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STATE OF CALIFORNIA

Gavin Newsom, Governor

NATIVE AMERICAN HERITAGE COMMISSION

November 16, 2023

Governor's Office of Planning & Research

Michael T. Conger
County of Ventura – Resource Management Agency / Planning Division
800 S. Victoria Ave., L#1740
Ventura, CA 93009

Nov 17 2023

STATE CLEARINGHOUSE

Re: 2023110297, American Jewish University – Camp Alonim Project, Ventura County

Dear Mr. Conger:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b))). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1))). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:

Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

- a.** A brief description of the project.
- b.** The lead agency contact information.
- c.** Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
- d.** A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).

2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).

- a.** For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).

3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

- a.** Alternatives to the project.
- b.** Recommended mitigation measures.
- c.** Significant effects. (Pub. Resources Code §21080.3.2 (a)).

4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:

- a.** Type of environmental review necessary.
- b.** Significance of the tribal cultural resources.
- c.** Significance of the project's impacts on tribal cultural resources.
- d.** If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).

5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).

6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

- a.** Whether the proposed project has a significant impact on an identified tribal cultural resource.
- b.** Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:

- a.** The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
- b.** A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).

8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).

9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).

10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:

- a.** Avoidance and preservation of the resources in place, including, but not limited to:
 - i.** Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii.** Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
- b.** Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i.** Protecting the cultural character and integrity of the resource.
 - ii.** Protecting the traditional use of the resource.
 - iii.** Protecting the confidentiality of the resource.
- c.** Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
- d.** Protecting the resource. (Pub. Resource Code §21084.3 (b)).
- e.** Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
- f.** Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).

11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:

- a.** The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
- b.** The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
- c.** The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at:

https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf.

Some of SB 18's provisions include:

- 1. Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
- 2. No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
- 3. Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
- 4. Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
 - a.** The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b.** Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>.

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

- 1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (https://ohp.parks.ca.gov/?page_id=30331) for an archaeological records search. The records search will determine:**
 - a.** If part or all of the APE has been previously surveyed for cultural resources.
 - b.** If any known cultural resources have already been recorded on or adjacent to the APE.
 - c.** If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d.** If a survey is required to determine whether previously unrecorded cultural resources are present.
- 2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.**
 - a.** The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b.** The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:

a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.

b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.

4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.

a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.

b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.

c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address:

Cody.Campagne@nahc.ca.gov.

Sincerely,



Cody Campagne
Cultural Resources Analyst

cc: State Clearinghouse

DEPARTMENT OF TRANSPORTATION

DISTRICT 7

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*Making Conservation
a California Way of Life*

December 20, 2023

Michael Conger
County of Ventura
800 S. Victoria Ave., L#1740
Ventura, CA 93009

RE: American Jewish University – Camp
Alonim Project – Notice of Preparation
(NOP)
Vic. SR-118/ PM VEN R27.052
SCH # 2023110297
GTS # 07-VEN-2023-00575

Dear Michael Conger:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-referenced project. The project is a request for a Major Modification to a Conditional Use Permit (No. 1776) and a Discretionary Tree Permit to allow for (1) expansion of camp facilities; (2) an increase in the frequency and attendance for special events; (4) retroactive authorization of the Brandeis-Bardin Mutual Water Company water system; and (5) extension of the CUP expiration until 30 years after approval of the Major Modification. The County of Ventura is the Lead Agency under the California Quality Act (CEQA).

The nearest State facility to the proposed project is SR-118 (Ronald Reagan Freeway). After reviewing the project plans, Caltrans has the following comments:

- Due to the project's proximity to SR-118, Caltrans is concerned with an increase in traffic on the freeway and surrounding streets. Caltrans requests an VMT analysis in addition to the proposed traffic impact analysis stated in the NOP. This analysis should include the SR-118 and Tapo Canyon Road on and off ramps in the future environmental documents.
- Caltrans recommends the following active transportation measures:
 - Offer opportunities to subsidize transit for employees, campers, visitors, etc. If subsidizing is unavailable, efforts should be in place to promote transit and the personal benefits it offers. The reliability and connectivity to public transit should be equitable and accessible to all individuals.

- Provide bicycle parking and pedestrian infrastructure as a Class II facility exists within the area. This can include installing high visibility features like green paint in intersections or installing appropriate continental crosswalks throughout the project area and its vicinity.
- Upgrade bike and pedestrian infrastructure to include ADA elements within the project area.
- Work with the applicable Transportation Management Organization to implement transportation demand management strategies.
- Caltrans recommends the following during the construction stage:
 - Work with Caltrans Office of Permits, Multi-Modal Unit, for a designated truck route for construction trucks to transport construction equipment to and from the construction sites.
 - Construction vehicles/equipment should use alternative routes to avoid congested state facilities, especially during peak hours.
 - Cover construction trucks with tarpaulin to avoid debris spillage onto State facilities.
 - Caltrans requests to include a Construction Management Plan (CMP) in the future environmental documents.
- Caltrans recommends the Lead Agency to review the following information:
 - For this project, we encourage the Lead Agency to evaluate the potential of Transportation Demand Management (TDM) strategies and Intelligent Transportation System (ITS) applications to better manage the transportation network, as well as transit service and bicycle or pedestrian connectivity improvements. For additional TDM options, please refer to the Federal Highway Administration's Integrating Demand Management into the Transportation Planning Process: A Desk Reference (Chapter 8). This reference is available online at:
<http://www.ops.fhwa.dot.gov/publications/fhwahop12035/fhwahop12035.pdf>
 - You can also refer to the 2010 Quantifying Greenhouse Gas Mitigation Measures report by the California Air Pollution Control Officers Association (CAPCOA), which is available online at:
<http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>

- Also, Caltrans has published the VMT-focused Transportation Impact Study Guide (TISG), dated May 20, 2020, and the Caltrans Interim Land Development and Intergovernmental Review (LD-IGR) Safety Review Practitioners Guidance, prepared on December 18, 2020. You can review these resources at the following links:

<https://dot.ca.gov/-/media/dot-media/programs/transportation-planning/documents/sb-743/2020-05-20-approved-vmt-focused-tisg-a11y.pdf>

<https://dot.ca.gov/-/media/dot-media/programs/transportation-planning/documents/sb-743/2020-12-22-updated-interim-ldigr-safety-review-guidance-a11y.pdf>

- Caltrans encourages lead agencies to prepare traffic safety impact analysis for all developments in the California Environmental Quality Act (CEQA) review process so that, through partnerships and collaboration, California can reach zero fatalities and serious injuries by 2050.

As a reminder, any transportation of heavy construction equipment and/or materials that requires the use of oversized transport vehicles on State Highways will need a Caltrans transportation permit. Caltrans recommends that the Project limit construction traffic to off-peak periods to minimize the potential impact on State facilities. If construction traffic is expected to cause issues on any State facilities, please submit a construction traffic control plan detailing these issues for Caltrans' review.

Caltrans looks forward to reviewing the forthcoming environmental document. If you have any questions, please feel free to contact Jaden Oloresisimo, the project coordinator, at Jaden.Oloresisimo@dot.ca.gov and refer to GTS # 07-VEN-2023-00575.

Sincerely,

Frances Duong

Frances Duong
Acting LDR/CEQA Branch Chief

cc: State Clearinghouse



State of California – Natural Resources Agency
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GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



December 20, 2023

Michael T. Conger
 Ventura County Resource Management Agency
 800 South Victoria Avenue, L# 1740
 Ventura, CA 93009-1740
Michael.Conger@ventura.org

**SUBJECT: NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT
 FOR THE AMERICAN JEWISH UNIVERSITY – CAMP ALONIM PROJECT,
 SCH #2023110297**

Dear Michael Conger:

The California Department of Fish and Wildlife (CDFW) received a Notice of Preparation (NOP) of an Environmental Impact Report (EIR) from the Ventura County Resource Management Agency (County) for the American Jewish University – Camp Alonim Project (Project) pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines.

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

CDFW ROLE

CDFW is California's Trustee Agency for fish and wildlife resources and holds those resources in trust by statute for all the people of the State. (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a).) CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. (*Id.*, § 1802.) Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

CDFW is also submitting comments as a Responsible Agency under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381.) CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for

Conserving California's Wildlife Since 1870

Michael T. Conger
Ventura County Resource Management Agency
December 20, 2023
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example, the Project may be subject to CDFW's lake and streambed alteration regulatory authority. (Fish & G. Code, § 1600 et seq.) Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.) or the Native Plant Protection Act (NPPA; Fish & G. Code, § 1900 et seq.), the Project proponent may seek related take authorization as provided by the Fish and Game Code.

PROJECT DESCRIPTION SUMMARY

Proponent: American Jewish University

Objective: The Project proponent requests a major modification to Conditional Use Permit No. 1776 and a discretionary tree permit for the development of additional facilities at Camp Alonim. Proposed facilities include a welcome center, 13 camper cabins, 3 head counselor cabins, an arts pavilion, and a parking lot with 58 new parking spaces. Landscaping improvements would occur around the new structures. In addition to new development, seven existing structures would be demolished. The Project would require removal of 74 trees, including nine coast live oak (*Quercus agrifolia*) and one sycamore (*Platanus* sp.) tree, and encroachment of the protected zone of several trees on site.

Location: The 2,588-acre Project is located at 1101 Peppertree Lane in the City of Simi Valley, Ventura County. The Project site is located near the base of the Santa Susana Mountains and is bordered by undeveloped open space. The Assessor Parcel Numbers associated with the Project include 685-0-051, -040, -050, -140, -190, and -210.

Biological Setting: A portion of the Project site is currently developed with the American Jewish University's Brandeis-Bardin Campus (campus), which includes Camp Alonim, the Brandeis Collegiate Institute, and other associated uses. The proposed facilities would be constructed near the existing campus within 328 acres of the 2,588-acre Project site. Beyond the immediate borders of the Project site lies Sage Ranch Park and Rocketdyne Santa Susana Field Lab to the south and residential communities to the north. A biological baseline assessment was not provided in the NOP to provide information related to the biological resources (i.e., flora, fauna, watercourses) within the Project site. Through aerial imagery, it appears that the areas within the 328 acres may support a woodland habitat and other natural communities.

Based on observations recorded through the California Natural Diversity Database (CNDDB), the Project has potential to impact various sensitive species, including Crotch's bumble bee (*Bombus crotchii*; CESA candidate endangered), California legless lizard (*Anniella stebbinsi*; California Species of Special Concern (SSC)), coastal whiptail (*Aspidoscelis tigris stejnegeri*; SSC), California leaf-nosed bat (*Macrotus californicus*; SSC), pallid bat (*Antrozous pallidus*; SSC), and western mastiff bat (*Eumops perotis californicus*; SSC).

COMMENTS AND RECOMMENDATIONS

CDFW offers the comments and recommendations below to assist the County in adequately identifying and/or mitigating the Project's significant, or potentially significant,

Michael T. Conger
Ventura County Resource Management Agency
December 20, 2023
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direct and indirect impacts on fish and wildlife (biological) resources. The EIR should provide adequate and complete disclosure of the Project's potential impacts on biological resources [Pub. Resources Code, §21061; CEQA Guidelines, §§15003(i), 15151]. CDFW looks forward to commenting on the EIR when it is available.

- 1) Local Wildlife Movement. Although the Project site is not located within a designated wildlife corridor, there is undeveloped open space surrounding the proposed 328 acres, where development is anticipated to occur. CDFW recommends the EIR analyze whether the Project would impact local wildlife movement that occurs throughout the entire Project site. Impacts include, but are not limited to, habitat loss and fragmentation, narrowing of wildlife corridors, and introduction of barriers to wildlife movement. Technical detail such as data, maps, diagrams, and similar relevant information should be provided to allow full assessment of significant environmental impacts by reviewing agencies and members of the public (CEQA Guidelines, §15147). If avoidance of corridor encroachment is not feasible, the EIR should provide measures to mitigate the Project's significant impacts to local wildlife movement.
- 2) Crotch's Bumble Bee. Recently, the California Fish and Game Commission accepted a petition to list the Crotch's bumble bee as endangered under CESA, determining the listing "may be warranted" and advancing the species to the candidacy stage of the CESA listing process. CDFW considers adverse impacts to a species protected by CESA, for the purposes of CEQA, to be significant without mitigation. There is potential for Crotch's bumble bee to occur within the Project site. Crotch's bumble bees primarily nest in late February through late September underground in abandoned small mammal burrows but may also nest under perennial bunch grasses or thatched annual grasses, beneath brush piles, in old bird nests, and in dead trees or hollow logs (Williams et al., 2014; Hatfield et al., 2018). Overwintering sites utilized by Crotch's bumble bee queens include soft, disturbed soil (Goulson, 2010), or under leaf litter or other debris (Williams et al., 2014).

The EIR should analyze the Project's impact on floral resources, nesting habitat, and overwintering habitat for Crotch's bumble bee. The EIR should also provide full disclosure of the presence of Crotch's bumble bee within the Project site. Additionally, CDFW recommends that a qualified entomologist familiar with the species' behavior and life history conduct surveys within one year prior to vegetation removal and/or ground disturbance to determine the presence/absence of Crotch's bumble bee. Surveys for Crotch's bumble bee should adhere to the [Survey Considerations for California Endangered Species Act \(CESA\) Candidate Bumble Bee Species](#) (CDFW 2023).

- 3) Oak Trees. It is undisclosed in the NOP if an oak woodland will be impacted; however, several oak trees will be removed from the Project site and encroachment on the protected zone of several trees will occur. CDFW recommends the EIR provide measures to avoid impacts to any remaining oak trees and oak woodlands during Project activities. Avoidance measures should be effective, specific, enforceable, and feasible. The EIR should also provide measures to fully protect the protected zone of all oak trees not targeted for removal from ground disturbance activities.

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CDFW recommends the EIR provide an on- or off-site mitigation plan and discuss the suitability of selected location(s) for mitigating impacts to oak trees and oak woodlands. The EIR should provide information about reference sites, with similar species and habitat as being mitigated and the suitability of selected reference site(s) to inform the Project's mitigation plan. The mitigation plan should provide specific mitigation goals and required measures to establish self-sustaining oak trees and oak woodlands.

- 4) **Reptile Species**. The Project site may provide suitable habitat for coastal whiptail and California legless lizard. Both species are designated as SSC. CDFW considers impacts to SSC a significant direct and cumulative adverse effect without implementing appropriate avoidance and/or mitigation measures [CEQA Guidelines, §§ 15064, 15065, 15125(c), and 15380].

CDFW recommends the EIR thoroughly discuss the potential for impacts to these species, assume their presence, and include a mitigation measure or measures which provide compensatory mitigation for Project impacts on SSC.

- 5) **Bats Species**. In urbanized areas, numerous bat species are known to roost in trees and structures throughout Ventura County. Bats may use trees and man-made structures (e.g., cracks and crevices in large concrete structures) for daytime and nighttime roosts. Bats and roosts could be impacted by removal of trees, vegetation, and/or structures supporting roosting bats. This could result in injury and/or mortality of bats, as well as loss of roosting habitat. Bats and roosts could also be impacted by increased noise, human activity, dust, and ground vibrations.

CDFW recommends that a qualified bat specialist be retained to identify potential daytime, nighttime, wintering, and hibernation roost sites and conduct bat surveys within these areas (plus a 100-foot buffer as access allows) to identify roosting bats and any maternity roosts. CDFW recommends using acoustic recognition technology to maximize detection of bats.

If the Project would impact bats, CDFW recommends the EIR include measures to avoid and minimize impacts on bats, roosts, and maternity roosts. A qualified bat specialist should be retained to identify potential daytime, nighttime, wintering, and hibernation roost sites and conduct bat surveys within these areas (plus a 100-foot buffer as access allows) to identify roosting bats and any maternity roosts.

- 6) **Wetlands, Streams, and Riparian Areas**. Based on a review of the National Hydrography Dataset , the Project site appears to contain a stream (USGS 2023). CDFW recommends the County conduct a delineation to determine the presence and lateral extent of wetlands, streams, and riparian areas. The results of the study and mitigation measures for avoidance and minimization of impacts should be discussed in the EIR.

CDFW has regulatory authority over activities in streams and/or lakes that will substantially divert or obstruct the natural flow of, or substantially change or use any material from the bed, channel, or bank (which may include associated riparian resources) of any river, stream, or lake, or deposit or dispose of debris, waste, or other

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Ventura County Resource Management Agency
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material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake. For any such activities, the Project applicant (or “entity”) must provide written notification to CDFW pursuant to section 1600 et seq. of the Fish and Game Code. Based on this notification and other information, CDFW determines whether a Lake and Streambed Alteration Agreement (LSAA) with the applicant is required prior to conducting the proposed activities. CDFW’s issuance of a LSAA will require CEQA compliance actions by CDFW as a Responsible Agency. CDFW as a Responsible Agency under CEQA may consider the County’s Environmental Impact Report for the Project. To minimize additional requirements by CDFW pursuant to section 1600 et seq. and/or under CEQA, the document should fully identify the potential impacts to any stream or riparian resources and provide adequate avoidance, mitigation, monitoring, and reporting commitments for issuance of the LSAA.

- 7) Facility Sites. The EIR should include a discussion of the criteria used to select the locations of new facilities and disclose any considerations for natural resources that were used in the decision-making process. Comprehensive biological surveys should be conducted at each proposed facility site, and the survey results should be included in the EIR.
- 8) Lighting Design. Artificial night lighting can affect plants and wildlife through attraction and disorientation, loss of connectivity, interference with pollination and foraging, and disruption of circadian rhythms and lunar and seasonal cycles (Barrientos et al 2023). Methods for minimizing adverse effects of artificial night lighting include lighting only where light is necessary, turning lights off when they are not in use (e.g., motion detector), only using as much light as is needed, directing the light only where it is needed, and using the lowest possible correlated color temperature for the goal of the lighting.

CDFW recommends the County require a lighting plan that discusses the criteria used in selecting the various types of lighting fixtures, a schedule detailing the hours the various lights will be on, and steps taken to minimize adverse effects. If the County has developed best management practices for lighting design, those protocols should be discussed in the EIR.

- 9) Nesting Birds and Raptors. CDFW recommends the EIR include a measure to fully avoid impacts to nesting birds and raptors. To the extent feasible, no construction, ground-disturbing activities (e.g., mobilizing, staging, and excavating), and vegetation removal should occur during the avian breeding season which generally runs from February 1 through September 1 (as early as January 1 for some raptors) to avoid take of birds, raptors, or their eggs. If impacts to nesting birds and raptors cannot be avoided, CDFW recommends the EIR include measures to minimize impacts on nesting birds and raptors. Prior to starting ground-disturbing activities and vegetation removal, a qualified biologist should conduct nesting bird and raptor surveys to identify nests. The qualified biologist should establish no-disturbance buffers to minimize impacts on those nests. CDFW generally recommends a minimum 100-foot no disturbance buffer around active passerine nests. For raptors, the no disturbance buffer should be expanded to 500 feet. Reductions in the nest buffer may occur in

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consideration of site-specific features such as ambient levels of human activity, screening vegetation, or other factors.

General Comments

- 1) **Project Description and Alternatives**. To enable CDFW to adequately review and comment on the proposed Project from the standpoint of the protection of plants, fish, wildlife, and natural habitats, we recommend the following information be included in the EIR:
 - a. The document should contain a complete discussion of the purpose and need for, and description of, the proposed Project, including all staging areas and access routes to the construction and staging areas.
 - b. A range of feasible alternatives should be included to ensure that alternatives to the proposed Project are fully considered and evaluated; the alternatives should avoid or otherwise minimize impacts to sensitive biological resources. Specific alternative locations should be evaluated in areas with lower resource sensitivity where appropriate.
- 2) **Biological Resource Inventory**. The document should provide a complete assessment of the flora and fauna within and adjacent to the Project area, with particular emphasis upon identifying endangered, threatened, sensitive, and locally unique species and sensitive habitats. This should include a complete floral and faunal species compendium of the entire Project site, undertaken at the appropriate time of year. The EIR should include the following information.
 - a. CEQA Guidelines, section 15125(c), specifies that knowledge on the regional setting is critical to an assessment of environmental impacts and that special emphasis should be placed on resources that are rare or unique to the region.
 - b. A thorough, recent floristic-based assessment of special status plants and natural communities, following CDFW's Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities (see <https://www.wildlife.ca.gov/Conservation/Plants/Info>). CDFW recommends that floristic, alliance-based and/or association-based mapping and vegetation impact assessments be conducted at the Project site and neighboring vicinity. The Manual of California Vegetation, second edition, should also be used to inform this mapping and assessment (Sawyer et al. 2008). Adjoining habitat areas should be included in this assessment where site activities could lead to direct or indirect impacts offsite. Habitat mapping at the alliance level will help establish baseline vegetation conditions.
 - c. A current inventory of the biological resources associated with each habitat type on site and within the area of potential effect. CDFW's California Natural Diversity Data Base in Sacramento should be contacted at <https://www.wildlife.ca.gov/Data/BIOS> to obtain current information on any previously reported sensitive species and

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habitat, including Significant Natural Areas identified under Chapter 12 of the Fish and Game Code.

- d. An inventory of rare, threatened, endangered, and other sensitive species on site and within the area of potential effect. Species to be addressed should include all those which meet the CEQA definition (see CEQA Guidelines, § 15380). This should include sensitive invertebrates, fish, reptile, amphibian, bird, and mammal species. Seasonal variations in use of the Project area should also be addressed. Focused species-specific surveys, conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required. Acceptable species-specific survey procedures should be developed in consultation with CDFW and the U.S. Fish and Wildlife Service.

3) **Biological Impacts.** To provide a thorough discussion of direct, indirect, and cumulative impacts expected to adversely affect biological resources, with specific measures to offset such impacts, the following should be addressed in the EIR.

- a. A discussion of potential adverse impacts from lighting, noise, human activity, exotic species, recreational uses, and drainage. Mitigation measures proposed to alleviate such impacts should be included.
- b. A discussion regarding indirect Project impacts on biological resources, including resources in nearby public lands, open space, adjacent natural habitats, riparian ecosystems, and any designated and/or proposed or existing reserve lands.

4) **Mitigation for Project-related Biological Impacts.** The EIR should include mitigation measures for Project-related impacts to sensitive plants, animals, and native vegetation communities (sage scrub, chaparral, native grassland, riparian, or oak woodlands or savannahs) as well as naturalized habitat such as non-native grasslands where they support or provide essential habitat for native wildlife (e.g., for raptor foraging, etc.). Mitigation measures should emphasize avoidance of functional habitat blocks and/or reduction of Project impacts. For unavoidable impacts, compensatory mitigation (conservation/protection of habitat on or offsite) should be discussed in detail.

5) **Incidental Take Authorization.** Take of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.) or the Native Plant Protection Act (NPPA; Fish & G. Code, §1900 et seq.) is prohibited, except as authorized by state law (Fish & G. Code, §§ 2080, 2085).

If the Project, Project construction, or any Project-related activity during the life of the Project will result in take of any such species, CDFW recommends that the Project proponent seek appropriate take authorization prior to implementing the Project. Appropriate authorization may include an incidental take permit (ITP), a consistency determination, or other options (Fish & G. Code §§ 2080.1, 2081, subds. (b), (c)). Early consultation is encouraged, as significant modification to a Project and mitigation measures may be required to obtain a CESA Permit. CDFW recommends that the County ensure the Project proponent is aware of any potential take that may result from the Project. CDFW recommends the EIR contain biological mitigation, monitoring, and

Michael T. Conger
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reporting requirements that are of sufficient detail and resolution to satisfy the requirements for a CESA ITP. CDFW may be required to prepare a separate CEQA document for the issuance of an ITP unless the Project CEQA document addresses all Project impacts to CESA-listed species and specifies a mitigation, monitoring, and reporting program that will meet the requirements of an ITP.

ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDB). Instructions for submittal are available online at <https://wildlife.ca.gov/Data/CNDDB>. Additionally, information on special status native plant populations and sensitive natural communities should be submitted to CDFW's Vegetation Classification and Mapping Program. Instructions for submittal are available online at <https://wildlife.ca.gov/Data/VegCAMP/Natural-Communities/Submit>.

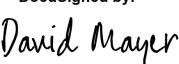
ENVIRONMENTAL DOCUMENT FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of environmental document filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the environmental document filing fee is required in order for the underlying Project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

CONCLUSION

CDFW appreciates the opportunity to comment on the NOP to assist the County in identifying and mitigating Project impacts on biological resources. Questions regarding this letter or further coordination should be directed to Kelly Fisher, Environmental Scientist, (858) 354-5083 or Kelly.Fisher@wildlife.ca.gov.

Sincerely,

DocuSigned by:

D700B4520375406...

David Mayer
Environmental Program Manager
South Coast Region

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December 20, 2023
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ec: California Department of Fish and Wildlife

Jennifer Turner, Senior Environmental Scientist (Supervisory)
Jennifer.Turner@wildlife.ca.gov

Cindy Hailey, Staff Services Analyst
Cindy.Hailey@wildlife.ca.gov

Office of Planning and Research

State Clearinghouse, Sacramento
State.Clearinghouse@opr.ca.gov

REFERENCES

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California Office of Planning and Research. 2009 or current version. CEQA: California Environmental Quality Act. Statutes and Guidelines, § 21081.6 and CEQA Guidelines, § 15097, §15126.4(2).

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December 19, 2023, at URL <https://www.usgs.gov/national-hydrography/access-national-hydrography-products>

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Ventura County
Air Pollution
Control District

4567 Telephone Rd
Ventura, California 93003

tel 805/303-4005
fax 805/456-7797
www.vcapcd.org

Ali Reza Ghasemi, PE
Air Pollution Control Officer

VENTURA COUNTY AIR POLLUTION CONTROL DISTRICT

Memorandum

TO: Michael Conger, Senior Planner

DATE: December 11, 2023

FROM: Nicole Collazo, Air Quality Specialist, VCAPCD Planning Division *NC*

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report for the Camp Alonim Project PL22-0032

Ventura County Air Pollution Control District (APCD) staff has reviewed the subject Notice of Preparation (NOP) for the draft environmental impact report (DEIR), which will analyze the environmental impacts of a project to demolish some existing structures and expand Camp Alonim, part of the American Jewish University. The project location is 1101 Peppertree Lane. The Lead Agency is the County of Ventura.

APCD has the following comments regarding the project's NOP of a DEIR.

1) *Air Quality Section*- The air quality assessment should consider project consistency, as included in the Ventura County Air Quality Assessment Guidelines, with the recently adopted 2022 Air Quality Management Plan (AQMP). The 2022 AQMP is the air plan to attain the 2015 federal 8-hr ozone standard with updated emission factors and population forecasts. The 2016 AQMP was the plan to attain the 2008 federal ozone standard; that standard has been met. More information on the 2022 AQMP can be found here <http://www.vcapcd.org/AQMP-2022.htm>.

2) The Ventura County Air Quality Assessment Guidelines (AQAG) can also be used to evaluate all potential air quality impacts. The AQAG are also downloadable from our website here: <http://www.vcapcd.org/environmental-review.htm>. Specifically, the air quality assessment should consider reactive organic compound (ROC) and nitrogen oxide (NOx) emissions from project-related increases, such as any increases in energy sources (heating, lighting and electricity), mobile sources (proposed increases in daily maximum attended for annual events and total allowed attendees), and area sources (landscaping equipment, maintenance). The trips per day or VMT for quantifying mobile source emissions should be from project-specific, ideally obtained from a traffic study. We note that the AQAG has not been updated since 2003 and the recommended list of mitigation measures in the AQAG are also limited and outdated. Current air quality determinations follow the same methodology but using different tools (CalEEMod vs. URBEMIS, updated OEHHA standards health risk assessments). The recommended list of mitigation measures in the AQAG are also limited and outdated. There are currently other on-site mitigation options, rather than contributing to an off-site TDM Fund Mitigation, such as installing bicycle lockers, EV charging stations, energy standards exceeding Title 24, etc. EV charging station installation costs can also be covered by APCD's [Incentive Programs](#), provided the charging stations are provided for public use and grant awarded.

3) It is important to quantify construction emissions, although they are temporary and short-term in nature and not included in the impact determination for attaining the ambient air quality standards for ozone, can have detrimental effects to nearby sensitive receptors. Emission reduction measures such as requiring Tier 4 off-road construction equipment can reduce pollutants by up to 85% and is highly recommended if construction emissions are above 25 lbs./day of ROC or NOx. Using low-VOC paints may also reduce ROC emissions once construction estimates are known. Other emissions reduction measures include requiring all 2010 and newer on-road engine vehicles for exporting material, in line with the California State Regulation for In-Use On-Road Diesel Vehicles Title 13, CCR §202 for fleet mixes. Note- compliance with APCD [Rule 55](#), *Fugitive Dust*, and [Rule 51](#), *Nuisance*, would apply to all construction and operational activities. Dust complaints can be reduced by adhering to Rule 55 by using an on-site water truck, etc.

4) The proposed demolition activities will need to comply with APCD [Rule 62.7](#), *Asbestos-Demolition and Renovation*, for the potential exposure of asbestos. The DEIR should also include a section under the toxics exposure criteria for air quality to discuss potential exposure of asbestos, a toxic air contaminant, to sensitive receptors nearby. Compliance with APCD Rule 62.7 is outlined below as a standard condition of approval that may be added to the project if approved to ensure asbestos abatements are conducted properly.

DEMOLITION ACTIVITIES

Purpose: To ensure that the owner or operator of a facility shall remove all asbestos-containing material from a facility being demolished.

Requirement: Project demolition activities shall be operated in accordance with the Rules and Regulations of the Ventura County Air Pollution Control District, with emphasis on Rule 62.7, *Asbestos – Demolition and Renovation*.

Documentation: The project applicant shall ensure compliance with the following provision:

- I. The applicant shall submit an AB3205 Form to APCD for approval. In addition, the contractor shall notify APCD 10 business days prior to the abatement commencement, if applicable, by submitting a Notification of Demolition or Renovation Form. Demolition and/or renovation activities shall be conducted in compliance with APCD Rule 62.7, Asbestos – Demolition and Renovation.

Timing: Prior to issuance of a demolition permit(s) by Building & Safety or the applicable jurisdiction agency.

Reporting and Monitoring: AB3205 form must be submitted to and approved by APCD. Building & Safety has this form in their checklist of required items to submit prior to issuance of a demolition permit. The Notification of Demolition or Renovation Form must be submitted to APCD. Enforcement of notification requirements for both forms and compliance with the APCD Asbestos Rule will be enforced by APCD Asbestos Inspectors and/or on a complaint-driven basis.

5) Lastly, the EIR's air quality impact section should be consistent with the criteria found in the State CEQA Guideline Appendix G, found below:

- Conflict with or obstruct implementation of the applicable air quality management plan.
- Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.
- Expose sensitive receptors to substantial pollutant concentrations.
- Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

Thank you for the opportunity to comment on the project NOP. If you have any questions, you may contact me at nicole@vcapcd.org.

Conger, Michael

From: Gary S Seaton <gseaton@naicapital.com>
Sent: Monday, December 4, 2023 11:33 AM
To: Conger, Michael
Cc: Dearden, Alan; Cagley, Corina; Foskarino, Alexander; Ashley Holmes; Charles Lange; Don; ROBERT TRAFTON
Subject: Case #PL22-0032 (Proposed Major Mod to CUP No. 1776)
Attachments: Marketing Flyer.pdf; AB 2911 & new article 1267.01 of CCR.pdf; Emergency Exit(s) Plan.pdf

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Michael-Attached, please find the Marketing Brochure and a map showing existing emergency exits for the "Holmes/Vanderhorsch/Lange Property, 5586 Island Oak St., Simi Valley". We have a conceptual site plan showing a proposed 21-lot subdivision for the development of 21 single family homes with an entry from Island Oak Rd. We wanted to meet with you as we are now aware Brandeis is proposing to modify their existing CUP to include constructing new cabins to replace the existing ones, creating a larger event space that will include thousands of guests annually thereby increasing the number of vehicles arriving and exiting the Project and in so doing, they may be required to make certain improvements to comply with Fire Department conditions of approval. Our question to you is, will they be required to install a loop-gate from both sides of the existing Peppertree Ln emergency exit which you have referred to (identified as exit 2 on the map) to create a required "secondary egress"? This would eliminate the need for the existing Knox Box allowing for a quicker exit in case of fire and not having to wait for emergency crews to arrive to open the gate. If a loop-gate system was created, could the system be operated by a code system exclusively for the nearby residents (thereby protecting Brandeis from any non-emergency traffic) and still meet the requirements of a secondary access? I've also attached a copy of the AB 2911 and CCR 1267.01 for your review which requires the Board in consultation with the State Fire Marshall to survey local governments, including counties, cities and fire districts to identify existing subdivisions without an adequate secondary egress route in all SRA and LRA mapped as a very high fire hazard severity zone which should be incorporated into the EIR. Conditioning Brandeis with an emergency egress in place of the current emergency access would create a safer option for the existing neighborhood to escape any potential fire danger which would then meet current code for fire safety. We look forward to meeting with you to further discuss other possible options for fire safety.

We've been advised by Dean Dearden, Senior Fire Inspector that "the development of the "Holmes/Vanderhorsch/Lange parcel" will require the installation of a secondary access that meets the requirements of the Ventura County Fire Apparatus Access Code Ordinance 29, and VCFD Standard 501. Also, the parcel is in the SRA and is subject to the requirements of the State Minimum Fire Safe Regulations which also require an approved secondary access". And if this is the case, which we have very good reason to believe it is, then by all means, Brandeis' proposed Modification to their CUP should be conditioned as well.

Can we then meet with you at your office Thursday, 12/7, at 10 am?

Thank you,
Gary Seaton

gseaton@naicapital.com | Cal DRE Lic # 00713834

Office 805-522-7132 x4021

Mobile 805-558-0499 | Fax 805-446-2401

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If this email is with regards to a transaction, information and/or opinions expressed herein have been provided by a principal(s) in the transaction, their representative(s), or other third-party sources. No warranty as to the accuracy or completeness of the information and/or opinions or capability of the individual providing such information and/or opinions is intended. Such information and/or opinions should be independently investigated and evaluated and may not be a basis for liability of NAI Capital Commercial, Inc. or its agents. CA BRE Lic. # 02130474



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2555 Townsgate Rd.
Suite 320
Westlake Village, CA 91361

6.19 ACRE VACANT LAND – SIMI VALLEY, CALIFORNIA

Excellent Opportunity for 21-Single Family Home Development
(see attached conceptual site plan)

LOCATION: 5586 Island Oak St., Simi Valley, CA 93063

SIZE: 6.19 acre parcel located at the south east end of Simi Valley just west of Stearns St., Simi Valley, CA 93065 (see map for details).

APN: 651-0-020-060

TOPO: Flat to Rolling.

ZONING: Residential Medium (3.6-5.0 units per acre-minimum size lot of 8,000 sf)

GENERAL PLAN: Residential Medium (3.6-5.0 units per acre)

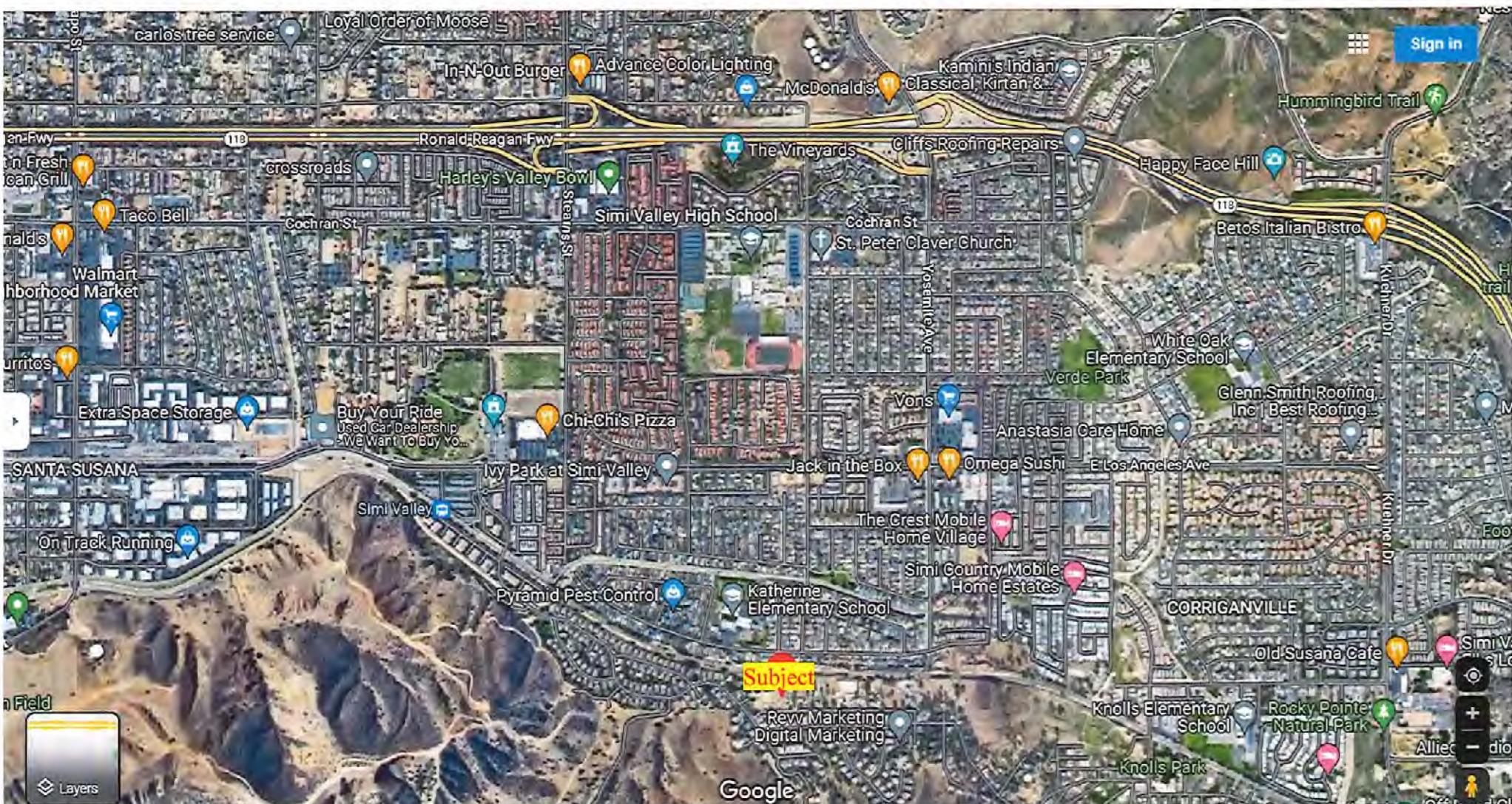
UTILITIES: Utilities are available in Hidden Ranch Drive/Island Oak St. (verify).

ACCESS: 2 access(s); Hidden Ranch Drive/Island Oak St. and California Oak St.

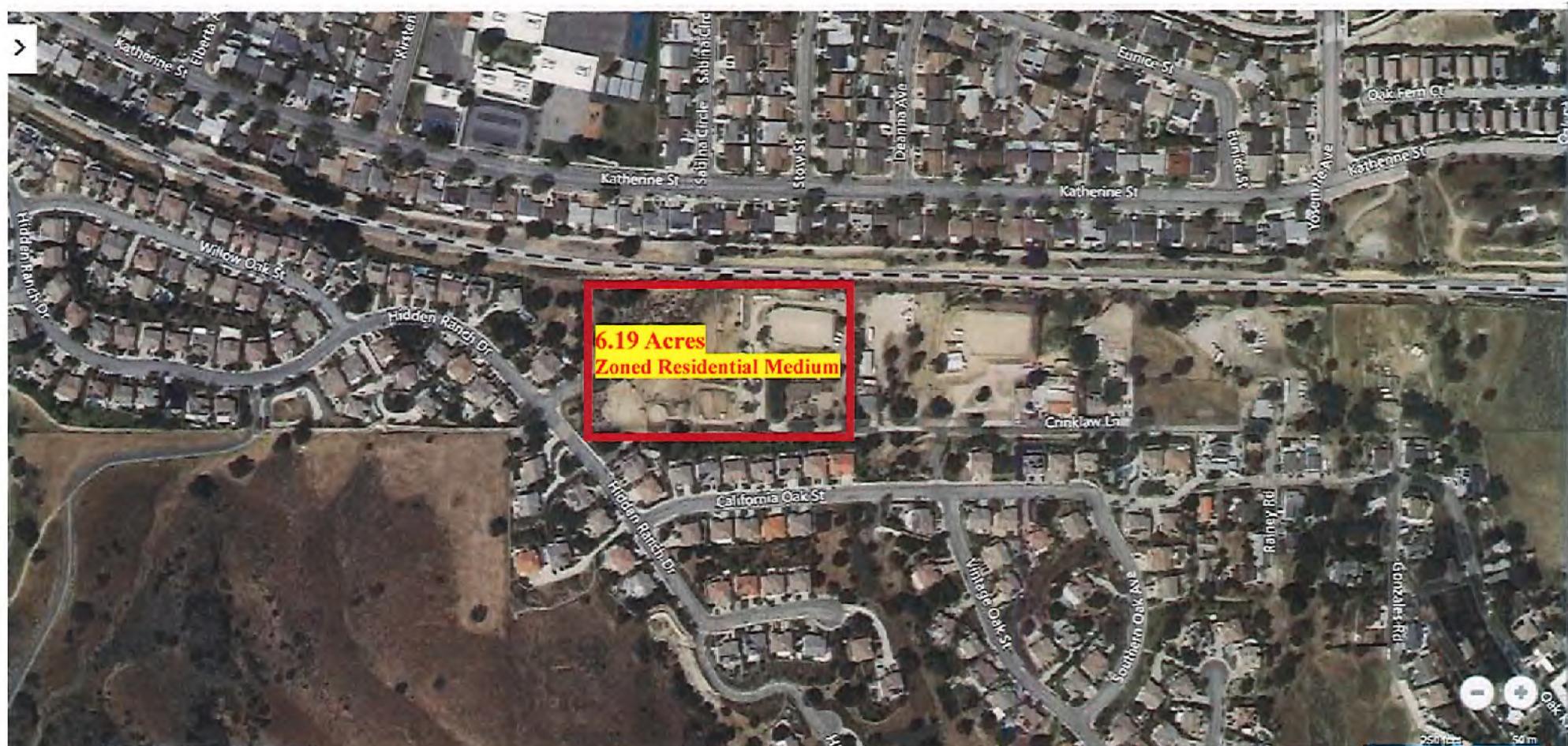
MISC: Subject property is located in Hidden Creek, an exclusive high-end single family residential community in the quiet east-end foothills of Simi Valley. Recent Sale comps range from \$1,061,000 for a 3,243 sf home (\$327/sf) to \$1,497,000 for a 4,453 sf home (\$336/sf) in Hidden Creek. Current improvements include a single family home, quonset hut and equestrian center.

ASKING PRICE: \$5,250,000.

CONTACT: Gary Seaton (BRE License 00713834) at (805) 558-0499.



5586 Island Oak Street, Simi Valley

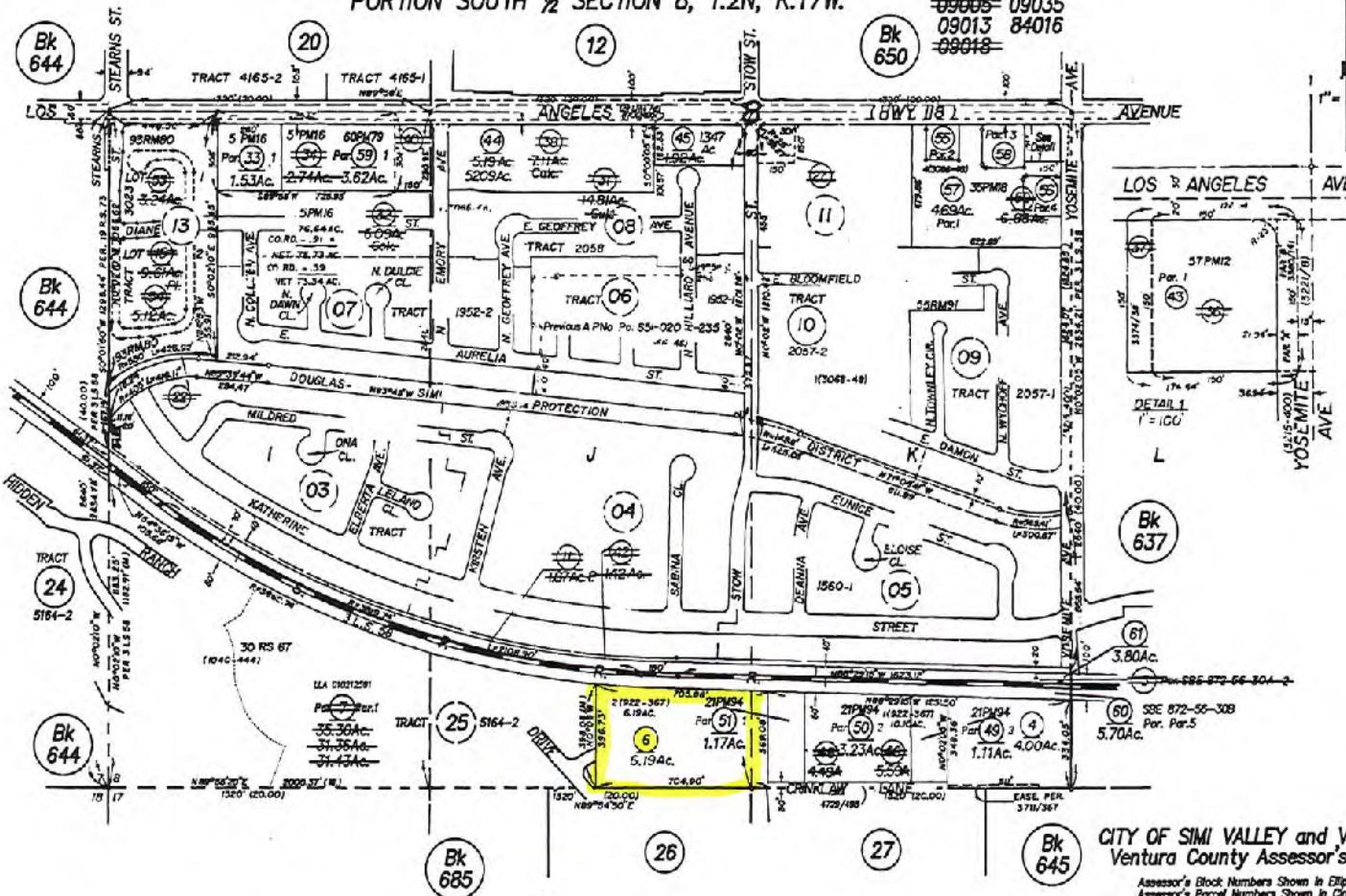


exists a policy of the insurance is expressly modified by endorsement. If any, the Company does not insure dimensions, distances, location of easements, encroachments or other matters shown below.

RANCHO SIMI
PORTION SOUTH $\frac{1}{2}$ SECTION 8, T.2N, R.17W.

Tax Rate Area
09001 09008
09005 09035
09013 84016
09018

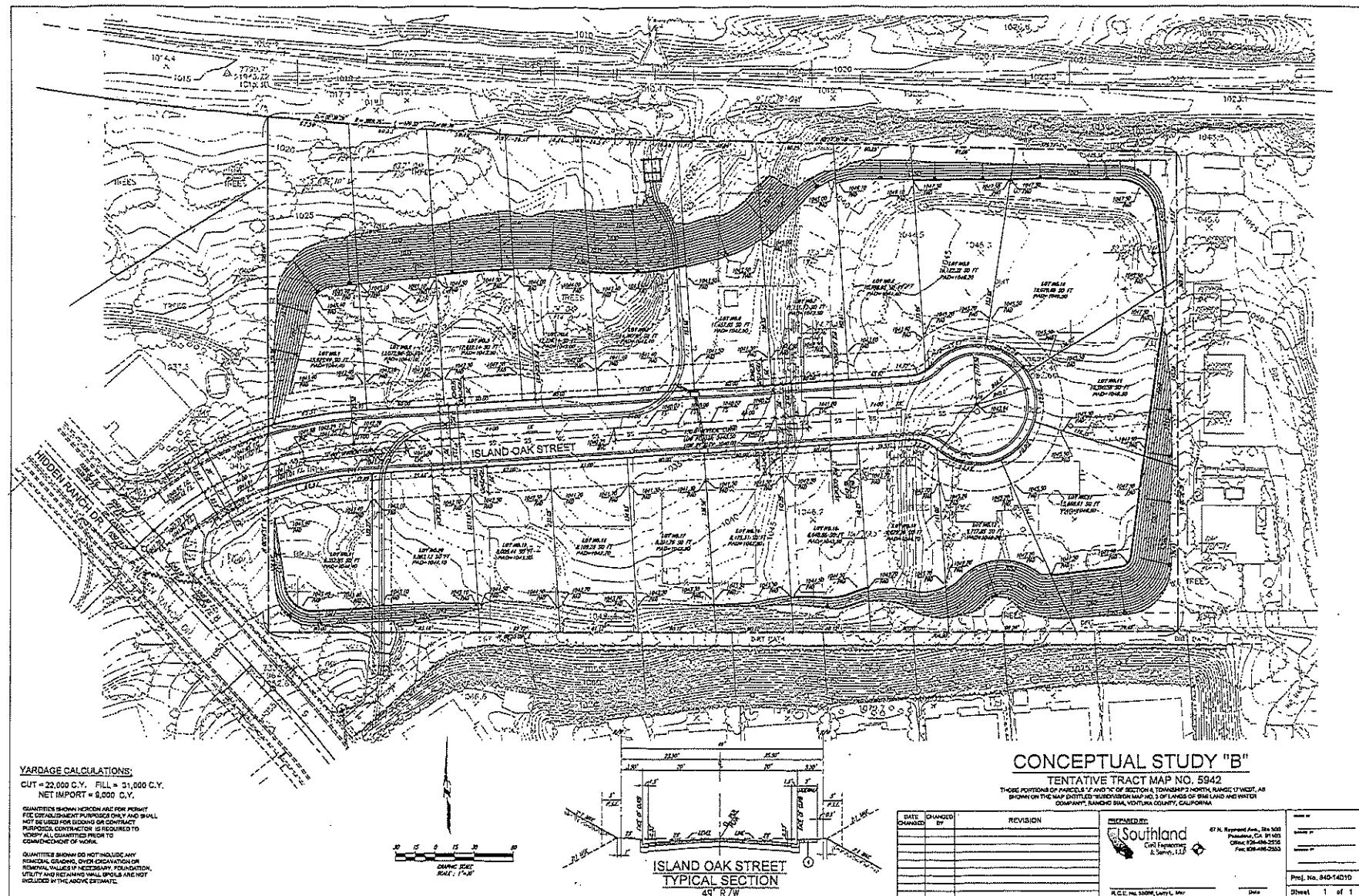
651-02

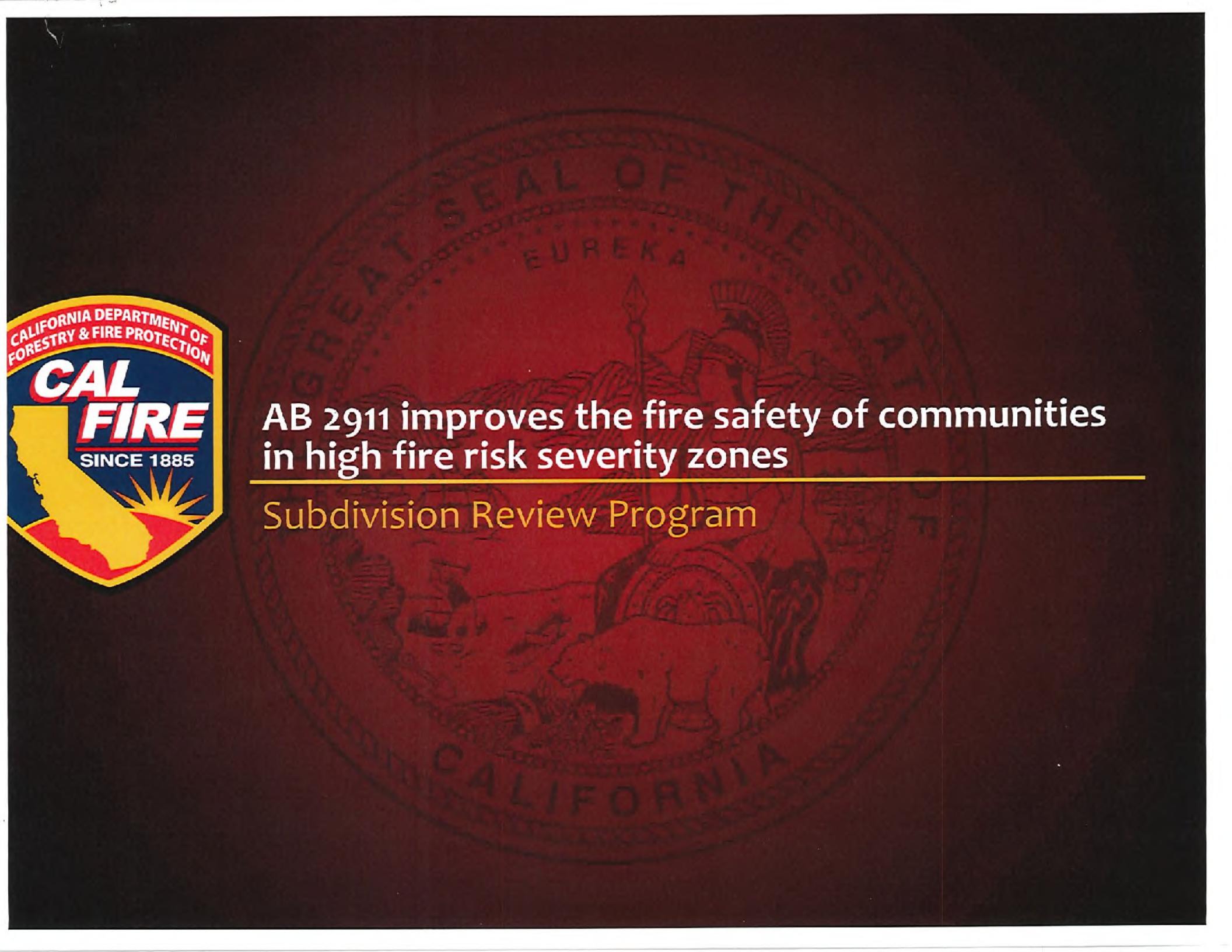
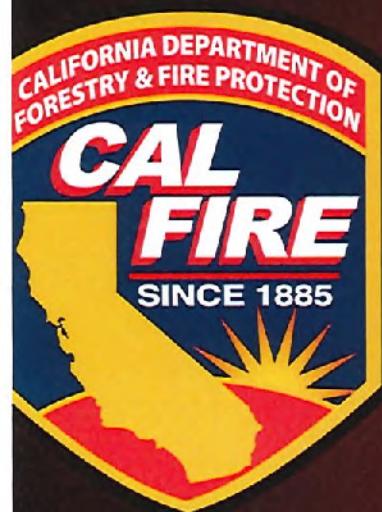


Portion Subdivision No. 3, Simi Land & Water Co., M.R. Bk.5, Pg.24

NOTE: ASSESSOR PARCELS SHOWN ON THIS PAGE
DO NOT NECESSARILY CONSTITUTE LEGAL LOTS.
CHECK WITH COUNTY SURVEYOR'S OFFICE OR
TAX MAP FOR LEGAL LOTS.

DRAWN	REvised	5-17-20
REDRAWN	CREATED	5-15-19
INKED	PLOTTED	EFFECTIVE 64-65 RO





**AB 2911 improves the fire safety of communities
in high fire risk severity zones**

Subdivision Review Program

Subdivision Review Program Mission

To identify existing subdivisions located in the State Responsibility Area (SRA) or a Very High Fire Hazard Severity Zone identified pursuant to GC 51178, without a secondary means of egress route that are at significant fire risk. And provide recommendations in creating a secondary access to the subdivision, improvements to existing access roads, and other fire safety measures.



Safety Element Compliance with SB 1241

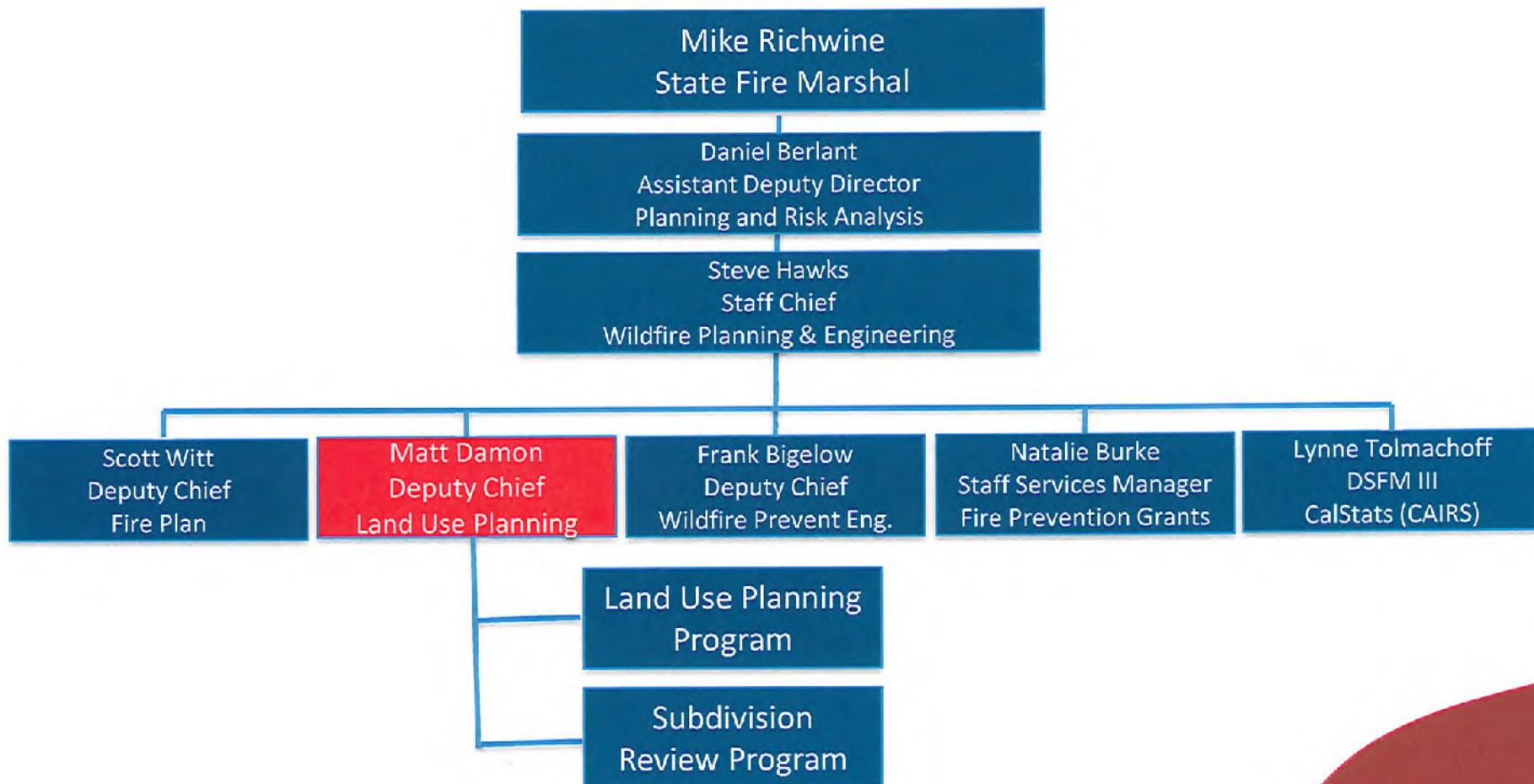
Today's topics of discussion:

1. AB 2911, PRC 4290.5, and new article 1267.01 of CCR
 - Who, When, What, How
2. Improve fire safety in California's communities
3. Useful Resources



About Us

Land Use Planning



Fire Hazard Planning - The Big Picture

Emergency Management



The goal of fire hazard planning is to reduce the impact of wildland fire in the short, near, medium and long term by looking beyond jurisdictional boundaries.





AB 2911 (Friedman 2018)

Subdivision Review Program

Assembly Bill 2911 (Friedman 2018)

Where did this all come from?

“One of the key areas that is our responsibility to take a hard look at is wildfire prevention, as well as recovery from fires. As one of the many consequences of climate change, we are seeing precipitation levels alter dramatically from historical trends. With that, the lands that are home to communities throughout California are at a rapidly increasing risk of severe, disaster-level, fires. From Butte County to the hills of our district, to the forests and mountains surrounding Redding and Santa Rosa, we have already seen devastation.” – said Friedman



Assembly Bill 2911 (Friedman 2018)

2017 Fire History

Redwood Valley Fire – Mendocino County

- 36,523 acres
- 546 structures destroyed
- 9 deaths

Tubbs Fire – Napa & Sonoma County

- 36,807 acres
- 5,636 structures destroyed
- 22 deaths

Atlas Fire – Napa & Solano County

- 51,624 acres
- 783 structures destroyed
- 6 deaths

Thomas Fire - Ventura & Santa Barbara County

- 281,893 acres
- 1,063 structures destroyed
- 2 deaths

Nuns Fire – Napa & Sonoma County

- 54,382 acres
- 1,355 structures destroyed
- 3 deaths



Assembly Bill 2911 (Friedman 2018)

Section 4290.5 is added to the Public Resource Code:

4290.5. (a) On or before July 1, 2021, and every five years thereafter, the board, in consultation with the State Fire Marshal, shall survey local governments, including counties, cities, and fire districts to identify existing subdivisions located in a **state responsibility area or a very high fire hazard severity zone**, identified pursuant to Section 51178 of the Government Code, **without a secondary egress route** that are at significant fire risk.

(b) (1) The board, in consultation with the State Fire Marshal and the local government that identified the subdivision, shall develop recommendations to improve the subdivision's fire safety. The recommendations may include, but are not limited to, the following:

- (A) Creating secondary access to the subdivision.
- (B) Improvements to the existing access road.
- (C) Other additional fire safety measures.

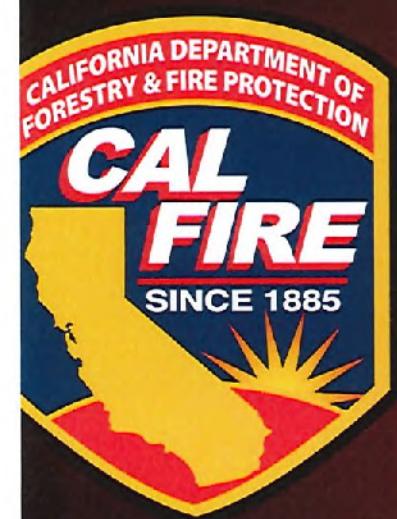
(2) The board shall provide the final recommendations developed pursuant to this subdivision to the local government that identified the subdivision and to the residents of the subdivision.

(c) The board may enter into contracts with an independent group to conduct the survey required in subdivision (a).

(d) For purposes of this section, "subdivision" means an existing residential development of **more than 30 dwelling units**.

(e) The board shall maintain a list of the subdivisions identified in subdivision (a) and the status of the implementation of the recommendations provided pursuant to subdivision (b).





Fire Safety Survey

Title 14 of the CCR § 1267.00 – 1267.03

Fire Safety Survey

14 CCR § 1267.00 Definitions

(a) The following definitions apply to Title 14 of the California Code of Regulations (14 CCR), Division 1.5, Chapter 7, Subchapter 1, Article 2.

Dwelling unit: A “dwelling unit” has the same definition as a “residential unit” below.

Local responsibility area (LRA): Those areas of land classified by the Board of Forestry and Fire Protection (Board) where the financial responsibility of preventing and suppressing wildfires is not that of the state or federal government, pursuant to Public Resources Code (PRC) 4125.

Residential unit: Any building or portion thereof which contains living facilities, including provisions for sleeping, eating, cooking and/or sanitation, for one or more persons. Manufactured homes, mobilehomes, and factory-built housing are considered residential units (14 CCR § 1271.00).

Road: Any surface designed, improved, or ordinarily used for vehicle travel. Includes public and private streets and lanes.

State Responsibility Area (SRA): as defined in Public Resources Code 4102.

Subdivision: an existing development of more than thirty (30) residential units, not necessarily subdivided as defined in Government Code 66424.

Very high fire hazard severity zone (VHFHSZ): as defined in Government Code 51177(i) and identified pursuant to Government Code 51178.



Fire Safety Survey

14 CCR § 1267.01 Fire Safety Survey

(a) On or before July 1, 2021, and every five years thereafter, the board, in consultation with the State Fire Marshal, shall survey local governments, including counties, cities, and fire districts, to identify existing subdivisions without an adequate secondary egress route in all SRA or LRA mapped as a very high fire hazard severity zone.

(i) An adequate secondary egress route is a road, navigable by a passenger vehicle weighing 6,000 pounds or less, of equal construction standard to the primary road. The secondary road does not have to be rated to carry the same quantity of traffic (e.g., a two-lane paved road and a one-lane paved road is acceptable).

(ii) An adequate secondary egress route is not:

(A) a road with locked gates or limited access; or

(B) a road that directs traffic to the same outlet road as the primary road or results in a circular traffic flow, to the extent practicable.

(b) Local government officials, including elected officials, fire officials, or representatives of agencies that govern land use planning and subdivision design, may request the board and the State Fire Marshal survey specific subdivisions in their jurisdiction.



Fire Safety Survey

14 CCR § 1267.02

- (a) The Board, in consultation with the State Fire Marshal and the local government that identified the subdivision, shall develop recommendations to improve the subdivision's fire safety.
- (b) The Board shall provide the final recommendations developed pursuant to § 1267.03(a) to the local government that identified the subdivision and to the residents of the subdivision.

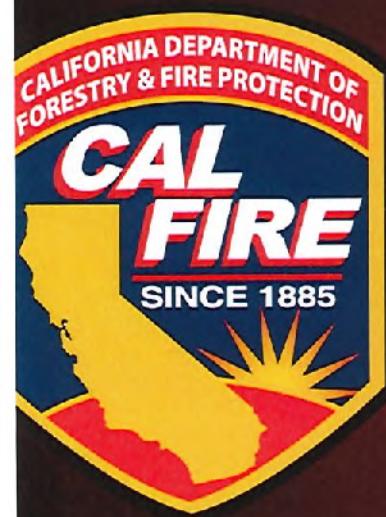


Fire Safety Survey

14 CCR § 1267.03

- (a) The Board shall maintain a list of the subdivisions identified in § 1267.01.
- (b) The Board shall track the status of the implementation of the recommendations provided pursuant to § 1267.02.

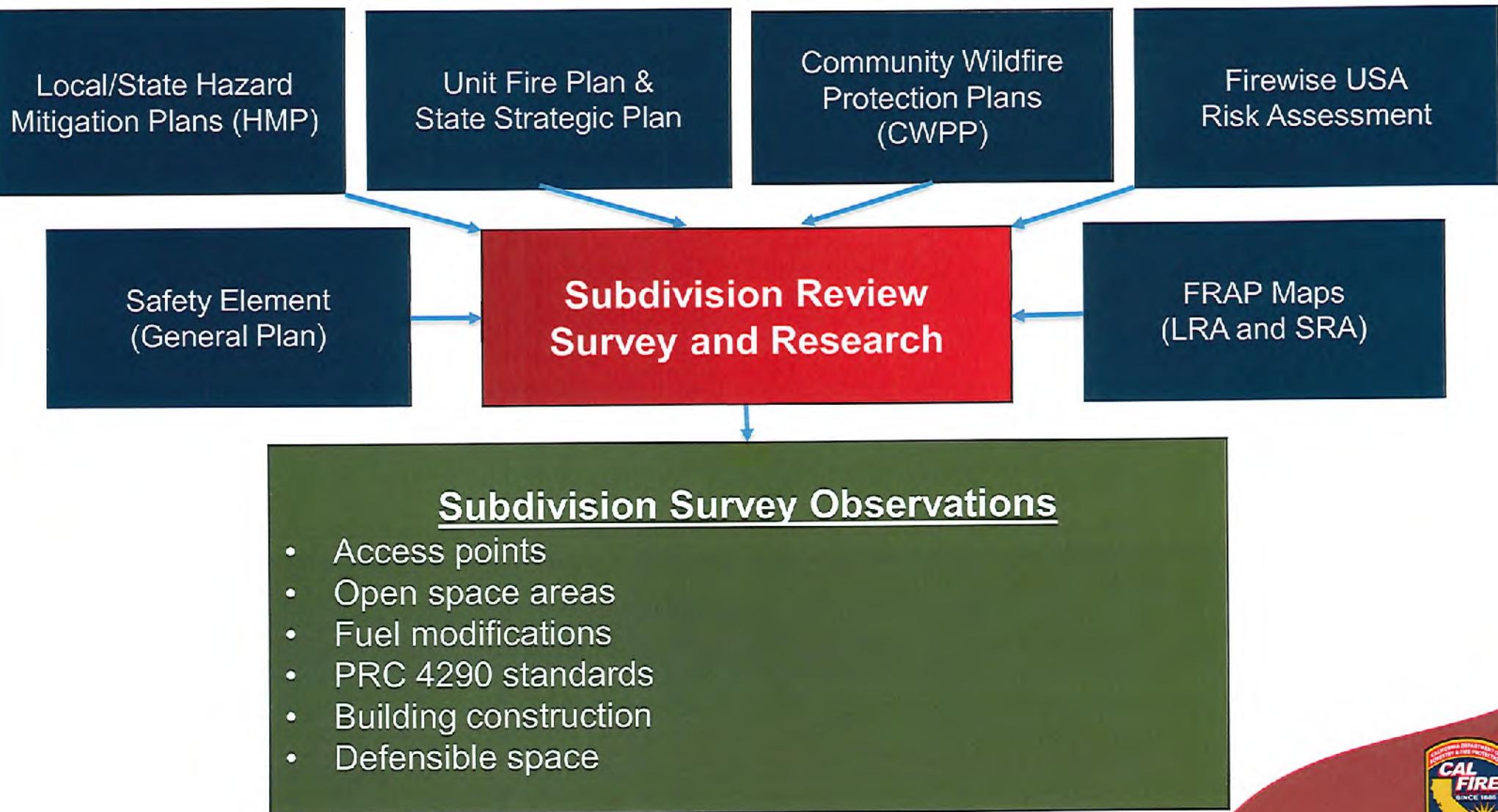




Conducting Subdivision Review Surveys

Research and Recommendations Process

Conducting Subdivision Review Surveys



Conducting Subdivision Review Surveys

Survey Priority List

- Significant fire incidents
- Fire history (1970-2019)
- Firewise USA sites
- Communities at Risk
- Local Hazard Mitigation Plan (approval and adoption date)
- Safety Element (review and submittal to the Board date)

Research resources

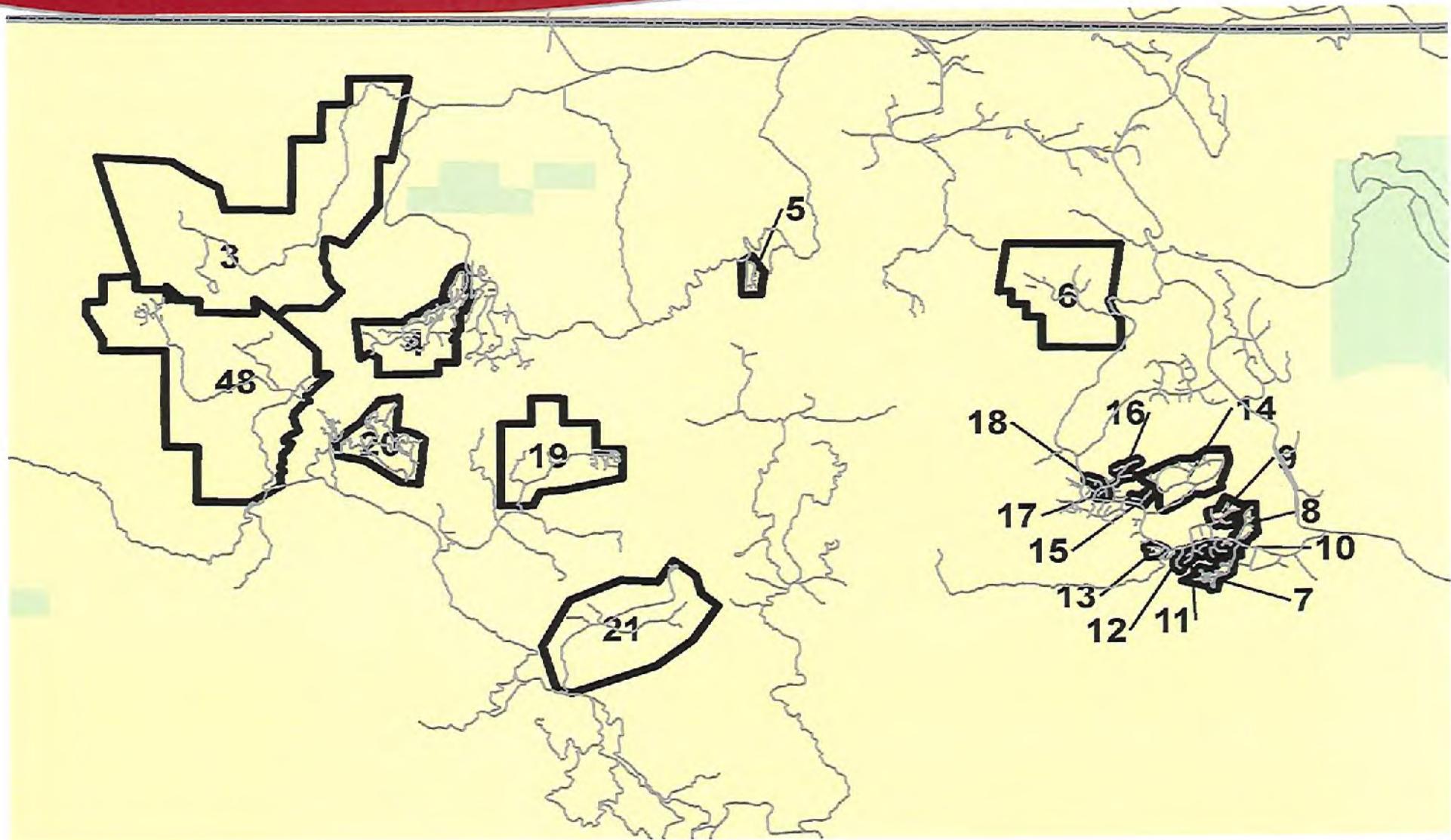
- [California Department of Real Estate](#)
- Local jurisdiction GIS Coordinator
- Local Fire Marshal and/or Fire Protection Agency
- Planning Department
- Building Department

Data collection tools

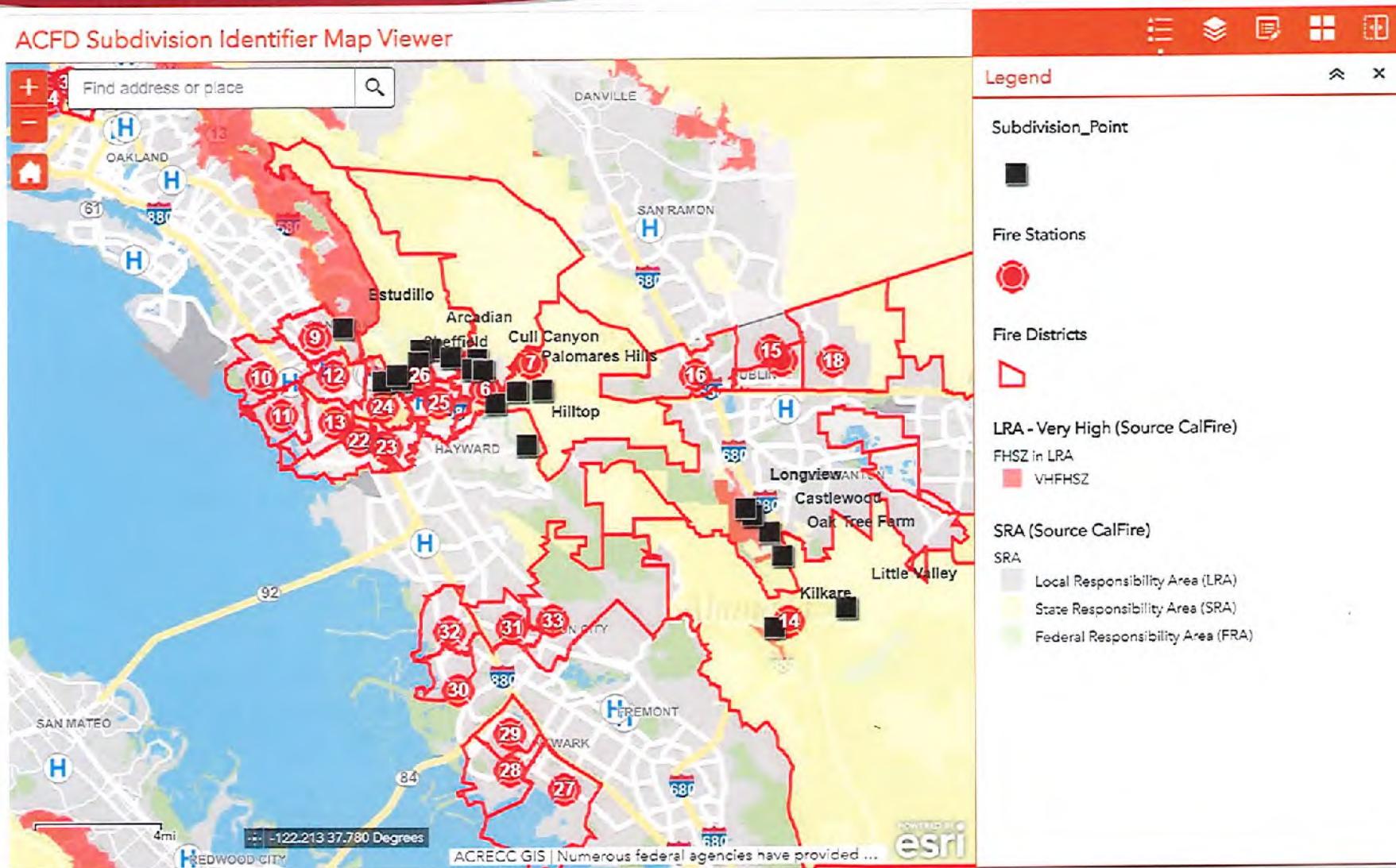
- ArcGIS Collector
- ArcGIS Survey 123
- ArcGIS Quick Capture
- Record and maintain Subdivision list



Conducting Subdivision Review Surveys



Conducting Subdivision Review Surveys



Conducting Subdivision Review Surveys

ACFD Subdivision Identifier Map Viewer

Find address or place

Point layer: Palomares Hills

Subdivision Name: Palomares Hills

Intersection: E Castro Valley Blvd/Palomares Hills

ResponseArea: SRA

Dwelling Units: 1

Notes: One way in/out on Villareal, gates block egress on other roads

Address: 5900 Villareal Dr Castro Valley CA 94546

Attachments: No attachments found

Edited by brian.direaolo@acaov.ora 23

Zoom to

0.2 mi

-122.04937.711 Degrees

ACRECC GIS | Numerous federal agencies have provided ...

Legend

Subdivision_Point

Fire Stations

Fire Districts

LRA - Very High (Source CalFire)

FHSZ in LRA

VHFHSZ

SRA (Source CalFire)

SRA

- Local Responsibility Area (LRA)
- State Responsibility Area (SRA)
- Federal Responsibility Area (FRA)

esri



Conducting Subdivision Review Surveys

ArcGIS Collector

Smart Editor

Subdivisions

Subdivision Name: Berryessa Highlands

Subdivision ID: 20LNU0005

Responsibility Area: SRA

FHZS: High

Address: 1505 Steele Canyon Rd.

City: Napa

County: Napa

CAL FIRE Unit: LNU - Sonoma - Lake - Napa Unit

CAL FIRE Unit Contact: Aaron Latta

Planning Director: Charlene Gallina

Local GIS Coordinator: Matt Lamborn

Local Gov. Fire Marshal: James Bales

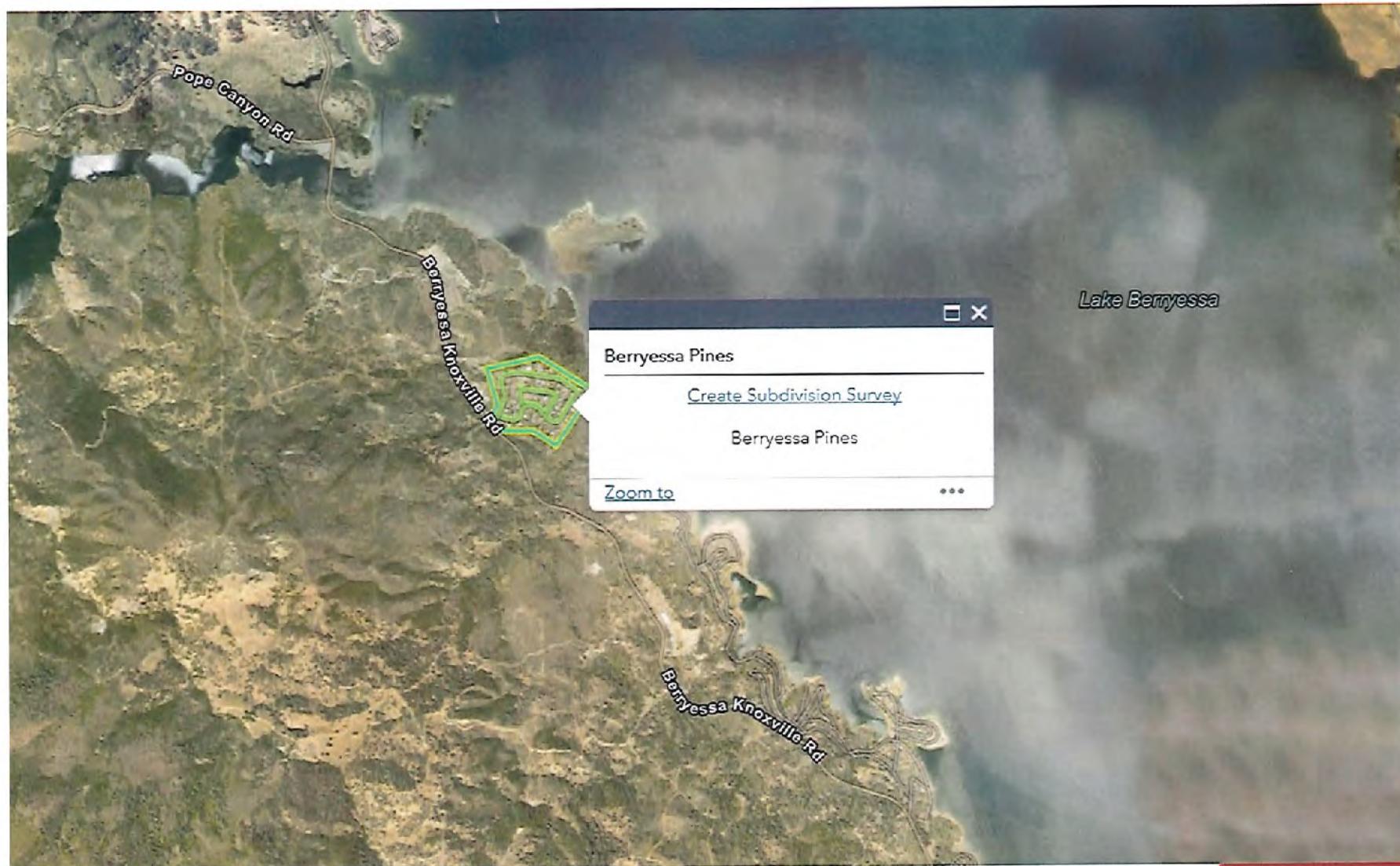
Structure Fire Protection Agency: NCFD/CAL FIRE

Est. Date of Construction: 1/6/1983



Conducting Subdivision Review Surveys

ArcGIS Survey 123



Conducting Subdivision Review Surveys

ArcGIS Survey 123

Subdivision Survey 2020 Production

Subdivision Name:

Berryessa Highlands

- Part I: Site Information 
- Part II: Site Information and Fire Survey 
- Part III: Subdivision Review Recommendations 

Submit



Conducting Subdivision Review Surveys

Survey Report

Access and Evacuation

Is there a secondary egress route in the subdivision? (PRC 4290.5, 14 CCR 1267.01(a)(i)(ii))

Yes

No

Is the secondary egress route navigable by a passenger vehicle weighing 6,000 pounds or less, of equal construction standard of the primary road? (14 CCR 1267.01(a)(i))

Yes

No

Is there another road with locked gates or limited access; or a road that directs traffic to the same outlet road as the primary road or results in a circular traffic flow, to the extent practicable? (14 CCR 1267.01(a)(ii))

Yes

No



Conducting Subdivision Review Surveys

Recommendation Report

Part III: Subdivision Review Recommendations

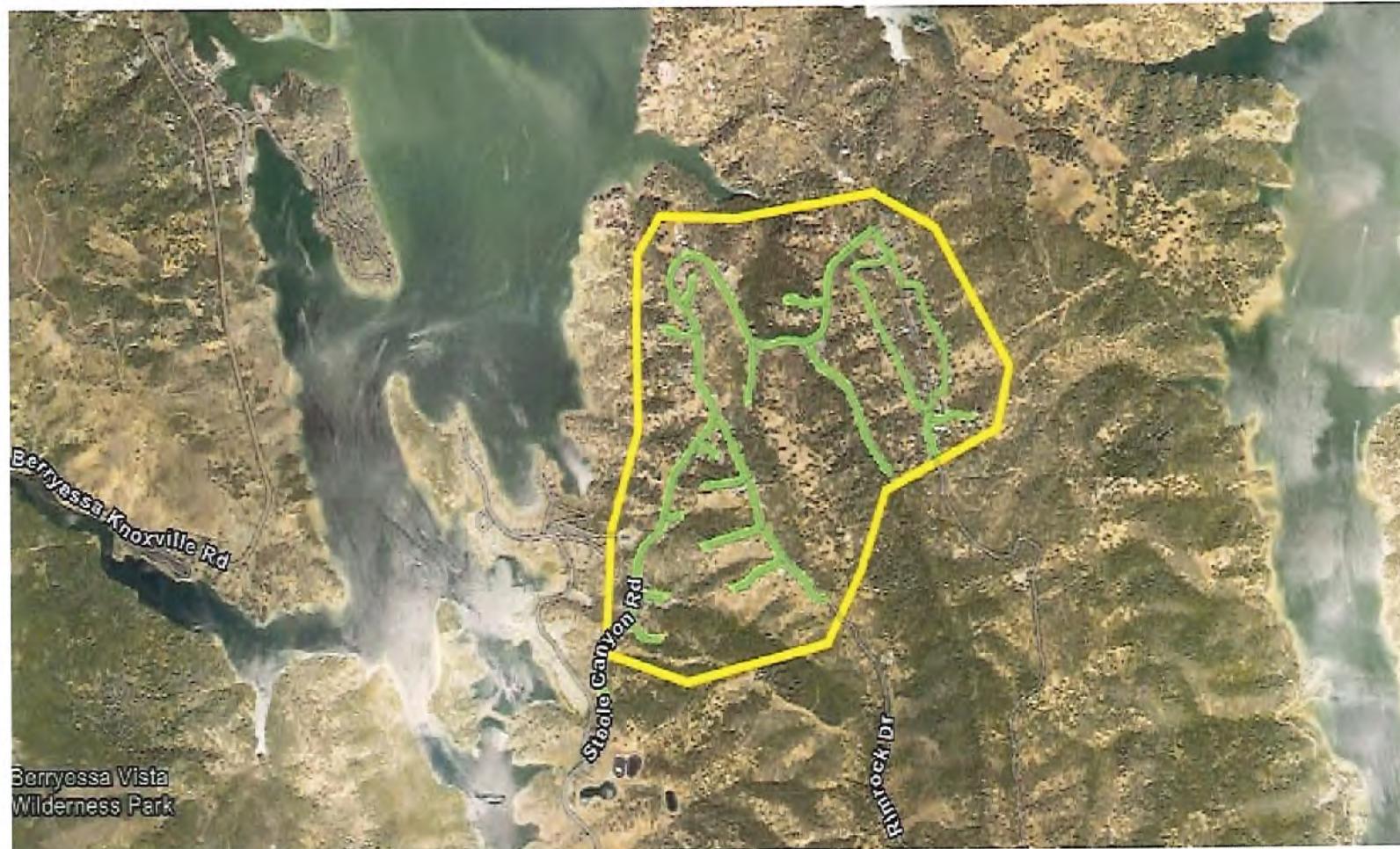
Access and Evacuation Recommendations:

- Create a secondary access to the subdivision.
- Make improvements to the existing secondary access to the subdivision.
- Install reflective addressing signs for structures and roads in conformance with 14 CCR § 1274.01, 1274.02, 1274.03, and 1274.04 and the California Fire code, California Code of Regulations, title 24, part 9.
- Install reflective evacuation route street signs directing residents from their local roads to the nearest collector road(s) and/or arterial highway(s) (see California Highway Design manual for definitions), based on the standards for emergency management signing in the California Manual on Uniform Traffic Control Devices.



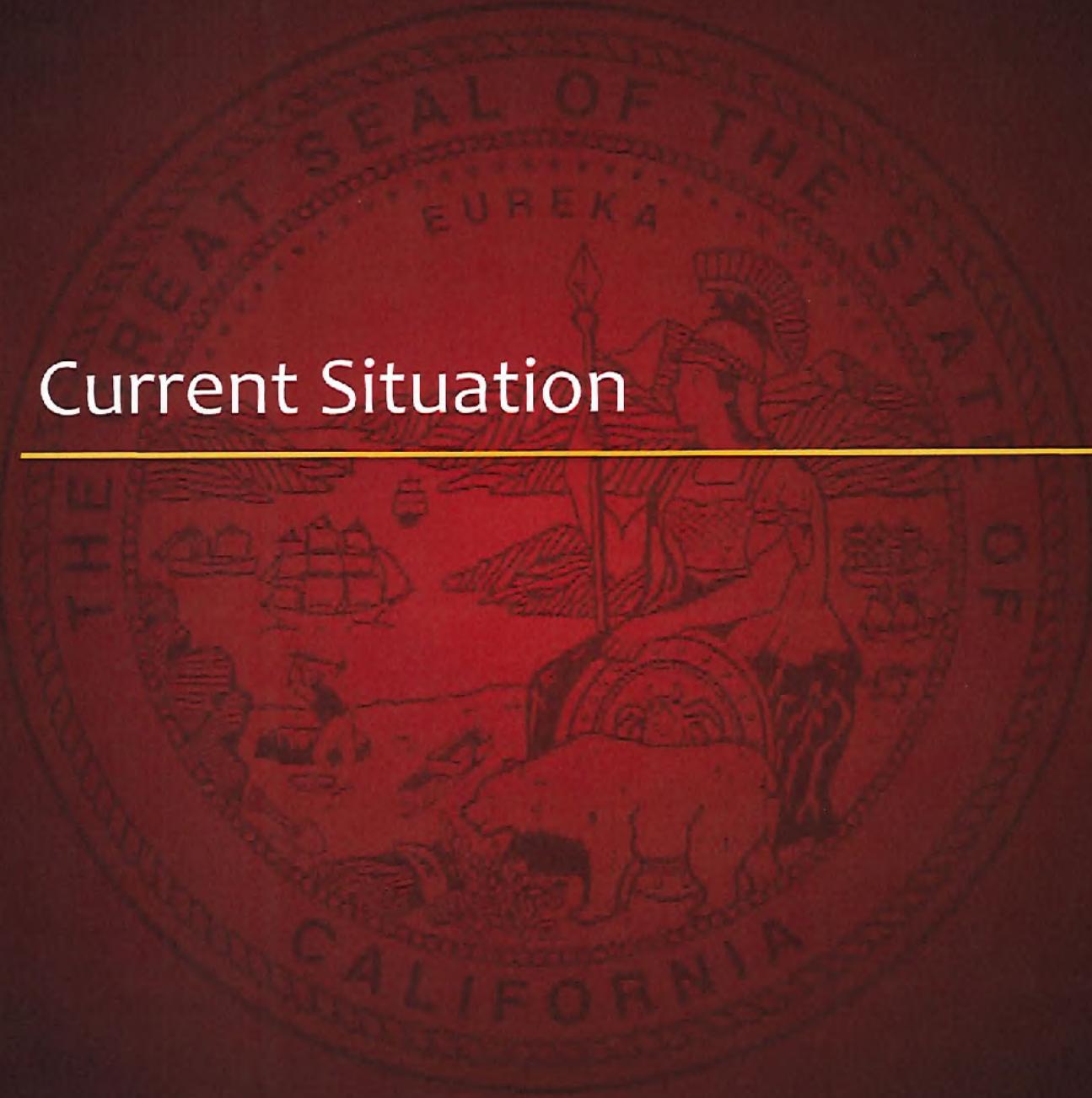
Conducting Subdivision Review Surveys

ArcGIS QuickCapture





Current Situation



Current Situation

Top 20 Most Destructive California Wildfires

FIRE NAME (CAUSE)	DATE	COUNTY	ACRES	STRUCTURES	DEATHS
1 CAMP FIRE (Powerlines)	November 2018	Butte	153,336	18,804	85
2 TUBBS (Electrical)	October 2017	Napa & Sonoma	36,807	5,636	22
3 TUNNEL - Oakland Hills (Rekindle)	October 1991	Alameda	1,600	2,900	25
4 CEDAR (Human Related)	October 2003	San Diego	273,246	2,820	15
5 NORTH COMPLEX (Under Investigation)*	August, 2020	Butte, Plumas, & Yuba	318,935	2,352	15
6 VALLEY (Electrical)	September 2015	Lake, Napa & Sonoma	76,067	1,955	4
7 WITCH (Powerlines)	October 2007	San Diego	197,990	1,650	2
8 WOOLSEY (Under Investigation)	November 2018	Ventura	96,949	1,643	3
9 CARR (Human Related)	July 2018	Shasta County, Trinity	229,651	1,614	8
10 GLASS FIRE (Under Investigation)*	September 2020	Napa & Sonoma	67,484	1,520	0
11 LNU LIGHTNING COMPLEX (Under Investigation)*	August 2020	Lake, Napa, Sonoma, Yolo & Solano	363,220	1,491	6
12 CZU LIGHTNING COMPLEX (Lightning)	August 2020	Santa Cruz, San Mateo	86,509	1,490	1
13 NUNS (Powerline)	October 2017	Sonoma	54,382	1,355	3
14 THOMAS (Powerline)	December 2017	Ventura & Santa Barbara	281,893	1,063	2
15 OLD (Human Related)	October 2003	San Bernardino	91,281	1,003	6
16 JONES (Undetermined)	October 1999	Shasta	26,200	954	1
17 AUGUST COMPLEX (Under Investigation)*	September 2015	Mendocino, Humboldt, Trinity, Tehama, Glenn, Lake, & Colusa	1,032,649	935	1
18 BUTTE (Powerlines)	September 2015	Amador & Calaveras	70,868	921	2
19 CREEK FIRE (Under Investigation)*	September 2020	Fresno & Madera	377,693	856	0
20 ATLAS (Powerline)	October 2017	Napa & Solano	51,624	783	6

"Structures" include homes, outbuildings (barns, garages, sheds, etc) and commercial properties destroyed. This list does not include fire jurisdiction. These are the Top 20 regardless of whether they were state, federal, or local responsibility.
*Numbers not final



11/3/2020



Current Situation

California Department of Forestry and Fire Protection

Emergency Fund Fire Suppression Expenditures

<u>Fiscal Year</u>	<u>Expenditures</u>	<u>Fiscal Year</u>	<u>Expenditures</u>
1979—1980	\$11,978,000	2000—2001	\$114 million
1980—1981	\$21,178,000	2001—2002	\$166 million
1981—1982	\$12,582,000	2002—2003	\$135 million
1982—1983	\$8,619,000	2003—2004	\$252 million
1983—1984	\$12,358,000	2004—2005	\$170 million
1984—1985	\$16,847,000	2005—2006	\$117 million
1985—1986	\$35,510,000	2006—2007	\$206 million
1986—1987	\$14,799,000	2007—2008	\$524 million
1987—1988	\$56,769,000	2008—2009	\$499 million
1988—1989	\$57,983,000	2009—2010	\$274+ million
1989—1990	\$39,345,000	2010—2011	\$90.1 million
1990—1991	\$70,825,000	2011—2012	\$140 million
1991—1992	\$22,524,000	2012—2013	\$310 million
1992—1993	\$85,591,000	2013—2014	\$242 million
1993—1994	\$65,679,000	2014—2015	\$402 million
1994—1995	\$69,858,000	2015—2016	\$608 million
1995—1996	\$60.4 million	2016—2017	\$534 million
1996—1997	\$107 million	2017—2018	\$773 million
1997—1998	\$47.7 million	2018—2019	\$890 million
1998—1999	\$43.8 million	2019—2020*	\$691 million (EST)
1999—2000	\$178.5 million	2020—2021**	\$372 million (EST)



Conclusion

Thank you... questions?

Please contact our Subdivision Review Program:

Deputy Chief Matt Damon, Matt.Damon@fire.ca.gov , (916) 247-1156

Assistant Chief Carmel Barnhart, Carmel.Barnhart@fire.ca.gov , (916) 208-0043

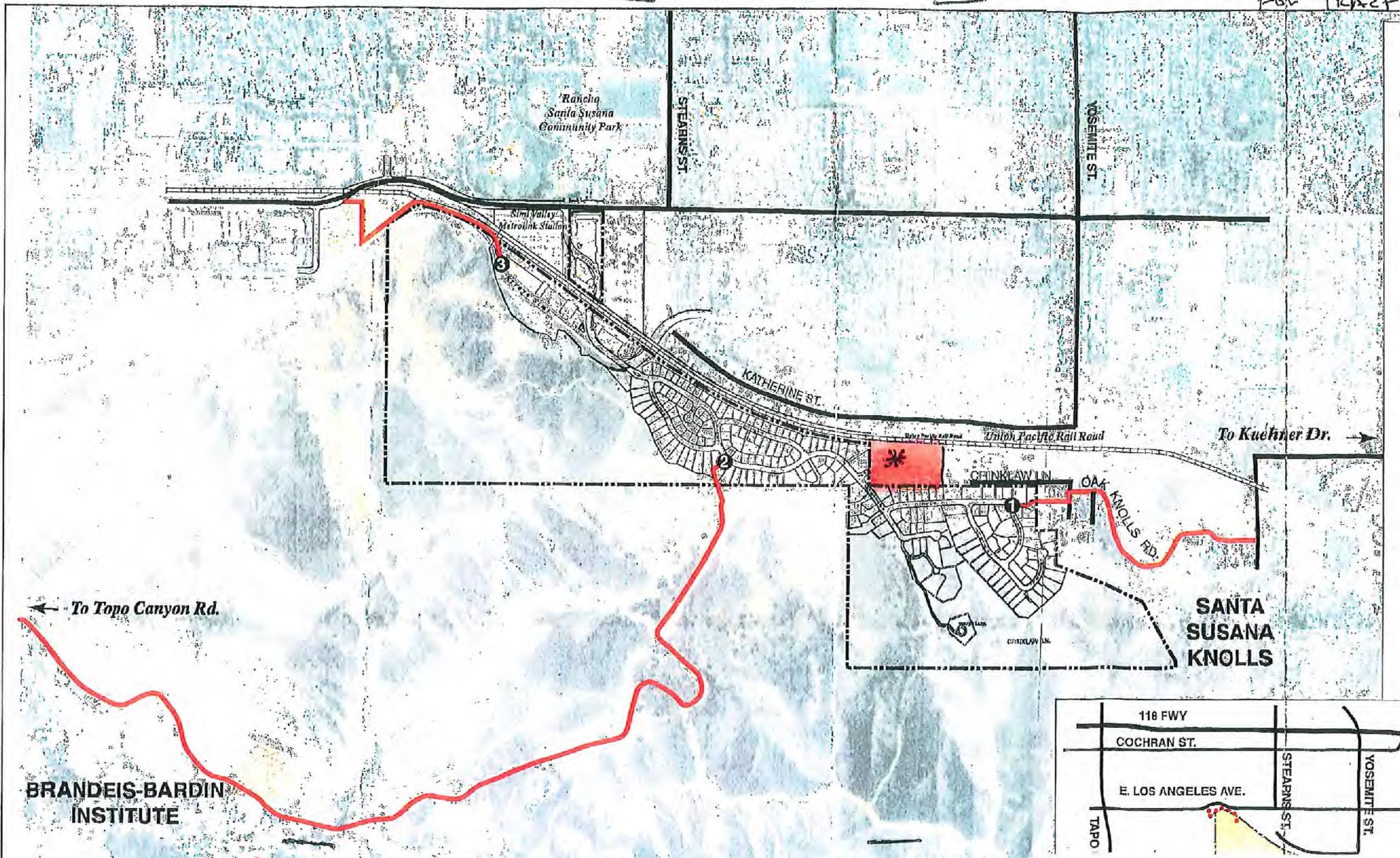
Battalion Chief Jeff Hakala, Jeff.Hakala@fire.ca.gov , (916) 201-2732

Battalion Chief Rudy Baltazar, Rudy.Baltazar@fire.ca.gov , (916) 809-2909

Office Technician Melinda Pritchard, Melinda.Pritchard@fire.ca.gov , (916) 568-3812



Fah Tract



Charles Lange
2678 Lakeshore Blvd.
Lakeport, CA 95453

December 5, 2023

Re: Conditional Use Permit for American Jewish University – Camp Alonim Project
Case Number PL22-0032

To Whom It May Concern:

Please be advised that I am part owner of the 6.2 acre parcel located at 5586 Island Oak Street in the City of Simi Valley directly North of the above referenced Project. In this regard, it is absolutely imperative to the residents in the surrounding area of my property that they be given a legal secondary access in and out of the above referenced project for fire safety purposes in exchange for allowing the above referenced development any additional access through our neighborhoods. Presently, our neighborhood is only served by a single primary source of ingress and egress, failing to meet the current fire safety standards established for neighborhoods like ours. Any approval of the above referenced project could materially adversely affect our neighborhood's fire escape routes in the event of an emergency placing lives at risk. Therefore, the above referenced development must provide both itself as well as our neighborhood with a legal secondary access to meet current fire safety standards. It would be completely unacceptable to allow the scope of traffic potentially generated by the proposed development above without improving fire accessibility for both our neighborhood as well as for the American Jewish University.

The owners of 5586 Island Oak Street have been waiting for many years to develop their property with only 21 additional homes added to the area. Based upon average per unit occupancy in the area pursuant to the most recent census data, such a development would only increase the population accessing the area by 60 people. Meanwhile, the American Jewish University is proposing a development that could increase traffic through our neighborhood by more than 1,000 people for a given event. It is inconceivable that such a development could be allowed without a fully legal reciprocal secondary access so that both our neighborhood as well as the American Jewish University can meet current fire safety standards.

Thank you very much,

Charles Lange