

**RESPONSE TO COUNTY OF VENTURA GEOLOGY PORTION OF  
THE INCOMPLETENESS LETTER DATED APRIL 22, 2022  
PROPOSED CABINS AND WELCOME CENTER**

Brandeis-Bardin Campus,  
Simi Valley, California

for

American Jewish University  
c/o Jon Friedman, Jemstreet Properties

July 12, 2022

W.O. 7588

July 12, 2022  
W.O. 7588

AMERICAN JEWISH UNIVERSITY  
c/o Jon Friedman  
Jemstreet Properties  
612 Lone Oak Drive  
Thousand Oaks, California 91362

Attention: Mr. Adrian Breitfeld

**Subject: Response to County of Ventura Geology Portion of the Incompleteness Letter dated April 22, 2022, Proposed Cabins and Welcome Center, Brandeis-Bardin Campus, Simi Valley, California**

As requested, GeoSoils Consultants, Inc. (GSC) has prepared this response to the Geology Section of the County of Ventura Incompleteness Letter dated April 22, 2022 (copy attached). Additional borings were excavated in the area of the proposed Welcome Center and laboratory test were performed on samples from the borings. The borings encountered refusal at shallow depths due to the amount of cobbles in the Terrace Deposits.

The following is an item-by-item response to the review letter comments:

**Comment 1**

The geotechnical report indicates the Terrace Deposits are silty/clayey fine to coarse sands, but the log of test pits indicates the materials are predominantly a sandy clay. Please provide laboratory grain size analysis in order to properly classify the engineering properties of the materials.

MDN 23006

**Response to Comment 1**

The older alluvium (terrace deposits) on the site consists of a wide range of soil from sandy clay and silt with interbedded silty/clayey, sand, and abundant cobbles. The test pit and boring logs provide a more detailed explanation of material type. The older alluvium is very dense and additional laboratory testing is not considered necessary. During grading, removals of all artificial fill and loose soil will be performed in areas to receive fill and below proposed structures. Removals shall extend into dense older alluvium.

**Comment 2**

Appendix B indicates that Moisture-Density were determine for each undisturbed ring sample and results are provided on the Test Pit logs. None were provided on the logs, please provide.

**Response to Comment 2**

The older alluvium includes a large percentage of gravel, cobbles, and small boulders (see Photographs and Plate 1). As a result, it was very difficult to obtain undisturbed samples for laboratory testing from the test pits and limited data is available. Logging of the test pits and borings indicated very dense material and large exposures are present in existing cut slopes. Additional laboratory testing was performed on samples from the borings as shown on the boring logs.

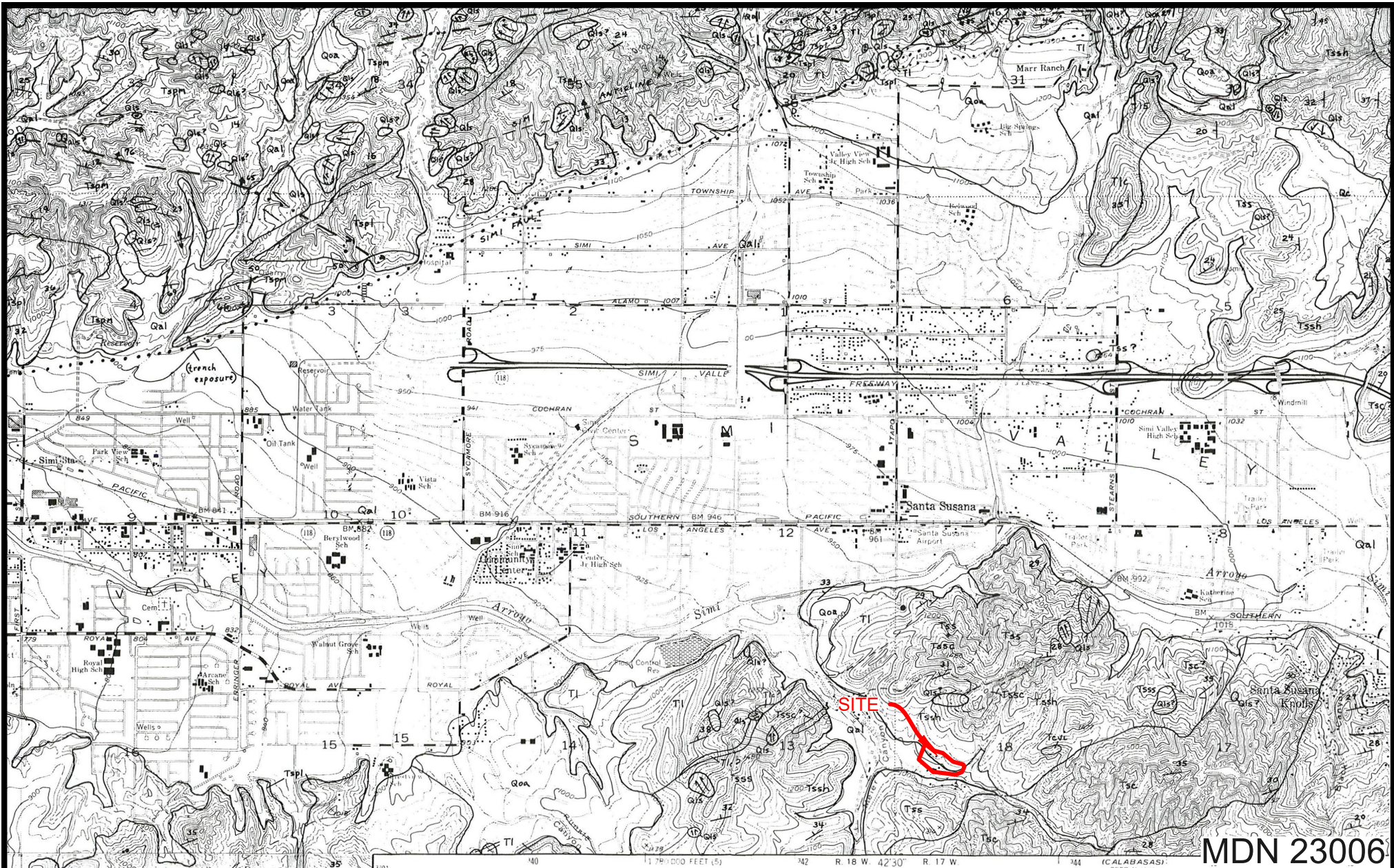
**Comment 3:**

Please provide geologic evaluation for the eastern ascending slope. A landslide is mapped (refer Plate 5, Preliminary Report 14) and landslide geomorphology appears present. Provide justification why the slopes are not considered to represent a landslide hazard (page 8).

**Response to Comment 3**

GSC has reviewed the referenced reports, Seismic Hazard Zone maps, and performed additional field mapping. As shown on Figure 1, a questionable landslide is mapped in a tributary canyon to the northeast of the subject site. The landslide appears to have failed in a northern direction and away from the site. The toe of the landslide is approximately 600





**GSC**

GeoSoils Consultants Inc.  
GEOTECHNICAL • GEOLOGIC • ENVIRONMENTAL

W.O. NO.:

7588

DATE:

7/2022

GEOLOGIC MAP  
BRANDEIS-BARDIN CAMPUS  
SIMI VALLEY, CALIFORNIA  
AMERICAN JEWISH UNIVERSITY

FIGURE 1



feet away of the area of proposed development. A photograph of the mapped landslide is included (Photo 7) and the toe of slide is separated from the site by a natural drainage channel at a gradient of approximately 4:1 to 5:1. In addition, any possible debris from the slide in the event of mobilization would be directed into the natural drainage channel north of the site. Therefore, the mapped landslide is not considered to be a hazard to the site. The natural slopes adjacent to the site are generally less than a 4:1 gradient and are not subject to landslides.

#### **Comment 4**

Please evaluate if the proposed development will be subject to potential debris flows from the eastern ascending slope even in post wildland fire conditions.

#### **Response to Comment 4**

The natural slopes east of the site are at a gradient of approximately 3.5:1 to 4:1 (Plate 1 and Photos 4 and 6). Due to the low gradient, the slopes are not considered to be a potential for debris flows. Any potential debris flows from the steeper slopes to the east will be directed toward the existing tributary canyons to the north and south of the site and not toward the area of proposed development. As stated in the report, the Project Civil Engineer shall evaluate offsite drainage and provide any necessary mitigation.

#### **Comment 5**

Please explain how a single consolidation test is representative for the entire site with regards to potential consolidation.

#### **Response to Comment 5**

As stated in Response to Comment 1, the terrace deposits consist of abundant gravel, cobble, and small boulders. Additional borings were excavated in the proposed Welcome Center area and encountered refusal at shallow depths due to abundant cobbles. Additional laboratory tests were performed on samples from the borings and are included in Appendix A. Photo 1 shows the cut slope behind the existing structure in the area of the proposed Welcome Center. Photos 2 through 5 show additional areas of exposed cobbles

MDN 23006

on the site. Based upon our additional field and laboratory testing, the recommended removals presented in the referenced report remain adequate.

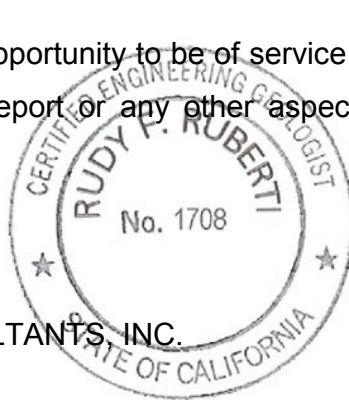
We appreciate this opportunity to be of service to you. If you have any questions regarding the content of this report or any other aspects of the project, please do not hesitate to contact us.

Sincerely,

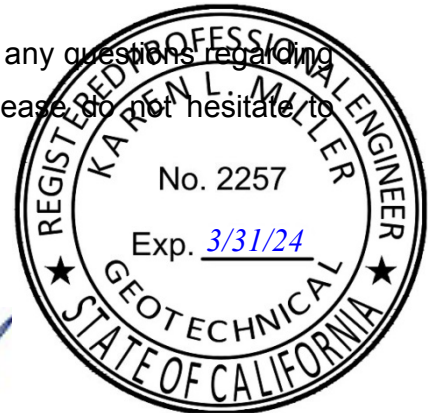
GEOISOILS CONSULTANTS, INC.



RUDY F. RUBERTI  
CEG 1708



KAREN L. MILLER  
GE 2257



Encl: References

County of Ventura Incompleteness Letter dated April 22, 2022  
Plate 1, Geologic Map  
Plate 2, Geologic Cross-Sections  
Plates A-1 through A-4, Boring Logs  
Plates C-1 and C-2, Consolidation Test Diagrams

cc: (1) Addressee

July 12, 2022  
W.O. 7588

### **REFERENCES**

1. California Division of Mines and Geology, 1973, "Geology and Mineral Resources Study of Southern Ventura County, California", Preliminary Report 14
2. GeoSoils Consultants, Inc. dated February 17, 2022, "Preliminary Geologic and Geotechnical Engineering Investigation, Proposed Cabins and Welcome Center, Brandeis-Bardin Campus, Simi Valley, California"
3. Irvine, P.J., 1990, Landslide Hazard Identification Map No. 22, "Landslide Hazards in the Simi Valley Area, Los Angeles and Ventura Counties, California, DMG Open-File Report 90-17

MDN 23006





April 22, 2022

Mr. Jonathan Friedman  
612 Lone Oak Drive  
Thousand Oaks, CA 91362

Subject: Determination of Application Incompleteness  
Camp Alonim – Modification to Conditional Use Permit No. 1776  
Case No. PL22-0032  
1101 Peppertree Lane, Simi Valley  
Assessor's Parcel Number(s) 685-0-051-040, -050, -140, -190, and -210

Dear Mr. Friedman:

Ventura County agencies reviewed your application as submitted on February 24, 2022 and find that it is incomplete as of April 22, 2022. The date of this determination reflects a voluntary time extension to the 30-day review granted on March 16, 2022.

The information required to complete the application is listed below. However, prior to preparing and submitting the requested information, please consider the following advisory information.

## Advisory Information

- (1) **Land Use.** The Brandeis-Bardin Campus of the American Jewish University (AJU) is presently permitted as a recreational camp with temporary event and assembly uses. The Conditional Use Permit does not authorize a university. The developed portion of the project site (a 328-acre portion of Parcels 1 and 2) is zoned Rural Agricultural (RA). The remainder of the property is zoned Open Space (OS). Universities are permitted in the RA zone. Please clarify all existing and proposed uses under the CUP and if any modifications to the approved project description are warranted.
- (2) **Archaeological Resources.** Portions of the project site are identified as being "very sensitive" with a high likelihood of containing archaeological resources (RMA GIS, 2020). Staff has referred this project to the South Central Coastal Information Center (SCCIC) to determine if an Archaeological Phase I Report will be required. To date, the Planning Division has not received a response from SCCIC.
- (3) **Certificate of Appropriateness.** The proposed project is on the same parcel as a designated County landmark (House of the Book). As set forth in Non-Coastal Zoning Ordinance (NCZO) Section Sec. 8111-1.2.1.7, where a proposed project

requiring a discretionary permit is located on the same lot as a designated Cultural Heritage site, a Certificate of Appropriateness (COA) must be issued pursuant to the Ventura County Cultural Heritage Ordinance for the project prior to its approval. Please file an application for a COA, which is available online at this website: <https://vcrma.org/cultural-heritage-board>

- (4) **Proximity to Santa Susana Field Laboratory.** The subject property is adjacent to and downstream from the Santa Susana Field Laboratory (SSFL), a facility that historically tested rocket engines and nuclear reactors. The cleanup of the SSFL and the potential for offsite contamination<sup>1</sup> are issues of public concern.

On August 3, 2004, the County Board of Supervisors amended the Ventura County Initial Study Assessment Guidelines (ISAGs) to include a requirement for soil testing for development within two miles of a rocket testing site to determine presence of perchlorate or TCE. This requirement applies to any project that involves a General Plan Amendment, Zone Change, or Subdivision that would result in additional residential density. While the proposal to modify the CUP to add camp facilities would not trigger this requirement, the Planning Division recommends that soil testing be considered. Completing the soil testing can help substantiate a finding that no public health impact would result from the project. The County ISAGs also require testing of groundwater for perchlorate or TCE if groundwater is to be used.

In a letter dated June 2, 2004, from Brandeis-Bardin Institute (BBI) to the County Board of Supervisors, BBI noted that it “ha[s] performed and will continue to perform environmental studies” to ensure the camp is safe. The Planning Division encourages American Jewish University (AJU), as the successor to BBI, to share any studies it may have related to potential environmental hazards present on the project site during the environmental review process.

- (5) **Required Setbacks.** The subject property is comprised of two legal lots of record (Parcels 1 and 2 of Parcel Map Waiver No. 877), with camp facilities on both lots. It appears some structures may be straddling the common property line or have substandard setbacks. Pursuant to NCZO Section 8106-1.1, structures in the RA zone must meet the minimum setbacks. Please verify all existing and proposed structures and uses meet the required setbacks. If setbacks are not met, the Applicant can merge the two lots into a single parcel, or adjust lot lines to ensure that all structures and uses comply with the development standards for uses and structures in the RA zone.
- (6) **Tree Mitigation.** Pursuant to Section 8107-25 of the Non-Coastal Zoning Ordinance, this project will need to mitigate for the removal of protected trees and monitor trees where construction activities will occur within the Tree Protection Zones (TPZs) of protected trees. Mitigation for the removal of protected trees includes planting trees on-site, paying an in-lieu fee, or a

---

<sup>1</sup> Constituents of concern include perchlorate, trichloroethylene (TCE), and radionuclides.

combination of the two. If planting trees on-site is chosen, the Planning Division recommends that you determine the number, location, and species, and incorporate this into the Tree Protection Plan (TPP) and the landscaping plans.

### Incompleteness Items

Planning Division: Michael Conger, (805) 654-5038, [Michael.Conger@ventura.org](mailto:Michael.Conger@ventura.org)

- (1) **Project Description.** Please provide a detailed written project description that includes the following information:
  - a. **Proposed Improvements.** Confirm all proposed structures and improvements are reflected in the project description. For example, the landscape plans indicate a new bridge over Meier Canyon Creek and temporary stage which are not stated in the project description.
  - b. **Overnight and Day Users.** Please confirm the number of overnight and day users allocated to camper and head counselor cabins.
  - c. **Demolition.** Please confirm that the proposal would involve demolition of only the following buildings: Building No. 9 (Alonim Director Cottage), Building No. 10 (Varble Cottage), Building No. 11 (Varble Garage), and Building Nos. 56 through 58 (staff housing trailers). If any other structures are proposed for demolition, please identify those.
  - d. **Repurposing of Existing Cabins.** Please identify which structures the proposed cabins are intended to replace and the number of overnight and day users associated with these structures. Please indicate how these structures will be repurposed; the use of these structures cannot be deferred to a future permit.
  - e. **Existing Administration and Staff Lounge Buildings.** The project description in the application indicates that existing administration buildings and staff lounge are to be replaced. Please identify which structures house these uses. Additionally, please identify whether these buildings will be demolished or repurposed to other uses. If the latter, indicate what these structures will be used for.
  - f. **Changes in Operation.** Please describe any proposed changes in operations at the Brandeis-Bardin campus. For example, what is necessitating the additional office space and demand for additional parking? Is this associated with a change in the number of onsite staff or guests? The facilities proposed appear to accommodate more campers than what is allotted to Camp Alonim in the approved project description for CUP No. 1776 (up to 400). Is there an intent to increase capacity?



- g. **Event Capacity.** On March 30, 2022, the Planning Division received a request to authorize an event on the site with up to 500 people, which exceeds the event capacity limit of 300 people as specified in CUP No. 1776. Please indicate if there is any proposal to change these capacity limits.
- h. **Phasing Plan.** If the proposed improvements will be phased, please provide a phasing plan.

(2) **Plan Revisions.** Please make the following corrections to the project plans:

- a. **General Comments.** Please ensure that all plans and technical reports are consistent. For example, all structures and improvements (e.g., new bridge) depicted on the landscaping plan should be reflected in the proposed site plan.

- b. **Site Plans.**

- 1. Title Sheet, Sheet T000. Please include the following details:

- i. Existing and proposed building coverage calculations, broken down by parcel.
    - ii. Number of existing and proposed parking spaces.

- 2. For projects that are proposed on large lots (i.e., 20 acres or larger), an enlargement / detailed drawing of the areas proposed for development needs to be provided. Parcel 1 is approximately 847 acres and Parcel 2 is approximately 1,704 acres.

- i. Please provide a site plan showing the full property and the parcel boundaries. Include the CUP boundary, which is coterminous with the RA-160 ac. zoning boundary.

- A scale of 1 inch to 200 feet may be used for the overall site plan.

- ii. Please provide additional plan sheets showing all existing and proposed structures covered under CUP No. 1776. List the disposition of each structure – demolish, retain in current use, or repurpose to other use.

- A scale of 1 inch to 40 feet may be used for the additional site plan sheets.

- 3. Label all structures with their structure number as indicated on the inventory table.

4. Show the top of creek bank and location of the setback from wetland habitats.
  - c. **Architectural Elevations, Sheets SD1.1 through SD1.4, SD2.2, SD3.2, and SD4.2.** Building height is calculated as set forth in NCZO Section 8106-1.3. In compliance with this section, please show the average grade and averaged midpoint of the roof on each architectural elevation.
  - d. **Preliminary Site Grading Plan.** The tree inventory and preliminary site grading plans depicting tree removal are not consistent. Some of the trees identified on the preliminary site grading plan for removal are shown for retention in the inventory table, and some of the trees identified for removal in the inventory table are shown for retention on the preliminary grading site plan. Please ensure the arborist report, tree inventory, and preliminary grading site plans depicting tree removal are consistent.
  - e. **Landscaping Plans.**
    1. Please eliminate use of any plants that are identified by the California Invasive Plant Council in their inventory of invasive plants, such as pepper tree (*Schinus Molle*) and olive (*Olea Europaea*).
    2. Please clarify what is meant by the term “alogrey.”
    3. Ensure that parking lots are depicted consistently with other plans.
- (3) **Structural Inventory.** Please provide a copy of the structural inventory table in a digital format (e.g., Microsoft Excel .xlsx).
- Pursuant to NCZO Section 8107-17, camps shall be developed and operated in accordance with specific standards related to maximum number of persons to be accommodated overnight (campers and permanent staff) and allowable square footage per person. Break down the existing and proposed gross structural square footage for each structure as follows:
- a. Existing and proposed square footage of “sleeping or restroom” facilities, as regulated under NCZO Section 8107-17.4.1.
  - b. Existing and proposed square footage of “other” facilities, as regulated under NCZO Section 8107-17.4.2.
  - c. Existing and proposed square footage of “permanent staff residences,” as regulated under NCZO Section 8107-17.4.3

- (4) **Sewer Availability Letter.** Please provide a sewer availability letter from the City of Simi Valley indicating that they are willing and able to provide wastewater collection and treatment services to the newly proposed development.
- (5) **Protected Trees.** Review of the tree inventory prepared by Stantec (February 17, 2022) indicates the proposed project would result in removal of 27 protected trees. Ventura County recognizes that trees contribute significantly to the County's unique aesthetic, biological, cultural, and historical environment as well as its air quality. It is the County's intent to encourage the responsible management of these resources by employing conservation techniques to achieve an optimal cover of healthy trees.

Potentially impacted trees include not only the protected trees but also any other protected trees whose Tree Protection Zones (TPZs) are within 20 feet the limits of the construction area (including access drives and utility easements). This includes trees growing on adjacent parcels if their TPZ extends onto the subject parcel. The TPZ extends out from the trunk to 5 feet beyond the dripline, or a minimum of 15 feet from the trunk, whichever is greater.

A protected tree may only be removed where "its continued existence in its present form and/or location denies reasonable access to the subject property and/or the approved construction, maintenance, or use in a manner permitted by the zoning" (NCZO Sec. 8107-25.7.1). Based on the site visit and review of the project plans, it appears there are opportunities to reconfigure the development in a manner that preserves many of the trees that are presently proposed for removal. The RA-zoned portion of the camp is 328 acres, which suggests that there may be adequate land available to site the proposed development in a manner that preserves protected trees in place.

Please consider alternative designs that would avoid removal of protected trees and minimize encroachments into their protected zones. If protected trees must be removed, please provide justification that such removal is necessary to afford reasonable access or to allow development of camp facilities in alignment with the Non-Coastal Zoning Ordinance standards.

- (6) **Arborist Report.** Please ensure that the arborist report fully complies with the Content Requirements for Arborist Reports which can be accessed at this site: <https://vcrma.org/tree-permits-and-the-tree-protection-ordinance>

In addition, please make the following corrections to the arborist report:

- a. **Tree Condition.** Evaluate tree condition in accordance with Content Requirements for Arborist Reports. This should include the following:
  - 1. Evaluate tree vitality / health class of each tree using letter grades (A-excellent, B-average, C-fair, D-poor, F-dead/dying).



2. Indicate whether the tree will be removed (yes/no). If dead or dying trees will be removed in alignment with the recommendations, this should be indicated.
  3. Indicate whether the tree will be impacted by construction (yes/no)
  4. Ensure consistency with the tree plan and preliminary site grading plan.
- b. **Appraisals.** Arborist reports for discretionary projects must include tree appraisals for those trees, excluding hazardous or dead trees, that will be felled or transplanted or significantly impacted. Appraisals must be done using the most current edition of the *Guide for Plant Appraisal* (as it applies to Ventura County), published by the Council of Tree and Landscape Appraisers.
- (7) **Tree Protection Plan (TPP).** Direct and indirect impacts to protected trees must be evaluated in a Tree Protection Plan prepared by a licensed Arborist in accordance with the County's Tree Protection Regulations (TPR) set forth in Section 8107-25 et seq. of the Ventura County NCZO, and the Oak Woodland Conservation Act (OWCA) (Public Resources Code Section 21083.4, and Fish and Game Code § 1361). The plan must evaluate the health of the affected trees, provide a monetary valuation for the replacement of protected trees proposed to be removed or adversely impacted, and a plan for replacement plantings. The link below, includes information on the tree protection permit ordinance requirements.

<https://www.vcrma.org/tree-permits-and-the-tree-protection-ordinance>

Please provide a TPP exhibit, separate from the preliminary site grading plans. The tree impacts are difficult to evaluate on the preliminary site grading plan due to the small scale and the details provided. The exhibit should clearly identify removal of protected trees (including heritage trees) and site work within protected trees' TPZs. The plan should also include tree protection measures, (e.g., installation of protective fencing around protected trees to remain). See the above link for Content Requirements for Tree Protection Plans. The tree plan exhibit should:

- Show only trees (trunk, dripline, protection zone), structures, roads, pathways, trenching locations, major contours, staging areas, and limits of grading. Do not include minor contour lines, spot elevations, or other such details.
- Label all protected trees. Use lighter shading or alternative symbology to depict the location of non-protected and non-heritage trees.

A scale of 1 inch to 40 feet may be used for the additional site plan sheets.

(8) **Initial Study Biological Assessment (ISBA).** Please make the following revisions to the ISBA:

a. **Construction Footprint Description (Section 1).** While the proposed cabins, Welcome Center and pavilion are included in the construction footprint size, the grading footprint, utilities, and fuel modification zone are not described within the text or depicted in any figures. Inclusion of these elements is required to accurately assess potential project impacts to biological resources and should be included. Please ensure that the construction footprint accounts for all development activities associated with this permit. For example, the construction footprint should include the road improvements required by Ventura County Fire and associated 10-foot fuel modification zone on either side of the road.

b. **Plant Communities (Section 3).**

1. The global and state rank of California sycamore woodland (G3S3) is not provided.
2. Plant Community 11 (Agriculture) should be classified according to the dominant plant species present.
3. Plant Community 15 (Ephemeral Stream) should be lumped within the appropriate adjacent vegetation communities since this area is not defined by vegetation.
4. The Plant Communities Map does not clearly illustrate the construction footprint (including grading footprint, utilities and fuel modification zone). This map must be revised to include these required elements, consistent with 2012 Standards for Initial Study Biological Assessments (ISBA Standards).

c. **Waters and Wetlands (Section 3).**

1. Stream W1 is characterized as an unnamed ephemeral stream in the ISBA, but on the Ventura County Flood Control District Jurisdiction Streams Map, it is named as East Tributary Meier Canyon and identified as a Ventura County Watershed Protection District (WPD) red-line stream. Additionally, it is identified as a blue-line stream on United States Geologic Survey topographic maps. Based these factors as well as descriptions in the ISBA indicating of periodic high flows and presence of mature groundwater-dependent trees (e.g., California sycamores), this stream is more likely to have an intermittent hydrologic regime.

2. On page 21, the ISBA states that a jurisdictional delineation is not necessary for the drainages within the Survey Area since “there are no other indicators to survey other than the ordinary high-water mark and historical rain data.” However, a jurisdictional delineation is required to determine the extent of areas potentially subject to the jurisdiction of the United States Army Corps of Engineers, Regional Water Quality Control Board, and California Department of Fish and Wildlife (CDFW). The ISBA must then quantify potential impacts to these areas and determine the need for associated permits within Section 4.
  3. Ventura County General Plan Policy COS-1.11 requires a 100-foot setback from wetland habitats. The 100-foot setback may be increased or decreased based upon an evaluation and recommendation by a qualified biologist, subject to Planning Commission approval. The ISBA recommends a 25-50-foot buffer from top of creek bank for the proposed parking lot. Please justify why a reduced setback is warranted.
- d. **Sufficiency of Biological Data (Section 4).**
1. Please be advised that as currently described, the project may require a watercourse permit from WPD due to alterations within the floodplain of Stream W1. Additionally, the project may require a Streambed Alteration Agreement from CDFW due to encroachment within the riparian canopy of Stream W1. Early consultation with these agencies is recommended.
  2. Survey Details Table on page 14 indicates the ISBA survey was conducted in February 2022. However, botanical surveys must be conducted during the blooming period of special-status plant species with potential to occur within the Survey Area. Not all special status plant species with potential to occur within the Survey Area would have been detectable in February; therefore, the ISBA shall indicate that additional information is needed to make CEQA findings and develop appropriate mitigation measures.
- e. **Species (Section 4).**
1. MM1 should be revised to require avoidance of any special-status plant species detected during spring surveys. If avoidance is infeasible, the measure should require the submittal of a Special-Status Plant Species Restoration Plan to the County for approval. The Plan must provide an implementation plan with sufficient detail to provide a rationale for expecting implementation success. The Plan must include, but not limited to, quantitative success criteria; performance standards; maintenance, monitoring and reporting schedule; an adaptive management program; and contingency measures.



2. Consistent with Ventura County Tree Protection Ordinance, a Tree Protection Plan (TPP) must be submitted to the County prior to any disturbance that may affect the health of protected trees in the non-coastal zone. The TPP must be prepared consistent with County Content Requirements for Tree Protection Plans (Tree Doc D-TPP). The TPP should be included as a measure to avoid/reduce impacts to protected trees not slated for removal.
3. Impacts to Monarch butterfly habitat due to removal of 0.94 acre of PC14 (Eucalyptus groves) should be evaluated in this section.

**f. Ecological Communities (Section 4).**

1. The waters and wetlands impact assessment does not evaluate potential impacts to Stream W1 due to pollutants from the proposed parking lot or propose any measures or design features to mitigate this potential impact. This potential impact should be evaluated, and appropriate measures should be proposed to reduce the impact.
2. The habitat connectivity impact assessment does not evaluate how the project may impact wildlife movement through the introduction of nighttime lighting or propose any mitigation measures for this potential impact. Impacts from nighttime lighting should be evaluated, and if warranted, mitigation measures proposed.

Public Works Agency, Roads and Transportation Department: Darren Arrieta, (805) 477-7157.

- (9) **Traffic Study.** No information was provided regarding trip generation for the project. Please address the following:
- a. Ventura County Public Works Administration – Roads and Transportation Department requests that the applicant submit a Scope of Work (SOW) for a Traffic Study (TS). The TS will be used to determine the traffic impact generated by the proposed project. Please see the attached SOW form to produce the SOW for the project.
  - b. The SOW and TS shall be prepared by a Civil Engineer registered in the State of California. The same engineer that prepared the SOW should prepare the TS.

Public Works Agency, Watershed Protection District, Flood Control and Drainage: Dawn Husted, (805) 662-6882, [Dawn.Husted@ventura.org](mailto:Dawn.Husted@ventura.org)

- (10) **Drainage Report.** Please submit a complete drainage report signed and sealed by a licensed engineer, including figures/hydrology maps, hydrologic and

hydraulic calculations, stormwater calculations, mitigation measures, offsite flows, hydrology maps, stormwater quality treatment devices, FEMA maps, and storm drainage plan (showing outlets and complete storm drain network). A portion of the project site is within FEMA's flood Zone A. The site plan should include the limits of the floodplain and WPD jurisdictional channel East Tributary Meier Canyon. Both floodplain development permit and watercourse permit could be required pending the drainage report and plan review.

Public Works Agency, Watershed Protection District, Groundwater: James Maxwell, (805) 654-5164, [James.Maxwell@ventura.org](mailto:James.Maxwell@ventura.org)

- (11) **Abandoned Wells.** Please clarify if the "abandoned" status wells identified as SWNs 02N17W18L01S and 02N17W17M02S are active (i.e., extract groundwater) or are artesian wells.
- (12) **Use of Wells.** Clarify if any onsite wells are currently used or will be used. Please identify the wells that are used for groundwater testing. Indicate the purpose of the testing.

Public Works Agency, Engineering Services, Geology: Jim O'Tousa, (805) 654-2034, [Jim.OTousa@ventura.org](mailto:Jim.OTousa@ventura.org)

- (13) **Geology.** Please address the following in relation to the geotechnical engineering report provided:
  - a. The geotechnical report indicates the Terrace Deposits are silty/clayey fine to coarse sands, but the log of test pits indicates the materials are predominantly a sandy clay. Please provide laboratory grain size analysis in order to properly classify the engineering properties of the materials.
  - b. Appendix B indicates that Moisture-Density were determine for each undisturbed ring sample and results are provided on the Test Pit logs. None were provided on the logs, please provide.
  - c. Please provide geologic evaluation for the eastern ascending slope. A landslide is mapped (refer Plate 5, Preliminary Report 14) and landslide geomorphology appears present. Provide justification why the slopes are not considered to represent a landslide hazard (page 8)
  - d. Please evaluate if the proposed development will be subject to potential debris flows from the eastern ascending slope even in post wildland fire conditions.
  - e. Please explain how a single consolidation test is representative for the entire site with regards to potential consolidation.

Public Works Agency, Engineering Services, Grading: Ben Fischetti, (805) 654-2042, [Ben.Fischetti@ventura.org](mailto:Ben.Fischetti@ventura.org)

- (14) **Grading Permit.** A grading permit will be required for the proposed project unless sufficient information is submitted to Public Works Agency showing the project is exempt under Section J103.2 of the Ventura County Building Code. Grading Permit Applications are submitted to the Land Development Services Division for review and approval. Additional stormwater quality and treatment requirements may result from Watershed Protection – County Stormwater Program Section review.
- (15) **Hydrology and Hydraulics Study.** The project appears to be adding a significant amount of impervious surfacing over existing soils which creates a potential to increase stormwater volumes and peak flow rates. Proposed structures also have the potential to divert historical drainage patterns. Please provide a Preliminary Hydrology and Hydraulics Study, prepared by a California registered professional civil engineer in accordance with Ventura County Hydrology Manual (2017 edition), that addresses:
- a. Existing- and proposed-condition drainage patterns and flow rates for various storm events (2-, 10-, 50-, and 100-year);
  - b. For storms up to 100-year event, the proposed site drainage design will either retain or detain the difference between the developed project storm flow rate and the existing condition storm flow rate;
  - c. Discharges from the drainage facilities are non-erosive.
- (16) **Grading Plans.** Please update Preliminary Site Grading Plans to show approximate locations, limits, configurations, and dimensions of all proposed stormwater detention / retention improvements identified in the Hydrology and Hydraulics Study.
- (17) **Development within Special Flood Hazard Area.** The Preliminary Site Grading Plan appears to show proposed improvements within the mapped special flood hazard area. Please update Preliminary Site Grading Plans to reference the source of mapped Zone A - special flood hazard area (i.e. FEMA panel). FYI - Development within a floodplain requires submittal and processing of a Floodplain Development Permit through Land Development Services Division. Hydrology/hydraulics study for the proposed improvements along the waterway would be required to evaluate potential flooding and associated hazard. Development within the floodplain is regulated under the jurisdiction of Ventura County Watershed Protection. Additional requirements or conditions may result from Watershed Protection – Planning and Permits review.

- (18) **Water Availability Letter.** Based on review of information provided with the project application, domestic and fire-protection water service for this project would be provided by the existing onsite water purveyor (Brandeis Mutual Water Company). Brandeis MWC currently operates under permit by California State Water Resources Control Board, Division of Drinking Water, system #5603301.

The Ventura County Waterworks Manual (VCWM), 2<sup>nd</sup> Edition, as adopted by Ventura County Board of Supervisors in 2014, establishes the minimum acceptable standards, policies, and practices for the design and construction of new water supply facilities, and of additions or changes to existing water supply facilities within County jurisdiction. The VCWM applies to any facility or system serving a land development project subject to any approval issued by the County, and/or provides fire protection function within the jurisdiction of the Ventura County Fire Protection District. Water Purveyors may demonstrate conformance to the minimum water system standards of the VCWM by publishing a Water Availability Letter (WAL), as outlined in the VCWM.

*Per VCWM Section 1.2.2.2, applicants for discretionary land use permit or entitlement, when the proposed water supply is to be furnished by Water Purveyor, shall furnish, at the time of application submittal, evidence of the proposed method and plan for compliance with the requirements of this Manual by providing a WATER AVAILABILITY LETTER (1.3.6) from the Water Purveyor.*

Additionally, this project may require water will-serve letter(s) to be issued by the water purveyor and accepted by Ventura County Public Work Agency prior to obtaining any building permits from Building & Safety Division. Per VCWM, water will-serve letters may only be accepted by Public Works Agency from purveyors with an accepted WAL on file with the Director of Public Works. To date, Brandeis MWC does not have an Accepted WAL on file with Public Works Agency.

Please contact Public Works Agency – Land Development Services Division at [PWA\\_LDServices@ventura.org](mailto:PWA_LDServices@ventura.org) to coordinate submittal of a WAL or Conditional WAL for concurrent review with the Discretionary Planning Permit application.

Ventura County Fire Protection District: Carlos Amaro, (805) 389-9738,  
[Carlos.Amaro@ventura.org](mailto:Carlos.Amaro@ventura.org)

- (19) **Fire Apparatus Access.** The project has been reviewed by the Ventura County Fire Protection District and is found to be non-compliant with VCFD 501 – Fire Apparatus Access Standard. Please revise plans to demonstrate compliance with this standard by addressing the following:
- a. **Access Road Width, Private Roads and Driveways.** Private roads shall comply with Public Road Standards:

1. Access road width of 24 feet shall be required with no on-street parking permitted, or per Public Road Standards, whichever is stricter.
  2. Where one-way traffic and off-street parking occurs, a 20-foot driveway width shall be provided. (Note: limited use only and no for high hazard occupancies: H, R-1 over two stories, R-2) (Review with FPD).
  3. Show road width dimensions on Civil and Architectural drawings.
- b. **Turnarounds.** Approved turnaround areas for fire apparatus shall be provided when dead-end Fire Department access roads / driveways exceed 150 feet. Turnaround areas shall not exceed a 5% cross slope in any direction and shall be located within 150 feet of the end of the access road / driveway. Turnaround areas shall not be used for parking and shall be always kept free of obstructions. Turnaround areas shall be posted as Fire Lanes in accordance with Fire District Fire Lane Standards.
- c. **Access Road Location.** The access / driveway shall be extended to within 150 feet of all portions of the exterior walls of the first story of any building and shall be in accordance with Fire District access standards. Where the access roadway cannot be provided, approved fire protection system or systems shall be installed as required and acceptable to the Fire District.
- d. **State Fire Safe Regulations.** The project is located within a Local Responsibility Area (LRA) Very High Fire Severity Zone (VHFHSZ) and shall comply with the minimum standards of the California Code of Regulations, Title 14, Division 1.5, Chapter 7, Article 6, Subchapter 2, "SRA/VHFHSZ Fire Safe Regulations" (CCR T-14 FSR), unless modified by more restrictive local ordinances and requirements.
- e. **Turning Radius.** All access roads and driveways shall be of sufficient width to allow for a 50-foot inside turning radius at all turns in the road or driveway.

Air Pollution Control District: Nicole Collazo, (805) 303-3674, [nicole@vcapcd.org](mailto:nicole@vcapcd.org)

- (20) **Trip Generation.** The proposal is to construct 16 new cabins (13 for guests, 3 for head counselors), an arts pavilion, and a welcome center with parking for 58 vehicles. Existing cabins are proposed to be repurposed to an unspecified use. Please clarify if there will be an increase in trips per day/visit and justify why not, given the additional camp facilities proposed.

When you have gathered all of the information requested above, please submit the information to Michael Conger, the case planner, to begin the next 30-day review period. Submittal directly to another department or agency may not start the second 30-day review period, resulting in processing delays for your permit application.



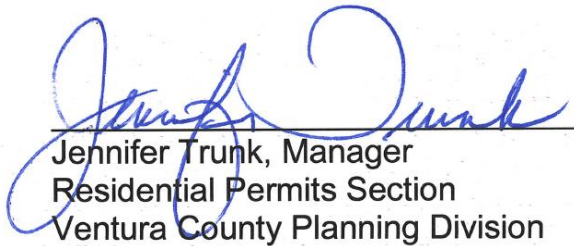
This determination of incompleteness may be appealed to the Ventura County Planning Commission provided the appeal is filed with the Planning Division by [insert date] (i.e., within 10 calendar days from the date of this letter) and is accompanied by the appropriate fee and appeal form. Appeal forms are available at the Planning Division public counter and online at <https://vcrma.org/appeals>.

### **Ventura County Agencies Comments**

Attached to this letter is a copy of the draft conditions of approval for the project, which are available at this time. However, please be aware that although some agencies have prepared draft conditions of approval for the project, County staff has not formulated a recommendation as to whether or not the decision-maker should grant the requested Major Modification to Conditional Use Permit No. 1776.

If you have any questions about this letter, please contact Michael Conger at (805) 654-5038 or [Michael.Conger@ventura.org](mailto:Michael.Conger@ventura.org).

Sincerely,



Jennifer Trunk, Manager  
Residential Permits Section  
Ventura County Planning Division

Encl.: Approved Project Description  
Draft Conditions of Approval  
Roads and Transportation – SOW Form

c: Adrian Breitfeld, American Jewish University – 15600 Mulholland Dr., Los Angeles, CA 90077  
Case File

## Approved Project Description

CUP No. 1776, as modified and adjusted  
County File No.: PL18-0061

This CUP is based on and limited to compliance with the project description found in this condition below, all County land use hearing exhibits in support of the project marked 2 through 7, dated April 23, 2015, and conditions of approval set forth below. Together, these 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 original approval. 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) constitutes a violation of the conditions of this permit.

The project description is as follows:

This permit authorizes the continued operation and maintenance of a recreational camp with special events at the existing American Jewish University's Brandeis Bardin Campus (campus) for a 30-year period. Assembly Uses would also continue to be conducted at this facility. Specifically, the following uses and events are proposed to continue:

**Recreational Uses:** Two camp events would be held onsite for 10 weeks in the summer. The Brandeis Collegiate Institute (BCI) includes 72 young Jewish adults, ages 18 to 26. Camp Alonim is a cross-denominational camp for children ages 6 through 16 that hosts close to 400 campers each session for three sessions every summer. Approximately 150 to 200 staff members would be onsite during the summer as support for the camp operations.

**Temporary Events:** A maximum of 15 temporary events (e.g. weddings, bar/bat mitzvahs) would continue to occur onsite in each calendar year. The temporary events would occur on Saturday or Sunday, between the hours of 11 a.m. and 11 p.m. Each event would be between 5 to 6 hours in duration. A maximum of 300 guests would attend these events. Amplified music is proposed to be used. Food service will continue to be provided through the operation of an onsite kitchen. The food will be prepared under strict Kashrut guidelines. Outdoor events will occur at the dance pavilions, on the patio outside of the House of the Book and on Terry Field. Indoor events will be held at Wapner Patio, Gunther Dining Hall, Pritzker Dining Hall and the House of the Book. Parking for these events would continue to be provided in the five designated parking areas, as shown on the site plan for the proposed project (Exhibit 3).

**Assembly Uses:** For 42 weeks, the campus hosts educational day and overnight programs (Assembly Uses) sponsored by Jewish and secular schools, synagogues, churches, and community organizations. The programs offered allow for a connection to nature for other religious groups looking for educational guidance, team building and a chance to learn and grow. Weekend events will be attended by between 150 to 300 guests. Weekday events will be attended by 50 to 100 guests. A maximum of 300 people

will be onsite during any one event. Programs are led by specialty staff trained in nature activities, crafts cooking, mountain biking, team building, rock climbing, and horseback riding. All meals are provided by the University food service department under strict Kashrut observation. Educational staff numbers range from 2-20 employees throughout the year.

The activities associated with the recreational camp and assembly uses would occur throughout the campus in outdoor areas and within existing structures. Existing structures include meeting halls, two dining halls, two outdoor dance pavilions, cabins and cottages for guests. An inventory of the structures associated with the proposed project is included as Exhibit 4. The campus is used 365 days a year for the uses described above on a rotating basis. All meals will continue to be provided by the University food service department under strict Kashrut observation. Approximately 500 parking spaces are provided in four parking areas used by staff and guests.

The legalization of existing accessory structures and changes to existing structures associated with the Brandeis Bardin Camp Alomin are also authorized with this permit. These changes were made prior to obtaining the required permits from the County, and include the following:

- Installation of two existing 108 square foot bathrooms adjacent to the archery / ropes course area;
- Installation of a 160 square foot storage shed next to the Alomin pool. A 390 square foot pool deck and 6-foot high fence around the pool would also be legalized through this permit adjustment ; and,
- Conversion of the old 7,275 square foot dining hall into a health center with a meeting room and staff housing. The size of the building will remain the same. The conversion includes tenant improvements, such as updated electrical and plumbing, installation of a new asphalt roof, installation of new windows and installation of a new porch trellis at entrance to the facility. Two new bathrooms will also be installed in the building.

The building also includes a demonstration kitchen within the health center portion of the building, which will allow campers to cook limited snacks and meals as part of the camp experience.

Access to the site is provided by the two lane asphalt private road known as Peppertree Lane. Peppertree Lane connects to Tapo Canyon Road at the intersection with Guardian Road. Water to the site will continue to be provided by the Calleguas Municipal Water District. Waste water disposal service will continue to be provided by the City of Simi Valley. The water provided by Calleguas Municipal Water District is conveyed into two on-site reservoirs. These reservoirs are utilized for domestic water use and fire suppression by the Brandeis Mutual Water Company.

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

## DRAFT CONDITIONS OF APPROVAL FOR MAJOR MODIFICATION TO CONDITIONAL USE PERMIT (CUP) NO. 1776 CASE NO. PL22-0032

### Environmental Health Division (EHD) Conditions

#### 1. Hazardous Materials / Waste Management (CUPA Permit Required)

**Purpose:** To comply with the California Code of Regulations Title 22, Division 4.5, California Health and Safety Code chapter 6.95; and Ventura County Ordinance Code, and to ensure the safe storage, handling, and disposal of any potentially hazardous material and/or waste.

**Requirement:** The Permittee shall submit a Hazardous Materials Business Plan (HMBP) to the Environmental Health Division/Certified Unified Program Agency (Ventura CUPA) for storage of hazardous materials above reporting thresholds (200 cubic feet gas, 55 gallons liquid, 500 pounds solid). If hazardous wastes are generated, an EPA ID number issued by the California Department of Toxic Substances Control must be maintained in active status. Wastes identified as "non-hazardous" may require waste determination analysis to confirm if wastes are listed hazardous wastes, exhibits a hazardous characteristic through testing, or application of general knowledge.

**Documentation:** A completed HMBP must be submitted to the Ventura CUPA electronically through the California Environmental Reporting System (CERS). Maintain all records of hazardous waste determination testing and disposal and make available for review by this Ventura CUPA staff upon request.

**Timing:** HMBP must be submitted through CERS annually, and whenever there is a change to the type, quantity, or location of the hazardous materials. EPA ID number must be renewed annually.

**Monitoring and Reporting:** Verification of hazardous materials inventory as well as ongoing compliance with requirements shall be accomplished through field inspection by Ventura CUPA staff. Additional information on the storage and handling requirements for hazardous materials and wastes may be found on the Ventura County Environmental Health Division/Certified Unified Program Agency website: <https://vcrma.org/cupa>

#### 2. Organized Camps

**Purpose:** To ensure that organized camps are designed, constructed, and operated in compliance with all applicable State and local Environmental Health Division (EHD) requirements, including California Health and Safety Code and California Code of Regulations Title 17, Title 22, and Title 24.

**Requirement:** The Permittee shall obtain approval from the Ventura County EHD, Community Services Section for the modifications to the organized camp.

**Documentation:** Submit the required application and plans to the Ventura County EHD, Community Services Section for review and approval.

**Timing:** Permittee shall obtain all applicable building permits prior to construction. Permittee shall obtain final construction approval and a Permit to Operate prior to use of organized camp facilities.

**Monitoring:** Plan review and construction inspections, as well as routine site inspections to ensure ongoing compliance with regulations related to organized camps, shall be conducted by Ventura County EHD, Community Services staff.

3. General Vector Control – Animal Waste and 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:** The storage, handling and disposal of animal wastes shall be in a manner that will not create or promote potential breeding and/or harborage of vectors of disease, such as flies, mosquitoes, and rodents. Ensure animal waste is stored properly and removed as often as needed to prevent fly breeding. Manage standing water onsite, including any stormwater management structures, 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 potential vectors of disease, nor the creation of a public nuisance throughout the life of the Project.

**Monitoring:** Ventura County Environmental Health Division (EHD) staff will receive and respond to vector related complaints at the site. The Division will maintain a record of vector related complaints reported to the Division.

**PUBLIC WORKS AGENCY (PWA)**

**Integrated Waste Management Division (IWMD) Conditions**

4. Waste Diversion and Recycling Requirement

**Purpose:** To ensure the project complies with Ventura County Ordinance Code (VCOC) Section 4770 et seq. VCOC Section 4770 pertains to the diversion of recyclable materials generated by this project (e.g., paper, cardboard, wood, metal, green waste, soil, concrete, plastic containers, beverage containers) from local landfills through recycling, reuse, or salvage.

**Requirement:** VCOC Section 4770-4 requires the Permittee to work with a County-franchised solid waste hauler who will determine the level of service required to divert recyclables generated by their project from local landfills. For a complete list of County-franchised solid waste haulers, go to:



<https://www.vcpublicworks.org/wsd/iwmd/businessrecycling/#Collectors-Rates-Agreements>

**Documentation:** The Permittee must maintain copies of bi-monthly solid waste billing statements for a minimum of one year. The address on the billing statement must match the address of the permitted business.

**Timing:** Upon request, the Permittee must provide the IWMD with a copy of a current solid waste billing statement to verify compliance with this condition.

**Monitoring and Reporting:** Upon request, the Permittee shall allow IWMD staff to perform a free, on-site, waste audit to verify recyclable materials generated by their business are being diverted from the landfill."

5. Construction and Demolition Debris Recycling Plan (Form B)

**Purpose:** VCOC Section 4773 et seq. requires the Permittee to divert recyclable construction and demolition (C&D) materials generated by the Project (e.g., wood, metal, green waste, soil, concrete, asphalt, paper, cardboard, etc.) from local landfills through recycling, reuse, or salvage.

**Requirement:** The Permittee must submit a comprehensive recycling plan (Form B – Recycling Plan) to the IWMD for any proposed construction and/or demolition projects that require a building permit.

**Documentation:** The Form B – Recycling Plan must ensure a minimum of 65 percent of the recyclable C&D debris generated by the Project will be diverted from the landfill by recycling, reuse, or salvage. A copy of Form B is available at:

<https://www.vcpublicworks.org/wsd/iwmd/construction/#Debris-Management>

A comprehensive list of permitted recyclers, County franchised haulers, and solid waste & recycling facilities in Ventura County is available at:

<https://www.vcpublicworks.org/wsd/iwmd/businessrecycling/#Collectors-Rates-Agreements>

A list of local facilities permitted to recycle soil, wood, and green waste is available at:

<https://www.vcpublicworks.org/wsd/iwmd/construction/#solid-waste-collectors>

**Timing:** Upon Building and Safety Division's issuance of a building permit for the project, the Permittee must submit a Form B – Recycling Plan to the IWMD for approval. **Monitoring and Reporting:** The Permittee is required to keep a copy of their approved

6. Construction and Demolition Debris Reporting Form (Form C)

**Purpose:** VCOC Section 4773 et seq. requires the Permittee to divert recyclable construction and demolition (C&D) materials generated by their Project (e.g., wood, metal, greenwaste, soil, concrete, paper, cardboard, plastic containers, etc.) from local

landfills through recycling, reuse, or salvage.

**Requirement:** The Permittee must submit a Form C – Reporting Form to the IWMD for approval prior to issuance of their final Building and Safety Division permit. Form C is available at <https://www.vcpbublicworks.org/wsd/iwmd/construction/#Debris-Management>

**Documentation:** The Permittee must submit original recycling facility receipts and/or documentation of reuse with their Form C – Reporting Form to verify a minimum of 65% of the recyclable C&D debris generated by their project was diverted from the landfill.

**Timing:** A completed Form C – Reporting Form, with required recycling facility receipts and/or documentation or reuse, must be submitted to the IWMD for approval at the time of Building and Safety Division's issuance of final permit.

**Monitoring & Reporting:** The Permittee is required to keep a copy of their approved Form C – Reporting Form until Building and Safety Division's issuance of final permit.

#### 7. Collection and Loading Areas for Refuse and Recycling

**Purpose:** To ensure the project complies with Ventura County Ordinance Code (VCOC) Section the project complies with Ventura County Ordinance Code (VCOC) Section 4774 et seq. VCOC Section 4774 pertains to readily accessible areas in newly constructed non-residential buildings, non-residential additions resulting in an increase of 30 percent or more in floor area, and Multi-Family Dwelling housing with 5 or more units that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at minimum) paper, corrugated cardboard, glass, plastics, organic waste and metals.

**Requirement:** The Permittee shall adhere to the County's Space Allocation Guidelines which include minimum space requirements for refuse, and recycling, and organic waste (inclusive of food waste and green waste) bins/carts and recommend aesthetic, gated, trash enclosures.

If the Permittee offers temporary events with food service for < 2,000 attendees, the Permittee must provide adequate refuse, recycling, and food waste collection containers on the premise. The Permittee must ensure all food waste, refuse, and recyclables are removed from the premise following each event.

**Documentation:** The Permittee shall submit a site plan to Ventura County Public Works Agency, Water & Sanitation Department indicating the location of enclosure(s) or a designated area with sufficient space to accommodate refuse and recycling bins necessary to meet the needs of the project.

**Timing:** Prior to Issuance of a Zoning Clearance for Construction or Use Inauguration, the Permittee must submit a site plan to Ventura County Public Works Agency, Water & Sanitation Department for approval indicating the location of a trash enclosure or

**Conditions for Major Modification to Conditional Use Permit No. 1776 Case No. PL22-0032**

**Date of Public Hearing:**

**Permittee:** American Jewish University

**Date of Approval:**

**Location:** 1101 Peppertree Lane, Simi Valley

**Page 5 of 5**

designated area on the property for refuse and recycling bins.

**Monitoring & Reporting:** Upon request, the Permittee shall allow Ventura County Public Works Agency, Water & Sanitation Department staff to verify an adequately sized enclosure area has been constructed on the premises.



## Traffic Impact Study - Scope of Work Form

*Note: An accepted Scope of Work document is required prior to the submittal of a Traffic Impact Study (TIS) for review. A TIS submitted without an accepted Scope of Work will not be reviewed, without exception. Further, this form is for Ventura County General Plan impact analysis which is not based on Vehicle Miles Traveled (VMT).*

Project Name (include number if project modification) \_\_\_\_\_

Planning Division Project Number \_\_\_\_\_

Project Location, Address or APN \_\_\_\_\_

*Applicant's Agent Contact Information:*

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone # \_\_\_\_\_

Email \_\_\_\_\_

*Consultant's Contact Information (preparing the TIS):*

Company Name \_\_\_\_\_

Engineer's Name \_\_\_\_\_

Phone # \_\_\_\_\_

Email \_\_\_\_\_

Type of application for TIS submission (Check applicable box):

- |   |  |                                |
|---|--|--------------------------------|
| <input type="checkbox"/> Conditional Use Permit     | <input type="checkbox"/> Coastal Plan Development Permit | <input type="checkbox"/> Other |
| <input type="checkbox"/> Planned Development Permit | <input type="checkbox"/> Tract Map                       | <input type="checkbox"/>       |
| <input type="checkbox"/> Multi Family Development   | <input type="checkbox"/> General Plan Amendment          | <input type="checkbox"/>       |

Project Description (include hours of operation, number of daily employees/guests, cars/trucks, trips to/from, square footage, proposed routes, etc.)

To reference existing roadway capacity, visit the Ventura County Transportation Model (VCTM) Volume Over Capacity map (to determine existing roadway capacity): <https://www.goventura.org/work-with-vctc/traffic-model/>

Project Trip Generation

- a. Source/Manual (i.e. VC Tables, ITE, SANDAG, or other)

\_\_\_\_\_

- b. Land Use Code

\_\_\_\_\_

- c. Independent Variable (gross floor area, dwelling units, number of employees, etc.)

\_\_\_\_\_

d. Project Peak Hour Periods

e. Trip Allowance (if applicable then justify)

f. Calculate Existing / Proposed Peak Hour Trips & Average Daily Trips (ADT):

Land Use	Qty	Unit	Daily Trips (ADT)	AM Peak Hour				PM Peak Hour			
			Volume	In:Out Split	Volume			In:Out Split	Volume		
					In	Out	Total		In	Out	Total
Existing											
Sub Total:											
Proposed											
Sub Total:											
Net Total:											

Attach each of the following:

- A Project Trip Distribution Exhibit (must be quantifiable and repeatable; see example on page 3)
- A Vicinity Map and Site Plan Exhibit

*Proposed Study Intersections:*

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

*Proposed Study Roadway Segments:*

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

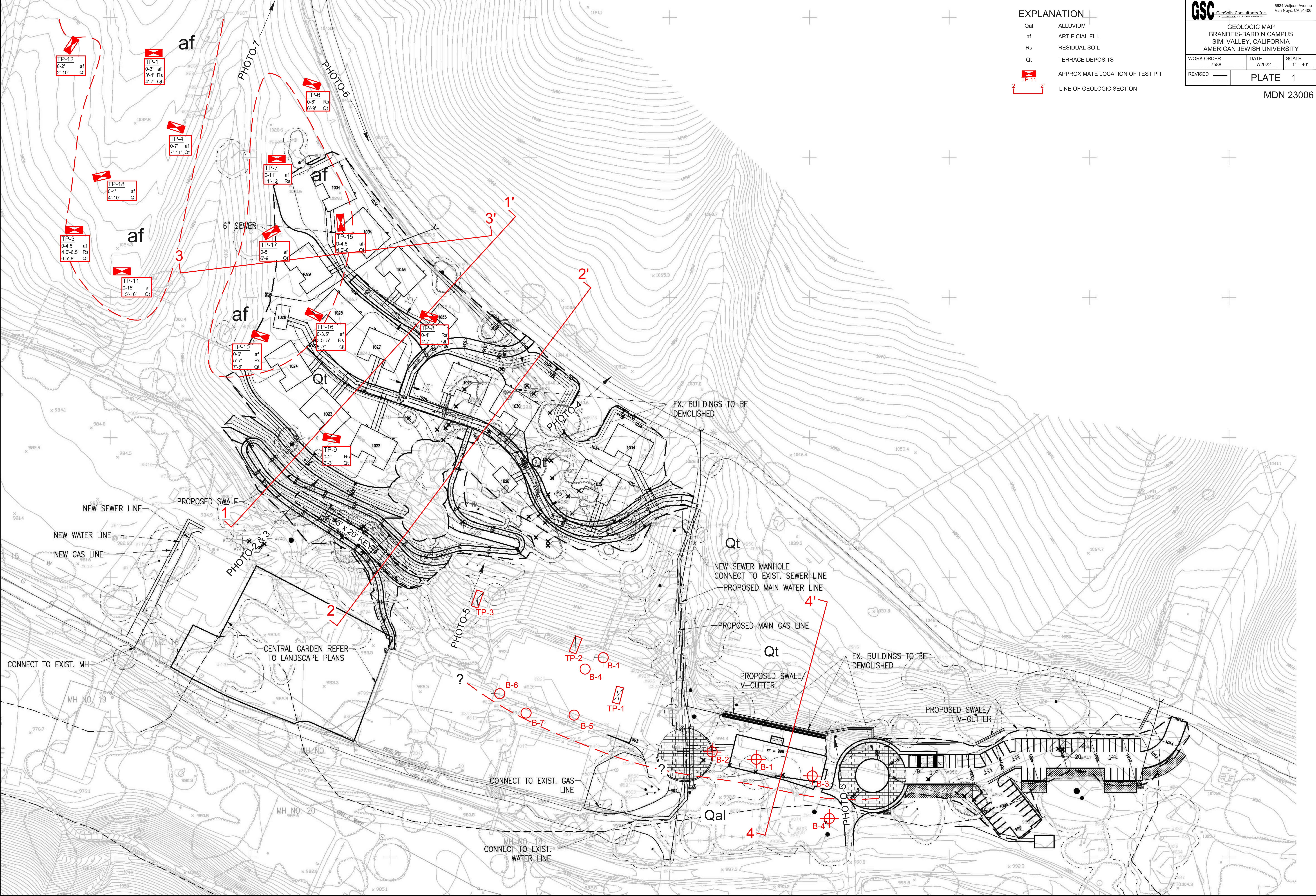
***STAFF USE ONLY***

Project File Number: \_\_\_\_\_ Date Received: \_\_\_\_\_  
Land Use Designation(s): \_\_\_\_\_ Zoning Designation(s): \_\_\_\_\_  
Receipt Number: \_\_\_\_\_ Deposit Fee Paid: \_\_\_\_\_  
Previous Permit Numbers: \_\_\_\_\_ Violation Numbers: \_\_\_\_\_  
Pre-Submittal Planner: \_\_\_\_\_ Date of Application Submittal: \_\_\_\_\_  
Pre-Submittal Letter Date: \_\_\_\_\_ Legal Lot Reference: \_\_\_\_\_  
Proposed Use as Listed in the Use Matrix: \_\_\_\_\_

Scope of Work acceptance by: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_





EXPLANATION

- Qal ALLUVIUM
- af ARTIFICIAL FILL
- Rs RESIDUAL SOIL
- Qt TERRACE DEPOSITS
- TP-11 APPROXIMATE LOCATION OF TEST PIT
- 2' LINE OF GEOLOGIC SECTION

**GSC**  
GeoSite Consultants Inc.  
8634 Valjean Avenue  
Van Nuys, CA 91406

**GEOLOGIC MAP**  
BRANDEIS-BARDIN CAMPUS  
SIMI VALLEY, CALIFORNIA  
AMERICAN JEWISH UNIVERSITY

WORK ORDER  
7588

DATE  
7/2022

SCALE  
1" = 40'

REVISION

PLATE 1

MDN 23006

Notes

Revision

By

Appr

YYYYMMDD

ISSUED

By

Appr

YYYYMMDD

Permit/Seal

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**  
Not for permits, pricing or other official  
purposes. This document has not been  
completed or checked and is for  
general information or comment only.

Consultant

**Stantec**

Stantec Consulting Services Inc.  
300 North Lake Avenue Suite 400  
Pasadena CA 91101-4169  
Tel: (626) 796-9141  
www.stantec.com

Copyright Reserved  
The Contractor shall verify and be responsible for all dimensions, DO NOT scale the  
drawing - any errors or omissions that are reported to Stantec without delay.  
The Contractor shall be responsible for the accuracy of the information.  
This drawing is for informational purposes only and is not to be used for any purpose other than that authorized by Stantec's for use.

Client/Project Logo

Client/Project  
AMERICAN JEWISH UNIVERSITY-  
BRANDEIS-BARDIN CAMPUS

CAMP ALONIM  
MODIFICATION TO C.U.P. 1776

1101 PEPPERTREE LANE, BRANDEIS, CA 93064

File Name: 614000C-EX008

02/17/2022

Drawn

Sign

Check

YYYYMMDD

Title  
PRELIMINARY SITE GRADING PLAN

Project No.  
00000000

Scale

Revision

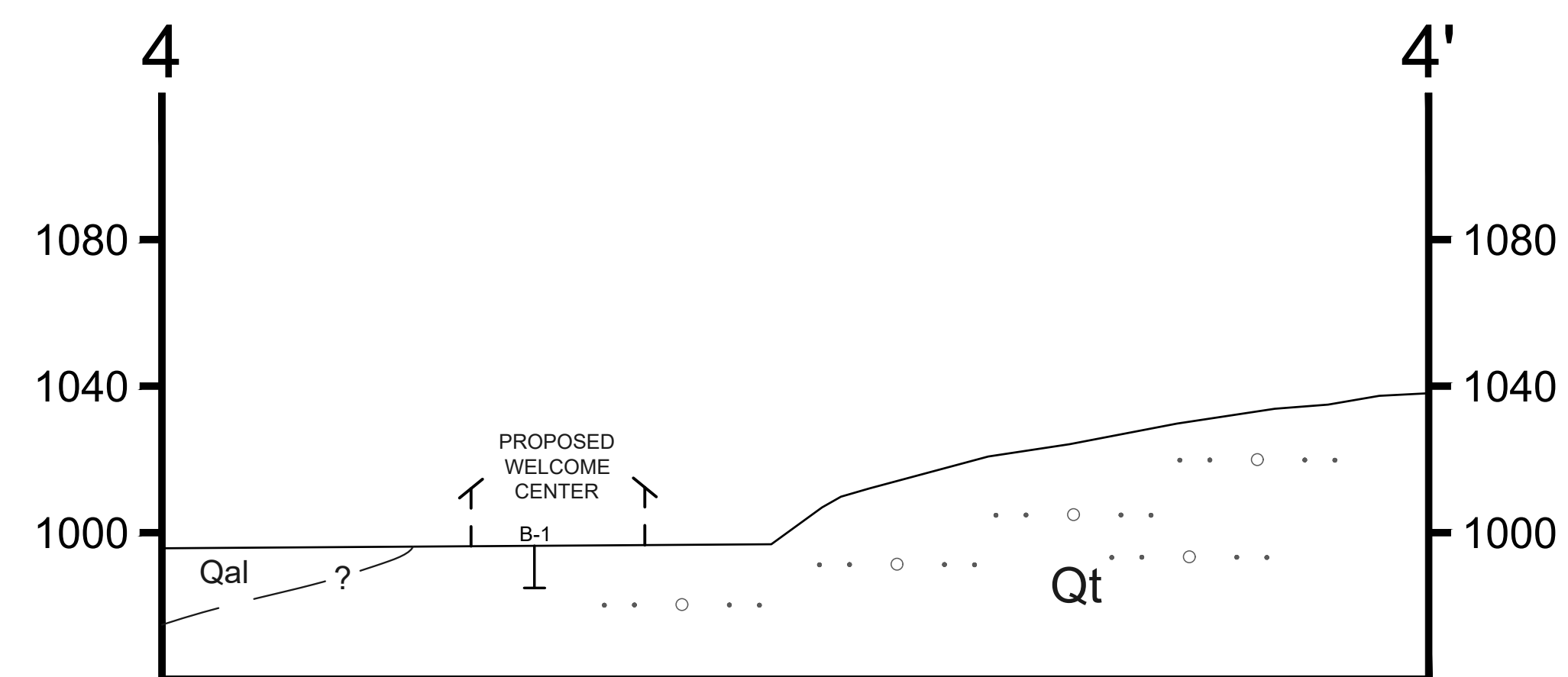
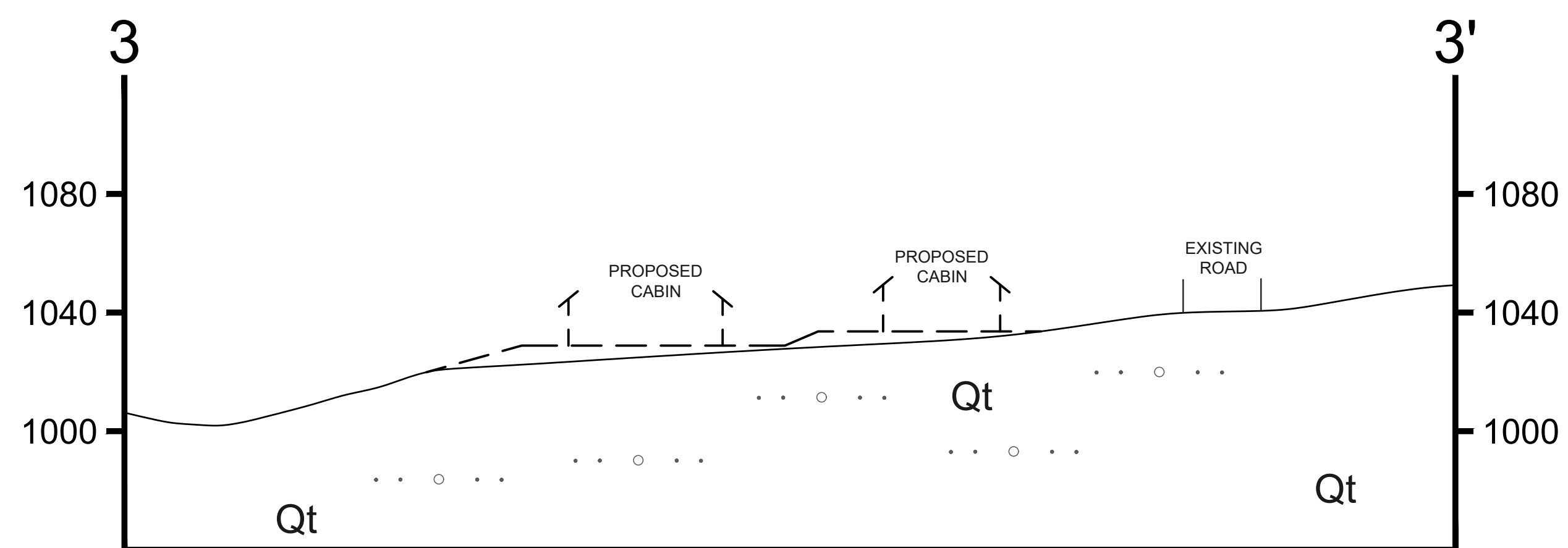
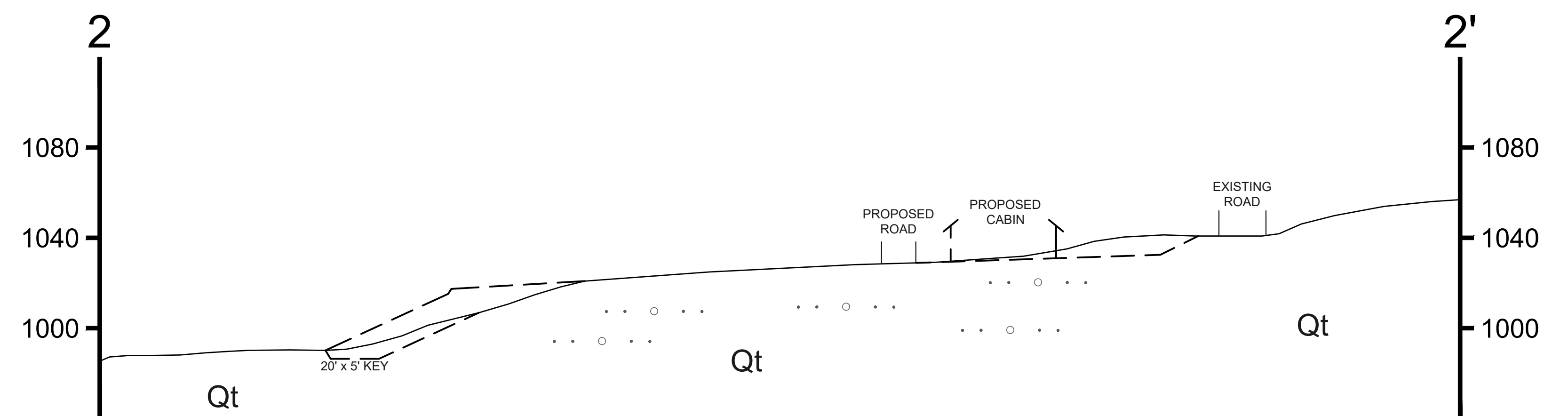
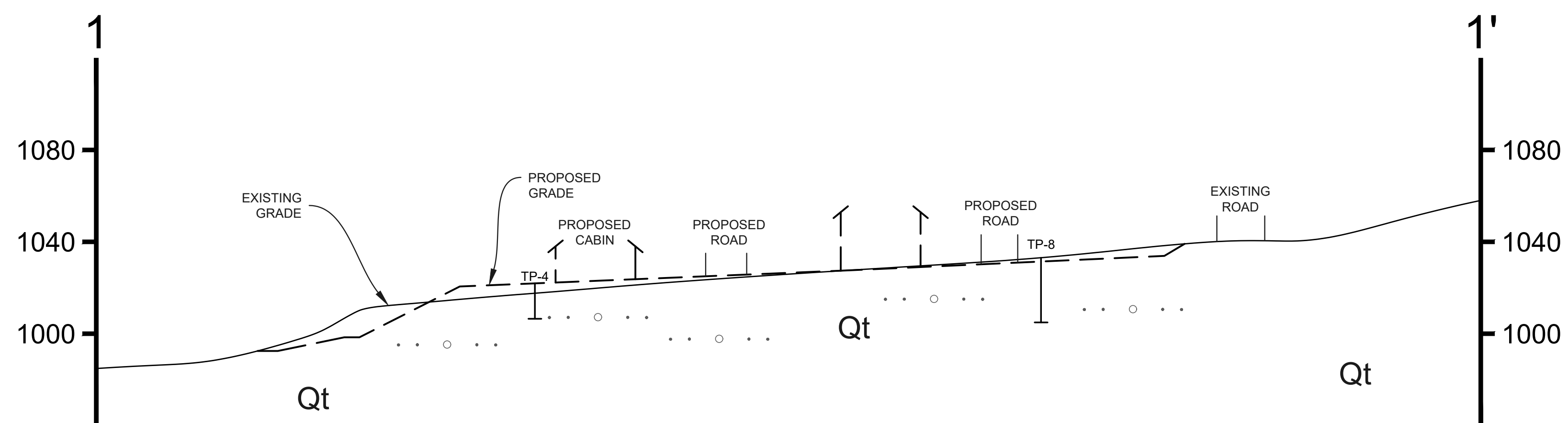
Sheet

Drawing No.

1 of 1

X:\2007\w\gsc\cad\7588\6-16-22\current\PLATES 6-16-22.dwg, 7/19/2022 12:00:05 PM, AutoCAD PDF (High Quality Print).pc3







PHOTOGRAPH - 1



PHOTOGRAPH - 2



PHOTOGRAPH - 3



PHOTOGRAPH - 4

MDN 23006

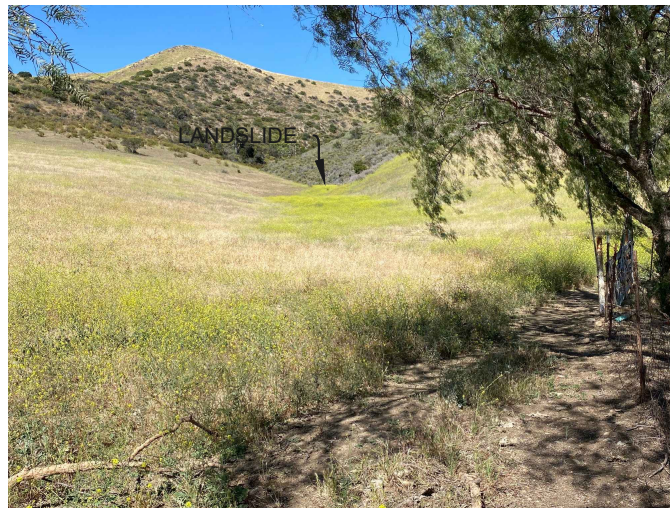




PHOTOGRAPH - 5



PHOTOGRAPH - 6



PHOTOGRAPH - 7

MDN 23006

# GEOTECHNICAL BORING LOG

PROJECT NAME	American Jewish University			W.O.	7588
DRILLING COMPANY	Choice Drillig	DATE STARTED	3/21/2022	BORING NO.	B-1
TYPE OF DRILL RIG	Truck Mounted	LOGGED BY	JM	SHEET	
DRILLING METHOD	Hollow Stem	HAMMER WT (lbs)	140	GROUND ELEV.	
DIAMETER OF HOLE (IN)	8	DROP (IN)	30	GW ELEV.	

Boring Location:

Depth (ft)	Sample Type	Blows / 6"	GEOTECHNICAL DESCRIPTION	Moisture Content (%)	Dry Density (pcf)	Other Tests
0			<b>0-5', OLDER ALLUVIUM</b>			
		22/35/23	2.5', No recovery			
5		50 for 5"	5', Brown, slightly clayey, fine to coarse sand with abundant cobbles, dense TD=5' Refusal	3.1		
10						
15						
20						
25						
30						

## LEGEND

	Standard Penetration Test
	California Ring
	Rock Core
	Bulk Sample

SIEVE:	Grain Size Analysis
MAX:	Maximum Dry Density
DS:	Direct Shear
CONS:	Consolidation
HYDR:	Hydrometer Analysis
EXPAN:	Expansion Index
CHEM:	Chemical Tests

PLATE **A-1**

# GEOTECHNICAL BORING LOG

PROJECT NAME	American Jewish University			W.O.	7588
DRILLING COMPANY	Choice Drillig	DATE STARTED	3/21/2022	BORING NO.	B-2
TYPE OF DRILL RIG	Truck Mounted	LOGGED BY	JM	SHEET	
DRILLING METHOD	Hollow Stem	HAMMER WT (lbs)	140	GROUND ELEV.	
DIAMETER OF HOLE (IN)	8	DROP (IN)	30	GW ELEV.	

Boring Location:

Depth (ft)	Sample Type	Blows / 6"	GEOTECHNICAL DESCRIPTION	Moisture Content (%)	Dry Density (pcf)	Other Tests
0			0-10', OLDER ALLUVIUM			
5	7/15/12		5', Gray brown, fine, gravelly, silty sand, dry, medium dense	7.3	111.2	cons
	6/9/15		7.5', Gray brown, fine, gravelly, silty sand, dry, medium dense			
10	22/50		10', Gray, sandy gravel and cobble, dry, medium dense	2.9	125.3	cons
			TD=10'			
			Refusal			
15						
20						
25						
30						

## LEGEND

	Standard Penetration Test
	California Ring
	Rock Core
	Bulk Sample

SIEVE:	Grain Size Analysis
MAX:	Maximum Dry Density
DS:	Direct Shear
CONS:	Consolidation
HYDR:	Hydrometer Analysis
EXPAN:	Expansion Index
CHEM:	Chemical Tests

PLATE **A-2**




# GEOTECHNICAL BORING LOG

<b>PROJECT NAME</b>	American Jewish University		<b>W.O.</b>	7588
<b>DRILLING COMPANY</b>	Choice Drillig	<b>DATE STARTED</b>	3/21/2022	<b>BORING NO.</b>
<b>TYPE OF DRILL RIG</b>	Truck Mounted	<b>LOGGED BY</b>	JM	<b>SHEET</b>
<b>DRILLING METHOD</b>	Hollow Stem	<b>HAMMER WT (lbs)</b>	140	<b>GROUND ELEV.</b>
<b>DIAMETER OF HOLE (IN)</b>	8	<b>DROP (IN)</b>	30	<b>GW ELEV.</b>

Boring Location:

Depth (ft)	Sample Type	Blows / 6"	GEOTECHNICAL DESCRIPTION	Moisture Content (%)	Dry Density (pcf)	Other Tests
0			2.5', Refusal due to cobble			
5			TD=2.5'			
10						
15						
20						
25						
30						

## LEGEND

-  Standard Penetration Test
-  California Ring
-  Rock Core
-  Bulk Sample

**SIEVE:** Grain Size Analysis  
**MAX:** Maximum Dry Density  
**DS:** Direct Shear  
**CONS:** Consolidation  
**HYDR:** Hydrometer Analysis  
**EXPAN:** Expansion Index  
**CHEM:** Chemical Tests

**PLATE A-3**



# GEOTECHNICAL BORING LOG

<b>PROJECT NAME</b>	American Jewish University		<b>W.O.</b>	7588
<b>DRILLING COMPANY</b>	Choice Drillig	<b>DATE STARTED</b>	3/21/2022	<b>BORING NO.</b>
<b>TYPE OF DRILL RIG</b>	Truck Mounted	<b>LOGGED BY</b>	JM	<b>SHEET</b>
<b>DRILLING METHOD</b>	Hollow Stem	<b>HAMMER WT (lbs)</b>	140	<b>GROUND ELEV.</b>
<b>DIAMETER OF HOLE (IN)</b>	8	<b>DROP (IN)</b>	30	<b>GW ELEV.</b>

Boring Location:

Depth (ft)	Sample Type	Blows / 6"	GEOTECHNICAL DESCRIPTION	Moisture Content (%)	Dry Density (pcf)	Other Tests
0						
5			5', Refusal due to cobble			
10			TD=5'			
15						
20						
25						
30						

## LEGEND

-  Standard Penetration Test
-  California Ring
-  Rock Core
-  Bulk Sample

**SIEVE:** Grain Size Analysis  
**MAX:** Maximum Dry Density  
**DS:** Direct Shear  
**CONS:** Consolidation  
**HYDR:** Hydrometer Analysis  
**EXPAN:** Expansion Index  
**CHEM:** Chemical Tests

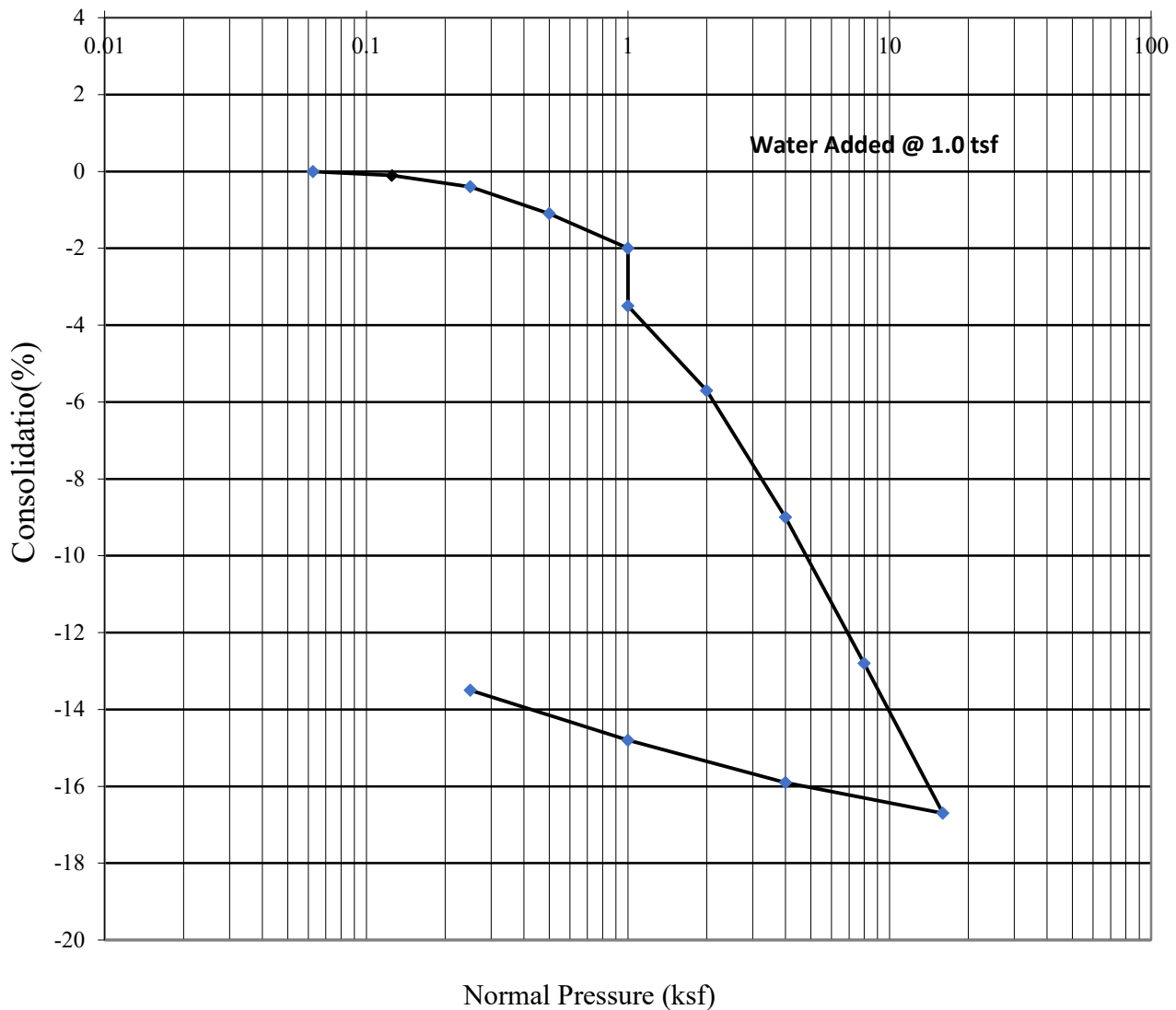
PLATE **A-4**

**CLEINT:**  
**WORK ORDER**  
**TEST DATE:**  
**SAMPLE:**  
**SOIL CLASSIFICATION:**

American Jewish University  
 7588  
 5/25/2022  
 B-2 @ 5.0'

Brown slightly clayey silty very fine to coarse SAND.

**Consolidation-Normal Pressure Curve**



Init. Moisture Content (%)	7.30
Init. Dry Density (PCF)	72.3
Init. Void Ratio	0.43

% Hydroconsolidation:	-1.5
Total Consolidation @ 16 tsf	-16.7

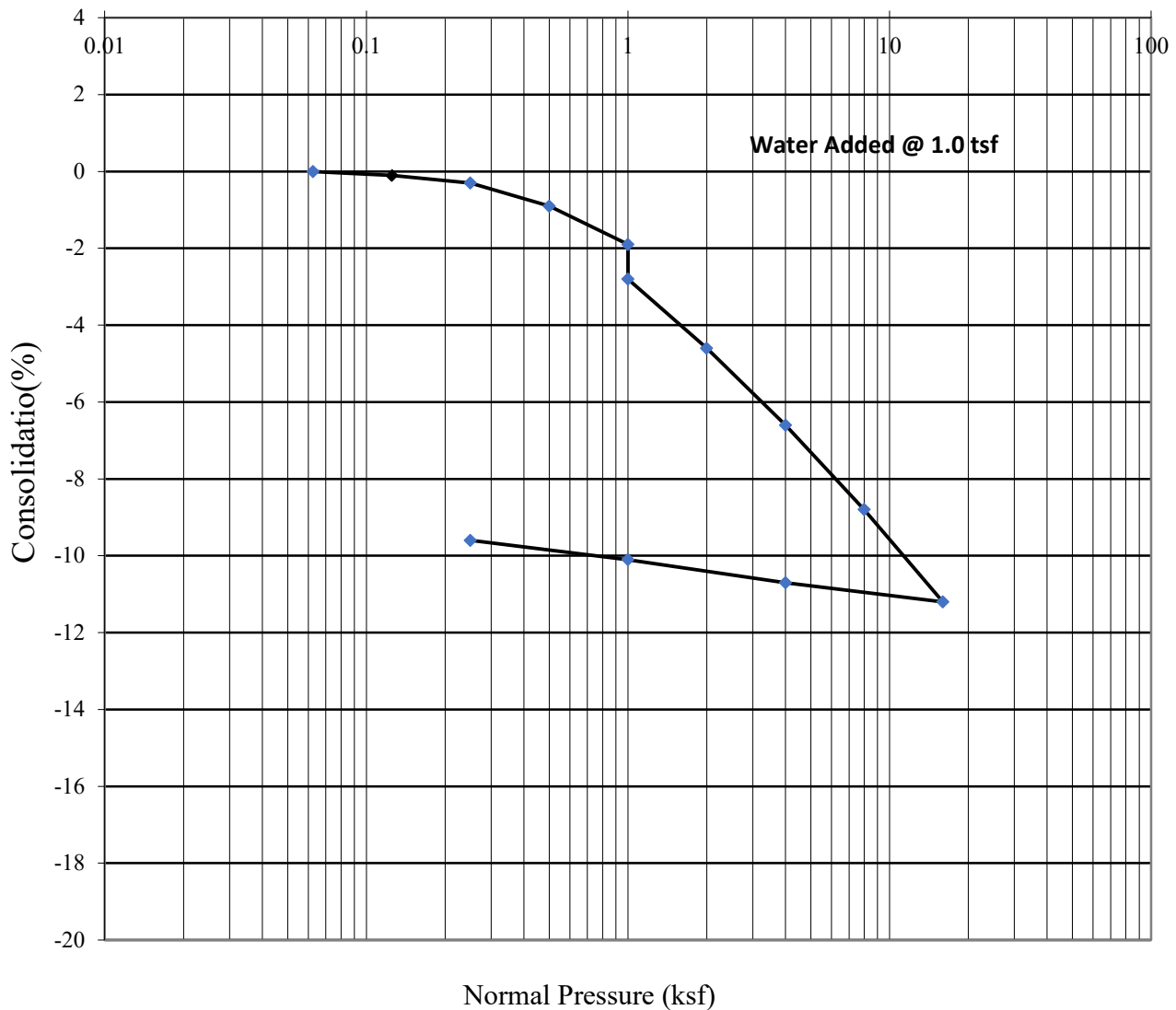
**CONSOLIDATION TEST DIAGRAM**

**Plate: C-1**

**CLEINT:**  
**WORK ORDER**  
**TEST DATE:**  
**SAMPLE:**  
**SOIL CLASSIFICATION:**

American Jewish University  
7588  
5/25/2022  
B-2 @ 10.0'  
Brown slightly silty very fine to coarse SAND.

**Consolidation-Normal Pressure Curve**



Init. Moisture Content (%)	2.88
Init. Dry Density (PCF)	75.4
Init. Void Ratio	0.25

% Hydroconsolidation:	-0.9
Total Consolidation @ 16 tsf	-11.2

**CONSOLIDATION TEST DIAGRAM**

**Plate: C-2**