	Y	N	3	25	24	6	6	8	4	4	4	4	4	4	1 of 4 guests room accessible. Existing coverage adjusted from aerial survey
Cabin 26.N	26.N	Cabin	Cabin 12-13	1,621	1,299	2,252	1,106	24'-8 1/2"	10'-0"	N	N	-	28	20	6	6	8	4	4	4	4	4	4	Cannot be accessible based on site access, 4 rooms
Cabin 27.N	27.N	Cabin	Cabin 14-15	1,621	1,278	2,252	1,082	24'-2 1/2"	10'-0"	N	N	-	28	20	6	6	8	4	4	4	4	4	4	Cannot be accessible based on site access, 4 rooms
Cabin 28.N	28.N	Cabin	Cabin 16-17	1,519	1,197	1,126	1,082	14'-0 1/2"	10'-0"	N	N	-	14	20	3	3	4	2	2	2	4	4	4	Cannot be accessible based on site access, 2 rooms
Cabin 29.N	29.N	Cabin	Piness Village Cabin 18	1,583	805	1,126	668	14'-4-1/2"	10'-0"	Y	N	3	11	14	3	3	4	2	2	2	-	-	-	1 of 2 guests room accessible
Cabin 30.N	30.N	Cabin	Piness Village Cabin 22	1,583	773	1,126	668	14'-4-1/2"	10'-0"	Y	N	3	11	14	3	3	4	2	2	2	-	-	-	1 of 2 guests room accessible
Cabin 31.N	31.N	Cabin	Piness Village Cabin 19	1,583	772	1,126	668	14'-4-1/2"	10'-0"	Y	N	3	11	14	3	3	4	2	2	2	-	-	-	1 of 2 guests room accessible
Cabin 32.N	32.N	Leadership Village Cabin 1	Piness Village Shower Bldg	1,524	1,045	1,126	692	17'-3 1/2"	10'-0"	N	N	-	14	0	3	3	4	2	2	2	7	10	6	Demo existing restroom building; Cannot be accessible based on site access, 2 rooms
Cabin 33.N	33.N	Leadership Village Cabin 2	Piness Village Cabin 21	1,524	793	1,126	668	16'-9 1/2"	10'-0"	N	N	-	14	14	3	3	4	2	2	2	-	-	-	Cannot be accessible based on site access, 2 rooms
Cabin 34.N	34.N	Leadership Village Cabin 3	Piness Village Cabin 20	1,524	766	1,126	668	17'-1"	10'-0"	N	N	-	14	14	3	3	4	2	2	2	-	-	-	Cannot be accessible based on site access, 2 rooms
Cabin 35.N	35.N	Leadership Village Cabin 4	Leadership Village Cabin 1	1,524	519	1,126	400	14'-0 1/2"	10'-0"	N	N	-	14	14	3	3	4	2	2	2	-	-	-	Cannot be accessible based on site access, 2 rooms
Cabin 36.N	36.N	Leadership Village Cabin 5	Leadership Village Cabin 2	1,620	530	2,252	400	24'-6 1/2"	10'-0"	N	N	-	28	14	3	3	4	4	4	4	-	-	-	Cannot be accessible based on site access, 4 rooms
Cabin 37.N	37.N	Senior Staff Cabin	Leadership Village Cabin 3	1,997	424	2,896	400	24'-5"	10'-0"	Y	N	2	14	14	8	8	8	8	8	8	-	-	-	1 of 8 guests room accessible
Cabin 38.N	38.N	Senior Staff Cabin	Leadership Village Cabin 4	1,997	531	2,896	400	23'-10-1/2"	10'-0"	Y	N	2	14	14	8	8	8	8	8	8	-	-	-	1 of 8 guests room accessible
Cabin 39.N	39.N	Staff Cabin	Leadership Village Cabin 5	2,580	537	4,115	400	21'-7 1/2"	10'-0"	Y	N	2	6	14	5	5	5	2	2	2	-	-	-	2 of 8 bedrooms accessible
	40	-	Leadership Village Cabin 6	-	533	-	400	-	10'-0"	-	N	-	-	-	-	-	-	-	-	-	-	-	-	
Maintenance Building	41.N	Maintenance	Leadership Village Restroom	1,240	559	2,127	345	15'-3"	10'-0"	Y	N	-	-	-	1	-	1	1	-	1	10	-	5	
	42	-	Leadership Village Shower	-	659	-	581	-	10'-0"	-	N											10	8	
Pump Shed	Shed F	Domestic Water Pump Shed	Storage (Shipping Container)	144	181	100	320	9'-11"	8'-0"	Y	N	-	-	-	-	-	-	-	-	-	-	-	-	
Pump Shed	Shed G	Domestic Water Pump Shed	Pump House	144	25	100	80	9'-11"	8'-0"	Y	N	-	-	-	-	-	-	-	-	-	-	-	-	
Yerba Buena H2O Shed	Shed H	Yerba Buena Storage	Yerba Buena Storage	80	111	80	80	8'-0"	8'-0"	Y	N	-	-	-	-	-	-	-	-	-	-	-	-	
Pump Shed	Shed I	Fire Pump Shed	Storage Shed	144	56	100	56	9'-11"	8'-0"	Y	N	-	-	-	-	-	-	-	-	-	-	-	-	
	Shed J	-	Storage Shed	-	71	-	64	-	8'-0"	-	N													
	Shed K	-	Storage Shed	-	71	-	64	-	8'-0"	-	N													
	Shed L	-	Storage Shed	-	25	-	16	-	8'-0"	-	N													
	Shed M	-	Storage Shed	-	35	-	32	-	8'-0"	-	N													
Yerba Buena Water Tank	YB Tank	Yerba Buena Water Tank	Yerba Buena Water Tank	452	-	452	452	8'-0"	8'-0"	N	N	-	-	-	-	-	-	-	-	-	-	-	-	Existing to remain unchanged
SUBTOTAL MIDDLE CAMP				**35,961**	**23,212**	**42,301**	**18,806**					**48**	**356**	**332**	**99**	**96**	**124**	**71**	**70**	**71**	**53**	**56**	**55**	Note: Total Area in CUP isn't correct

Maximum area (Middle Camp) = 25% of CRE 479,160 CRE SF **119,790** **Maximum Area per Ventura County Coastal Zoning Ordinance** **Lower/Middle Bed Count**

*** Based on review of aerial survey and adjusted per tree cover and existing documentation** **Proposed** **(E) CUP**

TOTAL LOWER & MIDDLE CAMP				**122,900**	**69,735**	**130,447**	**70,856**					520		462										

Gindling Hilltop (Upper Camp) - 26 Acres in CRE

Proposed Building Name	Building Number	Use		Building Coverage (roof/porch area)		Total Enclosed Building Area		Building Height		ADA Accessible		Bed Count			Plumbing Fixture Count									Notes
		Proposed	(E) CUP	Proposed (SF)	(E) CUP SF *	Proposed (SF)	(E) CUP (SF)	Proposed (based on Sec. 8175-3.13)	(E) CUP (approx. fin floor to ridge)	Proposed (Y/N)	(E) CUP (Y/N)	Proposed (Beds)		(E) CUP (Beds)	Proposed (Fixtures)			Req by 2019 CPC Tables 4-1 and 422.1			(E) CUP (Fixtures)			
												ADA	Non-ADA	Non-ADA	WC	SHWR	LAV	WC	SHWR	LAV	WC	SHWR	LAV	
UC Staff Residence	43.N	Staff Residence	Staff Residence	3,766	3,772	3,142	2,882	17'-0"	15'-0"	Y	N	4	16	20	8	8	10	8	8	8	4	4	4	
UC Dining Hall	45.N	Dining Pavilion	Dining Pavilion	10,507	10,172	8,162	8,045	24'-0"	24'-0"	Y	N	-	-	-	6	-	6	6	-	6	4	-	4	
UC Arts & Crafts	46.N	GHC Arts & Crafts	GHC Arts & Crafts	799	553	554	529	12'-0"	12'-0"	Y	N	-	-	-	-	-	-	2	-	2	-	-	-	Demo existing bldg
UC Pool Recreation	47.N	GHC Pool/Shower/Rec	GHC Pool/Shower/Rec	2,089	1,824	1,333	1,330	16'-0"	15'-0"	Y	N	-	-	-	6	4	6	4	4	4	4	4	4	Demo existing bldg CBC 3116.13.1 Reqs plumbing fixtures within 300 feet of the pool.
UC Utility	48.N	GHC Pool Pump Bldg	GHC Pool Pump Bldg	161	161	161	120	9'-0"	7'-6"	Y	N	-	-	-	-	-	-	-	-	-	-	-	-	Pool chemicals required to be located in a separate, rated enclosure CBC Chapter 31 Reqs min system components, capacities, etc. for filtration CEC 110.4 Reqs min pump and heater efficiency
UC Administration	49.N	Administration	Administration	1,538	1,937	845	969	16'-0"	15'-0"	Y	N	-	-	-	1	-	1	1	-	1	1	-	1	existing CUP undercounted SF by 408 SF
UC Cabins	50.N	Guest Cabin 1-2	Guest Cabin 1-2	1,303	2,033	1,127	1,198	16'-6"	15'-0"	Y	N	3	11	24	3	3	4	2	2	2	4	4	4	existing CUP undercounted SF by 425 SF
UC Cabins	51.N	Guest Cabin 3-4	Guest Cabin 3-4	1,303	1,567	1,127	1,520	16'-6"	20'-0"	Y	N	3	11	28	3	3	4	2	2	2	4	4	4	
UC Cabins	52.N	Guest Cabin 5-6	Guest Cabin 5-6	1,303	2,001	1,127	1,198	16'-6"	15'-0"	Y	N	3	11	24	3	3	4	2	2	2	4	4	4	existing CUP undercounted SF by 425 SF
UC Cabins	53.N	Guest Cabin 7-8	Guest Cabin 7-8	1,303	2,006	1,127	1,198	16'-6"	15'-0"	Y	N	3	11	24	3	3	4	2	2	2	4	4	4	existing CUP undercounted SF by 425 SF
UC Cabins	54.N	Guest Cabin 43-44	Guest Cabin 43-44	1,303	1,459	1,127	904	16'-6"	15'-0"	Y	N	3	11	10	3	3	4	2	2	2	4	4	4	
UC Cabins	55.N	Guest Cabin 9-10	Guest Cabin 9-10	1,303	2,010	1,127	1,198	16'-6"	15'-0"	Y	N	3	11	24	3	3	4	2	2	2	4	4	4	existing CUP undercounted SF by 425 SF
UC Cabins	56.N	Guest Cabin 11-12	Guest Cabin 11-12	1,303	1,998	1,127	1,198	16'-6"	15'-0"	Y	N	3	11	24	3	3	4	2	2	2	4	4	4	existing CUP undercounted SF by 425 SF
UC Cabins	57.N	GHC Staff Cabin 25-28	GHC Staff Cabin 25-28	1,303	1,105	1,127	1,040	16'-6"	15'-0"	Y	N	2	2	14	3	3	4	2	2	2	2	2	2	
UC Cabins	58.N	GHC Caretaker 21-24	GHC Caretaker 21-24	1,303	1,106	1,127	1,040	16'-6"	15'-0"	Y	N	2	2	2	3	3	4	2	2	2	2	2	2	
Storage Shed	Shed A	Storage Shed	Storage Shed	336	560	336	336	10'-0"	10'-0"	-	-	-	-	-		-			-			-		
Storage Shed	Shed B	Storage Shed	Storage Shed	480	480	480	480	10'-0"	10'-0"	-	-	-	-	-		-			-			-		
Storage Shed	Shed C	Storage Shed	Storage Shed	400	420	400	400	10'-0"	10'-0"	-	-	-	-	-		-			-			-		
Storage Shed	Shed D	Storage Shed	Storage Shed	112	112	112	112	9'-5-3/4"	8'-0"	-	-	-	-	-		-			-			-		
Storage Shed	Shed E	Storage Shed	Storage Shed	120	120	120	120	9'-5-3/4"	10'-0"	-	-	-	-	-		-			-			-		
Storage Shed	Shed E1	Storage Shed	Storage Shed	120	120	120	120	9'-5-3/4"	10'-0"	-	-	-	-	-		-			-			-		
SUBTOTAL UPPER CAMP				**32,155**	**35,516**	**25,908**	**25,928**					**29**	**97**	**194**	**48**	**39**	**59**	**39**	**30**	**39**	**45**	**40**	**45**	

Maximum area (Upper Camp) = 25% of CRE 1,132,560 CRE SF **283,140** **Maximum Area per Ventura County Coastal Zoning Ordinance** **Upper Bed Count**

*** Based on review of aerial survey and adjusted per tree cover and existing documentation** **Proposed** **(E) CUP**

TOTAL UPPER CAMP				**32,155**		**25,908**	**25,928**					126		194										

Project Title:

CAMP HESS KRAMER / GINDLING HILLTOP CAMP WOOLSEY FIRE REBUILD

11495 & 11677 PACIFIC COAST HWY, MALIBU, CA 90265

APN#: 700-0-060-310, 260, 140 & 700-0-070-450

Design Firm:

SIEGEL & STRAIN Architects

6201 Doyle St, Suite B
Emeryville, CA 94608
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Consultant:

Stamp:

No.	Description	Date
	PLANNING SUBMISSION	05/01/21

Issue Note:

PLANNING RESUBMISSION 03/01/22

Project ID: WBTC

Scale:

Sheet Title:

PROJECT SITE TABULATION

Sheet No.:

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